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## CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

**Max Byfurlin**

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### INSPECTION ADDRESS

41648 Comstock Ln., Big Bear Lake, CA. 92315

### INSPECTION DATE

2/17/2024 7:30 am to 10:00 am



**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.**

## GENERAL INFORMATION

**Inspection Address:** 41648 Comstock Ln., Big Bear Lake, CA. 92315  
**Inspection Date:** 2/17/2024 Time: 7:30 am to 10:00 am  
**Weather:** Clear and Dry - Temperature at time of inspection: 20-30 Degrees

**Inspected by:** Sean Treguboff

**Client Information:** Max Byfurlin  
**Structure Type:** Wood Frame  
**Foundation Type:** Slab  
**Furnished:** Yes  
**Number of Stories:** One

**Structure Style:** Cabin

**Structure Orientation:** South

**Estimated Year Built:** 1964  
**Unofficial Sq.Ft.:** 1588

**People on Site At Time of Inspection:** No one present

### PLEASE NOTE:

**The service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.**

Report File: 240214

## SCOPE OF WORK

You have contracted for us to perform a general inspection in accordance with industry standards. It is distinct from a specialist inspection, which can be costly, take several days to complete, involve the use of specialized instruments, the dismantling of equipment, video-scanning, destructive testing, and laboratory analysis. By contrast, the general inspection is completed on-site, at a fraction of the cost and within a few hours. Consequently, the general inspection and its report will not be as comprehensive as that generated by specialists and it is not intended to be. Our purpose is to identify defects or adverse conditions that could result in injury or lead to costs that would significantly affect your evaluation of the property, and to alert you to the need for a specialist evaluation.

We evaluate conditions, systems, or components, and report on their condition, which does not mean that they are ideal but that they are either functional or met a reasonable standard at a given point in time. We do take into consideration when a house /building was built and allow for the predictable deterioration that would occur through time, such as the cracks that appear in concrete and in the plaster around windows and doors, scuffed walls or woodwork, worn or squeaky floors, stiff or stuck windows, and cabinetry that does not function as it did when new. Therefore, we tend to ignore insignificant and predictable defects, and do not annotate them, and particularly those that would be apparent to the average person or to someone without any construction experience. We are not authorized, or have the expertise, to test for environmental contaminants, or comment on termite, dry rot, fungus or mold, but may alert you to its presence. Similarly, we do not test the quality of the air within a residence. However, clean air is essential to good health, and we categorically recommend air sampling and the cleaning of supply ducts as a wise investment in environmental hygiene. Therefore, you should schedule any such specialized inspections with the appropriate specialist before the close of escrow.

A house /building and its components are complicated, and because of this and the limitations of an on-site report, we offer unlimited consultation and encourage you to ask questions. In fact, we encourage candid and forthright communication between all parties, because we believe that it is the only way to avoid stressful disputes and costly litigation. Remember, we only summarized the report on-site and it is essential that you read all of it, and that any recommendations that we make for service or evaluation by specialists should be completed and documented well before the close of escrow, because additional defects could be revealed by specialists, or some upgrades recommended that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

# Structural

Structures are not uniform, and meet the standards of the year in which they were built. We describe and identify the various foundation types, and the floor, wall, ceiling, and roof structures in accordance with state and industry standards. If the foundation is a slab type, we examine the stem walls that extend beyond the footings. If it is a raised foundation, we either enter the crawlspace to inspect its structural components, or indicate in what manner it was evaluated. Similarly, we identify the structure of walls and the roof framing. However, we are generalists and not specialists. Therefore, in the absence of any major defects, we may not recommend that you consult with a geo- technical engineer, but this should not deter you from seeking the opinion of any such expert.

## Structural Elements

### Wall Structure

#### Informational Conditions

The walls are conventionally framed with wooden studs.

### Floor Structure

#### Informational Conditions

The floor structure is on slab concrete.

### Ceiling Structure

#### Informational Conditions

The ceiling structure consists of standard joists.

### Roof Structure

#### Informational Conditions

The roof structure is conventionally framed with rafters, purlins, collar-ties, et cetera.

## Slab Foundation

### General Comments and Description

#### Informational Conditions

This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. They typically result from common shrinkage, but can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if it is surcharged by a hill or slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert, and we would be happy to refer one.

### Method of Evaluation

#### Informational Conditions

We evaluated the exterior of the slab foundation by walking around the structure. We also walked through out the interior of the slab foundation.

## Slab Foundation Observations

### Informational Conditions

The residence has a bolted, slab foundation with no visible or significant abnormalities.

\*NOTE: One may want to verify with local building and safety dept. We cannot visually see these bolts.

There are couple vertical cracks in the outer stem walls of the slab foundation, and although they are relatively small and there is no offset they are larger than shrinkage cracks, and it is likely that they extend beyond the stem wall and into the slab, which could permit moisture to intrusion. For this reason, one could consult an or be evaluated by a foundation contractor and be sealed or serviced as necessary.



## Exterior

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

## Site & Other Observations

### Notice to Absent Clients

#### Informational Conditions

We prefer to have our clients present, during, or immediately following the inspection so that we can elaborate on what may well be complicated or technical issues that could be somewhat difficult for the average person to understand. Inasmuch as you were not present, we encourage you to read the whole report and not just the summary report, and to consult with us directly. We recommend you have a conference call with us. It gives us an opportunity to make sure you understand the overall conditions of your purchase and to ask us any questions you may have. Also, please verify anything that we may have been purported to have said.

## Grading & Drainage

### General Comments

#### Informational Conditions

Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is

below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

**Moisture & Related Issues**

Informational Conditions

Moisture intrusion is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors of a residence are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you should schedule a specialist inspection.

We do not inspect or do mold inspections. One may want to consider having a mold inspection done.

**Drainage Mode**

Informational Conditions

Adequate drainage noted at various locations around the structure. Recommend maintaining or creating a positive slope away from the structure to allow proper drainage. Look for areas that may have ponding of water. Recommend corrections as needed. One may want to consult with a grading expert for second opinion and or cost estimates to make proper upgrades.

**House Wall Finish**

**House Wall Finish Type**

Informational Conditions

The house walls are finished with wooden siding.

**House Wall Finish Observations**

Informational Conditions

The house wall finish is in acceptable condition.

Components and Conditions Needing Service

Sanding and repainting needed on the wood siding and trim around the house and garage doors.



One section of the wood siding on the side of the garage has a cut out that should be repaired



## Exterior Components

### General Comments

#### Informational Conditions

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

### Driveways

#### Informational Conditions

The driveway that is visible appears to be in acceptable condition. Almost all of the driveway was covered with snow. Therefore we could not report any true conditions.

Cracks noted on concrete driveway.

### Walkways

#### Functional Components and Conditions

The walkway off the front of the house is covered in snow. Therefore we could not report any conditions.

### Fences & Gates

#### Functional Components and Conditions

The fences and gates are functional.

#### Components and Conditions Needing Service

The right gate needs typical maintenance-type service, to open and close or latch easily

### Fascia & Trim

#### Functional Components and Conditions

The fascia board and trim are in acceptable condition. See additional comments below.

#### Components and Conditions Needing Service

Sections of the fascia and trim need maintenance type service. Sanding and repainting to help prolong the life span of the wood.

The fascia and trim need typical maintenance-type service -see report for comments - *Continued*



Wood damage noted at various locations of the eaves. Confirm with termite control co before the close of escrow.



**Sliding Glass Doors**

Functional Components and Conditions

The sliding glass door is tempered.

Components and Conditions Needing Service

Recommend repairs / servicing the slider door lock. Have door then tested to open and close.



No screen door. Recommend installation.

**Exterior Wooden Doors**

Informational Conditions

The exterior front entry door is in acceptable condition.

Confirm any findings with termite control co.

Components and Conditions Needing Service

The back porch side door should be replaced.



## **Porches or Stoops**

### Functional Components and Conditions

The front porch is in acceptable condition.  
The back porch is in acceptable condition.

## **Windows**

### Functional Components and Conditions

The windows are in acceptable condition. However, in accordance with industry standards, we do not test every window in the house, and particularly if the house is furnished. We do test every unobstructed window in every bedroom to ensure that at least one facilitates an emergency exit.

### Informational Conditions

In accordance with industry standards, we only test a representative sample of windows. The windows appear to be the same age as the house, and will not necessarily function smoothly. However, we do test every unobstructed window in every bedroom to ensure that they facilitate an emergency exit.

## **Screens**

### Functional Components and Conditions

The window screens are functional.

### Informational Conditions

Some of the screens are older. Anticipate repairs / replacement with time.

### Components and Conditions Needing Service

A few of the window screens are missing. Screens are often removed for aesthetic reasons, but you may wish to have them installed.

## **Outlets**

### Functional Components and Conditions

The outlets that were tested are functional.

### Components and Conditions Needing Service

All of the exterior outlets should be upgraded to have ground fault protection. This is a strong recommendation for safety reasons.



## **Lights**

### Functional Components and Conditions

Most of the lights outside the doors of the residence are functional.

### Informational Conditions

We do not evaluate low-voltage or decorative lights, such as Malibu lights, which you may wish to have the sellers demonstrate if present on the property..

### Components and Conditions Needing Service

Recommend servicing the wall lights off the garage doors.



## Roof/Attic

Our evaluation of roof coverings, the components and drainage systems, conforms to state or industry standards. We access every roof in order to examine it, or we indicate our unwillingness or inability to do so. There are many different roof types, and every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or to other prevalent weather conditions, and its maintenance. However, regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roofing material, and this is equally true of almost all roofs. In fact, the material on most pitched roofs is not designed to be waterproof only water-resistant.

There are two basic roof types, pitched and flat. Pitched roofs are the most common, and the most dependable. They are variously pitched, and typically finished with composition shingles that have a design life of twenty to twenty-five years, or concrete, composite, Spanish, or metal tiles that have a design-life of forty to fifty years, and gravel roofs that have a lesser pitch and a shorter design-life of ten to fifteen years. These roofs may be layered, or have one roof installed over another, which is a common practice but one that is never recommended because it reduces the design-life of the new roof by several years, can impede emergency service by fire department personnel, and requires a periodical service of the flashings. These are serviced with mastic, which eventually shrinks and cracks and provides a common point of leakage. However, among the pitched roofs, gravel ones are the least dependable, because the low pitch and the gravel prevent them from draining as readily as other roofs. For this reason, they must be conscientiously maintained. In this respect, the least dependable of all roofs are flat or built-up ones. Some flat roofs are adequately sloped toward drains but many are not, and water simply ponds and will only be dispersed by evaporation. However, the most common cause of leakage results when roofs are not serviced, and foliage and other debris blocks the drainage channels.

What remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only installers can credibly guarantee that a roof will not leak, and they do. We cannot, and do not give any such guarantees. We will examine every roof, evaluate it, and even attempt to approximate its age, but we will not predict its remaining life-expectancy, nor guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

## Composition Shingle

### General Comments and Description

#### Informational Conditions

There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. Poor maintenance is the most common cause of roof failure, but a southern exposure can cause a roof to deteriorate prematurely, as will the practice of layering over another roof. However, the first indication of significant wear occurs when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof is ready to be replaced, but that it should be serviced or monitored. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become

evident after they have caused other damage. This is important, because in accordance with industry standards our inspection service does not include a guarantee against leaks. For such a guarantee, you would need to have a roofing company perform a water test and issue a roof certification. However, the sellers or the occupants will generally have the most intimate knowledge of the roof, and you ask them about its history and then schedule a regular maintenance service.

### **Method of Evaluation**

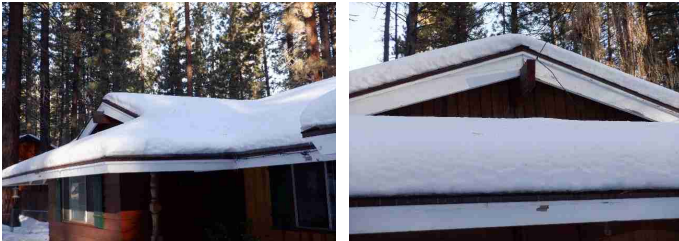
#### Informational Conditions

We were unable to evaluate the roof due to snow coverage. Therefore the roof was not inspected at time of inspection. Roof framing was inspected from the attic space. See additional comments below in the ATTIC section of the report.

### **Age and General Evaluation of a Single-layer Roof**

#### Informational Conditions

The composition shingle roof was not inspected or evaluated due to snow coverage. Therefore the roof was not inspected at time of inspection. Recommend having the entire roof inspected by a roofing expert once the snow has melted or been removed.



### **Flashings**

#### Functional Components and Conditions

The roof drip edge flashing appear to be in acceptable condition.

#### Informational Conditions

We were unable to evaluate any of the boot flashings on the roof due to snow coverage. This includes vent and pipe stacks.

## **Attic**

### **General Comments and Description**

#### Functional Components and Conditions

In accordance with industry standards, we will not attempt to enter an attic that has less than thirty-six inches of headroom, is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point. In evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test its composition for a specific identification. Also, we do not move or disturb any portion of the insulation, which may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

### **Method of Evaluation**

#### Informational Conditions

We evaluated the attic by direct access.

### **Access**

#### Informational Conditions

There is clear access to enter and evaluate the attic.

There are two attics, with access points located at the main hallway and garage.

### **Framing**

#### Informational Conditions

The visible portions of the framing are in acceptable condition, and would conform to the standards of the year in which they were constructed.

## **Ventilation**

### Functional Components and Conditions

Ventilation within the attic is provided by a combination of either eaves, dormers, turbines, or gable vents, and should be adequate.

## **Electrical**

### Functional Components and Conditions

The electrical components that are visible within the attic appear to be in acceptable condition. \*NOTE: We cannot always see all of the electrical wiring within a attic space due to coving of insulation to lack of accessibility.

### Informational Conditions

Some older cloth wiring noted in attic. Recommend consulting with an electrical contractor for upgrades if desired.

## **Plumbing Vents**

### Functional Components and Conditions

The plumbing vents that were visible are in acceptable condition.

## **Heat Vents**

### Functional Components and Conditions

The heat vents within the attic appear to be functional.

## **Batt Insulation**

### Informational Conditions

Batt insulation is present in attic.

Recommend maintaining a 3" inch clearance around all recess lighting fixtures in the attic space for fire safety.

# **Plumbing**

We evaluate plumbing systems and their components in accordance with state or industry standards, which include testing for pressure and functional flow. Plumbing systems have common components but they are not uniform. In addition to fixtures, components typically consist of gas pipes, potable water pipes, drain and vent pipes, shut-off valves, which we do not test, pressure regulators, pressure relief valves, and water-heating devices. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond to the inside of galvanized pipes and gradually reduce their inner diameter and restrict the volume of water. A water softener will remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, and commonly when the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste pipes are equally varied and are comprised of older ones, such as those made of clay, or others that are made of a material like cardboard coated with tar, and modern plastic ones referred to as ABS. Typically, the condition of these pipes is directly related to their age. ABS pipes, for instance, are virtually impervious to deterioration. However, some ABS pipes are alleged to have manufacturing defects. Regardless, inasmuch as most drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur at some point in the life of any system, but blockages in the waste lines, and particularly in a main sewer line, can be costly, and it would be prudent to have the main sewer line video scanned. This would also confirm that the house is connected to the public sewer system, which is important because such systems should be evaluated by a specialist before the close of escrow.

## Potable Water Pipes

### Type of Material

#### Informational Conditions

The residence is served by galvanized potable water pipes.

### Water Main Location

#### Informational Conditions

There does not appear to be a valve to turn off the water to the house. Without such a valve, the water would have to be turned off at the street with a large specialized tool called a plumber's key.



This house has a some kind of lift pump adjacent to the west side of the house. Recommend consulting with listing agent or local water company of it purpose.



## Galvanized Water Pipes

#### Informational Conditions

The potable water pipes within this residence are galvanized, and assumed to be original. They appear to be in acceptable condition. However, they may produce rusty looking water from time to time and, because the water volume in such pipes will gradually be reduced by a build-up of minerals within them, we do not endorse them.

\*NOTE: This is only the visible condition of the potable water pipes that we can see. No testing was done.

Water was not on a time of inspection.



Galvanized piping is older due to age. Anticipate repairs / replacements with time. The potable water piping is at its design life if not beyond. Consult with a plumbing expert for cost estimates to re-pipe the house.

Unable to test the entire plumbing system at time of inspection for these reasons: No water at time of inspection.

#### Components and Conditions Needing Service

No hot water at time of inspection. Recommend rechecking all fixture before the close of escrow. Recommend rechecking to make sure hot water is on the left of all fixtures for safety. Gas also has to be turned on by the gas co.

## Waste and Drainage System

### General Comments and Description

#### Informational Conditions

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house or building, or the cost of roter service, most of which are relatively inexpensive. We do not do shower pan testing. Only a pest control company does this evaluation. We always recommend consulting with pest control company on there findings before the close of escrow.

#### **Type of Material**

#### Informational Conditions

The drainage system consists of mixed drain pipes. \*NOTE: One may want to consult with seller on any knowledge or history of any re-piping.

#### **Drain Pipes Waste Pipes and Vent Pipes**

#### Functional Components and Conditions

Based on industry standards, we do water testing to all drain systems in the structure. The drainpipes are functional at this time. However, only a video-scan of the main drainpipe would confirm its actual condition.

#### Informational Conditions

Due to age of some drain lines and or various conditions, you may want to have the lines further evaluated / scoped by a plumbing contractor before the close of escrow. This is a recommendation when homes are older than 30 years. This comment is noted because we as inspectors can not see within the drain lines running out to the street or any lines that are below grade. Having a sewer scope is commonly done now before the close of escrow.

There are clean outs noted in the front and side yard.



## Gas

### Gas Main Shut-Off Location

#### Informational Conditions

The gas main shut-off is located in the side yard . You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.



### **Gas Main**

#### **Components and Conditions Needing Service**

The gas is off at the main. The gas company will turn it on and safety check all of the gas related items, but this should be scheduled within the inspection period so that you could be alerted to any potential deficiencies or recommended upgrades that could affect your evaluation of the property. Recommend having gas co. turn on before the close of escrow.

### **Gas Seismic Shut-Off Valve**

#### **Informational Conditions**

The gas main does not have a seismic shut-off valve which is a recommended upgrade.

### **Gas Pipes**

#### **Components and Conditions Needing Service**

Gas is off at time of inspection. Recommend rechecking all gas related appliances, fixtures, gas water heater and or heating systems if applicable before the close of escrow.

## **Water Heaters**

### **General Gas Water Heater Comments**

#### **Informational Conditions**

There are a wide variety of residential gas water heaters that range in capacity from tank less to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan, and preferably one plumbed to the exterior. Also, they can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

### **Age Capacity and Location**

#### **Informational Conditions**

Hot water is provided by a 17+ year old, 50 gallon gas water heater that is located in an exterior cabinet or closet.



### **Combustion Chamber**

#### **Informational Conditions**

The combustion chamber is clean, and there is no evidence of a leak.

Water heater is older. Anticipate repairs / replacement with time.

### **Gas Shut-Off Valve and Connector**

#### **Components and Conditions Needing Service**

Gas pilot is off at time of inspection. Recommend having turned on by the gas co before the close of escrow.

### **Pressure Release Valve and Discharge Pipe**

#### Informational Conditions

The water heater is equipped with a mandated pressure-temperature relief valve.

### **Combustion Vent Ports**

#### Functional Components and Conditions

The water heater does have appropriate combustion-air vents.

#### Informational Conditions

Recommend installing a new latch on the closet door.

### **Seismic Straps**

#### Functional Components and Conditions

The water heater is seismically secured.

## **Electrical**

We evaluate electrical systems in accordance with state or industry standards, which includes identifying the type and capacity of the service, and evaluating panels, overload conductors, wires, panel grounds, and a representative number of switches and outlets. However, there are a wide variety of electrical systems with an equally wide variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. Regardless, we are not specialists and in compliance with industry standards we do not perform load-calculations to determine if the supply meets the demand of the household. Therefore, it is essential that any service recommendations or upgrades that we make should be completed well before the close of escrow, because a specialist could reveal additional deficiencies or recommend some upgrades.

## **Main Panel**

### **General Comments**

#### Informational Conditions

Common national safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

### **Size and Location**

#### Informational Conditions

The residence is served by a 150 amp, 120 /240 volt panel, located in the garage side yard.



### **Main Panel**

#### Informational Conditions

The main panel and its components have no visible deficiencies.



### **Exterior Cover Panel**

#### Informational Conditions

The exterior cover for the main electrical panel is in acceptable condition.

### **Interior Cover Panel**

#### Informational Conditions

The interior cover for the main electrical panel is in acceptable condition.

### **Circuit Breakers**

#### Informational Conditions

There are no visible deficiencies with the circuit breaker in the main electrical panel.

### **Grounding**

#### Informational Conditions

Recommend consulting with an electrical contractor on how grounding system is wired.

## **Sub Panels**

### **General Comments**

#### Informational Conditions

Sub-panels are commonly located inside residences, but not always. However, they are required to be weatherproof, unobstructed, and easily accessible, and their circuits should be clearly labeled. Recommend having the seller point out any sub panel locations if desired. When it comes to residences that are condos and or town homes, the building has a main disconnect with a meter that is not inspected or evaluated. Therefore the panel within the residence is the sub panel which is evaluated.

### **Size and Location**

#### Informational Conditions

The residence is served by a 150 amp, 120 /240 volt sub panel, located inside the garage.



### **Sub Panel**

#### Functional Components and Conditions

The electrical sub panel has no visible deficiencies.

### **Exterior Cover Panel**

#### Informational Conditions

The exterior cover of the electrical sub panel is in acceptable condition.

### **Interior Cover Panel**

#### Informational Conditions

The interior cover of the electrical sub panel is in acceptable condition.

Recommend having interior panel relabeled.

### **Circuit Breakers**

#### Functional Components and Conditions

The circuit breakers within the sub panel have no visible deficiencies.

# Heat

We evaluate heating systems in accordance with state or industry standards, which includes identifying, testing, and evaluating systems and their components. However, there are a wide variety of systems, which range from older floor, wall, and gravity furnaces to newer forced-air furnaces. Older ones, such as gravity furnaces and most floor and wall furnaces, are the least energy-efficient and the most dangerous. Therefore, it would be prudent to consider replacing them with more economical and reliable forced-air units. However, if they are not replaced, you should be aware that many of them and their parts may no longer be available, and you should also be aware of common safety concerns associated with their use. We do test and describe each system, but we do not attempt to dismantle any portion of it, nor do we evaluate the following concealed components: the heat exchanger, or firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. Similarly, we do not check every register, at which the airflow may well be uneven and will decrease proportionate to its distance from the furnace. However, the airflow and the efficiency of any system can be compromised by poor maintenance, such as by the filters not being changed regularly, which will contaminate the ducts and have an adverse effect on air quality.

Regardless, the sellers or the occupants of a property are often the best judges of how well a system works, and it would be prudent to ask them about its maintenance history and if they have been satisfied with its performance, or you may wish to have a comprehensive evaluation by a specialist. Most heating systems have a design life of twenty years, but if any system is more than ten years old, or if poor maintenance is suspected, it would be wise to schedule a comprehensive service that includes cleaning motors, fans, and ducts. Then, change the filters every two to three months, and schedule biannual maintenance service.

You should also be aware that we do not evaluate or endorse any heating device that utilizes fossil fuels and is not vented. The presence and use of these within a residence commonly indicates the inadequacy of the primary heating system or of its distribution. However, these and every other fuel burning appliances that are not vented are potentially hazardous. Such appliances include open flames or heated elements, which are capable of igniting any of the myriad flammable materials found in the average home. Also, even the most modern of these appliances can produce carbon monoxide, which in a tightly sealed modern home or a poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of heating systems, but we are not specialists and cannot see inside ducts. Therefore, it is imperative that any recommendation that we may make for service or a second opinion be scheduled well before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

## Heat System 1

### Type of Fuel

#### Informational Conditions

The residence is served by a gas-fueled heating system.

### Forced-Air Furnace

#### Informational Conditions

Heat is provided by a 5+ year old forced-air furnace, located in the attic. \*NOTE: Recommend if possible to ask seller on exact age or possible installation date.



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The forced air - furnace is present. Recommend servicing system yearly to help prolong the life span of the unit.

We do not inspect the firebox. This is outside the general scope of our inspection. We recommend you consult with a HVAC expert if the system is older than 10+ years.

Recommend asking seller if the unit was permitted.

**Components and Conditions Needing Service**

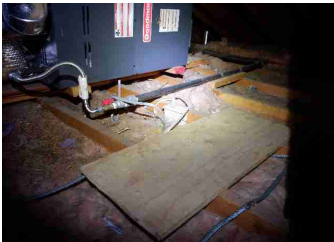
The gas is off at time of inspection. Recommend having gas co. turn on and check before the close of escrow.

The furnace is not braced or strapped. Consult with a HVAC expert for corrections.

The garage has the old heating system in the garage that needs to be removed.



Lack of a proper platform in front of the unit. One should have at least a 30" inch platform to meet proper requirements. Recommend improvement.



**Vent Pipe**

**Informational Conditions**

The vent pipe appears functional.

**Gas Valve and Connector**

**Functional Components and Conditions**

The gas valve and connector are in acceptable condition.

**Informational Conditions**

There is no sediment trap on the gas line. Recommend having upgraded to meet current building standards.

**Return-Air Compartment and Filter**

**Components and Conditions Needing Service**

The filter is dirty and should be changed soon and every two or three months. If filters are not changed regularly, the evaporator coil and the ducts can become contaminated, and can be expensive to clean.



**Thermostat**

**Informational Conditions**

The thermostat is present.

\*NOTE: However we do not calibrate or determine how efficient the thermostats are.

### **Registers**

#### Informational Conditions

The registers appear functional.

### **Flexible Ducts**

#### Functional Components and Conditions

Ductwork in present and functional.

#### Informational Conditions

The ductwork is older. Downgrade due to age. Anticipate repairs / replacement with time.

The duct system has one duct that is capped off over the hallway bathroom. Consult with a HVAC expert to determine where it could have gone to or were it one may want it.



#### Components and Conditions Needing Service

One duct to the kitchen register vent had been taken away and needs to be reconnected.



## **Chimney**

We evaluate chimneys and their components in accordance with state or industry standards. There are a wide variety of chimneys, which represent an even wider variety of interrelated components that comprise them. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are a commonplace. However, significant areas of all chimney flues cannot be adequately viewed during a field inspection, as has been documented by the Chimney Safety Institute of America, which reported in 1992: "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity and recommend that they be video-scanned before the close of escrow.

## Living Room Chimney

### General Lined Masonry Chimney Comments

#### Informational Conditions

The chimney is a lined masonry type, which is the most dependable because the flue liner not only provides a smooth transition for the bi-products of combustion to be vented beyond the residence but provides an approved thermal barrier as well.

\*NOTE: We highly recommend having a complete evaluation done by a chimney expert. This is just an exterior evaluation of the chimney / fireplace. We are a generalist, not an expert. This comment applies to both fireplaces and indoor BBQ pit.

### Chimney Stack or Walls

#### Functional Components and Conditions

The chimney walls or stack appears to be in acceptable condition.

#### Components and Conditions Needing Service

Moisture stains noted on chimney stack within the attic space that should be evaluated.



### Chimney Flashings

#### Informational Conditions

The chimney flashing's were not inspected or viewed due to snow. Recommend having rechecked when snow has melted or been removed. \*NOTE: See additional comments below.

#### Components and Conditions Needing Service

Due to ceiling damage in the living room, the chimney flashing will need to be further evaluated. Once the snow is melted or removed, have evaluated.

### Crown or Termination Cap

#### Functional Components and Conditions

The chimney crown, which is designed to seal the chimney wall and to shed rainwater and thereby prevent moisture from deteriorating the chimney, is in acceptable condition.

### Weather Cap

#### Informational Conditions

There is no weather cap on the chimney and, inasmuch as they prevent moisture intrusion and thereby extend the life of the chimney, we recommend having one installed.

### Spark Arrestor

#### Informational Conditions

The spark arrestor is not a conventional one or an approved type, which you may wish to have replaced.

### Chimney Flue

#### Informational Conditions

A complete view of the chimney flue is not possible, and you should have it video scanned by a chimney expert.

### Fireplace

#### Functional Components and Conditions

The fireplace is in acceptable condition.

#### Informational Conditions

There are carbon deposits or scorch marks around the outer fireplace, may suggest that the chimney does not draft well. You should ask the sellers if they have ever had drafting problems, or you may wish to have a specialist evaluate. This could also be from the current location of the gas starter which is too close to the opening of the firebox.



### **Damper**

#### Functional Components and Conditions

The damper is functional.

#### Informational Conditions

Recommend adding a damper-stop as a safety feature, which prevents it from being fully closed.

### **Gas Log Starter**

#### Components and Conditions Needing Service

The gas is off at the main, and the log starter should be demonstrated by gas co when gas is on. The gas starter rod is too close to the opening of the firebox. Have set back for safety reasons.



### **Hearth**

#### Functional Components and Conditions

The hearth is in acceptable condition.

#### Informational Conditions

Cracks noted on the exterior section of the hearth.

## **Dining Room Chimney**

### **General Lined Masonry Chimney Comments**

#### Informational Conditions

The chimney is a lined masonry type, which is the most dependable because the flue liner not only provides a smooth transition for the bi-products of combustion to be vented beyond the residence but provides an approved thermal barrier as well.

\*NOTE: We recommend having a complete evaluation of the fireplace done by a chimney expert. Our evaluation a Level 1 inspection. We do an exterior inspection of the chimney and fireplace. We are a generalist, not an expert.

### **Chimney Stack or Walls**

#### Informational Conditions

The chimney walls appear to be in acceptable condition.

### **Chimney Flashings**

#### Informational Conditions

The chimney flashing's are not visible. See additional comments noted in the living room chimney section of the report.

### **Crown or Termination Cap**

#### Informational Conditions

The chimney crown, which is designed to seal the chimney wall and to shed rainwater and thereby prevent moisture from deteriorating the chimney, is in acceptable condition.

### **Weather Cap**

#### Informational Conditions

There is no weather cap on the chimney and, inasmuch as they prevent moisture intrusion and thereby extend the life of the chimney, we recommend having one installed.

### **Spark Arrestor**

#### Informational Conditions

The spark arrestor is not a conventional one or an approved type, which you may wish to have replaced.

### **Chimney Flue**

#### Informational Conditions

A complete view of the chimney flue is not possible, and you may wish to have it video scanned.

### **Fireplace**

#### Informational Conditions

The fireplace is in acceptable condition.

#### Components and Conditions Needing Service

The floor of the fireplace has been contaminated by water, as is evident by the efflorescence or salt-crystal formations within. The source of the intrusion should be determined and prevented, because moisture combined with heat contributes to thermal fractures.



### **Damper**

#### Informational Conditions

The damper is functional.

You may wish to add a damper-stop as a safety feature, which prevent it from being completely closed.

### **Gas Log Starter**

#### Informational Conditions

The log starter is present.

#### Components and Conditions Needing Service

The gas is off at the main, and the log starter should be demonstrated by the gas co. when the gas is on. The gas starter is too close to the opening of the firebox. Have set back for safety reasons.



### **Hearth**

#### Informational Conditions

The hearth is in acceptable condition.

## Other Chimney

### General Lined Masonry Chimney Comments

#### Informational Conditions

The BBQ grill chimney is a lined masonry type, located adjacent to the dining room chimney which is the most dependable because the flue liner not only provides a smooth transition for the bi-products of combustion to be vented beyond the residence but provides an approved thermal barrier as well.



### Fireplace

#### Informational Conditions

The fireplace / BBQ pit is in acceptable condition.

### Damper

#### Informational Conditions

The damper is functional.

### Gas Log Starter

#### Components and Conditions Needing Service

The gas is off at the main, and the log starter should be demonstrated by the gas co. One should really have this grill checked out to make sure it is safe. One may also want to remove it.

## Interior

In accordance with state or industry standards, our inspection of the interior of the living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a geologist or a structural engineer. Similarly, there are a number of environmental pollutants that can contaminate a home, such as asbestos, carbon monoxide, radon, and a variety of molds and fungi that require specialized testing equipment, which is beyond our expertise and the scope of our service. There are also lesser contaminants, such as odors that are typically caused by moisture penetrating concealed slabs, or those caused by household pets. And inasmuch as the sensitivity to such odors is not uniform, we recommend that you make this determination for yourself, and particularly if domestic pets are occupying the premises, and then schedule whatever service may be deemed appropriate before the close of escrow.



## Entry

### Front Door

#### Functional Components and Conditions

The front door is in acceptable condition.  
The door bell is fully functional.

### Floor

#### Functional Components and Conditions

The floor in the entry is tiled and has no significant defects.

### Walls and Ceiling

#### Functional Components and Conditions

The walls and ceiling in the entry are in acceptable condition.

#### Informational Conditions

Acoustic type ceiling noted which may contain asbestos type material. One may want to consult with an abatement expert for further evaluation.

### Closet

#### Functional Components and Conditions

The closet in the entry is in acceptable condition.

### Lights

#### Components and Conditions Needing Service

A wall light in the entry is missing and needs to be replaced.

## Living

### Floor

#### Functional Components and Conditions

The floor in the living room is carpeted and is functional.

#### Informational Conditions

The floor in the living room has wear that is commensurate with its age. Recommend replacement.

### Walls and Ceiling

#### Functional Components and Conditions

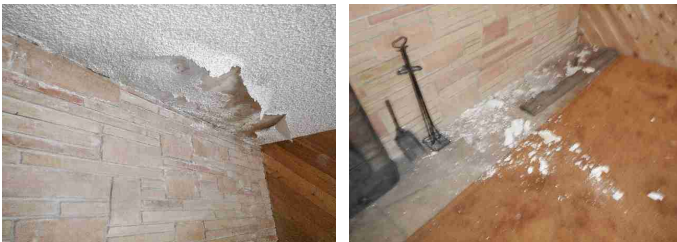
The walls and most of the ceiling in the living room are in acceptable condition except for one location. See comments below.

#### Informational Conditions

Acoustic type ceiling noted. These type ceiling may contain asbestos type material. Recommend consulting with an abatement contractor for further evaluation if desired.

#### Components and Conditions Needing Service

There is moisture damage on the living room ceiling, which you should ask the sellers to explain and have explored further. This area is adjacent to the chimney. This location indicates moisture has penetrated around the outer chimney wall. Stains noted on chimney wall in attic space. One snow has been removed. Roof and flashing needs to be further evaluated.



### Single-Glazed Windows

#### Functional Components and Conditions

The windows in the living room are functional.

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Informational Conditions

Windows are older. Anticipate repairs / replacements with time.

**Outlets**

Functional Components and Conditions

The outlets in the living room that were tested are functional.

## Dining

**Floor**

Functional Components and Conditions

The floor in the dining room is tiled and has no significant defects.

**Walls and Ceiling**

Functional Components and Conditions

The walls and ceiling in the dining room are in acceptable condition.

**Single-Glazed Windows**

Functional Components and Conditions

The single-glazed windows in the dining room are functional.

Informational Conditions

Slider door windows are older. Anticipate repairs/ replacements with time.

**Doors**

Components and Conditions Needing Service

The exterior door in the dining room does not open and should be serviced. Unable to open the lock comfortably to test the door. Have the lock serviced and recheck the door.

**Lights**

Functional Components and Conditions

The lights in the dining room are functional.

**Outlets**

Functional Components and Conditions

The outlets in the dining room that were tested are functional.

## Bedrooms

In accordance with state or industry standards, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies.

### Master Bedroom-Bedroom 1

**Location**

Informational Conditions

The master / Primary bedroom - bedroom #1 is located at the SW side of the house.

**Doors**

Functional Components and Conditions

The bedroom door is functional.

Components and Conditions Needing Service

Damaged door jamb. Repairs needed.

Damaged door jamb - repairs needed - *Continued*



## **Floor**

### Functional Components and Conditions

The bedroom floor is slab and has no significant defects.

### Informational Conditions

Some cracks noted on slab.



## **Walls & Ceiling**

### Functional Components and Conditions

The walls and ceiling in the bedroom are in acceptable condition.

### Informational Conditions

Acoustic type ceiling noted. These type ceiling may contain asbestos type material. Recommend consulting with an abatement contractor for further evaluation if desired.

## **Single-Glazed Windows**

### Functional Components and Conditions

The bedroom windows are functional.

### Informational Conditions

Windows are older. Anticipate repairs / replacement with time.

## **Closets**

### Functional Components and Conditions

The bedroom closet and its components are functional.

### Components and Conditions Needing Service

One missing closet door noted. Recommend replacement..



## **Lights**

### Functional Components and Conditions

The lights in the bedroom are functional.

## **Outlets**

### Functional Components and Conditions

The bedroom outlets that were able to be tested are functional.

## **Smoke Detectors**

### Components and Conditions Needing Service

There is no smoke detector in the bedroom, and one may not be required but should be installed for safety reasons.

## **Bedroom 2**

### **Location**

#### Informational Conditions

The second bedroom is located at the NW side of the house.

### **Doors**

#### Functional Components and Conditions

The bedroom door is functional.

### **Floor**

#### Functional Components and Conditions

The bedroom floor is slab and has no significant defects.

### **Walls & Ceiling**

#### Functional Components and Conditions

The walls and ceiling in the bedroom are in acceptable condition.

### **Single-Glazed Windows**

#### Functional Components and Conditions

The bedroom window is functional.

#### Informational Conditions

Windows are older. Anticipate repairs / replacement with time.

### **Closets**

#### Functional Components and Conditions

The bedroom closet and its components are functional.

### **Lights**

#### Functional Components and Conditions

The lights in the bedroom are functional.

### **Outlets**

#### Functional Components and Conditions

The bedroom outlets that were able to be tested are functional.

### **Smoke Detectors**

#### Components and Conditions Needing Service

There is no smoke detector in the bedroom and one may not be required but this should be installed for safety reasons.

## **Bedroom 3**

### **Location**

#### Informational Conditions

The third bedroom is located at N side of the house.

### **Doors**

#### Functional Components and Conditions

The bedroom door is functional.

### **Floor**

#### Functional Components and Conditions

The bedroom floor is slab and has no significant defects.

## **Walls & Ceiling**

### Functional Components and Conditions

The walls and ceiling in the bedroom are in acceptable condition.

### Informational Conditions

Acoustic type ceiling noted. These type ceiling may contain asbestos type material. Recommend consulting with an abatement contractor for further evaluation if desired.

## **Single-Glazed Windows**

### Functional Components and Conditions

The bedroom window is functional.

### Informational Conditions

Windows are older.. Anticipate repairs/ replacement with time.

## **Closets**

### Functional Components and Conditions

The bedroom closet and its components are functional.

## **Lights**

### Functional Components and Conditions

The lights in the bedroom are functional.

## **Outlets**

### Functional Components and Conditions

The bedroom outlets that were able to be tested are functional.

## **Smoke Detectors**

### Components and Conditions Needing Service

There is no smoke detector in the bedroom, and one may not be required but should be installed for safety reasons.

# **Bathrooms**

Our evaluation of bathrooms conforms to state or industry standards. We do not comment on cosmetic deficiencies, and we do not evaluate window treatments, steam showers and saunas, nor do we leak-test shower pans, which is the responsibility of the termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners.

## **Master Bathroom**

### **Size and Location**

#### Informational Conditions

The master-primary bathroom is a three-quarter, and is located in the master-primary bedroom.

### **Doors**

#### Functional Components and Conditions

The bathroom door is functional.

### **Floor**

#### Functional Components and Conditions

The bathroom floor is tiled and has no significant defects.

### **Walls & Ceiling**

#### Functional Components and Conditions

The walls and ceiling are in acceptable condition.

### **Single-Glazed Windows**

#### Functional Components and Conditions

The bathroom window is functional.

#### Informational Conditions

Window is older. Anticipate repairs / replacement with time.

## **Cabinets**

### Functional Components and Conditions

The bathroom cabinets are functional.

## **Sink Countertop**

### Functional Components and Conditions

The bathroom sink countertop is functional.

## **Sink Faucet Valves & Connectors Trap & Drain**

### Informational Conditions

The bathroom sink and its components appear functional, but not tested because of lack of water at time of inspection. Have rechecked when water is present.

### Components and Conditions Needing Service

The mechanical sink stopper is incomplete and should be serviced.



## **Toilet**

### Informational Conditions

The toilet appears functional, but not tested because lack of water at time of inspection. Have rechecked when water is present.

## **Stall Shower**

### Informational Conditions

The stall shower is present. However not checked because there is no water at time of inspection. Have rechecked when water is present.

### Components and Conditions Needing Service

The shower head is broken. Replacement needed.



## **Lights**

### Functional Components and Conditions

The bathroom lights are functional.

### Components and Conditions Needing Service

The bathroom ceiling heat lights are missing. Have replaced.



## **Outlets**

### Components and Conditions Needing Service

The bathroom sink outlet is functional. Recommend having upgraded to have ground-fault protection.

## **Powder Room**

### **Size and Location**

#### Informational Conditions

The powder room is a half and is located \_\_\_\_\_.

### **Floor**

#### Functional Components and Conditions

The bathroom floor is hardwood and has no significant defects.

#### Informational Conditions

The bathroom floor has wear that is commensurate with its age. One should consider replacing this flooring.



### **Walls & Ceiling**

#### Informational Conditions

The walls and ceiling are in acceptable condition.

### **Single-Glazed Windows**

#### Functional Components and Conditions

The bathroom window is functional.

#### Informational Conditions

Window is older. Anticipate repairs / replacement with time.

### **Sink Faucet Valves & Connectors Trap & Drain**

#### Informational Conditions

The bathroom sink and its components appear functional , but are not tested because of lack of water at time of inspection. Have rechecked when water is present.

### **Toilet**

#### Informational Conditions

The toilet appears functional, but no water at time of inspection. Have rechecked when water is present.

### **Lights**

#### Functional Components and Conditions

The bathroom light is functional.

### **Outlets**

#### Components and Conditions Needing Service

The bathroom sink outlet is functional. Recommend having upgraded to ground-fault protection for added safety.

## Hallway Bathroom

### Size and Location

#### Informational Conditions

The hallway bathroom is a full, and is located off the hallway.

### Doors

#### Functional Components and Conditions

The bathroom door is functional.

### Floor

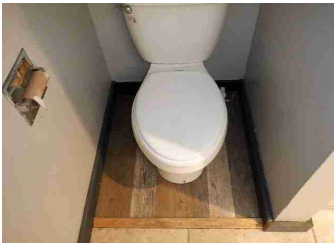
#### Functional Components and Conditions

The majority of the bathroom floor is tiled and has no significant defects.

The bathroom floor around the toilet is hardwood and has no significant defects.

#### Informational Conditions

The hardwood bathroom floor around the toilet has wear that is commensurate with its age. One should consider replacing it.



### Walls & Ceiling

#### Functional Components and Conditions

The walls and ceiling are in acceptable condition.

#### Components and Conditions Needing Service

Section of walling have been removed beneath cabinetry. Replacements needed.



### Single-Glazed Windows

#### Functional Components and Conditions

The bathroom window is functional.

#### Informational Conditions

Window is older. Anticipate repairs / replacement with time.

### Cabinets

#### Functional Components and Conditions

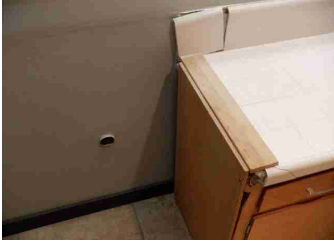
The bathroom cabinets are functional.

#### Informational Conditions

The bathroom cabinets have typical, cosmetic damage. This is the left side of the counter top. It appears that some of the cabinetry and countertop was removed.



The bathroom cabinets have typical cosmetic damage - *Continued*



One cut out noted in cabinet door?



### **Sink Countertop**

#### Functional Components and Conditions

The bathroom sink countertop is functional.

### **Sink Faucet Valves & Connectors Trap & Drain**

#### Informational Conditions

The bathroom sink and its components appears functional , but was not tested. No water at time of inspection. Have rechecked with water is turned on.

#### Components and Conditions Needing Service

The mechanical sink stopper is incomplete and should be serviced.



### **Toilet**

#### Informational Conditions

The toilet appears functional , but was not tested. No water at time of inspection. Have rechecked when water is present.

### **Tub-Shower**

#### Informational Conditions

The tub/shower appears functional, but was not tested. No water at time of inspection. Have rechecked when water is present.

### **Lights**

#### Functional Components and Conditions

The bathroom lights are functional.

### **Outlets**

#### Components and Conditions Needing Service

The bathroom sink outlet is functional. Recommend having upgraded to ground-fault protection for added safety.

## Common

Our evaluation of the common space, which includes the kitchen, hallway, stairs, laundry, and garage, is similar to that of the living space, and includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We pay particular attention to safety standards, such as those involving electricity and the integrity of firewalls, but we do not test portable appliances, including the supply and waste components of washing machines.

### Kitchen

#### General Kitchen Comments

##### Informational Conditions

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning capacity of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and powered by extension cords or ungrounded conduits.

#### Doors

##### Components and Conditions Needing Service

Missing pocket door between kitchen and laundry room noted.



#### Floor

##### Functional Components and Conditions

The floor in the kitchen is tiled and has no significant defects.

#### Walls and Ceiling

##### Functional Components and Conditions

The walls and ceiling in the kitchen are acceptable.

#### Single-Glazed Windows

##### Functional Components and Conditions

The window in the kitchen is functional.

##### Informational Conditions

Window is older. Anticipate repairs / replacements with time.

#### Cabinets

##### Functional Components and Conditions

The kitchen cabinets are functional.

##### Components and Conditions Needing Service

The floor of the kitchen sink cabinet is damaged, and should be replaced.

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The floor of the kitchen sink cabinet is damaged and should be replaced - *Continued*



### **Counter Top**

#### Functional Components and Conditions

The kitchen counter tops are functional.

### **Sink**

#### Functional Components and Conditions

The kitchen sink is in acceptable condition.

### **Faucet**

#### Components and Conditions Needing Service

No water at time of inspection. Recommend rechecking if and when water is connected and turned on before the close of escrow.

The kitchen faucet is loose, and should be secured.

### **Valves and Connectors**

#### Informational Conditions

The valves and connectors below the kitchen sink are present.

\*NOTE: However, they are not in daily use and will inevitably become stiff or frozen. This applies to older valves and connectors.

### **Trap and Drain**

#### Informational Conditions

The trap and drain at the kitchen sink appears functional but not tested.

### **Garbage Disposal**

#### Components and Conditions Needing Service

The garbage disposal is incorrectly powered and should be serviced by an electrician. Some kind of boot legging of wire with power bar. Outlet under sink has no power. Maybe related to a faulty power switch.



### **Dishwasher**

#### Informational Conditions

Dishwasher is older. Anticipate repairs / replacement with time.

#### Components and Conditions Needing Service

Dishwasher was not tested at time of inspection for the following reasons: No water at time of inspection. One may want to have tested. This unit is very old and most likely one will replace it.

Dishwasher was not tested at time of inspection- no water at time of inspection- see report - *Continued*



### **Built-in Electrical Oven**

#### Functional Components and Conditions

The electrical ovens are functional, but was neither calibrated nor tested for its performance.

#### Informational Conditions

Ovens are older. Anticipate repairs / replacement with time.

### **Electrical Cook Top**

#### Functional Components and Conditions

The electrical cook top is functional.

#### Informational Conditions

Cooking unit is older. Anticipate repairs /replacement with time.

### **Exhaust Fan or Downdraft**

#### Functional Components and Conditions

The kitchen exhaust fan or downdraft is functional.

#### Informational Conditions

The exhaust fan is older. Anticipate repairs / replacement with time.

### **Lights**

#### Functional Components and Conditions

The lights in the kitchen are functional.

#### Components and Conditions Needing Service

Faulty wall switch for the ceiling light over the sink. Have replaced.



### **Outlets**

#### Functional Components and Conditions

The outlets in the kitchen that were tested are functional.

#### Components and Conditions Needing Service

All of the countertop outlets are functional in the kitchen. Recommend having upgraded to ground fault protection to outlets around the sink and all counter tops areas which is mandated by current standards and is an important safety feature.

### **Refrigerator- Ice maker**

#### Informational Conditions

The refrigerator/ freezer/ ice maker is not part of the report.

## Hallway

### Floor

#### Functional Components and Conditions

The floor in the hallway is functional, and does not have any significant defects.

### Walls and Ceiling

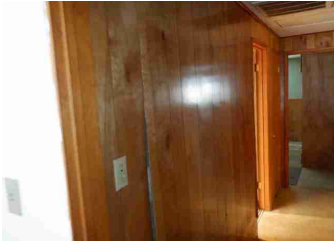
#### Functional Components and Conditions

The walls and ceiling in the hallway are in acceptable condition.

#### Informational Conditions

Acoustic type ceiling material noted. This type of ceiling may contain asbestos type material. Recommend further evaluation if desired by an abatement contractor.

One loose wall panel noted. Have either re-glued or removed if one is to paint the walls.



### Closet

#### Functional Components and Conditions

The closet, or closets, in the hallway are in acceptable condition.

### Lights

#### Functional Components and Conditions

One lights in the hallway is functional.

#### Components and Conditions Needing Service

One ceiling light in the hallway does not respond, and should be serviced.



### Smoke Detectors

#### Informational Conditions

A smoke detector is present in the hallway. Because of age, recommend having replaced.

Recommend having smoke detectors replaced every 10 years. If yours are currently older, recommend having replaced as soon as possible for safety reasons. This comment applies to all smoke detectors in a house.

### Carbon Monoxide Alarms

#### Components and Conditions Needing Service

California residents must have carbon monoxide detectors in their homes. The seller is required to have one installed before the close of escrow.

## Laundry

### General Laundry Room Comments

#### Informational Conditions

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing old rubber hoses with modern braided stainless steel types that are much more dependable. You should also be aware that modern washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow. The only remedy for this is to enlarge the drainpipe.

### Doors

#### Functional Components and Conditions

The doors in the laundry room are functional. See additional comments below.

#### Components and Conditions Needing Service

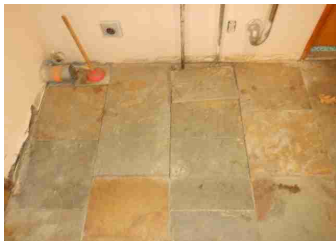
The laundry room door to the exterior is damaged, and should be repaired or replaced.



### Floor

#### Components and Conditions Needing Service

The tiled floor in the laundry room has cosmetic damage and needs repairs or replacement. The flooring is functional. One can walk on it.



### Walls and Ceiling

#### Functional Components and Conditions

The walls and ceiling in the laundry room are in acceptable condition.

#### Components and Conditions Needing Service

Wall damage noted at the base of the east wall. Repairs needed.



## Single-Glazed Windows

### Functional Components and Conditions

The window in the laundry room door is functional.

## Cabinets

### Functional Components and Conditions

The cabinets in the laundry room are functional.

## Closets

### Functional Components and Conditions

The closet, or closets, in the laundry room are functional.

## Lights

### Functional Components and Conditions

The lights in the laundry room are functional.

### Informational Conditions

There are some switches with red lights noted. This is to typically identify that a light is on.

### Components and Conditions Needing Service

A ceiling light in the laundry room closet does not respond, and should be serviced

## Outlets

### Functional Components and Conditions

The outlets in the laundry room that were tested are functional.

## Gas Valve & Connector

### Functional Components and Conditions

The gas line -connector that was visible is in acceptable condition.

## Dryer Vent

### Components and Conditions Needing Service

The back-draft on the exterior dryer vent cover is damaged and needs to be replaced.



## Garage

### General Garage Comments

#### Informational Conditions

It is common for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the sidewalls or the slab. This is also quite common if a garage is below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, it will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. Regardless, we are not engineers, and recommend that you read about this in a booklet that should have been given to you by the realtors, and you may wish to discuss this further with a structural engineer. Garage door openings are not standard, and you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

## Slab

### Functional Components and Conditions

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The garage slab that is visible is in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.

### **Walls and Ceiling**

#### Functional Components and Conditions

The walls and ceiling in the garage that are visible are in acceptable condition.

#### Informational Conditions

Old staining noted on some sections of the ceiling. No moisture was detected with meter. Ceiling damage noted. Sections of acoustic material has fallen down. No active moisture detected at time of inspection with meter. However this condition does not indicate any active leaking. Again recheck the roof when snow has melted and or removed.



Acoustic type ceiling noted. Ceiling may contain asbestos type material. Recommend consulting with an abatement contractor for further evaluation if desired.

Confirm with termite control co on any findings before the close of escrow.

The garage has a in house vacuum system we do not check. Recommend having demonstrated by seller if possible.



#### Components and Conditions Needing Service

One section of wall damage. Have repaired.



### **Single-Glazed Windows**

#### Functional Components and Conditions

The window in the garage is functional.

#### Components and Conditions Needing Service

The window in the garage will need service to work well, including sanding, shaving, trimming, or servicing the hardware.



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### **Ventilation Ports**

#### Functional Components and Conditions

The ventilation ports are functional.

### **Firewall**

#### Functional Components and Conditions

The firewall in the garage is functional.

#### Components and Conditions Needing Service

The access cover to the attic area should be sheathed with metal or fire rated drywall, and made to self-close, in order to provide a firewall separation between the garage and the living quarters.

### **Entry Door Into the House**

#### Components and Conditions Needing Service

The entry door from the garage into the house is not self-closing and is required to be, to maintain the necessary firewall separation between a garage and living quarters, and will need to be serviced. Recommend adding a self closing hinge to the door.

This solid door is a 1 3/8" inch door, not a 1 5/8" inch door. One should change it out the door to meet current building standards.

### **Garage Door and Hardware**

#### Informational Conditions

The two garage doors appears functional but a locked. Have locks removed and tested. The visible conditions of the hinges and springs appear to be in acceptable condition.

The main garage doors can use some maintenance type service. Sanding, staining or repainting.

### **Automatic Opener**

#### Informational Conditions

No garage door operators present. Recommend upgrades / installation.

### **Lights**

#### Components and Conditions Needing Service

The garage light does not respond, and should be serviced. Missing bulb.

### **Outlets**

#### Functional Components and Conditions

The outlets in the garage that were tested are functional.

#### Components and Conditions Needing Service

All of the outlets in the garage are functional but should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.

## REPORT CONCLUSION

41648 Comstock Ln., Big Bear Lake, CA. 92315

Congratulations on the purchase of your new home / townhome / townhouse / condo / investment property / commercial building. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identifying all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks or alarms on the exterior doors of all pool or spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies may only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies may deny coverage on the grounds that a given condition was preexisting or not covered because of a code violation or manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the industry and to treat everyone with kindness, courtesy, and respect.

Thank you,

Sean D. Treguboff  
Precision Inspection Services

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