

Inspection Report

J Bixler Inspections



J Bixler Inspections

Joshua Bixler
(209)288-9227

Property Address

23732 Parrotts Ferry Rd Spc 1
Columbia, CA 95310



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Report Information

Client Information

Client Name	Anissa Malady
Client Phone	(415) 374-3439
Client Email	anniegotgun@gmail.com
Realtor Name	Ursula Bahamondes
Realtor Phone	(209)352-7466
Realtor Email	ursula.bahamondes@bhhsdrysedale.com

Property Information

Approximate Year Built	1980s
Approximate Square Footage	960sqft
Number of Bedroom	2.
Number of Bath	2.

Inspection Information

Inspection Date	12/18/2025
Inspection Time	10:30 am
Weather Conditions	Dry.
Outside Temperature	61

Disclaimer

This is a visual inspection report, practiced according to the InterNACHI standards of practice for a home inspection (www.nachi.org/sop.com) We make every effort to give an accurate assessment of the general condition of the property and its major components during the time of inspection.

This report will alert the client to any significant defects or adverse conditions the Inspector finds present at the time given. This report shall not be considered a guarantee, warranty or a prediction of future events and should be considered supplemental to the seller's disclosure.

This report lists the systems and components inspected by J Bixler Inspections. Items not listed in this report are considered beyond the scope of this inspection and should not be considered inspected with this report. For example, water treatment, central vacuums, solar panels, security systems, sprinklers, roof water tightness, and sheds are not included in this inspection. It is always wise to check with the local building department for permit information, especially if there have been any additions or alterations to the structure.

Please be aware that not all components we inspect are fully visible for various reasons. For example, we cannot see the underside of concrete foundations sidewalks or driveways, plumbing and electrical running underground and inside walls cannot be seen. Due to insurance regulations,

industry standards, and common courtesy to occupants we do not move or touch personal belonging or appliances that may be blocking areas of the property. Especially on homes that are occupied it is recommended that you do a thorough walk through before closing.

This report contains technical information that may not be readily understandable to the layperson. Therefore, a verbal consultation with the inspector of J Bixler Inspections is a mandatory part of this inspection report. If you choose to not consult with the inspector, J Bixler Inspections cannot be held liable for your understanding or misunderstanding of the content of the reports. If you were not present for the inspection, please call our office at (209)288-9227 to arrange your verbal consultation. **IMPORTANT NOTICE TO THIRD PARTIES AND/OR OTHER PURCHASERS:**

Receipt of this report by any purchasers of this property other than the party identified in the client information section is not authorized by the inspector. The inspector strongly advises against any reliance on this report. We recommend that you retain a professional inspector to provide you with your own inspection and report on this property.

WITHIN THE SCOPE OF THE INSPECTION

The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair. See Standards of Practice for a detailed description of the scope of inspection.

Exterior: Landscaping, Retaining Walls, Gutters, Downspouts, Sidewalks and Driveways (both the condition of and as they affect foundation drainage,) Roof, Chimney, Flashing, and Valleys, (for evidence of water penetration and a description of materials,) Siding, Fascia, Soffit, Walls, Windows, Doors, Foundation, Attached Porches/ Decks/ Balconies/ Patios/ Garages (both structural and condition of.)

Interior: Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating (But Not Testing) Shut Off Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems, Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible)(as to evidence of water damage and general condition.) - The scope of the inspection is limited to the description and the general condition of the above systems.

OUTSIDE THE SCOPE OF THE INSPECTION

-Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional

is not included in this inspection. -The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection;

- Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item. - The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client's expense.

CONFIDENTIAL REPORT

- The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the home inspection at the Inspection Address. The inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/inspection Company harmless from any third party claims arising out of the Client's or Inspectors distribution of the inspection report.

DISPUTES

- Client understands and agrees that the Inspector/Inspection Company is not an insurer, that the price paid for the subject inspection and report is based solely on the service provided. Client also agrees that any claim of failure in the accuracy of the report shall be reported to the Inspector/Inspection Company within five business days of discovery and that failure to notify the inspector within that time period shall constitute a waiver of any and all claims. The Inspector/Inspection Company shall have five business days to respond to the claim. If the Inspector/Inspection Company fails to satisfy the claim, liability shall be limited to a refund of the price paid for the Inspection and Report.

Definition of conditions:

AS = Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted.

A = Attention: The item may not need repair but has a note or recommendation

R = Repair: The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.

S = Safety Issue: The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

NI = Not Inspected: The item was not inspected during the inspection.

Report Summary Page

This is only a summary of the inspection report and is not a complete list of discrepancies.

Grounds

1.2 Driveway Conditions (Attention)

Common cracks were observed in the driveway.

Exterior

2.1 Front Entrance Conditions (Repair)

The deck showed signs of rot. See termite report for further break down and cost estimates.

The surface appeared weathered. Recommend cleaning and maintenance as needed.

2.2 Back Entrance Conditions (Repair)

The stairs along back were broken. Recommend repair and/or replacement.

2.3 Exterior Wall Conditions (Repair)

Rot was observed around the home. Contact or see termite report for break down and costs for repairs.

Peeled paint was observed, recommend pressure washing and repainting as needed.

The paint/finish of the siding/walls was weathered. Recommend maintenance as needed by a qualified contractor.

Some of the trim needs to be resealed with exterior grade caulking.

Woodpecker damage was noted. Recommend sealing and/or repair.

2.4 Window Conditions (Attention)

Some single-pane windows were observed. Although these appeared to be functional, updating windows is recommended in the future for energy purposes.

2.7 Lights (Attention)

Some of the exterior lights appear to need new bulbs.

Roofing

3.1 Roof Covering Condition (Attention)

Recommend having an inspection done by a licensed roofer.

Heating - Air

4.1 Unit Conditions (Repair)

Due to age and conditions, **strongly** recommend full servicing and evaluation by a qualified HVAC contractor prior to close. We also recommend adding the unit to a service plan to reduce the risk of a breakdown or any future problems.

4.3 Thermostat Condition (Repair)

The thermostat was broken or loose. Recommend resealing, repair, and/or replacement.

4.4 AC Unit Conditions (Repair)

Due to age and conditions, **strongly** recommend full servicing and evaluation by a qualified HVAC contractor prior to close. We also recommend adding the unit to a service plan to reduce the risk of a breakdown or any future problems.

Electrical

5.2 Electrical Panel Conditions (Repair)

Some unprofessional electrical work was noted throughout home and some of the breakers were tripping when everything was in use. It's recommended that an electrician be called for full evaluation of the electrical system prior to closing.

Plumbing

6.2 Supply Line Conditions (Repair)

The visible material used for the supply lines is polybutylene. Polybutylene piping was installed in homes from 1978 through 1995. It can be identified by its gray or white color. This piping material is prone to start leaking at any time without warning. Recommend further evaluation for replumbing by a licensed plumber prior to close.

6.3 Drain Line Conditions (Repair)

It appeared there are a couple leaks underneath the home. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.

6.4 Water Heater Conditions (Repair)

The water heater was missing the proper earthquake straps as required by California state law.

The water heater did not have a pan. Recommend having a pan installed underneath the water heater to catch any overflow/drips.

Due to the age and/or conditions observed, the water heater is past or approaching the end of its useful life. **Replacement is recommended.**

Living Room

7.3 Floor Conditions (Attention)

Minor stains and wear were noted at the carpet.

7.4 Interior Window Conditions (Attention)

Some windows were difficult to operate. Recommend oiling, adjustment, and/or repairs as needed.

7.5 Interior Door Conditions (Repair)

A minor amount of moisture damage was noted on the inside right base of entry door. Recommend repair or replacement.

7.8 Smoke Detector Conditions (Safety)

There were no carbon monoxide detectors found at the time of inspection. Current state laws require the installation of these devices. Client should contact the local Fire Marshall's office for proper locations.

Kitchen

8.1 Wall Conditions (Attention)

Some flaking was noted at the texture around skylight.

8.2 Ceiling Conditions (Attention)

Common cracks were observed at the ceiling.

Patching/spackling was observed at the ceiling. The client should obtain disclosure information from the seller.

8.3 Floor Conditions (Attention)

Stains at the carpeting/floor covers were observed at the time of inspection. In most cases, the stains can be removed by a professional cleaning service but may need to be replaced in some cases. Recommend evaluation by a flooring professional prior to close.

8.5 Electrical Conditions (Repair)

The refrigerator was plugged into an extension cord that ran across the room and the circuit for refrigerator was not working correctly. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.

GFIC (Ground Fault Interrupter Circuit) receptacle circuit (a safety device for outlets near water) recommended.

Missing receptacle or switch covers were observed at the time of inspection. Recommend covers be installed for safety.

8.8 Cabinet Conditions (Repair)

The false bottom below the sink was water damaged. Recommend replacement and/or repair. (The inspector cannot verify the extent of the damage. Some hidden damage may be revealed during repair)

8.10 Stove - Range Condition (Safety)

The stove did not have an anti-tip device. An anti-tip device should be installed for increased safety.

The oven was in operational condition at the time of the inspection. This does not however guarantee future conditions after the time of inspection.

8.12 Dishwasher Conditions (Attention)

There was no high loop or air gap for the dishwasher. Recommend having a high loop or air gap installed to prevent back-flow into the dishwasher.

Bedroom 1

10.5 Interior Door Conditions (Attention)

Some missing hardware and trim were noted at some of the doors. Recommend finishing.

10.6 Electrical Conditions (Repair)

A loose/damaged outlet was observed at the time of inspection. Recommend further evaluation and repair by a licensed electrician prior to close.

10.7 Smoke Detector Conditions (Safety)

No smoke detector was found at the time of the inspection.

Bath 1

11.3 Floor Conditions (Repair)

Tiles had loose or missing grout. Recommend proper tile work by a qualified contractor.

Cracked floor tiles were observed at the time of inspection. Recommend repair as needed.

11.5 Bathroom Door Conditions (Attention)

Some missing trim and finish work was noted at the door. Recommend finishing.

11.6 Electrical Conditions (Repair)

The outlet was missing the appropriate cover.

GFCI (Ground Fault Circuit Interrupter) receptacle circuit (a safety device for outlets near water) recommended.

11.8 Vent Fan Conditions (Repair)

The exhaust fan did not operate or was disconnected. Please refer to limitations of inspection regarding mold / moisture related conditions.

11.9 Counter - Cabinet Conditions (Repair)

The drawers wouldn't open correctly. Recommend adjustments and/or repair.

11.11 Shower - Tub Conditions (Repair)

Unprofessional tile work was noted around the tub and enclosure, which has lead to bottom row buckling away from wall. Recommend further evaluation and repair or replacement.

The bathtub faucet was leaking. Recommend repair.

Master Bedroom

12.3 Floor Conditions (Attention)

The carpets appear to be worn.

12.4 Interior Window Conditions (Attention)

Moisture stains were noted at the windowsill(s). This is common with aluminum windows due to the condensation. Recommend wiping down and/or maintenance as needed.

12.6 Electrical Conditions (Attention)

Missing receptacle or switch covers were observed at the time of inspection. Recommend covers be installed for safety.

12.7 Smoke Detector Conditions (Repair)

The smoke detector was missing or removed.

Master Bath

13.1 Wall Conditions (Attention)

There were common/typical settlement-type cracks observed at the interior walls.

13.2 Ceiling Conditions (Repair)

Some moisture damage was noted around the skylight. Recommend removing any damaged materials for further investigations and repairs or replacement.

Common cracks were observed at the ceiling.

13.3 Floor Conditions (Repair)

Soft and buckled flooring with sloping was noted. This area may need to be opened up for further investigations and repairs or replacement.

13.6 Electrical Conditions (Repair)

GFIC (Ground Fault Interrupter Circuit) receptacle circuit (a safety device for outlets near water) recommended.

Three-pronged outlets did not test for proper ground at the time of inspection. Recommend further evaluation and repairs by a licensed electrician prior to close.

The switches were loose and pulled from wall. When turned on, they would sometimes trip breaker. It's recommended that an electrician be contacted for full evaluation and repairs.

13.9 Counter - Cabinet Conditions (Attention)

Minor wear was observed at the counter/cabinets.

13.11 Shower - Tub Conditions (Attention)

Deteriorated or old caulking was noted around the pan and shower enclosure. Recommend removing the comprised caulking and resealing as needed.

Garage

14.1 Wall Conditions

Personal belongings and / or shelving prevented a full inspection of the entire wall. Moving or disturbing homeowner personal property is outside the scope of our inspection.

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

14.2 Ceiling Conditions (Repair)

Some staining and moisture damage were noted to the ceiling at the garage to home connection. Hidden damage may exist in areas not readily visible or accessible. It's recommended that any damaged sheetrock and material be removed for further investigations and repairs or replacement.

14.3 Floor Conditions (Attention)

Common/typical cracks were observed at the floor.

14.4 Window Conditions (Attention)

Some windows were difficult to operate. Recommend oiling, adjustment, and/or repairs as needed.

14.6 Vehicle Door Conditions (Attention)

The two lower garage door panels had dents and some minor damage.

14.7 Electrical Conditions (Attention)

Missing receptacle or switch covers were observed at the time of inspection. Recommend covers be installed for safety.

Foundation - Crawl Space

15.2 Flooring Support Conditions (Repair)

Some of the covering was torn and cut. Recommend patching and/or repair.

This was a prefabricated home. These homes have a thick covering stapled to the underside, which prevents an inspection of the flooring structure and components within. There are areas that may need to be opened up for further investigation due to conditions found within home.

1 Grounds

Grading

Grading Slope The site is flat.

1.1) Grading Conditions

AS

Grading of the soil near the foundation appears to be in serviceable condition.



This inspection does not include geological conditions or site stability information. For more information concerning these conditions, a geologist or soils engineer should be consulted.

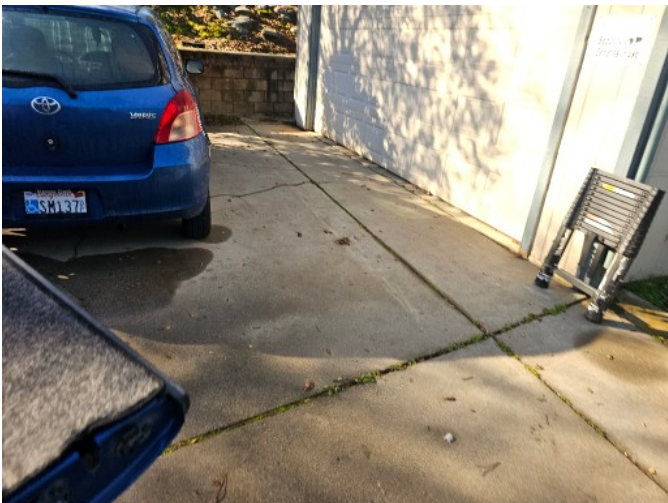
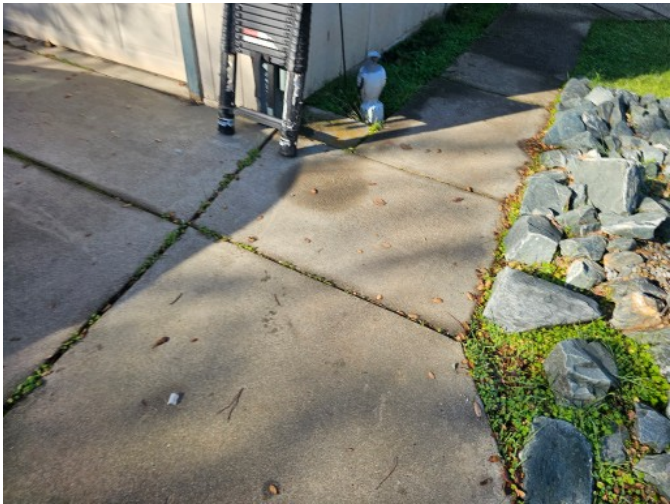
Driveways - Sidewalks - Walkways

Driveway Material Concrete.

1.2) Driveway Conditions

A

Common cracks were observed in the driveway.



Sidewalk Material Concrete.

1.3) Sidewalk Conditions

AS

The visible areas of the sidewalk appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



Retaining Wall

Retaining Wall Material Block.

1.4) Retaining Wall Conditions

AS

The visible and accessible portions of the retaining walls appeared to be in serviceable condition at the time of the inspection.



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2 Exterior

Front - Back Entrance

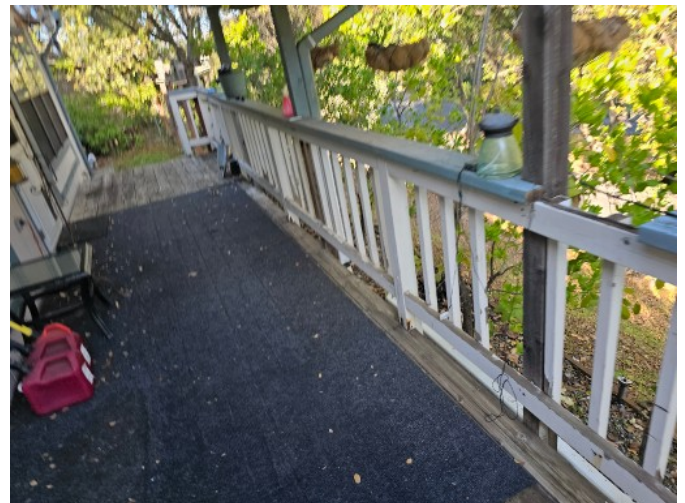
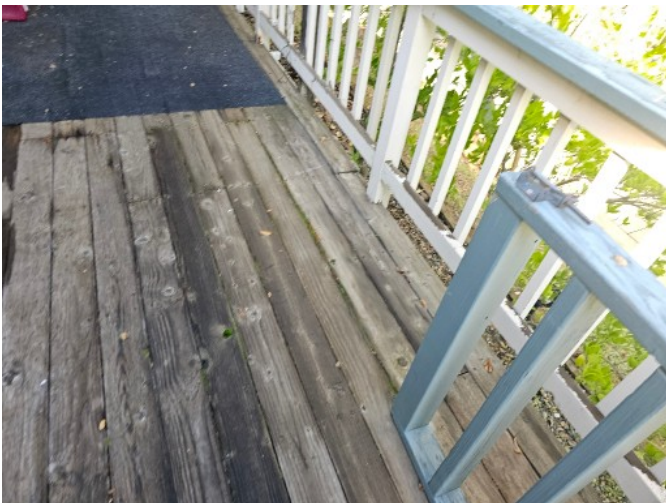
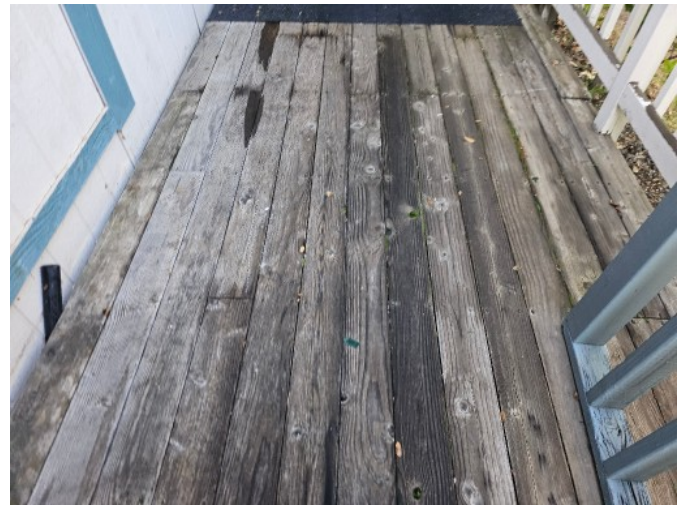
Front Entrance Type Deck.

2.1) Front Entrance Conditions

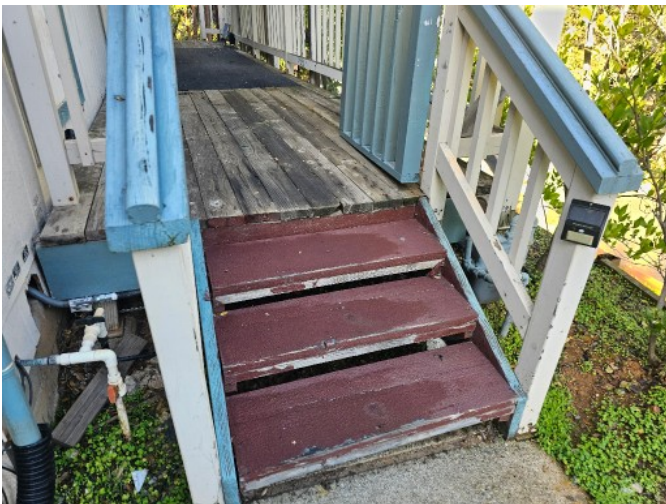
R

The deck showed signs of rot. See termite report for further break down and cost estimates.

The surface appeared weathered. Recommend cleaning and maintenance as needed.



AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



Back Entrance Type Deck.

2.2) Back Entrance Conditions

R

The stairs along back were broken. Recommend repair and/or replacement.



Exterior Walls

Structure Type

Wood frame.

Exterior Wall Covering

The visible and accessible areas of the exterior siding material are composite siding.

2.3) Exterior Wall Conditions

R

Rot was observed around the home. Contact or see termite report for break down and costs for repairs.

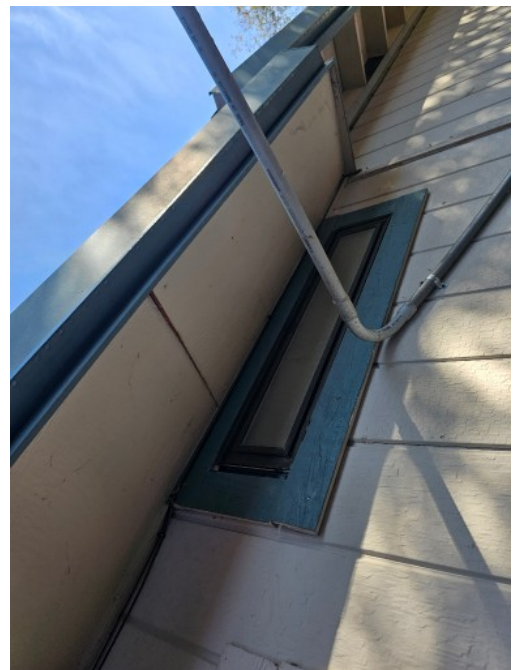
Peeled paint was observed, recommend pressure washing and repainting as needed.

The paint/finish of the siding/walls was weathered. Recommend maintenance as needed by a qualified contractor.

Some of the trim needs to be resealed with exterior grade caulking.

Woodpecker damage was noted. Recommend sealing and/or repair.

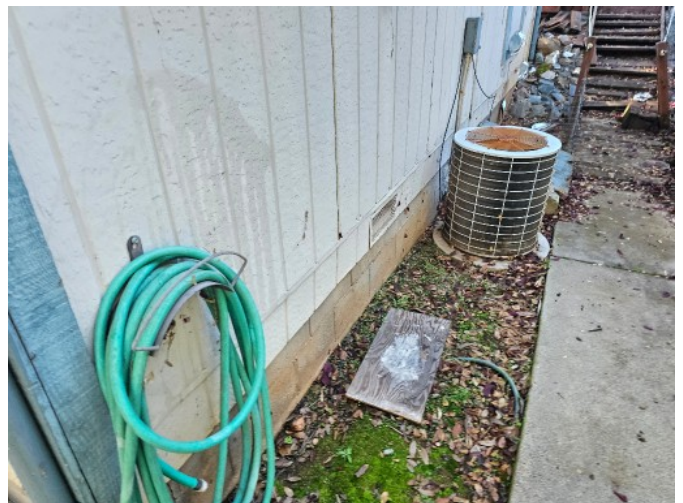
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Wall insulation type and value are not verified. UFFI insulation or hazard are not identified. Conditions inside the wall cannot be judged. Lead paint testing is not part of this inspection.

Exterior Windows - Doors

Window Type Sliding.

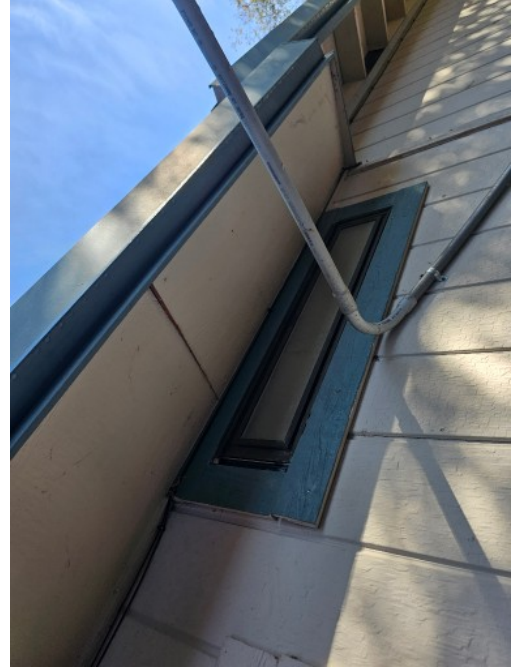
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Window Material Aluminum.

2.4) Window Conditions

A

Some single-pane windows were observed. Although these appeared to be functional, updating windows is recommended in the future for energy purposes.



AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



2.5) Exterior Door Conditions

AS

The door(s) appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



Exterior Water Faucet(s)

2.6) Faucet Conditions

AS

The hose faucets appeared to be in serviceable condition at the time of the inspection. These should be drained prior to freezing temperatures.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



Electrical

2.7) Lights

A

Some of the exterior lights appear to need new bulbs.



AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



2.8) Outlet

AS

Appears Serviceable.



3 Roofing

Roof Covering

Method of Inspection	The roof was inspected by observing from a ladder placed at the edge of the roof.
Roof Style	Gable.
Roof Covering Material	Asphalt composition shingles.
Number of Layers	Two.

3.1) Roof Covering Condition

A

Recommend having an inspection done by a licensed roofer.



This is a limited report of the general condition of the roof. For insurance and liability reasons J Bixler inspections does not walk roofs that are tile or higher than one story. The comfort of the inspector determines whether the single-story roof is walked. For additional information, please

contact a licensed Roof Contractor to perform a further inspection.

The report is an opinion of the general quality and condition of the roof. J Bixler Inspections does not offer an opinion or warranty as to whether the roof has leaked in the past, or may be subject to future leakage. Determining the presence of asbestos or hazardous materials is beyond the scope of this inspection.

3.2) Gutter & Downspout Conditions

AS

The gutter system appeared to be in serviceable condition at the time of the inspection.



AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



Gutter and subsurface drains are not water tested for leakage or blockage. Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.

4 Heating - Air

Heating

Location of Unit	Laundry Room
Heating Type	Heat Pump.
Energy Source	Propane.
Approximate BTU Rating	The BTU's were not available.

4.1) Unit Conditions

R

Due to age and conditions, **strongly** recommend full servicing and evaluation by a qualified HVAC contractor prior to close. We also recommend adding the unit to a service plan to reduce the risk of a breakdown or any future problems.



The furnace is a closed system. Burners are not visible and are not inspected. It is recommended that the heater/ furnace be cleaned and serviced regularly.

For insurance reasons, J Bixler Inspections does not light pilot lights. If pilots are "OFF" a full inspection is not possible. It is suggested that the heating system is activated and fully inspected **PRIOR TO THE CLOSE OF THE TRANSACTION.**

J Bixler Inspections is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit or other technical procedures. Some furnaces are built in such a way that it is almost impossible. Safety devices are not tested by this company.

Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can only be performed by laboratory testing and is beyond the scope of this inspection.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected

Verification of the location or condition of underground fuel storage tanks is not part of this inspection. Environmental risks, if any, are not included.

Distribution Type

The visible areas of the heat distribution system are ductwork with registers.

4.2) Distribution Conditions

AS

The visible and accessible areas of the distribution system appeared to be in serviceable condition at the time of inspection.



AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



4.3) Thermostat Condition

R

The thermostat was broken or loose. Recommend resealing, repair, and/or replacement.



Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or even heat distribution of the system through the house are not part of this inspection. Electric air cleaners, humidifiers, and dehumidifiers are beyond the scope of this inspection.

Air Condition - Cooling

Type of Cooling System Split system.

AC Unit Power 240V.

4.4) AC Unit Conditions

R

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected

Due to age and conditions, **strongly** recommend full servicing and evaluation by a qualified HVAC contractor prior to close. We also recommend adding the unit to a service plan to reduce the risk of a breakdown or any future problems.



5 Electrical

Service Drop - Weatherhead

Electrical Service Type	The electrical service is underground.
Electrical Service Material	Aluminum.
Number of Conductors	Three.

Main Electrical Panel

Main Disconnect Location	At Main Panel.
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Six or fewer breakers usually do not require a main breaker, however, this many may indicate minimal electrical capacity. If the service amperage is less than 100, upgrades may be needed to operate larger electrical appliances.

Electric Panel Location	The main electric panel is located at the exterior.
Panel Amperage Rating	The electrical capacity of main breaker was listed / labeled as 100amps.
Circuit Protection Type	Breakers.

5.1) Wiring Methods

AS

The main power cable is aluminum. The branch cables are copper.
Plastic insulated (Romex) type wire is present.

5.2) Electrical Panel Conditions

R

Some unprofessional electrical work was noted throughout home and some of the breakers were tripping when everything was in use. It's recommended that an electrician be called for full evaluation of the electrical system prior to closing.

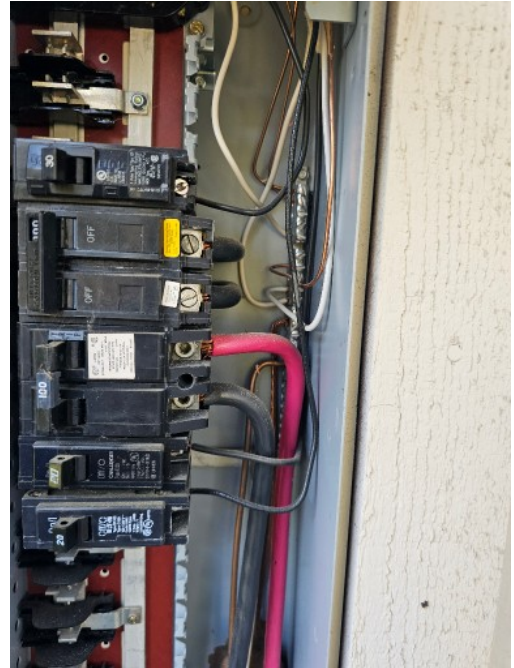
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AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



Solar systems are not part of this inspection.

6 Plumbing

Water Main Line

Main Shutoff Location The main valve is located at the exterior of home

Main Line Material The visible material of the main line / pipe appears to be plastic.

6.1) Main Line & Valve Conditions

AS

The visible portion of the main pipe and valve appeared to be in serviceable condition at the time of the inspection.

Water Supply Lines

Supply Line Material The visible material used for the supply lines is plastic.

6.2) Supply Line Conditions

R

The visible material used for the supply lines is polybutylene. Polybutylene piping was installed in homes from 1978 through 1995. It can be identified by its gray or white color. This piping material is prone to start leaking at any time without warning. Recommend further evaluation for replumbing by a licensed plumber prior to close.

Pipes inside walls and underground cannot be judged for size, leaks, or corrosion. Water quality testing and testing for hazards such as lead are not part of this inspection. Be advised that some "polybutylene" plastic piping systems have experienced documented problems.

Drain - Waste Lines

Drain Line Material The visible portions of the waste lines are plastic.

6.3) Drain Line Conditions

R

It appeared there are a couple leaks underneath the home. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.

City sewer service, septic systems and all underground pipes are not part of this inspection. Future drainage performance is also not determined. Be advised that some "ABS" plastic piping systems have experienced documented problems. Contact the manufacture or plumbing expert for further information and evaluation.

Water Heater(s)

Water Heater Type Propane.

Water Heater Location Exterior utility closet

Water Heater Capacity 40 Gallon.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected

6.4) Water Heater Conditions

R

The water heater was missing the proper earthquake straps as required by California state law.

The water heater did not have a pan. Recommend having a pan installed underneath the water heater to catch any overflow/drips.

Due to the age and/or conditions observed, the water heater is past or approaching the end of its useful life. **Replacement is recommended.**



AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



Estimating the remaining life of a water heater or any other appliance is not part of this inspection. Hot water recirculating pumps/systems are not part of this inspection. Water treatments systems are not part of this inspection

Fuel

Fuel Type Propane

6.5) Condition

AS

Appears Serviceable.

Underground piping and fuel tanks cannot be judged. Pipes inside walls or pipes concealed from view cannot be judged. J Bixler Inspections does not perform tests for gas leaks or pipe size.

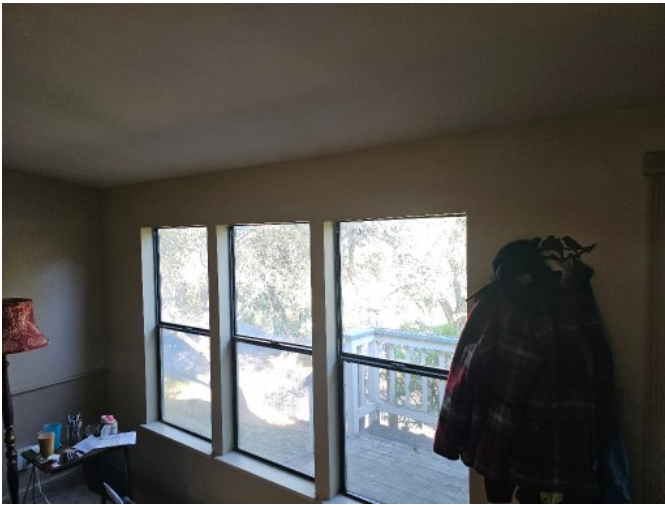
7 Living Room

Walls - Ceilings - Floors

7.1) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.



The condition of walls behind , paneling, and furnishings cannot be judged

7.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.



Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For more information, please contact American Lung Association or an asbestos specialist.

7.3) Floor Conditions

A

Minor stains and wear were noted at the carpet.



Determining odors or stains is not included. Flooring damage and stains may be hidden by furniture or personal belongings. The condition of wood flooring beneath carpet is not inspected.

Windows - Doors

7.4) Interior Window Conditions

A

Some windows were difficult to operate. Recommend oiling, adjustment, and/or repairs as needed.

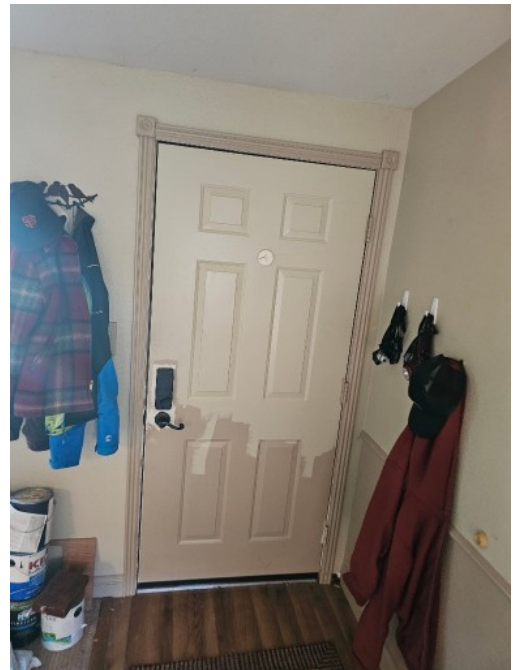
AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



7.5) Interior Door Conditions

R

A minor amount of moisture damage was noted on the inside right base of entry door. Recommend repair or replacement.



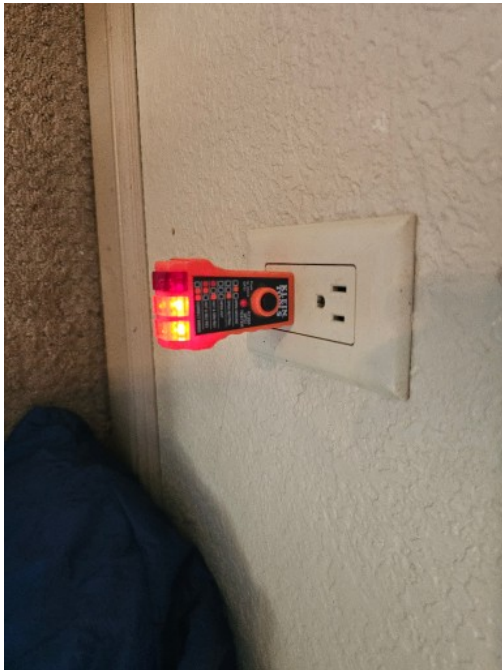
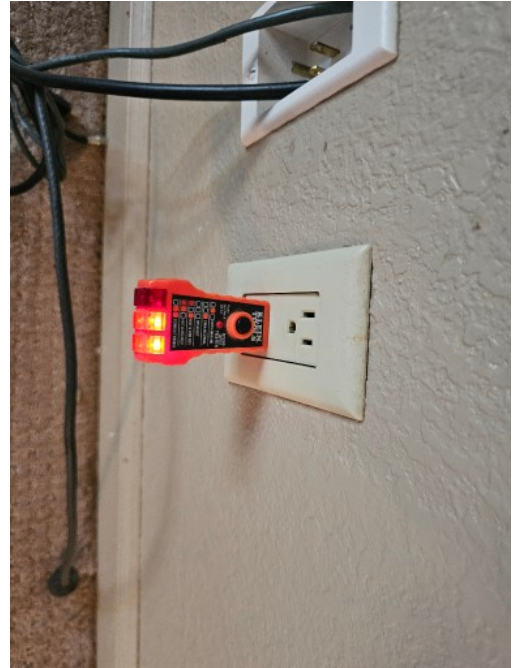
Electrical Conditions

7.6) Electrical Conditions

AS

Appears Serviceable.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



7.7) Lighting Conditions

AS

Appears Serviceable.



7.8) Smoke Detector Conditions

S

There were no carbon monoxide detectors found at the time of inspection. Current state laws require the installation of these devices. Client should contact the local Fire Marshall's office for proper locations.



8 Kitchen

Walls - Ceilings - Floors

8.1) Wall Conditions

A

Some flaking was noted at the texture around skylight.



8.2) Ceiling Conditions

A

Common cracks were observed at the ceiling.

Patching/spackling was observed at the ceiling. The client should obtain disclosure information from the seller.

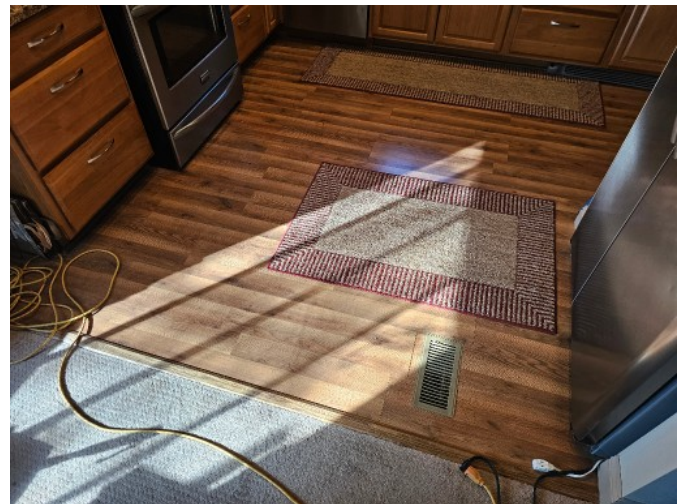
AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



8.3) Floor Conditions

A

Stains at the carpeting/floor covers were observed at the time of inspection. In most cases, the stains can be removed by a professional cleaning service but may need to be replaced in some cases. Recommend evaluation by a flooring professional prior to close.



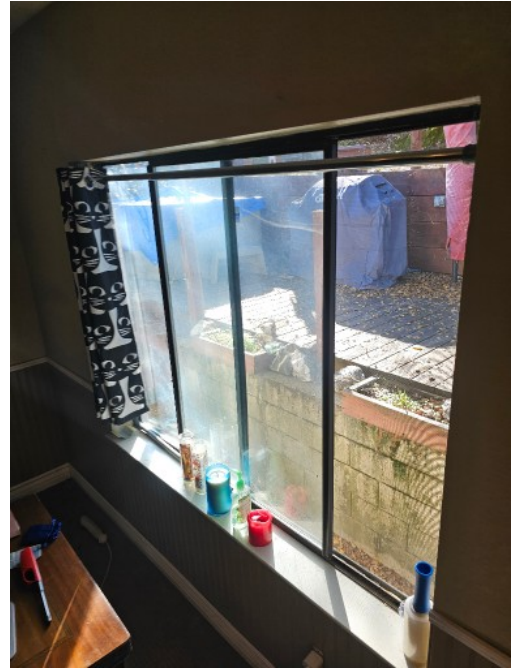
Windows - Doors

8.4) Kitchen Window Conditions

AS

The sample of windows tested were operational at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



Electrical Conditions

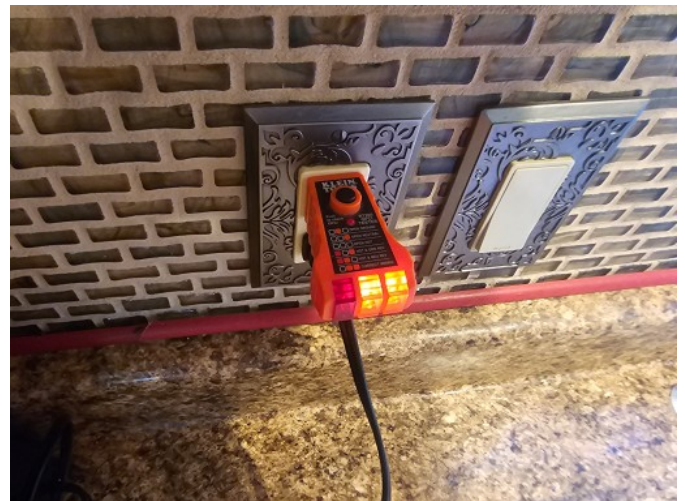
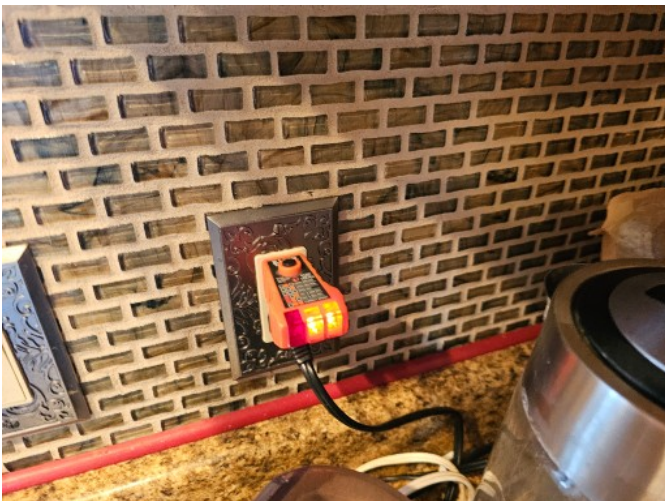
8.5) Electrical Conditions

R

The refrigerator was plugged into an extension cord that ran across the room and the circuit for refrigerator was not working correctly. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.

GFIC (Ground Fault Interrupter Circuit) receptacle circuit (a safety device for outlets near water) recommended.

Missing receptacle or switch covers were observed at the time of inspection. Recommend covers be installed for safety.



AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



8.6) Lighting Conditions

AS

Appears Serviceable.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



Kitchen Sink - Counter tops - Cabinets

8.7) Counter Conditions

AS

The visible portions of the kitchen counters appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



8.8) Cabinet Conditions

R

The false bottom below the sink was water damaged. Recommend replacement and/or repair. (The inspector cannot verify the extent of the damage. Some hidden damage may be revealed during repair)

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



8.9) Sink Plumbing Conditions

AS

The kitchen sink appeared to be in serviceable condition at the time of the inspection. The faucet appeared to be in serviceable condition at the time of the inspection. The visible areas of the plumbing under the kitchen sink appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



Appliances

Stove - Range Type The range is gas.

8.10) Stove - Range Condition

S

The stove did not have an anti-tip device. An anti-tip device should be installed for increased safety.

The oven was in operational condition at the time of the inspection. This does not however guarantee future conditions after the time of inspection.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



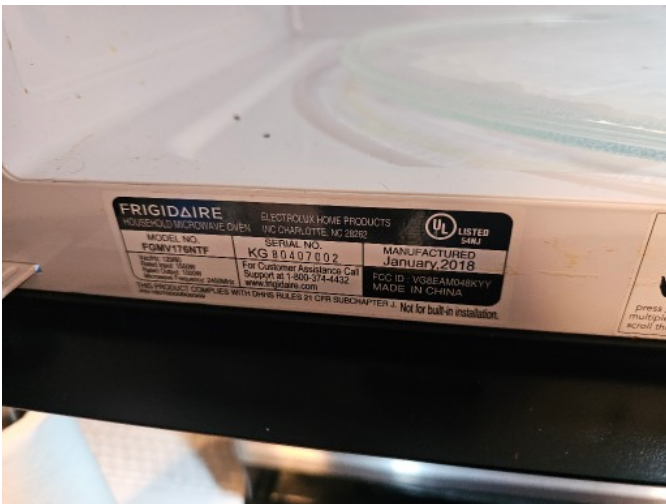
8.11) Hood Fan Conditions

AS

The fan / hood and light were in operational condition at the time of the inspection.



AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



8.12) Dishwasher Conditions



There was no high loop or air gap for the dishwasher. Recommend having a high loop or air gap installed to prevent back-flow into the dishwasher.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



9 Laundry

Laundry Room

Location The laundry facilities are located in the laundry room.

9.1) Laundry Room Conditions

AS

The visible and accessible portions of the laundry plumbing components appeared to be in serviceable condition at the time of inspection.



Washing machines and dryers are not moved during the inspection nor tested. Condition of the walls or flooring under these machines cannot be judged. J Bixler Inspections does not water test machine drains or supply valves. Water supply valves, if turned, may be subject to leaking.

10 Bedroom 1**Walls - Ceilings - Floors****10.1) Wall Conditions**

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

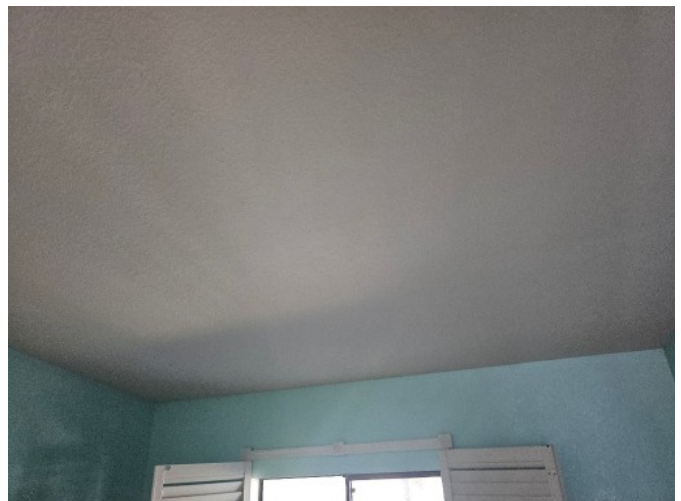
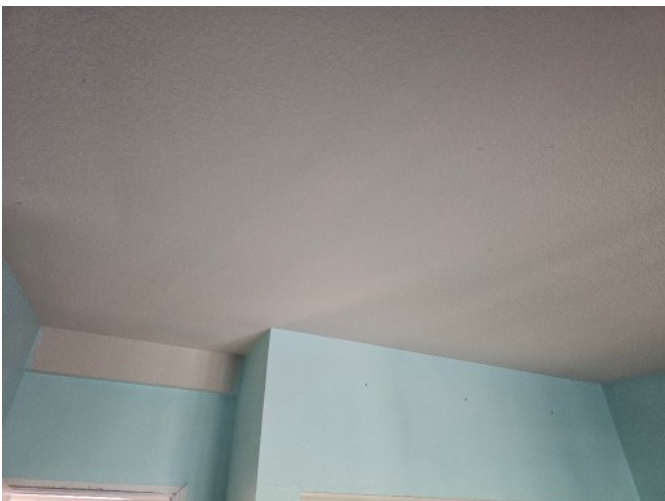


The condition of walls behind , paneling, and furnishings cannot be judged

10.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.



Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For more information, please contact American Lung Association or an asbestos

specialist.

10.3) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.



Determining odors or stains is not included. Flooring damage and stains may be hidden by furniture or personal belongings. The condition of wood flooring beneath carpet is not inspected.

Windows - Doors

10.4) Interior Window Conditions

AS

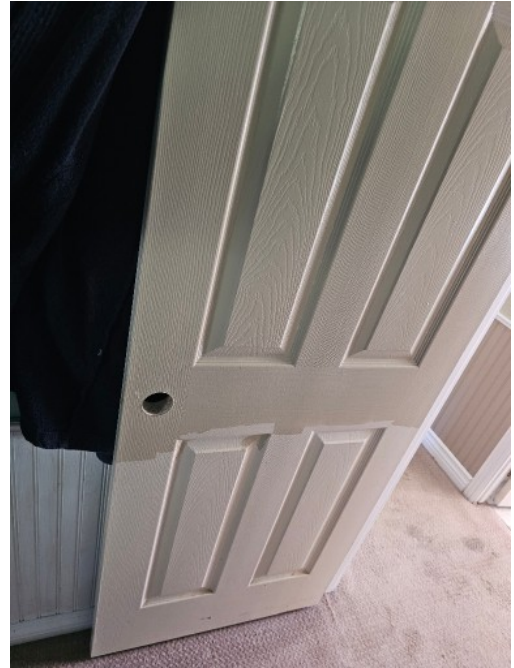
The sample of windows tested were operational at the time of the inspection.



10.5) Interior Door Conditions

A

Some missing hardware and trim were noted at some of the doors. Recommend finishing.



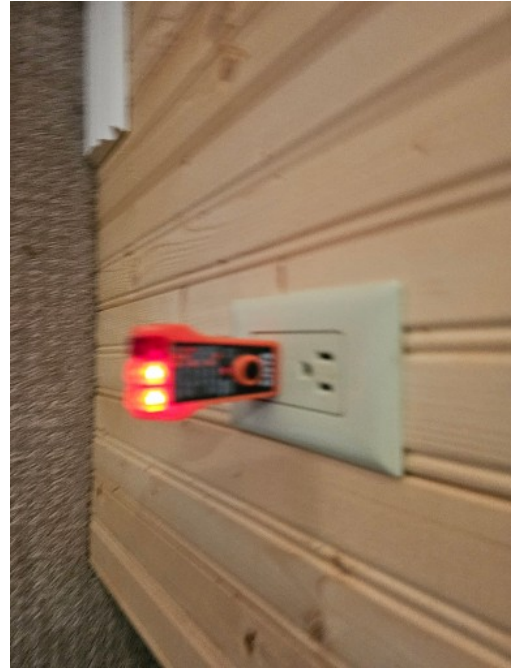
Electrical Conditions

10.6) Electrical Conditions

R

A loose/damaged outlet was observed at the time of inspection. Recommend further evaluation and repair by a licensed electrician prior to close.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



10.7) Smoke Detector Conditions

S

No smoke detector was found at the time of the inspection.

11 Bath 1**Walls - Ceilings - Floors****11.1) Wall Conditions**

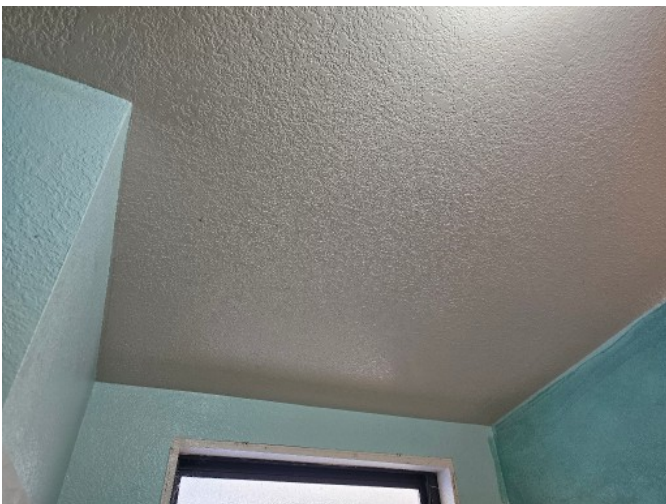
AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

**11.2) Ceiling Conditions**

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

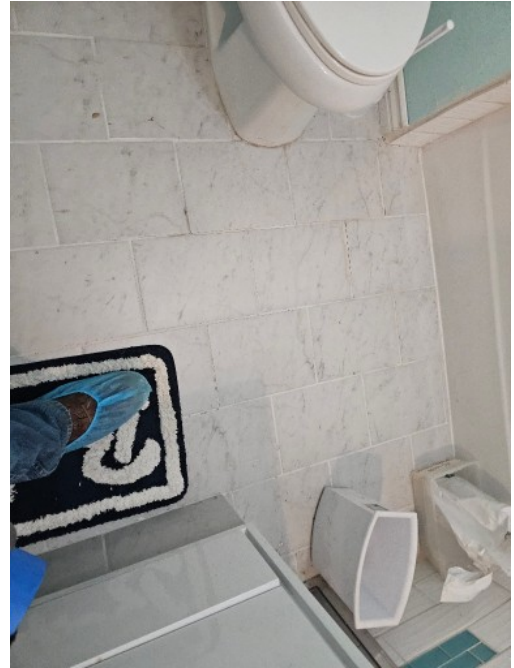
**11.3) Floor Conditions**

R

Tiles had loose or missing grout. Recommend proper tile work by a qualified contractor.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected

Cracked floor tiles were observed at the time of inspection. Recommend repair as needed.



Windows - Doors

11.4) Bathroom Window Conditions

AS

The sample of windows tested were operational at the time of the inspection.



11.5) Bathroom Door Conditions

A

Some missing trim and finish work was noted at the door. Recommend finishing.



Electrical Conditions

11.6) Electrical Conditions

R

The outlet was missing the appropriate cover.

GFCI (Ground Fault Circuit Interrupter) receptacle circuit (a safety device for outlets near water) recommended.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



11.7) Lighting Conditions

AS

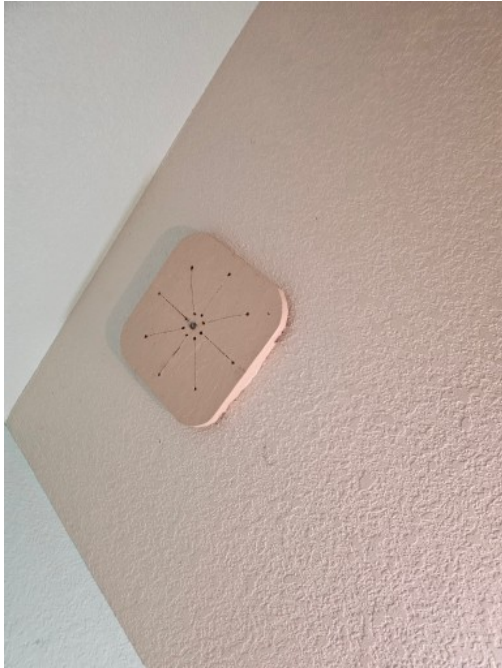
Appears Serviceable.



11.8) Vent Fan Conditions

R

The exhaust fan did not operate or was disconnected. Please refer to limitations of inspection regarding mold / moisture related conditions.



Bathroom Sink

11.9) Counter - Cabinet Conditions

R

The drawers wouldn't open correctly. Recommend adjustments and/or repair.



11.10) Sink Conditions

AS

The sink appeared to be in serviceable condition at the time of inspection in bath.



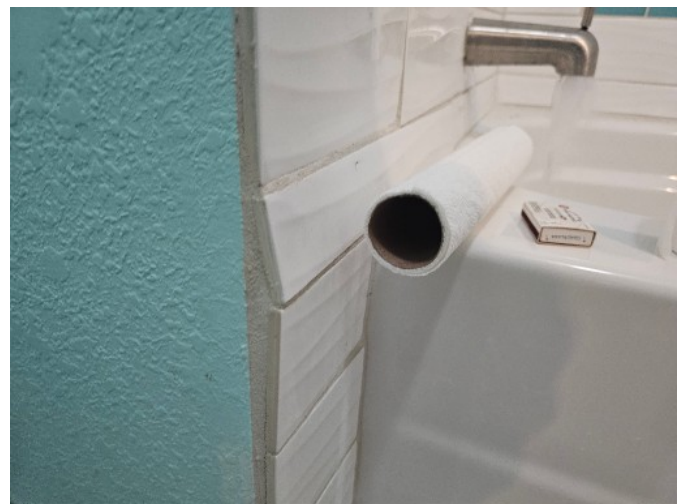
Shower - Tub - Toilet

11.11) Shower - Tub Conditions

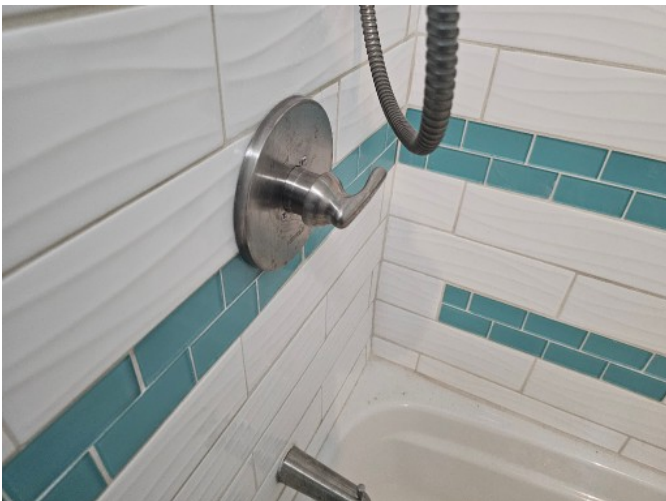
R

Unprofessional tile work was noted around the tub and enclosure, which has lead to bottom row buckling away from wall. Recommend further evaluation and repair or replacement.

The bathtub faucet was leaking. Recommend repair.



AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected

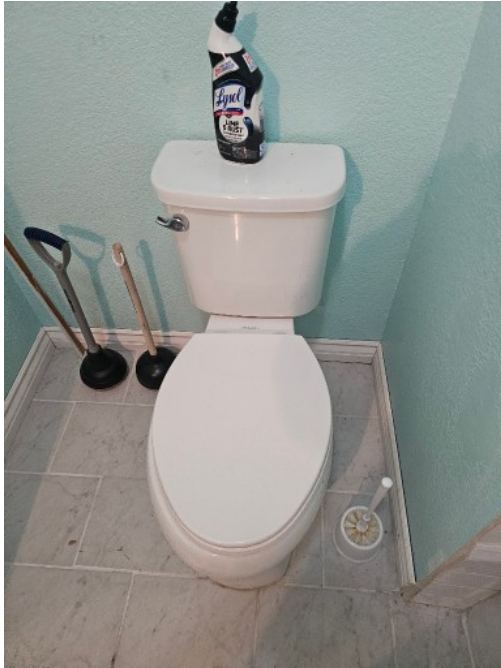


11.12) Toilet Conditions

AS

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected

The toilet appeared to be in serviceable condition at the time of inspection in bath.



12 Master Bedroom

Walls - Ceilings - Floors

12.1) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

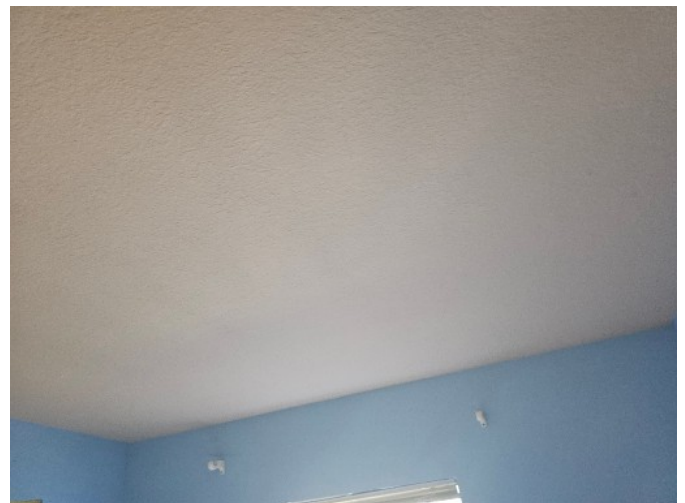
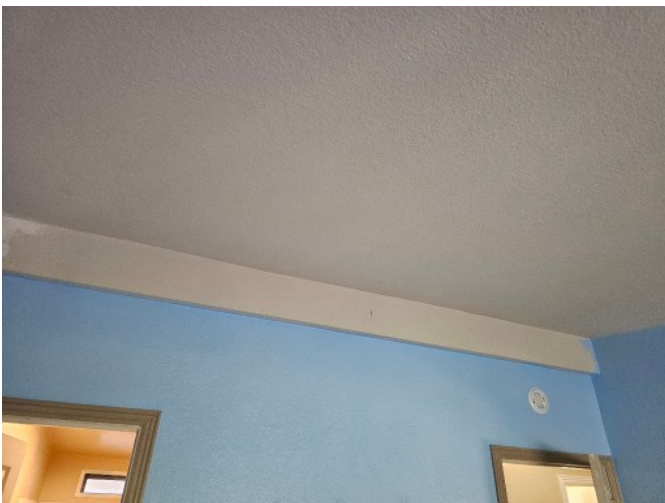


The condition of walls behind , paneling, and furnishings cannot be judged

12.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.



Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For more information, please contact American Lung Association or an asbestos

specialist.

12.3) Floor Conditions

A

The carpets appear to be worn.



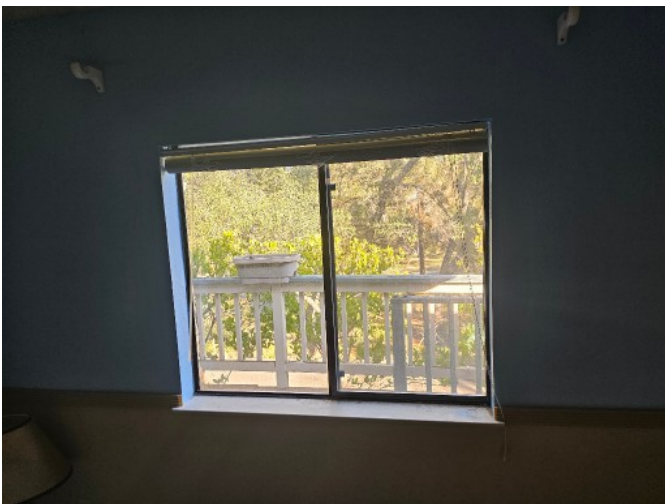
Determining odors or stains is not included. Flooring damage and stains may be hidden by furniture or personal belongings. The condition of wood flooring beneath carpet is not inspected.

Windows - Doors

12.4) Interior Window Conditions

A

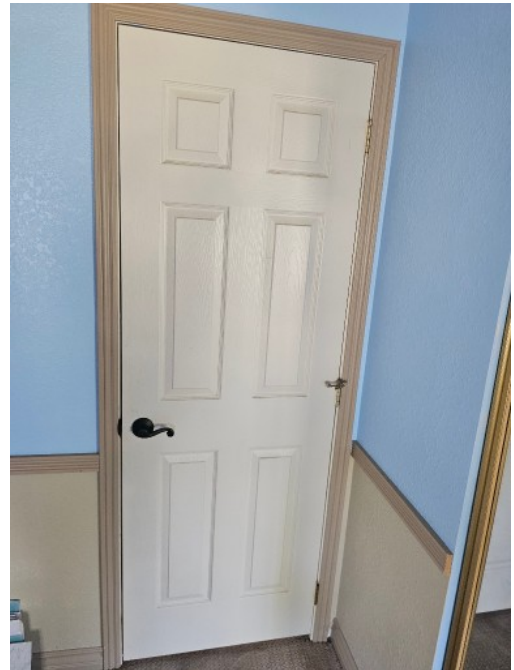
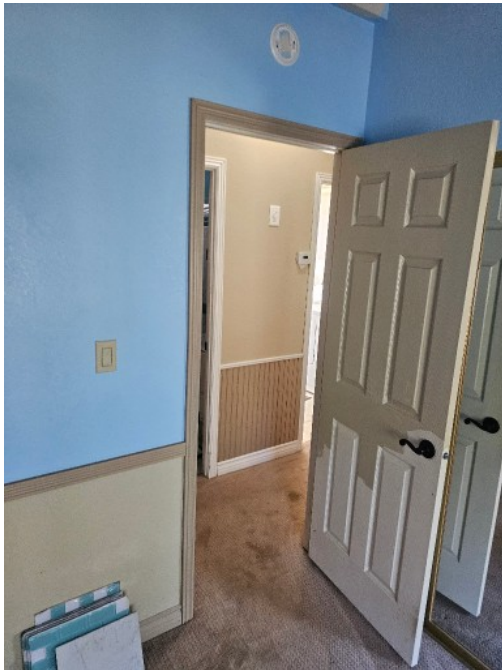
Moisture stains were noted at the windowsill(s). This is common with aluminum windows due to the condensation. Recommend wiping down and/or maintenance as needed.



12.5) Interior Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.



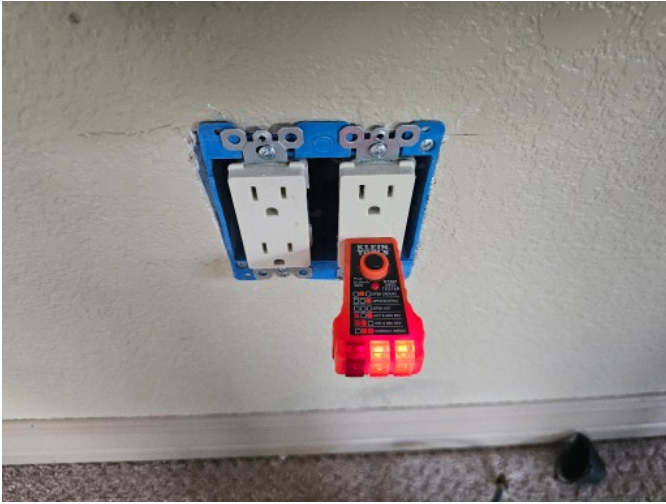
Electrical Conditions

12.6) Electrical Conditions

A

Missing receptacle or switch covers were observed at the time of inspection. Recommend covers be installed for safety.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



12.7) Smoke Detector Conditions

R

The smoke detector was missing or removed.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



13 Master Bath

Walls - Ceilings - Floors

13.1) Wall Conditions

A

There were common/typical settlement-type cracks observed at the interior walls.

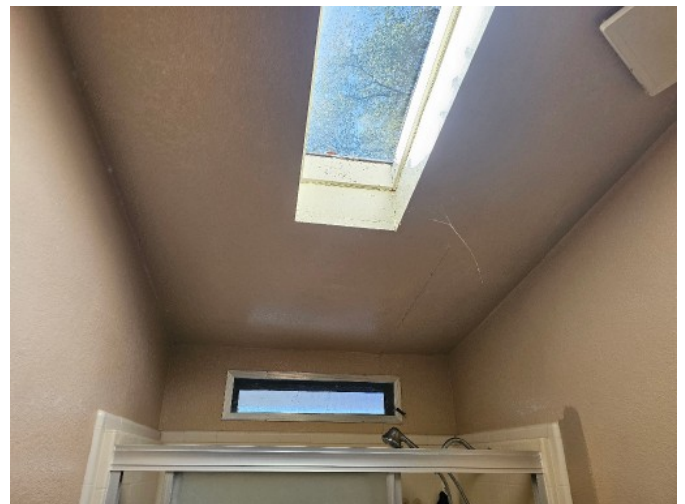


13.2) Ceiling Conditions

R

Some moisture damage was noted around the skylight. Recommend removing any damaged materials for further investigations and repairs or replacement.

Common cracks were observed at the ceiling.



AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



13.3) Floor Conditions

R

Soft and buckled flooring with sloping was noted. This area may need to be opened up for further investigations and repairs or replacement.



Windows - Doors

13.4) Bathroom Window Conditions

AS

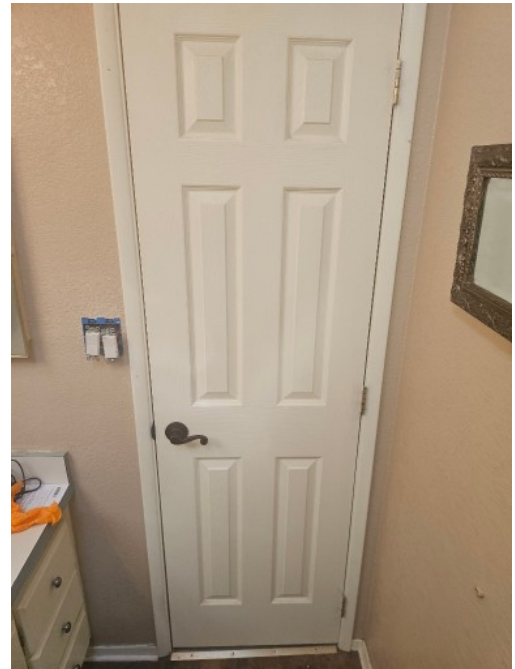
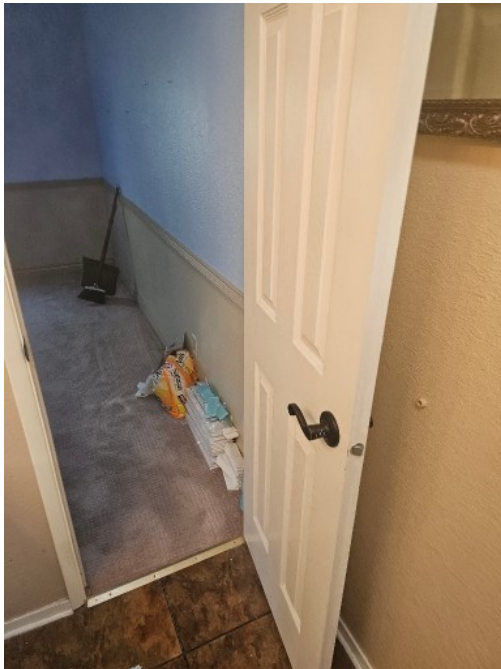
Appears Serviceable.



13.5) Bathroom Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.



Electrical Conditions

13.6) Electrical Conditions

R

GFIC (Ground Fault Interrupter Circuit) receptacle circuit (a safety device for outlets near water) recommended.

Three-pronged outlets did not test for proper ground at the time of inspection. Recommend further evaluation and repairs by a licensed electrician prior to close.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected

The switches were loose and pulled from wall. When turned on, they would sometimes trip breaker. It's recommended that an electrician be contacted for full evaluation and repairs.



13.7) Lighting Conditions

AS

Appears Serviceable.



13.8) Vent Fan Conditions

AS

Appears Serviceable.



Bathroom Sink

13.9) Counter - Cabinet Conditions

A

Minor wear was observed at the counter/cabinets.



13.10) Sink Conditions

AS

The sink appeared to be in serviceable condition at the time of inspection.



Shower - Tub - Toilet

13.11) Shower - Tub Conditions

A

Deteriorated or old caulking was noted around the pan and shower enclosure. Recommend removing the comprised caulking and resealing as needed.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



13.12) Toilet Conditions

AS

The toilet appeared to be in serviceable condition at the time of inspection.



14 Garage

Walls - Ceilings - Floors

Garage Type The garage is attached to the house. Number of cars is two.

14.1) Wall Conditions

Personal belongings and / or shelving prevented a full inspection of the entire wall. Moving or disturbing homeowner personal property is outside the scope of our inspection.

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.



14.2) Ceiling Conditions

R

Some staining and moisture damage were noted to the ceiling at the garage to home connection. Hidden damage may exist in areas not readily visible or accessible. It's recommended that any damaged sheetrock and material be removed for further investigations and repairs or replacement.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



14.3) Floor Conditions

A

Common/typical cracks were observed at the floor.



14.4) Window Conditions

A

Some windows were difficult to operate. Recommend oiling, adjustment, and/or repairs as needed.



14.5) Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

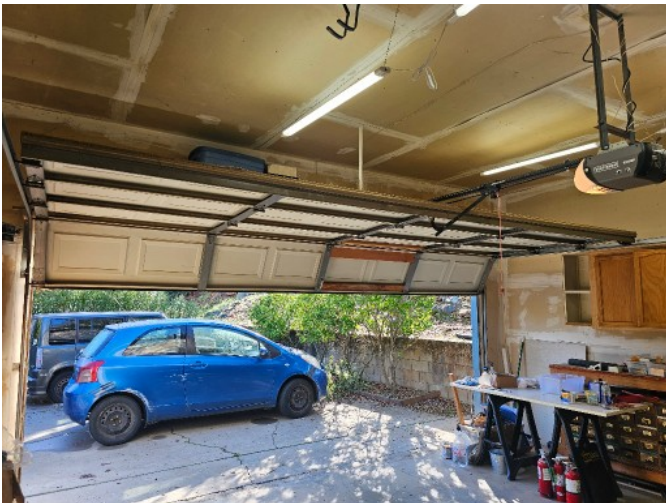


14.6) Vehicle Door Conditions

A

The two lower garage door panels had dents and some minor damage.

AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected

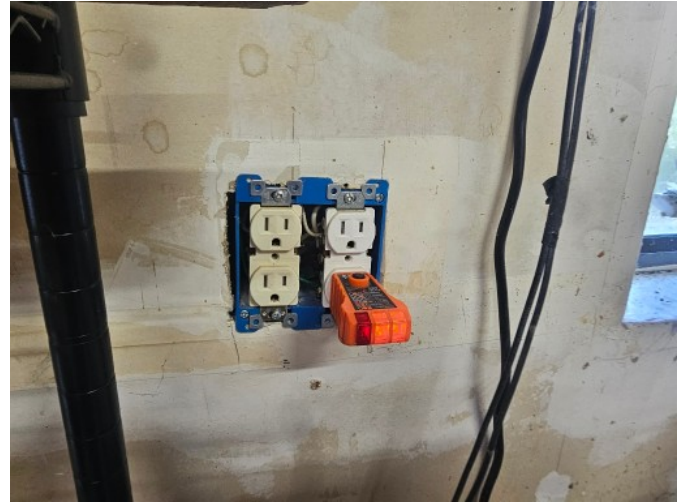


14.7) Electrical Conditions

A

Missing receptacle or switch covers were observed at the time of inspection. Recommend covers be installed for safety.

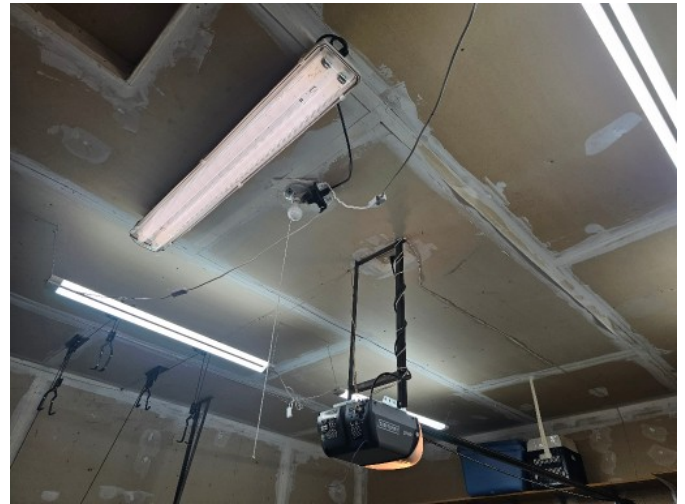
AS = Appears Serviceable | R = Repair | S = Safety | A = Attention | NI = Not Inspected



14.8) Lighting Conditions

AS

Appears Serviceable.



15 Foundation - Crawl Space

Foundation

Foundation Type Crawl Space.

Foundation Material Pier and block center with concrete block foundational walls

15.1) Foundation Conditions

AS

The visible and accessible portions of the concrete foundational wall appeared serviceable.



All slabs experience some degree of cracking due to shrinkage in the drying process. In most instances, floor coverings prevent recognition of cracks or settlement in all but the most severe cases. J Bixler Inspections will re-inspect at additional costs provided the client removes floor covering and releases J Bixler Inspections from damaged caused by this process. Floor coverings are not removed during this inspection.

Flooring Structure

15.2) Flooring Support Conditions**R**

Some of the covering was torn and cut. Recommend patching and/or repair.

This was a prefabricated home. These homes have a thick covering stapled to the underside, which prevents an inspection of the flooring structure and components within. There are areas that may need to be opened up for further investigation due to conditions found within home.

