

# Confidential Inspection Report

LOCATED AT:  
74 Via Marisma  
Camarillo, CA 93012

PREPARED EXCLUSIVELY FOR:  
Steven Lanning

INSPECTED ON:  
Tuesday, June 4, 2024



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




# Summary

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


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

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


Item Classifications:

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

## EXTERIOR PAINT/STAIN

 **s-15:** The exterior woodwork exhibits worn and missing caulk and paint which protects against the environment. Recommend preventive maintenance as required.



 **s-16:** If caulking is needed for maintenance, or in preparation for the next paint job, we suggest a high quality urethane sealant such as 'Sikaflex'. Latex, butyl, oil based, silicone or 'architectural grade' sealants should be avoided on the exterior.



## EXTERIOR PEST CONTROL

**SFTY** s-18: Damaged vent screen at the .... will allow rodent entry. Recommend repair.



## PLUMBING GAS METER COMMENT

**SFTY** s-26: There is no wrench by the gas valve. Recommend leaving a wrench tethered to the meter to provide means for an emergency shutoff. The valve can be turned 90 degrees in either direction to shut the gas line off.

## PLUMBING GAS PIPING

**SFTY** s-28: There is an uncapped gas valve in the the laundry area. If it remains unused, we recommend it be capped to reduce the chance of gas leakage.



## ELECTRICAL SYSTEM DOORBELL

**WRKG** s-37: The doorbell is not functioning.

## KITCHEN AIR GAP

**WRKG** s-74: There is no dishwasher air gap on the countertop. Some modern dishwashers are designed with an internal siphon break and require no above-sink air gap. Recommend checking with the manufacturer's instructions.

## FRONT BATHROOM FIXTURES

**WRKG** s-96: The sink drain stopper is not functional. Recommend this be corrected.



### PRIMARY BATHROOM WATER BASIN

**MANT** s-116: The left drain is slow. Recommend this be corrected.



### PRIMARY BATHROOM UNDER SINK

**MANT** s-118: The left sink drain plumbing is leaking. This should be repaired by a licensed plumber. There is likely to be moisture related damage below this area.



### INTERIOR DETECTORS: OVERALL

**SFTY** s-129: No CO detector outside the bedrooms. Recommend one be installed.

**SFTY** s-130: There are no smoke detectors in one or more of the bedrooms. Recommend they be installed.

### INTERIOR GENERAL COMMENT

**MANT** s-132: As with any recently refinished and freshly painted surface, conditions, such as water leaks, which may be present that were not readily apparent at the time of our inspection. We do not suggest or represent that this inspection will identify such conditions.

### INTERIOR WINDOWS: OVERALL

**WRKG** s-138: The windows tested appear to be properly installed and generally in serviceable condition. However, many of the windows were secured and, for this reason, were not operated.

Tuesday, June 4, 2024  
Steven Lanning  
74 Via Marisma  
Camarillo, CA 93012




Dear Steven Lanning,

This is a report of the property inspection we conducted for you on Tuesday, June 4, 2024 at:

74 Via Marisma  
Camarillo, CA 93012

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

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

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

We thank you for the opportunity to be of service.

Sincerely,

Gary Schwarz, CREIA Certified Home Inspector  
Soft Landings Home Inspection  
(805) 807-7334  
Gary@SoftLandingsHomeInspection.com

# Table of Contents

Summary.....	2
Introduction.....	7
Introductory Notes.....	7
Exterior.....	8
Plumbing.....	10
Electrical System.....	11
Roofing.....	12
Carport.....	13
Water Heater.....	13
Laundry Area.....	14
Heat & Air Conditioning.....	14
Kitchen.....	15
Bathroom.....	17
Interior.....	20
Hallway/Stairs.....	21
Foundation & Crawl Space.....	21
Structure.....	22
Conclusion.....	22
Locations of Emergency Controls.....	22
Environmental Risks.....	23

## Introduction

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

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

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

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

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

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

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

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

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

## Introductory Notes

### ABOUT THE REPORT

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

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

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

### **ORIENTATION**

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

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

### **NOTED CONDITIONS**

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

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

**7:** The weather was sunny at the time of our inspection.

**8:** It had been raining prior to our inspection.

## **Exterior**

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

### **GENERAL COMMENT**

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

### **DRIVEWAY**

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

### **WALKWAYS**

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

### **GRADING**

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

### **GUTTERS**

**13:** Metal roof gutters are installed. Recommend these be cleaned of debris annually prior the rain season.

### **DOWNSPOUTS**

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



## PAINT/STAIN

**MANT 15:** The exterior woodwork exhibits worn and missing caulk and paint which protects against the environment. Recommend preventive maintenance as required.



**MANT 16:** If caulking is needed for maintenance, or in preparation for the next paint job, we suggest a high quality urethane sealant such as 'Sikaflex'. Latex, butyl, oil based, silicone or 'architectural grade' sealants should be avoided on the exterior.



## PEST CONTROL

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

**SFTY 18:** Damaged vent screen at the .... will allow rodent entry. Recommend repair.



## HARDBOARD SIDING

**19:** The hardboard siding appears to be properly installed and in good condition.

## RECEPTACLES

**20:** The GFCI receptacles were found to be properly installed and in serviceable condition.

## Plumbing

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

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

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

### BASIC INFORMATION

**21:** Supply piping: PEX where seen

**22:** Domestic water source: Public supply

### WATER SHUTOFF COMMENTS

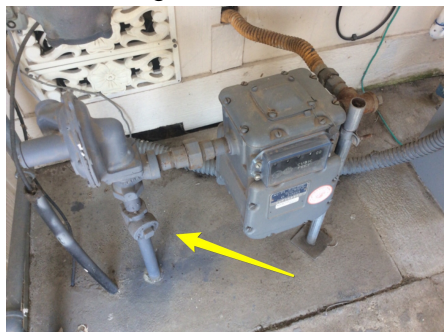
**23:** The main shut-off valve was located but testing the operation of this valve is not within the scope of our inspection. Operation of the valve from time to time will keep it functional and maximize its useful life.

### MAIN SUPPLY

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

### GAS METER LOCATION

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



### GAS METER COMMENT

**SFTY 26:** There is no wrench by the gas valve. Recommend leaving a wrench tethered to the meter to provide means for an emergency shutoff. The valve can be turned 90 degrees in either direction to shut the gas line off.

## GAS PIPING

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



**SFTY 28:** There is an uncapped gas valve in the the laundry area. If it remains unused, we recommend it be capped to reduce the chance of gas leakage.



## GENERAL COMMENT

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

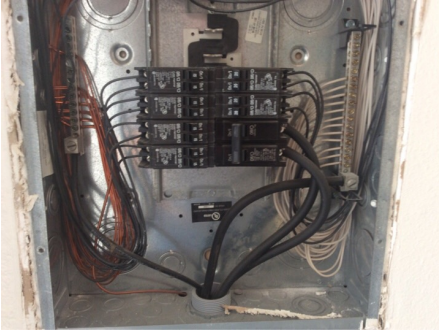
**30:** The plumbing system appears to be in good condition, with the exceptions noted above.

## Electrical System

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

## BREAKER PANEL

31: A subpanel is located in the laundry room.



## MAIN BREAKER

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

## BASIC INFORMATION

33: Branch circuit protection: Circuit breakers

34: Voltage supplied by utility: 120/240 volts

35: Capacity (available amperage): 100 amperes

## CONDUCTOR MATERIAL

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

## DOORBELL

**WRKG** 37: The doorbell is not functioning.

## RECEPTACLES: OVERALL

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

## SWITCHES: OVERALL

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

## GENERAL COMMENT

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

## Roofing

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

## Composition Shingle

### BASIC INFORMATION

41: Location: Covers whole building

- 42: Roof slope: Medium
- 43: Material: Asphalt composition shingle
- 44: Layers: Single layer
- 45: Connections and penetrations: Sealed with a combination of metal and mastic seals

### GENERAL COMMENT

46: This roof is somewhere in the middle of its service life. It is showing some signs of age. A roof, regardless of age or visual appearance, can begin leaking or otherwise fail in some way at anytime, for any reason.

### INSPECTION METHOD

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

## Carport

48: The carport is in acceptable condition.

## Water Heater

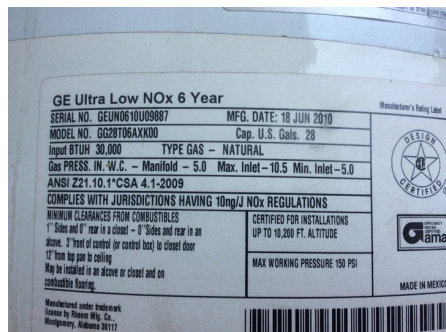
*Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you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

### GENERAL COMMENT

49: The water heater was operating.

### BASIC INFORMATION

50: This water heater was manufactured in 2010 and has a 28 gallon capacity.



51: Location: In an outdoor closet

### T/P RELEASE VALVE

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

### GAS SUPPLY

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

### VENTING

54: The water heater vent is properly installed and appears in serviceable condition.

### **SEISMIC RESTRAINT**

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

### **WATER CONNECTORS**

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

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

### **COMBUSTION AIR**

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

**59:** The combustion air supply is adequate.

### **ELEVATION/LOCATION/DRAIN PAN**

**60:** Pan is installed and drains to the outside.

## **Laundry Area**

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

### **DRYER VENT**

**61:** The dryer vent appears properly installed and in serviceable condition.

### **WASHER/DRYER**

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

## **Heat & Air Conditioning**

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

## Forced Hot Air

### GENERAL COMMENT & AGE

**63:** This system was manufactured in 2004.



### BASIC INFORMATION

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

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

### AIR FILTERS

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

### GAS SUPPLY

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

### REGULATOR & CONTROL

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

### BURNERS

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

### HEAT EXCHANGER

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

### IGNITION SYSTEM

**70:** The heating unit is equipped with an electronic ignition system, which is an energy saving feature that allows operation without the need for a continuously burning pilot light.

### VENT

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

### COMBUSTION AIR

**72:** There is adequate combustion air for this heating unit.

## Kitchen

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

### **BASIC INFORMATION**

**73:** Energy: Gas appliances only

### **AIR GAP**

**WRKG 74:** There is no dishwasher air gap on the countertop. Some modern dishwashers are designed with an internal siphon break and require no above-sink air gap. Recommend checking with the manufacturer's instructions.

### **SINK**

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

### **FIXTURES**

**76:** Faucet functions properly with no leaks.

### **UNDER SINK**

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

### **DRAIN TRAPS**

**78:** The drain trap appears to be properly installed and serviceable

### **GAS SUPPLY**

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

### **RECEPTACLES**

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

### **FLOOR**

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

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

### **CABINETS**

**82:** The cabinets are in serviceable condition.

### **COUNTERTOPS**

**83:** The countertops are in serviceable condition.

### **VENTILATION**

**84:** Ventilation provide by a window. There is no exhaust fan to the exterior.



### **STOVE**

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

### **OVEN**

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

### **DISPOSAL**

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

### **MICROWAVE**

**88:** No microwave.

### **DISHWASHER**

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

### **GENERAL COMMENT**

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

## **Bathroom**

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

### **Front**

#### **TOILET**

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

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

#### **SHOWER**

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

#### **BATHTUB**

**94:** The bathtub appears to be properly installed and in serviceable condition.

#### **FIXTURES**

**95:** The fixtures are acceptable.

**WRKG** 96: The sink drain stopper is not functional. Recommend this be corrected.



#### **WATER BASIN**

97: No leakage found.

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

#### **DRAIN TRAP**

99: There is a drain trap installed.

#### **UNDER SINK**

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

#### **RECEPTACLES**

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

#### **SHOWER WALLS**

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

#### **BATHROOM FLOOR**

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

#### **BATHROOM CEILING**

104: The ceiling is in acceptable condition.

#### **CABINETS**

105: The cabinets are in serviceable condition.

#### **COUNTERTOPS**

106: Countertops are in serviceable condition.

#### **VENTILATION**

107: The ventilation fan works.

#### **GENERAL COMMENT**

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

## Primary

### TOILET

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

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

### SHOWER

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

### BATHTUB

**112:** The bathtub appears to be properly installed and in serviceable condition.

### FIXTURES

**113:** The fixtures are acceptable.

### WATER BASIN

**114:** No leakage found.

**115:** The wash basins appear to be properly installed. When operated, they were observed to be fully functional and in serviceable condition.

**MANT 116:** The left drain is slow. Recommend this be corrected.



### DRAIN TRAP

**117:** There is a drain trap installed.

### UNDER SINK

**MANT 118:** The left sink drain plumbing is leaking. This should be repaired by a licensed plumber. There is likely to be moisture related damage below this area.



## RECEPTACLES

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

## SHOWER WALLS

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

## GLASS ENCLOSURE

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

## BATHROOM FLOOR

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

## BATHROOM CEILING

**123:** The ceiling is in acceptable condition.

## CABINETS

**124:** The cabinets are in serviceable condition.

## COUNTERTOPS

**125:** Countertops are in serviceable condition.

## VENTILATION

**126:** The ventilation fan works.

## GENERAL COMMENT

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

## Interior

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

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

## DETECTORS: OVERALL

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

**SFTY** **129:** No CO detector outside the bedrooms. Recommend one be installed.

**SFTY** **130:** There are no smoke detectors in one or more of the bedrooms. Recommend they be installed.

## GENERAL COMMENT

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

**MANT** 132: As with any recently refinished and freshly painted surface, conditions, such as water leaks, which may be present that were not readily apparent at the time of our inspection. We do not suggest or represent that this inspection will identify such conditions.

### **WALLS & CEILINGS**

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

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

### **FLOORS: OVERALL**

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

136: The floors have a good appearance and are in serviceable condition.

### **DOORS AND WINDOWS: OVERALL**

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

### **WINDOWS: OVERALL**

**WRKG** 138: The windows tested appear to be properly installed and generally in serviceable condition. However, many of the windows were secured and, for this reason, were not operated.

## **Hallway/Stairs**

### **STAIRS**

139: The stairs were used several times during the inspection. The various components appear to be properly installed and no deficiencies were noted during use. The handrails were securely attached.

### **RAILING**

140: The railings appear to be properly installed and are in serviceable condition.

## **Foundation & Crawl Space**

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

### **POSTS/JACKS**

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

### **VAPOR BARRIER**

142: The soil has been covered with plastic sheeting, probably installed in an attempt to reduce moisture levels in the crawl space atmosphere. This is considered a beneficial feature and is required in some jurisdictions.

### **DRAIN LINES**

143: The drain piping that was observed appears to be properly installed and in serviceable condition.

## Structure

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

### GENERAL COMMENT

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

## Conclusion

### COMMENTS

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

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

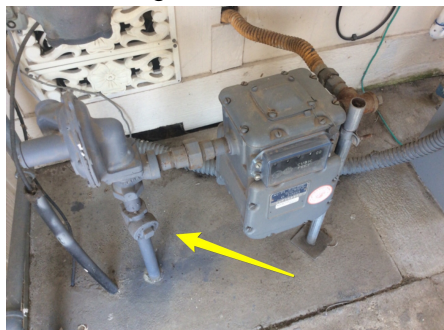
## Locations of Emergency Controls

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

### GAS METER LOCATION

#### PLUMBING

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



**MAIN BREAKER  
ELECTRICAL SYSTEM**

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

## Environmental Risks

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

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