

Confidential Inspection Report

3232 Lanier
Thousand Oaks, CA 91360



Prepared for: Ellen Jirari

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

This report has been produced in accordance with the signed contract and is subject to the terms and conditions agreed upon therein. Please read this report carefully. Call our office for any consultation that you may need (805) 491 3400. Any comments or observations require further evaluation and/or repair. Any repairs or evaluations should be conducted by a licensed or qualified specialist or company. The client is advised that an substandard workmanship may need further evaluation and/or upgrading.

Report Table of Contents

GENERAL INFORMATION	8
SITE	10
FOUNDATION	12
ROOF & ATTIC	13
GARAGE	14
STRUCTURAL	15
HEATING, VENTILATION & AIR CONDITIONING	17
ELECTRICAL SYSTEMS	19
PLUMBING SYSTEM	22
KITCHEN	25
LAUNDRY	26
BATHROOMS	27
BEDROOMS	29
OTHER LIVING SPACES	30
Outbuilding	31

This report has been produced in accordance with the signed contract and is subject to the terms and conditions agreed upon therein. Please read this report carefully. Call our office for any consultation that you may need (805) 491 3400. Any comments or observations require further evaluation and/or repair. Any repairs or evaluations should be conducted by a licensed or qualified specialist or company. The client is advised that an substandard workmanship may need further evaluation and/or upgrading.

Inspection Report

For Ellen Jirari
3232 Lanier
Thousand Oaks, California 91360
Date 08/06/2026.

As requested, we have performed a property inspection report for the address above.

Thank you for choosing BUILDING SPECS INC. to perform a visual inspection on the above property. We've taken great pride developing a reporting system we feel is unique to the industry. It's with pleasure that we submit it to you at this time. You are encouraged to read the entire report, as it will give you a detailed overview of the general condition of the property.

Please understand an inspection is intended to assist you in evaluating the overall condition of the property. The inspection report is an aid to help you make a more informed purchasing decision. Also understand that there are limitations to this inspection. Many components of the building are not visible during the inspection and very little historical information is provided in advance of the inspection. While we can reduce your risk of purchasing the building, we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. The inspection is based on observation of the visible and apparent condition of the building and its components on the date of the inspection. It is not intended to make any representation regarding latent or concealed defects that may exist. It is not intended for cosmetic or aesthetic evaluation.

Photographs, when provided, are simply a tool to convey our findings, they are not intended to enhance those findings or diminish any findings not photographed.

BUILDING SPECS, INC. follows the standards of practice and code of ethics established by the California Real Estate Inspection Association. These can be reviewed at www.creia.org/i4a/pages/index.cfm?pageid=3283

If you have any questions regarding this report or the condition of the property, please feel free to call anytime.

Blake Felton
BUILDING SPECS, INC

This report has been produced in accordance with the signed contract and is subject to the terms and conditions agreed upon therein. Please read this report carefully. Call our office for any consultation that you may need (805) 491 3400. Any comments or observations require further evaluation and/or repair. Any repairs or evaluations should be conducted by a licensed or qualified specialist or company. The client is advised that an substandard workmanship may need further evaluation and/or upgrading.

Inspection Summary

NOTE: Client Must Read Entire Report And Not Rely Solely On The Summary Notes.

CLIENT: Ellen Jirari

INSPECTION ADDRESS: 3232 Lanier Thousand Oaks, California

PRIORITY #1 MAJOR: *Immediate repairs, service, upgrades and/or Further Evaluation recommended by the appropriate licensed contractor and/or appropriate professional prior to close of escrow.*

SITE

Fences & Gates:

2.18 Fence Materials Condition:

Action Necessary - The fencing is not performing its intended function. Repair or replacement is suggested. Missing section at left rear.

GARAGE

Garage:

5.9 Garage Walls Condition:

Action Necessary - For safety reasons, the dividing wall between the garage and the living space should be separated by a flame retardant material. . There is at least one opening in the firewall that creates an opening for fire travel. For safety reasons, this should be repaired.

Door to attic is not fire rated -

STRUCTURAL

Structural:

6.12 Electrical Receptacles

Action Necessary - No GFCI protection observed. Potential safety concern recommend installing to prevent shock.

HEATING, VENTILATION & AIR CONDITIONING

Heating Unit # 1:

7.21 Carbon Monoxide

Action Necessary - There are no CO Detectors installed. Safety Concern.

ELECTRICAL SYSTEMS

Electrical Service:

8.20 Patio:

Action Necessary - All outside outlets, for safety reasons, should be Ground Fault Circuit Interrupt protected.

8.21 Garage:

Action Necessary - The garage electrical outlets are not protected using Ground Fault Circuit Interrupters. For safety reasons, they are recommended for use in garages for all circuits except dedicated circuits.

Ground Fault Interrupt Outlets:

8.32 Laundry:

This laundry room does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly suggested that one be installed at any location within 6 feet of a water source.

This report has been produced in accordance with the signed contract and is subject to the terms and conditions agreed upon therein. Please read this report carefully. Call our office for any consultation that you may need (805) 491 3400. Any comments or observations require further evaluation and/or repair. Any repairs or evaluations should be conducted by a licensed or qualified specialist or company. The client is advised that an substandard workmanship may need further evaluation and/or upgrading.

PLUMBING SYSTEM

Water Heater:

9.25 Exposed Water Heater Condition:

Action Necessary- Missing cold water bond.

Action Necessary- Missing expansion tank.

9.35 Safety Overflow Pipe:

Action Necessary - There is no overflow pipe installed. For safety reasons, immediate installation is needed to help minimize the possibility of serious injury.

9.36 Seismic Strapping

Action Necessary - Water Heater lacks seismic strapping. Safety Concern.

BEDROOMS

Master Bedroom:

13.9 Smoke Detector:

There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Bedroom #2:

13.18 Smoke Detector:

There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Bedroom #3:

13.26 Smoke Detector:

There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

PRIORITY #2 MARGINAL: *Repairs, service, replacement and/or upgrades are recommended by the appropriate professional in the near future. Items are declining in usefulness or ability to perform purpose.*

SITE

Site:

2.6 Bushes and Shrubs Condition:

Attention Needed - The shrubs and/or bushes need to be trimmed or maintained.

Fences & Gates:

2.19 Gates and Latches:

Attention Needed - The gate or latch hardware needs repair to function as intended.

FOUNDATION

Foundation:

3.4 Visible Foundation Wall Cracks Noted From Exterior:

Yes - Cracking in the vertical foundation walls was noted from the exterior. **Action Necessary** - Cracks of 1/4" and wider were noted in the foundation walls. This condition warrants further investigation and analysis by a professional

This report has been produced in accordance with the signed contract and is subject to the terms and conditions agreed upon therein. Please read this report carefully. Call our office for any consultation that you may need (805) 491 3400. Any comments or observations require further evaluation and/or repair. Any repairs or evaluations should be conducted by a licensed or qualified specialist or company. The client is advised that an substandard workmanship may need further evaluation and/or upgrading.

structural engineer and/or a licensed qualified foundation contractor to determine the cause and course of action.

3.5 Location of Wall Cracks and Description:

Horizontal cracks were noted in at least one exterior wall.

ROOF & ATTIC

Roofing:

4.13 Roof Gutter System:

Action Necessary - The gutter system on the roof edge does not appear to be working. This is possibly due to open seams or parts missing.

STRUCTURAL

Structural:

6.3 Siding Condition:

Attention Needed - The exterior siding material or finish is in a condition that requires minor repair to prevent further deterioration. Cracks observed monitor for further activity and seal as needed.

Fireplace:

6.20 Location of Fireplace:

Attention-The fireplace is outside the scope of this inspection. Recommend contacting a chimney specialist.

ELECTRICAL SYSTEMS

Main Power Panel & Circuitry

8.10 Legend Available:

No - The breakers are not marked as to the rooms, areas, or appliances controlled. It is recommended that they be noted as soon as possible.

8.13 Feeder and Circuit Wiring Type:

Attention-Older cloth wiring observed- Contact electrician to verify condition.

PLUMBING SYSTEM

Plumbing:

9.9 Exterior Hose Bibs Functional:

There are no backflow preventer valves installed. Under current standards, backflow preventer valves are required. It would be a good investment to have them installed.

9.14 Waste Piping Condition:

Attention - Unable to determine if a condition exists due to limited visibility. Recommend contacting plumbing contractor to scope waste line prior to close of escrow.

KITCHEN

Kitchen:

10.6 Countertops:

Attention Needed - The countertops in the kitchen need attention.

LAUNDRY

Laundry:

11.10 Washer Pan:

Attention Needed - There is no washer pan installed under the washing machine. Any time the washing machine is

This report has been produced in accordance with the signed contract and is subject to the terms and conditions agreed upon therein. Please read this report carefully. Call our office for any consultation that you may need (805) 491 3400. Any comments or observations require further evaluation and/or repair. Any repairs or evaluations should be conducted by a licensed or qualified specialist or company. The client is advised that an substandard workmanship may need further evaluation and/or upgrading.

installed at interior it is recommended.

BATHROOMS

Master Bathroom:

12.1 Vanity Cabinet:

Attention Needed - The vanity cabinet shelf has stains noted. No elevated moisture was measured. Possible Past Leak.

PRIORITY #3 NOTES: *General notes, comments and/or Recommended Maintenance and/or Recommended upgrades for increased safety or to enhance buildings performance.*

HEATING, VENTILATION & AIR CONDITIONING

Air Conditioning Unit No. 1:

7.12 Evidence of Maintenance:

No.

PLUMBING SYSTEM

Water Heater:

9.29 Flue/Exhaust Pipe Condition:

The exhaust flue appears to be correctly installed. Note the metal pipe is connected to Transite pipe which is known to contain asbestos.

This report has been produced in accordance with the signed contract and is subject to the terms and conditions agreed upon therein. Please read this report carefully. Call our office for any consultation that you may need (805) 491 3400. Any comments or observations require further evaluation and/or repair. Any repairs or evaluations should be conducted by a licensed or qualified specialist or company. The client is advised that an substandard workmanship may need further evaluation and/or upgrading.

GENERAL INFORMATION

1.1 Name: Ellen Jirari.
1.2 Date: 08/06/2026.

Inspection Info:

1.3 Building Status: Occupied -Limited access to components of the house. finished surfaces, receptacles, windows, etc. Many areas could not be evaluated t this time. Client is advised to conduct a final pre-closing walkthrough which this inspection cannot replace.

1.4 Overall Building Condition: Appears in overall adequate and functional condition with some repairs and maintenance required.

1.5 Street: 3232 Lanier.

1.6 City: Thousand Oaks.

1.7 State: California.

1.8 Zip Code: 91360.

1.9 County: Ventura.

1.10 Country: U.S.A.

1.11 Type of Building: Residential.

1.12 Style of House: One Story.

1.13 Location: Inland, Earthquake Prone, High winds.

1.14 Client Accompanied Inspector 10%
Approx:

1.15 Present at time of inspection: Caregiver and owner.

Building Characteristics:

1.16 Main Entry Faces: Northwest.

1.17 Estimated Age: 1961 Year Built.

1.18 Building Type: 1 family.

1.19 Stories: 1

1.20 Space Below Grade: Ground floor living area.

Climatic Conditions:

1.21 Weather: Clear.

1.22 Soil Conditions: Dry.

1.23 Outside Temperature (F): 80-90.

Utility Services:

1.24 Water Source: Public.

1.25 Utilities Status: All utilities on.

Payment Information:

1.26 Paid By:

REPORT LIMITATIONS

This report has been produced in accordance with the signed contract and is subject to the terms and conditions agreed upon therein. Please read this report carefully. Call our office for any consultation that you may need (805) 491 3400. Any comments or observations require further evaluation and/or repair. Any repairs or evaluations should be conducted by a licensed or qualified specialist or company. The client is advised that an substandard workmanship may need further evaluation and/or upgrading.

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

This report has been produced in accordance with the signed contract and is subject to the terms and conditions agreed upon therein. Please read this report carefully. Call our office for any consultation that you may need (805) 491 3400. Any comments or observations require further evaluation and/or repair. Any repairs or evaluations should be conducted by a licensed or qualified specialist or company. The client is advised that an substandard workmanship may need further evaluation and/or upgrading.

SITE

Site:

- 2.1 House faces: The front of the house faces Northwest.
- 2.2 Style of House: Ranch.
- 2.3 Estimated age of house: The house is more than 50 years old. The age of this house would indicate that there is a good possibility it contains some lead-based paint. Consult with this inspection company on the health risks of lead-based paint. Possible Asbestos.
- 2.4 Approximate Lot Size: The lot appears to be of an average size for the area.
- 2.5 Site Drainage: Satisfactory - The lot appears to have adequate drainage to prevent water from ponding.
- 2.6 Bushes and Shrubs Condition: **Attention Needed** - The shrubs and/or bushes need to be trimmed or maintained.
- 2.7 Trees Condition: Satisfactory - The trees on the site all appear to be alive and in acceptable condition.
- 2.8 Mailbox Noted: Yes - There is a mailbox on-site. It is functional and at an acceptable height.

Paving Condition:

- 2.9 Driveway Paving Material: Concrete.
- 2.10 Driveway Condition: Satisfactory - The driveway surface material is in satisfactory condition with only normal deterioration noted.
- 2.11 Walkways and Stoop Materials: Concrete.
- 2.12 Walkway Condition: Satisfactory - The walkway surface material is in satisfactory condition with only normal deterioration noted.
- 2.13 Entryway Stoop: Satisfactory - The entryway stoop is in functional condition.

Patio:

- 2.14 Patio Slab Materials: Concrete.
- 2.15 Slab Condition: Satisfactory - The slab is in useable condition.
- 2.16 Patio Lighted: Yes.

Fences & Gates:

- 2.17 Fencing Materials: Wood materials used for fencing. Chain link materials are used for fencing.
- 2.18 Fence Materials Condition: **Action Necessary** - The fencing is not performing its intended function. Repair or replacement is suggested. Missing section at left rear.
- 2.19 Gates and Latches: **Attention Needed** - The gate or latch hardware needs repair to function as intended.

Retaining Walls:

- 2.20 Location of Retaining Wall: Right.
- 2.21 Materials Used: The retaining wall is made of concrete masonry units.
- 2.22 Condition of Wall and Materials Used: Satisfactory - The retaining wall is in functional condition.
- 2.23 Water Drainage: Satisfactory - The water above the retaining wall is correctly directed away from the wall.
- 2.24 Retaining Wall Anchoring: Yes - The retaining wall appears to have some form of anchoring installed to help minimize movement of the wall.

This report has been produced in accordance with the signed contract and is subject to the terms and conditions agreed upon therein. Please read this report carefully. Call our office for any consultation that you may need (805) 491 3400. Any comments or observations require further evaluation and/or repair. Any repairs or evaluations should be conducted by a licensed or qualified specialist or company. The client is advised that an substandard workmanship may need further evaluation and/or upgrading.

Utility Services:

- 2.25 *Water Source:* City.
- 2.26 *Water Meter Location:* Front yard several feet in from the street.
- 2.27 *Electric Service:* Overhead.
- 2.28 *Cable Television Service:* Overhead.
- 2.29 *Telephone Service:* Overhead - The overhead telephone lines are secure at the pole and at the structure.
- 2.30 *Cable Television, Telephone Grounding Wire Verified:* Yes - The cable television and/or the telephone service lines appear to be grounded.
- 2.31 *Fuel Source:* Natural gas is provided by a regulated service company or utility.

Gas Services:

- 2.32 *Gas-fired Equipment Installed:* Furnace. Water heater. There is also a gas starter in the fireplace or a gas log fireplace.
- 2.33 *Location of Meter:* Left side of the house.
- 2.34 *Type of Gas Supply:* Natural Gas.
- 2.35 *Gas Appliances in Garage Area?:* None installed in the garage area.
- 2.36 *Gas Line Primary Piping Material:* Black Iron Pipe.
- 2.37 *Secondary Supply Piping:* Black Iron Pipe. The connector is an AGA approved material and is so tagged.
- 2.38 *Piping Installation - Routing - Shutoffs - Hangers - Supports:* Satisfactory - Gas supply piping as installed appears adequate.
- 2.39 *Gas Odors Noted:* No.

This report has been produced in accordance with the signed contract and is subject to the terms and conditions agreed upon therein. Please read this report carefully. Call our office for any consultation that you may need (805) 491 3400. Any comments or observations require further evaluation and/or repair. Any repairs or evaluations should be conducted by a licensed or qualified specialist or company. The client is advised that an substandard workmanship may need further evaluation and/or upgrading.

FOUNDATION

Foundation:

- 3.1 Type of Foundation:** Slab on grade - Refers to a concrete slab poured on a prepared gravel or sand base at grade level.
- 3.2 Foundation Materials:** Poured in place concrete, 8 inches or more thick.
- 3.3 Visible Portions of Exterior Foundation Walls:** The exterior view of the foundation is limited to the portions visible above grade. Only about 25% to 50% of the foundation was visible.
- 3.4 Visible Foundation Wall Cracks Noted From Exterior:** Yes - Cracking in the vertical foundation walls was noted from the exterior. **Action Necessary** - Cracks of 1/4" and wider were noted in the foundation walls. This condition warrants further investigation and analysis by a professional structural engineer and/or a licensed qualified foundation contractor to determine the cause and course of action.
- 3.5 Location of Wall Cracks and Description:** Horizontal cracks were noted in at least one exterior wall.



- 3.6 Evidence of Recent Movement:** No - There is no evidence of any recent movement.
- 3.7 Perimeter Foundation Drainage Surface:** Satisfactory - The drainage around the perimeter of the foundation appears to have adequate ground slope to remove run-off water from the immediate area.

This report has been produced in accordance with the signed contract and is subject to the terms and conditions agreed upon therein. Please read this report carefully. Call our office for any consultation that you may need (805) 491 3400. Any comments or observations require further evaluation and/or repair. Any repairs or evaluations should be conducted by a licensed or qualified specialist or company. The client is advised that an substandard workmanship may need further evaluation and/or upgrading.

ROOF & ATTIC

Roofing:

- 4.1 *Type Roof:* Gable.
- 4.2 *Roof Covering Materials:* Fiberglass composition shingles. Fiberglass mat, asphalt impregnated. Shingles are applied in horizontal rows.
- 4.3 *Cover Layers:* The roof covering on the main structure appears to be the first covering.
- 4.4 *Underlayment Noted:* Asphalt impregnated felt underlayment was noted under the roofing material in at least 2 locations that were checked.
- 4.5 *Condition of Roof Covering Material:* Satisfactory - The roof covering material is in a condition that is consistent with its age and method of installation, showing no deficiency or cause for immediate concern.
- 4.6 *Estimated Life Expectancy of Roof:* The roof covering material appears to have a remaining life expectancy of 5 to 8 years, assuming proper maintenance is completed as needed.
- 4.7 *Slope:* Medium slope is considered to be between 4 in 12 and 6 in 12.
- 4.8 *Flashing:* Satisfactory - The flashings around openings in the roof covering appear to be watertight and caulked as needed.
- 4.9 *Means of Roof Inspection:* The roof covering was inspected by walking on the roof.
- 4.10 *Ridges:* Satisfactory - The ridge covering material appears to be in satisfactory condition.
- 4.11 *Vents:* Satisfactory.
- 4.12 *Evidence of Leakage:* No -
- 4.13 *Roof Gutter System:* **Action Necessary** - The gutter system on the roof edge does not appear to be working. This is possibly due to open seams or parts missing.



This report has been produced in accordance with the signed contract and is subject to the terms and conditions agreed upon therein. Please read this report carefully. Call our office for any consultation that you may need (805) 491 3400. Any comments or observations require further evaluation and/or repair. Any repairs or evaluations should be conducted by a licensed or qualified specialist or company. The client is advised that an substandard workmanship may need further evaluation and/or upgrading.

GARAGE

Garage:

- 5.1 *Garage Type* The garage is attached.
- 5.2 *Size of Garage:* Two car garage.
- 5.3 *Number of Overhead Doors* There is a single overhead door.
- 5.4 *Overhead Door and Hardware Condition:* Satisfactory - The overhead door is in satisfactory condition, and it is functional.
- 5.5 *Automatic Overhead Door Opener:* The overhead door opener appears to function appropriately.
- 5.6 *Safety Reverse Switch on the Automatic Opener:* Yes - The door opener is equipped with an automatic reverse safety switch.
- 5.7 *Outside Entry Door:* The outside entry door to the garage is satisfactory.
- 5.8 *Floor Condition:* Satisfactory - The garage floor is in satisfactory condition.
- 5.9 *Garage Walls Condition:* **Action Necessary** - For safety reasons, the dividing wall between the garage and the living space should be separated by a flame retardant material. . There is at least one opening in the firewall that creates an opening for fire travel. For safety reasons, this should be repaired.
Door to attic is not fire rated -
- 
- 5.10 *Fire Rated Entry Door to Structure:* Yes - There is a fire rated door separating the garage from the living areas of the house.
- 5.11 *Garage Foundation:* Satisfactory - The visible portions of the foundation under the garage appear to be functional.
- 5.12 *Garage Roof Condition:* Attached to the house.
- 5.13 *Water Source Installed:* No.

This report has been produced in accordance with the signed contract and is subject to the terms and conditions agreed upon therein. Please read this report carefully. Call our office for any consultation that you may need (805) 491 3400. Any comments or observations require further evaluation and/or repair. Any repairs or evaluations should be conducted by a licensed or qualified specialist or company. The client is advised that an substandard workmanship may need further evaluation and/or upgrading.

STRUCTURAL

Structural:

- 6.1 *Type of Construction:* Frame.
- 6.2 *Exterior Siding Materials:* Stucco.
- 6.3 *Siding Condition:* **Attention Needed** - The exterior siding material or finish is in a condition that requires minor repair to prevent further deterioration. Cracks observed monitor for further activity and seal as needed.
- 
- 6.4 *Trim Condition:* Satisfactory - The trim is intact and satisfactory.
- 6.5 *Soffit/Eaves:* Satisfactory - The soffit/eaves appear to be in satisfactory condition and show only signs of normal wear.
- 6.6 *Fascia & Rake Boards:* Satisfactory - The fascia and rake boards appear to be in satisfactory condition and show only signs of normal wear.
- 6.7 *Condition of Painted Surfaces:* Satisfactory - The finish or exposed painted surfaces are satisfactory.
- 6.8 *Outside Entry Doors:* Satisfactory - The outside entry door(s) is satisfactory as noted from the exterior.
- 6.9 *Windows Type:* Insulated glass windows.
- 6.10 *Window Condition:* Satisfactory - The window framing and glass are in a satisfactory condition. Unless otherwise noted in room by room survey.
- 6.11 *Structure-to-Earth Clearance:* Satisfactory - There appears to be adequate clearance between the earth and the wood.
- 6.12 *Electrical Receptacles* **Action Necessary** - No GFCI protection observed. Potential safety concern recommend installing to prevent shock.
- 6.13 *Structural Caulking:* Satisfactory - The structural caulking appears to be in satisfactory condition.
- 6.14 *Framing Type:* Platform framing was the chosen style of framing.
- 6.15 *Exposed Wall Framing Members Condition:* Satisfactory - The exposed wall framing members were in satisfactory condition. The exposed percentages of wall framing members is minimal. Therefore, no assumption should be made as to the condition of the unexposed framing members. This is only a comment on the visible portions of the wall framing.
- 6.16 *Exposed Floor/Ceiling Framing Condition:* Satisfactory - The exposed portions of the floor framing and ceiling joist members are in satisfactory condition. The inspection only refers to the exposed ceiling/floor framing members. This is only a visual inspection and does not comment on unexposed framing members.
- 6.17 *Wall Covering Material:* sheetrock.
- 6.18 *Ceiling Covering Material:* sheetrock.
- 6.19 *Interior of the Wall Cavity:* The interior of the wall cavity is generally not accessible. Only the readily visible areas are commented on.

This report has been produced in accordance with the signed contract and is subject to the terms and conditions agreed upon therein. Please read this report carefully. Call our office for any consultation that you may need (805) 491 3400. Any comments or observations require further evaluation and/or repair. Any repairs or evaluations should be conducted by a licensed or qualified specialist or company. The client is advised that an substandard workmanship may need further evaluation and/or upgrading.

Fireplace:

6.20 Location of Fireplace:

Attention-The fireplace is outside the scope of this inspection. Recommend contacting a chimney specialist.

This report has been produced in accordance with the signed contract and is subject to the terms and conditions agreed upon therein. Please read this report carefully. Call our office for any consultation that you may need (805) 491 3400. Any comments or observations require further evaluation and/or repair. Any repairs or evaluations should be conducted by a licensed or qualified specialist or company. The client is advised that an substandard workmanship may need further evaluation and/or upgrading.

HEATING, VENTILATION & AIR CONDITIONING

Air Conditioning Unit No. 1:

7.1 Model/ Serial Number/ Size: Brand - ; Model # ; Serial # ; This unit was manufactured about .



7.2 Type: Refrigerator/Split System. Electricity-powered.

7.3 Unit/Condenser Location: Rear of property.

7.4 Unit Tested: Yes.

7.5 Insulation Wrap on the Suction Line: Satisfactory.

7.6 Condenser Clear of Obstruction: Satisfactory.

7.7 Condenser Cabinet Level: Satisfactory.

7.8 Condensing Coil Condition: Satisfactory - The condensing coil appears to be clean, and no blockage was noted.

7.9 Service Disconnect: Satisfactory - The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.

7.10 Condensate Line: Satisfactory - The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system.

7.11 Temperature Differential: Satisfactory - The desired temperature drop across the evaporator is 14 - 22 degrees F.

7.12 Evidence of Maintenance: No.

Heating Unit # 1:

7.13 Heating System Location: Attic.

7.14 Heating System Type: A forced air furnace is installed as the primary source of heat.

7.15 Fuel Source: The fuel source is natural gas.

7.16 Flue Type: The flue pipe is metal.

7.17 Flue Condition: Satisfactory - The furnace/boiler flue as installed appears to be in satisfactory condition.

7.18 Unit Tested: Yes.

7.19 Furnace Temperature output within manufacturer specifications: The actual temperature rise was within this range.

7.20 Heat Exchanger Inspected: Yes. The general conditions prohibit a visual inspection of a large percentage of the heat exchanger. This is primarily due to the style and shape of the heat exchanger, but the visible portions were inspected.

7.21 Carbon Monoxide **Action Necessary** - There are no CO Detectors installed. Safety Concern.

7.22 Draft Hoods/Draw: Satisfactory - The draft hoods on the gas-fired appliances are secure, and each gas appliance appears to be drawing as expected.

This report has been produced in accordance with the signed contract and is subject to the terms and conditions agreed upon therein. Please read this report carefully. Call our office for any consultation that you may need (805) 491 3400. Any comments or observations require further evaluation and/or repair. Any repairs or evaluations should be conducted by a licensed or qualified specialist or company. The client is advised that an substandard workmanship may need further evaluation and/or upgrading.

- 7.23 *Gas-fired Appliance* Satisfactory - The visible portions of the flue/vent system appear to be installed correctly and appear to be functional.
Flue/Vents:
- 7.24 *Secondary Air Adequacy:* Satisfactory - Availability of secondary air for combustion and flue draft appears to be adequate; however, no calculation was performed by the inspector.
- 7.25 *Blower Condition:* Satisfactory - The blower assembly appears to be performing as expected.
- 7.26 *Filter Type* Disposal.
- 7.27 *Filter Condition:* Satisfactory - The filter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance..
- 7.28 *Electrical Service* Satisfactory.
- 7.29 *Ducts Condition:* Satisfactory - The ductwork appears to be properly installed and supported.
- 7.30 *Duct Insulation in Unheated Spaces:* Exposed ductwork in unheated spaces is insulated adding to the efficiency of the heating and air conditioning systems.
- 7.31 *Does each habitable room have a heat source?* Yes.
- 7.32 *Adequate Returns or Undercut Doors:* Yes.
- 7.33 *Thermostat Location:* Hallway.
- 7.34 *Thermostat Condition:* Satisfactory - The thermostat worked properly when tested.

This report has been produced in accordance with the signed contract and is subject to the terms and conditions agreed upon therein. Please read this report carefully. Call our office for any consultation that you may need (805) 491 3400. Any comments or observations require further evaluation and/or repair. Any repairs or evaluations should be conducted by a licensed or qualified specialist or company. The client is advised that an substandard workmanship may need further evaluation and/or upgrading.

ELECTRICAL SYSTEMS

Primary Power Source

- 8.1 *Service Voltage:* The incoming electrical service to this structure is 120/240 volts. The incoming electrical service to this structure is 120 volts.
- 8.2 *Service/Entrance/Meter:* Overhead/Satisfactory - The masthead, supports, meter housing, and cable entrance to the structure appear to be correctly installed.

Main Power Panel & Circuitry

- 8.3 *Main Power Distribution Panel Location:* Rear side of property.

- 8.4 *Main Power Panel Size:* 100 amp - The amperage of the main power panel appears to be within the normal parameters for the structure's age. However, a load analysis is recommended if you anticipate adding more circuits or load to the system.



- 8.5 *Service Cable to Panel Type:* Copper.
- 8.6 *Is Panel Accessible:* Yes - The electrical panel is in a location that makes it readily accessible.
- 8.7 *Panel Condition:* Satisfactory - The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock.
- 8.8 *Main Panel Type:* Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.
- 8.9 *Breaker/Fuse to Wire Compatibility:* Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.
- 8.10 *Legend Available:* No - The breakers are not marked as to the rooms, areas, or appliances controlled. It is recommended that they be noted as soon as possible.



- 8.11 *Panel Cover Removed:* Yes.
- 8.12 *Condition of Wiring in Panel:* Satisfactory - Electrical circuitry wiring in the panel appears neatly arranged with no

This report has been produced in accordance with the signed contract and is subject to the terms and conditions agreed upon therein. Please read this report carefully. Call our office for any consultation that you may need (805) 491 3400. Any comments or observations require further evaluation and/or repair. Any repairs or evaluations should be conducted by a licensed or qualified specialist or company. The client is advised that an substandard workmanship may need further evaluation and/or upgrading.

unallowable splices.

8.13 Feeder and Circuit Wiring **Attention**-Older cloth wiring observed- Contact electrician to verify condition.
Type:



8.14 Circuit Wiring Condition: Satisfactory - The exposed wiring appears to be in satisfactory condition including connections, routing, fasteners, and insulation.

8.15 Main Service Ground Verified: Yes - The main service ground wire was located by the inspector. Copper wire was noted.

8.16 Wire Protection/Routing: Satisfactory - Visible wiring appears to be installed in an acceptable manner.

8.17 Smoke Detectors: Smoke detectors are recommended by the U.S. Product Safety Commission to be installed inside each bedroom and adjoining hallway and on each living level of the home and basement level.

8.18 Doorbell: Yes - At least one exterior door has a working doorbell.

8.19 Exterior Lighting: Satisfactory - The exterior lighting appears functional. Also, this is a benefit for security.

Electrical Service:

8.20 Patio: **Action Necessary** - All outside outlets, for safety reasons, should be Ground Fault Circuit Interrupt protected.

8.21 Garage: **Action Necessary** - The garage electrical outlets are not protected using Ground Fault Circuit Interrupters. For safety reasons, they are recommended for use in garages for all circuits except dedicated circuits.

Electric Service Condition:

8.22 Utility Services: Satisfactory - The overhead electrical service lines are secure at the pole and masthead. Service wires are unobstructed and in good condition.

Light Fixtures:

8.23 Kitchen: Satisfactory - The light fixtures within the kitchen are functional.

Receptacles:

8.24 Kitchen: Satisfactory - There is a Ground Fault Circuit Interrupt outlet installed.

Electrical Outlets:

8.25 Laundry: Satisfactory - The outlet tested in the laundry room is correctly wired and grounded.

8.26 Master Bedroom: Satisfactory - The outlets tested in this room are correctly wired and grounded.

8.27 Bedroom #2: Satisfactory - 2-prong ungrounded outlets.

8.28 Bedroom #3: Satisfactory - The outlets tested in this room are correctly wired and grounded.

8.29 Living Room: Satisfactory - The outlets tested in this room are correctly wired and grounded.

8.30 Dining Room: Satisfactory - The outlets tested in this room are correctly wired and grounded.

This report has been produced in accordance with the signed contract and is subject to the terms and conditions agreed upon therein. Please read this report carefully. Call our office for any consultation that you may need (805) 491 3400. Any comments or observations require further evaluation and/or repair. Any repairs or evaluations should be conducted by a licensed or qualified specialist or company. The client is advised that an substandard workmanship may need further evaluation and/or upgrading.

Lighting:

8.31 Laundry: Satisfactory - Lighting in the laundry is adequate.

Ground Fault Interrupt Outlets:

8.32 Laundry: This laundry room does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly suggested that one be installed at any location within 6 feet of a water source.

8.33 Master Bathroom: Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

8.34 Bathroom #2: Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Light Fixture:

8.35 Master Bathroom: Satisfactory - The light fixtures within this bathroom are satisfactory.

8.36 Bathroom #2: Satisfactory - The light fixtures within this bathroom are satisfactory.

Light Switch:

8.37 Master Bathroom: Satisfactory - The light switch is satisfactory.

8.38 Bathroom #2: Satisfactory - The light switch is satisfactory.

8.39 Master Bedroom: Satisfactory - The light switch was functional at the time of the inspection.

8.40 Bedroom #2: Satisfactory - The light switch was functional at the time of the inspection.

8.41 Bedroom #3: Satisfactory - The light switch was functional at the time of the inspection.

8.42 Living Room: Satisfactory - The light switch was functional at the time of the inspection.

8.43 Dining Room: Satisfactory - The light switch was functional at the time of the inspection.

This report has been produced in accordance with the signed contract and is subject to the terms and conditions agreed upon therein. Please read this report carefully. Call our office for any consultation that you may need (805) 491 3400. Any comments or observations require further evaluation and/or repair. Any repairs or evaluations should be conducted by a licensed or qualified specialist or company. The client is advised that an substandard workmanship may need further evaluation and/or upgrading.

PLUMBING SYSTEM

Plumbing:

9.1 *Water Source:* City/Municipal.

9.2 *Plumbing Service Piping Size* 3/4" water service line from the meter to the main cutoff.
to Structure:



9.3 *Public Service Piping Material:* The main service line to the structure is copper.

9.4 *Main Water Line Cutoff* Front yard.
Location:

9.5 *Visible Mineral Deposits or Encrustations:* No.

9.6 *Interior Supply Piping Size:* The interior water supply piping is 3/4" in diameter. It then reduces to 1/2" or 3/8" risers.

9.7 *Interior Supply Piping Material:* The interior supply piping in the structure is predominantly copper.

9.8 *Water Pressure:* 50 PSI unregulated
Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range.

9.9 *Exterior Hose Bibs Functional:* There are no backflow preventer valves installed. Under current standards, backflow preventer valves are required. It would be a good investment to have them installed.

9.10 *Functional Supply:* Satisfactory - By testing multiple fixtures at one time, functional flow of the water supply was verified.

9.11 *Leaks in the Supply Piping* No.
Noted:

9.12 *Sewage Disposal Type:* The inspector was unable to determine the type of waste system installed. Verify the system type with the current owner.

9.13 *Waste Line Materials* The predominant waste line material is plastic. There is also some cast iron piping installed.

9.14 *Waste Piping Condition:* **Attention** - Unable to determine if a condition exists due to limited visibility. Recommend contacting plumbing contractor to scope waste line prior to close of escrow.

9.15 *Vent Piping Material* The vent material, as it passes through the roof, is plastic.

9.16 *Vent Piping Condition:* Satisfactory - The visible plumbing vent piping appears functional.

9.17 *Supply/Waste Piping Supports:* Satisfactory - The tie straps and hangers supporting supply and waste piping appear adequate.

9.18 *Functional Drainage:* Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.

This report has been produced in accordance with the signed contract and is subject to the terms and conditions agreed upon therein. Please read this report carefully. Call our office for any consultation that you may need (805) 491 3400. Any comments or observations require further evaluation and/or repair. Any repairs or evaluations should be conducted by a licensed or qualified specialist or company. The client is advised that an substandard workmanship may need further evaluation and/or upgrading.

9.19 *Objectionable Odors Noted:* No.

9.20 *Lawn Sprinkler System:* The inspection of the installed lawn sprinkler is beyond the scope of this inspection. Recommend further inspection by a licensed plumber or lawn sprinkler company.

Water Heater:

9.21 *Location:* Interior.

9.22 *Model & Serial Numbers:* Brand - Rheem ; Model # - ; Serial # - ; Manufactured **approximately** 2025 The average service life for a water heater is 10 - 12 years.



9.23 *Tank Capacity:* A 40 gallon water heater is installed.

9.24 *Fuel Source for Water Heater:* The water heater is gas-fired.

9.25 *Exposed Water Heater Condition:* **Action Necessary- Missing cold water bond.**
Action Necessary- Missing expansion tank.



9.26 *Firebox Condition* The underside of the tank appears to be in normal condition in relation to its age.

9.27 *Drip Leg Installed for Natural Gas-Fired Unit:* No - There is no drip leg installed on the incoming gas line to the water heater. Installation of a drip leg is recommended to prevent debris from getting into the gas valve.

9.28 *Gas Valve:* Satisfactory - There is a gas valve cutoff installed adjacent to the hot water tank.

9.29 *Flue/Exhaust Pipe Condition:* The exhaust flue appears to be correctly installed. Note the metal pipe is connected to Transite pipe which is known to contain asbestos.



This report has been produced in accordance with the signed contract and is subject to the terms and conditions agreed upon therein. Please read this report carefully. Call our office for any consultation that you may need (805) 491 3400. Any comments or observations require further evaluation and/or repair. Any repairs or evaluations should be conducted by a licensed or qualified specialist or company. The client is advised that an substandard workmanship may need further evaluation and/or upgrading.

- 9.30 *Water Piping Condition:* Satisfactory - The incoming and output piping is installed correctly.
- 9.31 *Water Heater Fill Valve Installed:* Yes - There is a fill valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.
- 9.32 *Temperature Controls:* Satisfactory - The thermostat and temperature controls appear to function normally.
- 9.33 *Drain Valve:* Yes - There is a drain valve installed on the lower side of the water heater.
- 9.34 *Temperature & Pressure Relief Valve:* Satisfactory - The temperature and pressure relief valve is of the correct rating for the water heater.
- 9.35 *Safety Overflow Pipe:* **Action Necessary** - There is no overflow pipe installed. For safety reasons, immediate installation is needed to help minimize the possibility of serious injury.



- 9.36 *Seismic Strapping* **Action Necessary** - Water Heater lacks seismic strapping. Safety Concern.

This report has been produced in accordance with the signed contract and is subject to the terms and conditions agreed upon therein. Please read this report carefully. Call our office for any consultation that you may need (805) 491 3400. Any comments or observations require further evaluation and/or repair. Any repairs or evaluations should be conducted by a licensed or qualified specialist or company. The client is advised that an substandard workmanship may need further evaluation and/or upgrading.

KITCHEN

Kitchen:

- | | |
|-------------------------------------|--|
| 10.1 Location: | Main level rear of house. |
| 10.2 Windows: | Satisfactory - The windows and associated hardware in the kitchen are satisfactory. |
| 10.3 Walls: | Satisfactory - The walls in the kitchen appear to be satisfactory. |
| 10.4 Ceiling: | Satisfactory - The ceiling is functional and as expected. |
| 10.5 Floor: | Satisfactory - The flooring in the kitchen is satisfactory. |
| 10.6 Countertops: | Attention Needed - The countertops in the kitchen need attention. |
| 10.7 Cabinets, Drawers, and Doors: | Satisfactory - The cabinets, doors, and drawers are satisfactory in both appearance and function. |
| 10.8 Faucet and Supply Lines: | Satisfactory - Faucets and supply lines appear satisfactory with no leaks noted. |
| 10.9 Sink and Drain Lines: | Satisfactory - The sink and drainage lines appear to be satisfactory. |
| 10.10 Caulking Water Contact Areas: | Satisfactory - The caulking in water contact areas appears to be satisfactory. |
| 10.11 Disposal: | Satisfactory - The disposal appears to be functional. |
| 10.12 Range Hood: | Satisfactory - The range hood and exhaust fan appeared to work correctly on one or both speeds. There is a filter installed, and it will require periodic cleaning. |
| 10.13 Range/Oven Fuel Source: | Electric - There is a 220-volt hookup for an electric range/oven. |
| 10.14 Range/Oven: | Built-in - There is a built-in range top and oven. They appeared to function correctly at the time of the inspection. The timers and temperature settings were not tested and are not a part of this inspection. |
| 10.15 Microwave Oven: | Satisfactory - There is a countertop microwave oven. The unit was tested by heating a cup of water. The unit functioned as intended. |
| 10.16 Refrigerator: | Yes - There is a refrigerator installed. The inspection does not include any nonpermanently installed appliances or fixtures. |
| 10.17 Water For Refrigerator: | There is a water line for the refrigerator. |
| 10.18 Heat Source: | Satisfactory - There is a heat register in this room. |

This report has been produced in accordance with the signed contract and is subject to the terms and conditions agreed upon therein. Please read this report carefully. Call our office for any consultation that you may need (805) 491 3400. Any comments or observations require further evaluation and/or repair. Any repairs or evaluations should be conducted by a licensed or qualified specialist or company. The client is advised that an substandard workmanship may need further evaluation and/or upgrading.

LAUNDRY

Laundry:

11.1 Location:	Interior.
11.2 Entry Door:	Satisfactory - The entry door to the laundry room is functional.
11.3 Linen Cabinets:	Satisfactory - The cabinets are functional.
11.4 Walls:	Satisfactory - The walls in the laundry room appear to be satisfactory.
11.5 Ceilings:	Satisfactory - The ceiling is satisfactory.
11.6 Floor:	Satisfactory - The floor coverings are in satisfactory condition.
11.7 Windows:	Satisfactory - There is at least one window and associated hardware in the laundry room that operates satisfactorily.
11.8 Washer & Dryer	A washer and dryer are installed. Testing of either is not included as a part of this inspection.
11.9 Washer Hookup:	Yes.
11.10 Washer Pan:	Attention Needed - There is no washer pan installed under the washing machine. Any time the washing machine is installed at interior it is recommended.
11.11 Dryer Hookup:	Yes - There is a gas line provided for a gas dryer. If you have an electric clothes dryer, you will need to have additional electrical circuitry installed.
11.12 Dryer Ventilation:	Satisfactory - The dryer ventilation as installed appears adequate. The vent hood outside is clean, and the flapper is functional.

This report has been produced in accordance with the signed contract and is subject to the terms and conditions agreed upon therein. Please read this report carefully. Call our office for any consultation that you may need (805) 491 3400. Any comments or observations require further evaluation and/or repair. Any repairs or evaluations should be conducted by a licensed or qualified specialist or company. The client is advised that an substandard workmanship may need further evaluation and/or upgrading.

BATHROOMS

Master Bathroom:

12.1 Vanity Cabinet:	Attention Needed - The vanity cabinet shelf has stains noted. No elevated moisture was measured. Possible Past Leak.
12.2 Basin and Drain Fixture:	Satisfactory - The basin and drainage fixture appears to be satisfactory.
12.3 Faucet and Supply Lines:	Satisfactory - Faucets and supply lines appear satisfactory.
12.4 Toilet Condition	Satisfactory - The toilet in this bathroom appears to be functional.
12.5 Shower/Shower Head and Mixing Valves:	Satisfactory - The shower, shower head, and mixing valves are all performing as required.
12.6 Shower Pan:	Tile - The tile shower pan does not appear to leak at this time.
12.7 Tub & Shower Walls:	Satisfactory - The walls appear to be in satisfactory condition.
12.8 Tub/Shower Drain:	Satisfactory - The tub/shower appears to drain at an acceptable rate.
12.9 Glass Tub/Shower Door:	Shower Yes - The shower stall has a glass door installed. The glass appears to be safety glass.
12.10 Caulking/Water Contact Areas:	Satisfactory - The caulking in the water contact areas appears to be satisfactory.
12.11 Heat Source:	Satisfactory - There is a heat source in this room.
12.12 Entry Door:	Satisfactory - The entry door to the bathroom is functional.
12.13 Walls:	Satisfactory - The walls in this bathroom are satisfactory.
12.14 Windows:	Satisfactory - The windows and associated hardware in the bathroom are all satisfactory.
12.15 Ceiling:	Satisfactory - The ceiling in this bathroom is satisfactory.
12.16 Floor:	Satisfactory - The flooring in this bathroom is satisfactory.
12.17 Ventilation Fans:	Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.

Bathroom #2:

12.18 Vanity Cabinet:	Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.
12.19 Basin and Drain Fixture:	Satisfactory - The basin and drainage fixture appears to be satisfactory.
12.20 Faucet and Supply Lines:	Satisfactory - Faucets and supply lines appear satisfactory.
12.21 Toilet Condition	Satisfactory - The toilet in this bathroom appears to be functional.
12.22 Shower/Shower Head and Mixing Valves:	Satisfactory - The shower, shower head, and mixing valves are all performing as required.
12.23 Shower Pan:	Tile - The tile shower pan does not appear to leak at this time.
12.24 Tub & Shower Walls:	Satisfactory - The walls appear to be in satisfactory condition.
12.25 Tub/Shower Drain:	Satisfactory - The tub/shower appears to drain at an acceptable rate.
12.26 Glass Tub/Shower Door:	Shower Yes - The shower stall has a glass door installed. The glass appears to be safety glass.
12.27 Caulking/Water Contact Areas:	Satisfactory - The caulking in the water contact areas appears to be satisfactory.
12.28 Heat Source:	Satisfactory - There is a heat source in this room.

This report has been produced in accordance with the signed contract and is subject to the terms and conditions agreed upon therein. Please read this report carefully. Call our office for any consultation that you may need (805) 491 3400. Any comments or observations require further evaluation and/or repair. Any repairs or evaluations should be conducted by a licensed or qualified specialist or company. The client is advised that an substandard workmanship may need further evaluation and/or upgrading.

<i>12.29 Entry Door:</i>	Satisfactory - The entry door to the bathroom is functional.
<i>12.30 Walls:</i>	Satisfactory - The walls in this bathroom are satisfactory.
<i>12.31 Windows:</i>	None - There is no window in this bathroom.
<i>12.32 Ceiling:</i>	Satisfactory - The ceiling in this bathroom is satisfactory.
<i>12.33 Floor:</i>	Satisfactory - The flooring in this bathroom is satisfactory.
<i>12.34 Ventilation Fans:</i>	Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.

This report has been produced in accordance with the signed contract and is subject to the terms and conditions agreed upon therein. Please read this report carefully. Call our office for any consultation that you may need (805) 491 3400. Any comments or observations require further evaluation and/or repair. Any repairs or evaluations should be conducted by a licensed or qualified specialist or company. The client is advised that an substandard workmanship may need further evaluation and/or upgrading.

BEDROOMS

Master Bedroom:

13.1 Entry Door:	Satisfactory - The entry door on this room is functional.
13.2 Closet:	Satisfactory - The closet is functional and of average size.
13.3 Walls:	Satisfactory - The walls in the room appear to be satisfactory.
13.4 Ceiling:	Satisfactory - The ceiling is functional.
13.5 Light Fixture:	Satisfactory - Light is in working order.
13.6 Floor:	Satisfactory - The floors are in satisfactory condition.
13.7 Windows:	Satisfactory - The windows and associated hardware in this room are all satisfactory.
13.8 Heat Source Noted:	There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.
13.9 Smoke Detector:	There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Bedroom #2:

13.10 Entry Door:	Satisfactory - The entry door on this room is functional.
13.11 Closet:	Satisfactory - The closet is functional and of average size.
13.12 Walls:	Satisfactory - The walls in the room appear to be satisfactory.
13.13 Ceiling:	Satisfactory - The ceiling is functional.
13.14 Light Fixture:	Satisfactory - Light is in working order.
13.15 Floor:	Satisfactory - The floors are in satisfactory condition.
13.16 Windows:	Satisfactory - The windows and associated hardware in this room are all satisfactory.
13.17 Heat Source Noted:	There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.
13.18 Smoke Detector:	There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Bedroom #3:

13.19 Entry Door:	Satisfactory - The entry door on this room is functional.
13.20 Closet:	Satisfactory - The closet is functional and of average size.
13.21 Walls:	Satisfactory - The walls in the room appear to be satisfactory.
13.22 Ceiling:	Satisfactory - The ceiling is functional.
13.23 Floor:	Satisfactory - The floors are in satisfactory condition.
13.24 Windows:	Satisfactory - The windows and associated hardware in this room are all satisfactory.
13.25 Heat Source Noted:	There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.
13.26 Smoke Detector:	There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

This report has been produced in accordance with the signed contract and is subject to the terms and conditions agreed upon therein. Please read this report carefully. Call our office for any consultation that you may need (805) 491 3400. Any comments or observations require further evaluation and/or repair. Any repairs or evaluations should be conducted by a licensed or qualified specialist or company. The client is advised that an substandard workmanship may need further evaluation and/or upgrading.

OTHER LIVING SPACES

Front Entry & Main Hallway:

- 14.1 *The Main Entrance Faces:* Northwest.
- 14.2 *Front Entry Door:* Satisfactory - The main entry door to the structure is in functional condition.
- 14.3 *Entry Floor:* Satisfactory - The entry floor material is in satisfactory condition.
- 14.4 *Main Hallway:* Satisfactory - The main hallway walls and floor are in satisfactory condition.
- 14.5 *Guest Closet:* Satisfactory - The guest closet is functional and of average size.

Living Room:

- 14.6 *Walls:* Satisfactory - The walls in the room appear to be satisfactory.
- 14.7 *Ceiling:* Satisfactory - The ceiling is functional.
- 14.8 *Floor:* Satisfactory - The floors are in satisfactory condition.
- 14.9 *Windows:* Satisfactory - The windows and associated hardware in this room are all satisfactory.
- 14.10 *Heat Source Noted:* There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.
- 14.11 *Fireplace:* Yes, Not Included - There is a fireplace in this room. An inspection of the fireplace was not provided. The condition of the fireplace is not included in this report.

Dining Room:

- 14.12 *Walls:* Satisfactory - The walls in the room appear to be satisfactory.
- 14.13 *Ceiling:* Satisfactory - The ceiling is functional.
- 14.14 *Light Fixture:* Satisfactory - Light is in working order.
- 14.15 *Ceiling Fan:* Satisfactory - There is a ceiling fan installed in this room. It appears to be functional.
- 14.16 *Floor:* Satisfactory - The floors are in satisfactory condition.
- 14.17 *Windows:* Satisfactory - The windows and associated hardware in this room are all satisfactory.
- 14.18 *Heat Source Noted:* There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

This report has been produced in accordance with the signed contract and is subject to the terms and conditions agreed upon therein. Please read this report carefully. Call our office for any consultation that you may need (805) 491 3400. Any comments or observations require further evaluation and/or repair. Any repairs or evaluations should be conducted by a licensed or qualified specialist or company. The client is advised that an substandard workmanship may need further evaluation and/or upgrading.

Outbuilding

Structure & Foundation

15.1

Not inspected per client.

This report has been produced in accordance with the signed contract and is subject to the terms and conditions agreed upon therein. Please read this report carefully. Call our office for any consultation that you may need (805) 491 3400. Any comments or observations require further evaluation and/or repair. Any repairs or evaluations should be conducted by a licensed or qualified specialist or company. The client is advised that an substandard workmanship may need further evaluation and/or upgrading.

STANDARD RESIDENTIAL INSPECTION AGREEMENT
THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT, READ IT CAREFULLY

Client:: Ellen Jirari

Inspection Address: 3232 Lanier, Thousand Oaks, California, 91360

SCOPE OF THE INSPECTION: The real estate inspection to be performed for Client is a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s).

Inspector will prepare and provide Client a written report for the sole use and benefit of Client. The written report shall document any material defects discovered in the buildings systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives.

The inspection shall be performed in accordance with the Standards of Practice of the California Real Estate Inspection Association (CREIA®), attached hereto and incorporated herein by reference, and is limited to those items specified herein.

CLIENT'S DUTY: Client agrees to read the entire written report when it is received and promptly call Inspector with any questions or concerns regarding the inspection or the written report. The written report shall be the final and exclusive findings of Inspector.

Client acknowledges that Inspector is a generalist and that further investigation of a reported condition by an appropriate specialist may provide additional information which can affect Client's purchase decision. Client agrees to obtain further evaluation of reported conditions before removing any investigation contingency and prior to the close of the transaction.

In the event Client becomes aware of a reportable condition which was not reported by Inspector, Client agrees to promptly notify Inspector and allow Inspector and/or Inspectors designated representative(s) to inspect said condition(s) prior to making any repair, alteration, or replacement. Client agrees that any failure to so notify Inspector and allow inspection is a material breach of this Agreement.

ENVIRONMENTAL CONDITIONS: Client agrees what is being contracted for is a building inspection and not an environmental evaluation. The inspection is not intended to detect, identify, or disclose any health or environmental conditions regarding this building or property, including, but not limited to: the presence of asbestos, radon, lead, urea-formaldehyde, fungi, molds, mildew, PCBs, or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or building materials. The Inspector is not liable for injury, health risks, or damage caused or contributed to by these conditions.

GENERAL PROVISIONS: The written report is not a substitute for any transferor's or agent's disclosure that may be required by law, or a substitute for Client's independent duty to reasonably evaluate the property prior to the close of the transaction. This inspection Agreement, the real estate inspection, and the written report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever.

No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against Inspector/Inspection Company or its officers, agents, or employees more than one year from the date Client discovers, or through the exercise of reasonable diligence should

have discovered, the cause of action. In no event shall the time for commencement of a legal action or proceeding exceed two years from the date of the subject inspection. THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their heirs, successors, and assigns.

This Agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this Agreement.

Each party signing this Agreement warrants and represents that he/she has the full capacity and authority to execute this Agreement on behalf of the named party. If this Agreement is executed on behalf of Client by any third party, the person executing this Agreement expressly represents to Inspector that he/she has the full and complete authority to execute this Agreement on Client's behalf and to fully and completely bind Client to all of the terms, conditions, limitations, exceptions, and exclusions of this Agreement.

SEVERABILITY: Should any provision of this Agreement be held by a court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect, unimpaired by the court's holding.

MEDIATION: The parties to this Agreement agree to attend, in good faith, mediation with a retired judge or lawyer with at least 5 years of mediation experience before any lawsuit is filed. All notices of mediation must be served in writing by return receipt requested allowing 30 days for response. If no response is forthcoming the moving party may then demand binding arbitration under the terms and provisions set forth below.

ARBITRATION: Any dispute concerning the interpretation or enforcement of this Agreement, the inspection, the inspection report, or any other dispute arising out of this relationship, shall be resolved between the parties by binding arbitration conducted in accordance with California Law, except that the parties shall select an arbitrator who is familiar with the real estate profession. The parties agree that they shall be entitled to discovery procedures within the discretion of the arbitrator. The arbitrator shall manage and hear the case applying the laws of the State of California to all issues submitted in the arbitration proceeding. The award of the arbitrator shall be final, and a judgment may be entered on it by any court having jurisdiction. Any disputes are to be arbitrated by:

Construction Arbitration Services, Inc.

Standard Inspection Fee	\$ _____
Crawlspace Fee	\$ _____
Pool/Spa Fee	\$ _____
Age over 40 Fee	\$ _____
_____ Fee	\$ _____
TOTAL INSPECTION FEE	\$ 600 _____

Client acknowledges having read and understood

Paid By: Check

all the terms, conditions, and limitations of the Agreement and voluntarily agrees to be bound thereby and to pay the fee(s) listed here

Date_08/06/2026_

Client:_____

Part I. Definitions and Scope

These Standards of Practice provide guidelines for a *real estate inspection* and define certain terms relating to these *inspections*. Italicized words in these Standards are defined in Part IV, Glossary of Terms.

- A. A *real estate inspection* is a survey and basic *operation* of the *systems* and *components* of a *building* which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the *Inspector*. The purpose of the *inspection* is to provide the Client with information regarding the general *condition* of the *building(s)*. Cosmetic and aesthetic *conditions* shall not be considered.
- B. A *real estate inspection* report provides written documentation of material defects discovered in the *inspected building's systems* and *components* which, in the opinion of the *Inspector*, are *safety hazards*, are not *functioning* properly, or appear to be at the ends of their service lives. The report may include the *Inspector's* recommendations for correction or further evaluation.
- C. *Inspections* performed in accordance with these Standards of Practice are not *technically exhaustive* and shall apply to the *primary building* and its associated *primary parking structure*.

Part II. Standards of Practice

A *real estate inspection* includes the *readily accessible systems* and *components* or a *representative number* of multiple similar *components* listed in Sections 1 through 9 subject to the limitations, exceptions, and exclusions in Part III.

SECTION 1 – Foundation, Basement, and Under-floor Areas

- A. Items to be *inspected*:
 - 1. Foundation system
 - 2. Floor framing system
 - 3. Under-floor ventilation
 - 4. Foundation anchoring and cripple wall bracing
 - 5. Wood separation from soil
 - 6. Insulation
- B. The *Inspector* is not required to:
 - 1. *Determine* size, spacing, location, or adequacy of foundation bolting/bracing *components* or reinforcing *systems*
 - 2. *Determine* the composition or energy rating of insulation materials

SECTION 2 – Exterior

- A. Items to be *inspected*:
 - 1. Surface grade directly adjacent to the *buildings*
 - 2. Doors and windows
 - 3. Attached decks, porches, patios, enclosures, balconies, and stairways
 - 4. Wall cladding and trim
 - 5. Portions of walkways and driveways that are adjacent to the *buildings*
- B. The *Inspector* is not required to:
 - 1. *Inspect* door or window screens, shutters, awnings, or security bars
 - 2. *Inspect* fences or gates or *operate* automated door or gate openers or their *safety devices*
 - 3. Use a ladder to *inspect systems* or *components*

SECTION 3 – Roof Covering

- A. Items to be *inspected*:
 - 1. Covering
 - 2. Drainage
 - 3. Flashings
 - 4. Penetrations
 - 5. Skylights

SECTION 4 – Attic Areas and Roof Framing

- A. Items to be *inspected*:
 - 3. Framing
 - 4. Ventilation
 - 5. Insulation
- B. The *Inspector* is not required to:
 - 4. *Inspect* mechanical attic ventilation *systems* or *components*
 - 5. *Determine* the composition or energy rating of insulation materials

SECTION 5 – Plumbing

- A. Items to be *inspected*:
 - 1. Water supply piping
 - 2. Drain, waste, and vent piping
 - 3. Faucets and *fixtures*
 - 4. Fuel gas piping
 - 5. Water heaters
 - 6. *Functional flow* and *functional drainage*
- B. The *Inspector* is not required to:
 - 1. Fill any *fixture* with water, *inspect* overflow drains or drain-stops, or evaluate backflow *devices* or drain line cleanouts
 - 2. *Inspect* or evaluate water temperature balancing *devices*, temperature fluctuation, time to obtain hot water, water circulation, or solar heating *systems* or *components*
 - 3. *Inspect* whirlpool baths, steam showers, or sauna *systems* or *components*
 - 4. *Inspect* fuel tanks or *determine* if the fuel gas system is free of leaks
 - 5. *Inspect* wells or water treatment *systems*

SECTION 6 – Electrical

- A. Items to be *inspected*:
 - 1. Service equipment
 - 2. Electrical panels
 - 3. Circuit wiring
 - 4. Switches, receptacles, outlets, and lighting *fixtures*
- B. The *Inspector* is not required to:
 - 1. *Operate* circuit breakers or circuit interrupters
 - 2. Remove cover plates
 - 3. *Inspect* de-icing *systems* or *components*
 - 4. *Inspect* private or emergency electrical supply *systems* or *components*

SECTION 7 – Heating and Cooling

- A. Items to be *inspected*:
 - 1. Heating equipment
 - 2. Central cooling equipment
 - 3. Energy source and connections
 - 4. Combustion air and exhaust vent *systems*
 - 5. Condensate drainage
 - 6. Conditioned air distribution *systems*
- B. The *Inspector* is not required to:
 - 1. *Inspect* heat exchangers or electric heating elements
 - 2. *Inspect* non-central air conditioning units or evaporative coolers
 - 3. *Inspect* radiant, solar, hydronic, or geothermal *systems* or *components*
 - 4. *Determine* volume, uniformity, temperature, airflow, balance, or leakage of any air distribution system
 - 5. *Inspect* electronic air filtering or humidity control *systems* or *components*

SECTION 8 – Fireplaces and Chimneys

- A. Items to be *inspected*:
 - 1. Chimney exterior
 - 2. Spark arrestor
 - 3. Firebox
 - 4. Damper
 - 5. Hearth extension

- B. The *Inspector* is not required to:
1. Walk on the roof surface if in the opinion of the *Inspector* there is risk of damage or a *hazard* to the *Inspector*
 2. Warrant or certify that roof *systems*, coverings, or *components* are free from leakage

- B. The *Inspector* is not required to:
 - 6. *Inspect* chimney interiors
 - 7. *Inspect* fireplace inserts, seals, or gaskets
 - 8. *Operate* any fireplace or *determine* if a fireplace can be safely used

SECTION 9 – *Building Interior*

- A. Items to be *inspected*:
 - 1. Walls, ceilings, and floors
 - 2. Doors and windows
 - 3. Stairways, handrails, and guardrails
 - 4. *Permanently installed* cabinets
 - 5. *Permanently installed* cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposers
 - 6. Absence of smoke alarms
 - 7. Vehicle doors and openers
- B. The *Inspector* is not required to:
 - 1. *Inspect* window, door, or floor coverings
 - 2. *Determine* whether a *building* is secure from unauthorized entry
 - 3. *Operate* or test smoke alarms or vehicle door safety devices
 - 4. Use a ladder to *inspect* systems or components

Part III. Limitations, Exceptions, and Exclusions

- A. The following are excluded from a *real estate inspection*:
 - 1. *Systems* or *components* of a *building*, or portions thereof, which are not *readily accessible*, not *permanently installed*, or not *inspected* due to circumstances beyond the control of the *Inspector* or which the Client has agreed or specified are not to be *inspected*
 - 2. Site improvements or amenities, including, but not limited to; accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their *components* or accessories
 - 3. Auxiliary features of *appliances* beyond the *appliance's* basic *function*
 - 4. *Systems* or *components*, or portions thereof, which are under ground, under water, or where the *Inspector* must come into contact with water
 - 5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit *systems* or *components* located in common areas
 - 6. *Determining* compliance with manufacturers' installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, covenants, or other restrictions
 - 7. *Determining* adequacy, efficiency, suitability, quality, age, or remaining life of any *building*, *system*, or *component*, or marketability or advisability of purchase
 - 8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
 - 9. Acoustical or other nuisance characteristics of any *system* or *component* of a *building*, complex, adjoining property, or neighborhood
 - 10. Conditions related to animals, insects, or other organisms, including fungus and mold, and any hazardous, illegal, or controlled substance, or the damage or health risks arising there from
 - 11. Risks associated with events or conditions of nature including, but not limited to; geological, seismic, wildfire, and flood
 - 12. Water testing any *building*, *system*, or *component* or *determine* leakage in shower pans, pools, spas, or any body of water
 - 13. *Determining* the integrity of hermetic seals at multi-pane glazing
 - 14. Differentiating between original construction or subsequent additions or modifications
 - 15. Reviewing information from any third-party, including but not limited to; product defects, recalls, or similar notices
 - 16. Specifying repairs/replacement procedures or estimating cost to correct
 - 17. Communication, computer, security, or low-voltage *systems* and remote, timer, sensor, or similarly controlled *systems* or *components*

- A. The *Inspector* may, at his or her discretion:

- 23. *Inspect* any *building*, *system*, *component*, *appliance*, or improvement not included or otherwise excluded by these Standards of Practice. Any such *inspection* shall comply with all other provisions of these Standards.
- 24. Include photographs in the written report or take photographs for *Inspector's* reference without inclusion in the written report. Photographs may not be used in lieu of written documentation.

IV. Glossary of Terms

*Note: All definitions apply to derivatives of these terms when italicized in the text.

Appliance: An item such as an oven, dishwasher, heater, etc. which performs a specific *function*

Building: The subject of the *inspection* and its *primary parking structure*

Component: A part of a *system*, *appliance*, *fixture*, or *device*

Condition: Conspicuous state of being

Determine: Arrive at an opinion or conclusion pursuant to a *real estate inspection*

Device: A *component* designed to perform a particular task or *function*

Fixture: A plumbing or electrical *component* with a fixed position and *function*

Function: The normal and characteristic purpose or action of a *system*, *component*, or *device*

Functional Drainage: The ability to empty a plumbing *fixture* in a reasonable time

Functional Flow: The flow of the water supply at the highest and farthest *fixture* from the *building* supply shutoff valve when another *fixture* is used simultaneously

Inspect: Refer to Part I, "Definition and Scope", Paragraph A

Inspector: One who performs a *real estate inspection*

Normal User Control: Switch or other *device* that activates a *system* or *component* and is provided for use by an occupant of a *building*

Operate: Cause a *system*, *appliance*, *fixture*, or *device* to *function* using *normal user controls*

Permanently Installed: Fixed in place, e.g. screwed, bolted, nailed, or glued

Primary Building: A *building* that an *Inspector* has agreed to *inspect*

Primary Parking structure: A *building* for the purpose of vehicle storage associated with the *primary building*

Readily Accessible: Can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may harm persons or property

Real Estate Inspection: Refer to Part I, "Definitions and Scope", Paragraph A

Representative Number: Example, an average of one *component* per area for multiple similar *components* such as windows, doors, and electrical outlets

Safety Hazard: A *condition* that could result in significant physical injury

Shut Down: Disconnected or turned off in a way so as not to respond

18. Fire extinguishing and suppression *systems and components* or *determining* fire resistive qualities of materials or assemblies
19. Elevators, lifts, and dumbwaiters
20. Lighting pilot lights or activating or *operating* any *system, component, or appliance* that is *shut down*, unsafe to *operate*, or does not respond to *normal user controls*
21. *Operating* shutoff valves or *shutting down* any *system or component*
22. Dismantling any *system, structure, or component* or removing access panels other than those provided for homeowner maintenance

to *normal user controls*

System: An assemblage of various *components* designed to *function* as a whole

Technically Exhaustive: Examination beyond the scope of a *real estate inspection*, which may require disassembly, specialized knowledge, special equipment, measuring, calculating, quantifying, testing, exploratory probing, research, or analysis.