



Confidential Inspection Report

LOCATED AT:
2016 Lake Morena Dr.
Campo, California 91906

PREPARED EXCLUSIVELY FOR:
Mr. Santos Moran

INSPECTED ON:
Wednesday, September 9, 2026



Inspector, Ken Mitchell
East County Star Home Inspections



Wednesday, September 9, 2026
Mr. Santos Moran
2016 Lake Morena Dr.
Campo, California 91906

Dear Mr. Santos Moran,

We have enclosed the report for the property inspection we conducted for you on Wednesday, September 9, 2026 at:

2016 Lake Morena Dr.
Campo, California 91906

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

-  = Acceptable, functioning correctly.
-  = Maintenance recommended
-  = Upgrade recommended but not required
-  = Warning potentially serious issue that should be addressed.
-  = Dangerous condition that should be corrected as soon as possible.

We thank you for the opportunity to be of service to you.

Sincerely,



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Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. Our inspection is conducted in accordance with the Standards of Practice of the National Association of Certified Home Inspectors. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done PRIOR TO THE CLOSE OF ESCROW. 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 standard National Association of Certified Home Inspectors contract provided by the inspector who prepared this report.

Introductory To Notes

ORIENTATION

1: For purposes of identification and reporting, the front of this building faces north.



Exterior/Site/Ground

BASIC INFORMATION

ACC 2: Site grading: Sloped away from structure

3: General lot topography: Flat lot

FOUNDATION

4: The foundation and other visible elements of the support structure have performed well and are generally in good condition for the age of the structure. We suggest attention to the items noted below.

#1 Crack in West side of foundation wall

#2 Small crack in stem wall underneath the front patio patio deck

PEST CONTROL

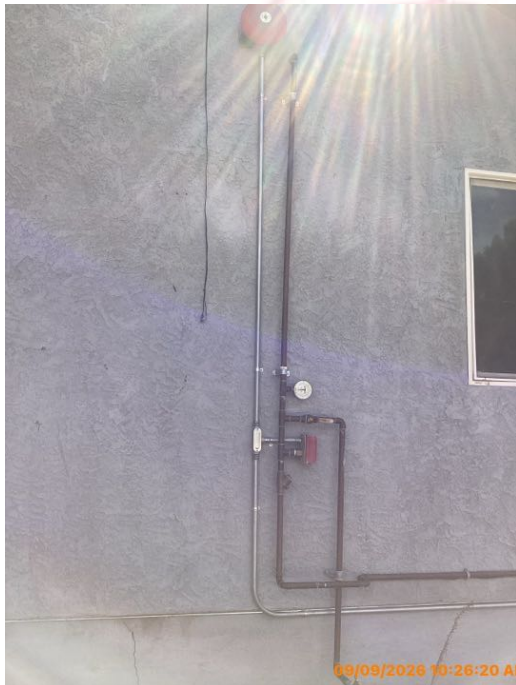
5: Our observations regarding evidence of pests is not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

WATER SHUT-OFF LOCATION

MAIN 6: This property is on a well that was not operational at the time of the inspection the main shut off for the water is located at the well equipment and was not tested.

EXTERIOR PLUMBING

7: Testing of the irrigation system and/or automatic timer is beyond the scope of this inspection.



ess wall appears to be for a fire sprinkler system

MAIN SUPPLY

9: Water supply on the property provided by a well

SEWER CLEANOUT

10: This property is on septic. No sewer, clean outs were observed at the house perimeter.

GAS METER COMMENTS

11: Property gas supply is propane and enters through the rear of the structure.

SERVICE DROP

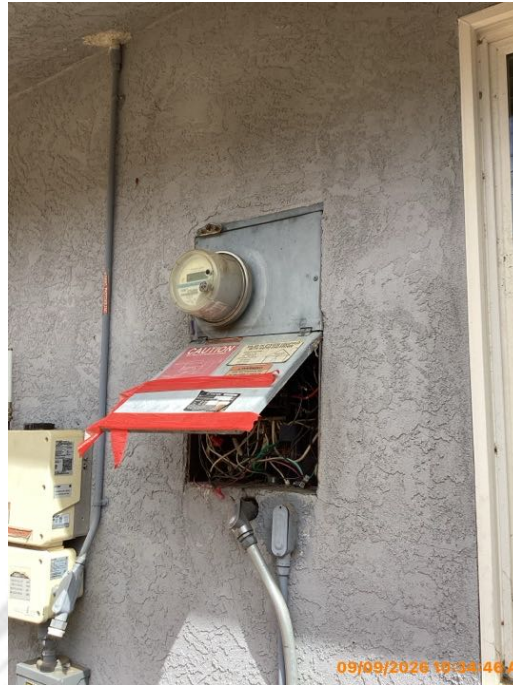
12: The service drop appears to be properly installed and in good condition. The drip loop appeared to be properly installed and as circled as shown in picture.



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METER

WARN DANG 13: Electric meter is located on rear of the house facing south. The dead front is off of the panel and laying on the ground, exposed wires were observed through the open panel, which is a safety hazard. Service panel had been taped shut with red tape capacity was not visible. Recommend services of qualified electrician.



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OUTDOOR RECEPTACLES

14: The GFCI protection for the exterior receptacles is provided by an outlet located at the front entry next to the front entry door. We advise testing this device on a monthly basis. The device was tested at time of inspection and appears to be functioning correctly. The cover plate was missing. Recommend replacement. Picture number one is GFIC energized, picture number two is with GFIC tripped by Test button



WARN 15: There is a three prong receptacle installed on south side of house approximately 18 inches above top of sliding door. The outlet is not operational and missing cover plate recommend services a qualified electrician.

STUCCO

MAIN 16: The stucco exterior is in good condition, with a few minor cracks. These hairline cracks are typical and no action is indicated. They can be patched and sealed in the course of routine maintenance.

DOORS

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

ACC

WINDOWS

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

MAIN

UPGR

SCREENS

19: There are several missing and/or damaged window/door screens throughout this home. Recommend replacement.

ACC

GLAZING

20: Windows are double glazed throughout the house and seals appeared to be intact at time of inspection.

GRADING

ACC 22: The grading of the lot appears to properly and adequately drain excess surface water and roof runoff away from the structure.

MAIN 23: Proper hard and/or soft scape to weep screed clearances have not been maintained. This may lead to moisture intrusion. Review further for possible moisture issues. Clearance between weep, screed and ground should be 6 to 8 inches.



GUTTERS

UPGR 24: There were no gutters and downspouts installed on the building.

DRIVEWAY

25: Driveway access to garage is dirt

WALKWAYS

MAIN

UPGR

26: Walkways are concrete and are in need of some repair



DECK

MAIN

UPGR

27: Like fences and other exposed wood construction, decks have a finite service life. Even the best maintained deck will need repair and eventual replacement. We urge regular treatment with combination wood preservative/UV inhibiting sealers.

DECK SUPPORTS

MAIN 28: The deck supports on the front of the house, appear to be a combination of poured in place concrete stacked block and wood. There is some rot noted underneath the deck, recommend repair by licensed contractor.

HAND RAILS

MAIN **WARN** 29: The railings at the deck at the front entry are deteriorated, and could fall over if pressure was exerted on them.

ACC FENCING

30: The chain-link fencing appears to have been professionally installed and is in serviceable condition across the front of the property and down the sides of the property about halfway down the back. From that point, it changes to wire mesh attached to T post stakes that encompass the rear of the property line.

MAIN GATES

31: The gates show signs of wear/deterioration and in need for maintenance.

ACC TRIM

32: The exterior trim appears to be properly installed and is in good condition.

ACC EAVES/SOFFITS

33: The eaves and overhangs appear to be properly installed and in good condition.

ACC FLASHING

34: The flashing at the eaves appears to be installed correctly and in serviceable condition at the time of inspection. The roof jacks appeared to be properly installed and then serviceable condition at the time of inspection

ACC PAINT/STAIN

35: The exterior finishes are in good condition and have an attractive appearance.

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.

BASIC INFORMATION

36: Foundation type: raised perimeter, and poured in place concrete concrete piers. See notes in previous section regarding perimeter foundation notes.

MUDSILL

37: The mudsill is the first wood member of the framing, resting directly on the foundation. The majority of the mudsill is inaccessible and was not inspected.

WALL FRAMING

38: The walls in the interior of the house are covered in drywall and framing was not directly observed

FLOOR FRAMING

39: Floor framing was observed from the crawlspace access point and was framed using 2 x 8 floor joist (viewed from inside crawlspace entry)

ANCHOR BOLTS

40: Anchor bolts are fasteners that connect the wood framing to the foundation. They limit the framing's ability to move independently on the foundation in the event of seismic activity.(viewed from inside crawlspace opening.)

ACC 41: Anchor bolts are in place and appear to be properly installed and in good condition.

PEST CONTROL

42: 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.

GENERAL COMMENT

ACC 43: All the visible 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.

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 warranty that the roof is, or will remain, free of leaks.

Composition Shingle

ACC

BASIC INFORMATION

MAIN

44: Location: Covers whole building, the age of this roof is unknown, but appears to be in serviceable condition.

45: Location: Covers garage,(garage, not attached) the age of this roof is unknown, but appears to be in serviceable condition. Some stains were noted on the underneath side of the plywood around the turban vent recommend monitoring.

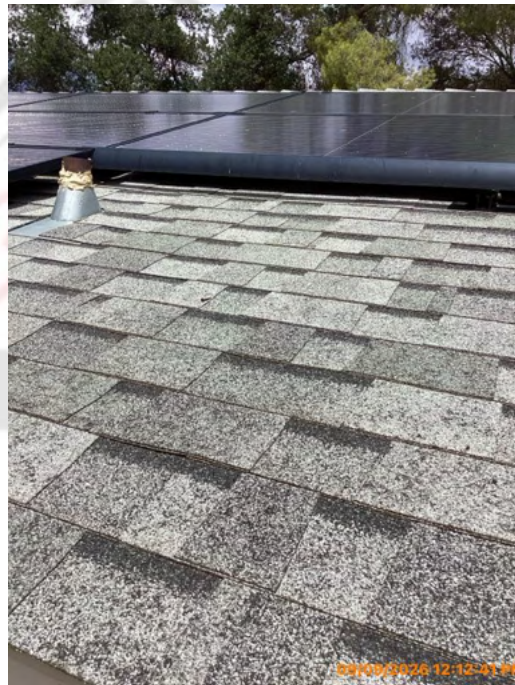
46: Roof slope: The pitch on the house appears to be approximately 4/12 pitch
The pitch on the garage structure is steeper and appears to be approximately a 6/12 pitch.

47: Material: Composition shingles covers whole building



ont
eas
serv
near

nants of a tarp that was
re 6 shows south facing



INSPECTION METHOD

48: We inspected this roof from the edge of the eaves.

SURFACE

MAIN 49: The composition shingle roof surface appears to have been properly installed and is in good condition. Recommend clearing debris in valleys for proper drainage.

FLASHINGS: OVERALL

ACC 50: Metal flashing has been used to seal the connections and penetrations, and appeared to be in serviceable condition at the time of the inspection.

VALLEY

51: The valleys are woven in with the composition shingles and does not have a metal valley flashing installed. This appears to be installed with professional workmanship. Recommend regular maintenance to keep valleys clear of debris.

FLUES

ACC 52: The flu for the forced air heater appears to be professionally installed and in serviceable condition. The flu cap was installed and secure at the time of inspection.

ACC



properly installed and in good condition.

GUTTERS

54: There is no provision for collection of roof runoff. Lack of gutters may be an annoyance at some locations but, in our opinion, drainage patterns and soil conditions are such that gutters do not seem necessary. Action would be considered optional.

SOLAR COLLECTORS

55: Inspection of the solar collector panels is beyond the scope of this inspection. For information regarding the panels and the operation of the solar system, we suggest consultation with an expert in this field. Leakage at these panels is common. We recommend further review. While doing the roof inspection, the panels were observed from the edge of the roof. The glazing appears to be intact and no readily apparent problems were observed. Recommend maintenance to clear debris underneath panels.



Air Conditioning

An air conditioning system consists of the cooling equipment operating and safety controls and a means of distribution. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Air conditioning systems are not tested if the outside temperature is too cold for proper operation. Detailed testing of the components of the cooling equipment or predicting their life expectancy requires special equipment and training and is beyond the scope of this inspection. 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 air conditioning equipment is encouraged.

BASIC INFORMATION

56: Air-conditioning not installed at this house



Heat

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

BASIC INFORMATION

57: Manufacturer: MAYTAG-picture one shows information plate inside blower compartment. The information printed shows the unit was manufactured in 2018. Maytag MGC2SA-072C-T24B1 72,000
Ga
se c e temperature that day

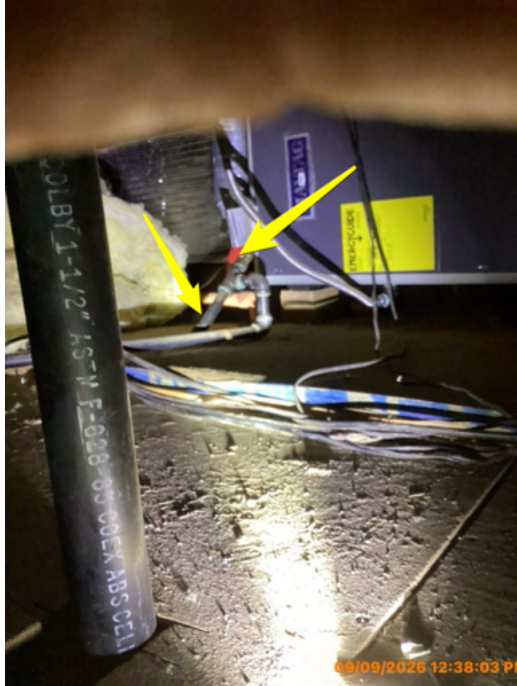


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GAS SUPPLY

ACC 58: The gas piping includes a 90 degree shutoff valve for emergency use and drip leg. The valve was not tested at the time of inspection. The age and style of valve is normally found to be operable by hand and generally trouble free.

Picture shows shut off to heating unit and drip lead shown by arrows.



VENT

ACC 59: The heating system vent is properly installed and appears in serviceable condition.

COMBUSTION AIR

60: 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.

ACC 61: There is adequate combustion air for this heating unit.

DUCTS

ACC 62: The factory made insulated flex ducts appear to be properly installed and are in serviceable condition.

THERMOSTAT

MAIN UPGR 63: The thermostat did not appear to be functioning. FAU or fan did not respond when using normal operating controls. Recommend it be repaired or replaced.



HVAC DISCONNECT

64: There is no local disconnect installed on the FAU and unit is plugged directly into an outlet that has the cover missing. Recommend upgrading to disconnect switch.

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.

BASIC INFORMATION

65: Manufacturer: RHEEM

Model Number: E30A-6-G

Serial Number: 0020352641034

Manufacturer Date: 11 2014



66: Location: Laundry room area in north east corner room of house.

67: Capacity: 30 gallons

T/P RELEASE VALVE

ACC 68: The water heater is equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. We observed no adverse conditions.



WATER CONNECTORS

ACC 69: The cold water inlet and hot water outlet connections for the water heater and washing machine appear properly installed and in serviceable condition.

SEISMIC RESTRAINT

ACC 70: 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.

ELEVATION/LOCATION

71: Water heater is not required to be elevated and sits in drain pan on floor in laundry room.

Insulation/Energy

Insulation, weatherstripping, dampers, double-glazed glass and set-back thermostats are features that help reduce heat loss and/or gain and increase system and appliance efficiency. Our visual inspection includes review to determine if these features are present in representative locations and we may offer suggestions for upgrading. Our review of insulation is based upon uniformly insulated or are insulated to current standards. It is our opinion that all homes could benefit from energy conservation upgrades, and we suggest that you consult professionals.

ENERGY SAVING ITEMS

ACC 72: Insulated glass windows: Installed and windows functioned normally at time of inspection.

ATTIC INSULATION

MAIN 73: The bat insulation was only spot checked from the location of the forced air unit The insulation appears to be adequate, but there are some loose pieces of potentially extra insulation that was left in the attic. Recommend some routine maintenance to lay in place where missing.

74: The level of insulation would appear to provide an R-19 insulating value. This provides only moderate resistance to heat transfer and was the standard until recently. An insulation contractor could be consulted regarding upgrading.

WALL INSULATION

75: Perimeter wall insulation could not be observed because of wall coverings.

FLOOR INSULATION

MAIN 76: Floor insulation was observed from the crawlspace access point and appeared to be R 19. Some pieces were hanging down and need to be reattached. Recommend maintenance.

Home Inspections

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.

BASIC INFORMATION

77: Service entry into building: Overhead service drop please refer to comments and pictures under exterior/ground section

78: Voltage supplied by utility: 120/240 volts

MAIN SERVICE

79: The main electrical service panel is outside on the rear of the building. please refer to previous pictures and comments in exterior/grounds section.

SERVICE DROP

ACC 80: The service drop appears to be properly installed and in good condition. please refer to exterior/grounds section.

MAIN CIRCUITRY

81: There are significant deficiencies in the service panel. We will not list the numerous reportable conditions because the entire installation needs attention by a professional. We recommend a licensed electrical contractor be retained for repairs.

SERVICE GROUNDING

82: The system and equipment grounding appears to be correct. Only primary ground rod was observed,

BREAKER SUBPANEL

83: An additional distribution panel, or subpanel, is located inside the garage in the north east corner underneath a workbench.

GENERAL COMMENT

84: Service capacity not verified ,labeling on breaker switches were not readable.

Plumbing

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.

BASIC INFORMATION

MAIN **UPGR** **85:** Domestic water source: Private well water. The well equipment was not in operation at the time of inspection. The well service technician that arrived on the job notified me that there was insufficient power at the equipment at the time of inspection to do startup and equipment check. Recommend repair or upgrade if needed when well inspection is completed.

WATER SHUTOFF COMMENTS

MAIN **UPGR** **86:** There was no main water shut off located at or near the house. There was a shut off located at the well equipment.

SEWER CLEANOUT

87: We were unable to locate the cleanouts for the septic waste system at or near the perimeter of the house.

ACC

VENT LINES

88: The vent piping for the waste system appears to be properly installed and in good condition, (viewed from the attic and the edge of the eaves.)

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.

BASIC INFORMATION

89: Number of bedrooms: 3

SURFACES: OVERALL

MAIN 90: There is wear and tear throughout the house, of the type generally resulting from age and heavy use. We make no attempt to list all cosmetic flaws and suggest that most of these deficiencies will be addressed by routine maintenance and upgrading.

DETECTORS: OVERALL

UPGR 91: There were smoke detectors missing in various areas in the house where they are required. Please refer to notes in the following sections regarding smoke detectors. Recommend installing where required.



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

92: Energy: Gas (or propane) appliances only

FIXTURES

MAIN 93: The water is not on at the property so the fixtures or drains could not be tested. The kitchen faucet is loose and old and should be replaced.

MAIN DRAIN TRAPS



Piping are ABS plastic. Lack of water is preventing drain system evaluation went well equipment comes online.

ACC AIR GAP

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

SINK

96: The sink is stainless steel and appears to be installed correctly he ends serviceable condition.

GAS SUPPLY

ACC 97: 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

ACC 98: GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

SWITCHES

ACC 99: Ceiling light was controlled by dimmer switch on wall and was functioning normally at the time of inspection

HEAT OUTLET

100: Ceiling register is installed, but fan could not be energized. Using normal controls at thermostat.

MAIN

WALLS

101: The walls ceilings and floors appeared to be in serviceable condition at the time of inspection, but show heavy wear and could be addressed through routine maintenance.

CABINETS

MAIN **102:** Cabinets and counter show heavy wear from use overtime and there is a drawer missing on the east corner of the cabinets, replace. These conditions could be addressed through regular maintenance.



WINDOWS

ACC **103:** The window was installed correctly and functioned normally at the time of inspection.

VENTILATION

104: There is no exhaust fan in this kitchen. There is no requirement that a fan be installed, but depending on the style of cooking preferred, the lack of a fan could be an inconvenience.

PASSAGE DOORS

105: The kitchen was open to the living room and open to the passageway leading to the back door. There were no access doors other than the exterior.

FIRE EXTINGUISHER

UPGR **WARN** **106:** There are no portable fire extinguishers installed in this building. We recommend portable extinguishers be installed in or near the kitchen for use in an emergency.

MAIN **UPGR**

APPLIANCES: OVERALL

107: The oven and stove are old and show signs of heavy use and have missing parts and in disrepair. Recommend replacement.

DISPOSAL

MAIN **UPGR** **108:** Manufacturer: Insinkerator. garbage disposal was activated, but makes noise possibly something stuck inside the drain opening. Recommend repair or replace. Face plate is missing off of outlet under sink for garbage disposal ,replace. Also observed hole in wall under sink recommend patching.



DISHWASHER

109: Manufacturer Whirlpool. Dishwasher came on when activated, but was not short cycle because the well was not operational.(no water supply.)



REFRIGERATOR

110: Refrigerator was operating, but not checked.

GENERAL COMMENT

MAIN 111: The finished surfaces, hardware, windows, and doors were found to be in serviceable condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.

MAIN 112: Organic growth was observed under the kitchen sink next to the back wall recommend testing by qualified individual.



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.

Bathroom Two



BASIC INFORMATION

113: Toilet: Ceramic unit with a porcelain finish. Could not be tested due to lack of water (no water at time of inspection.) The lid to the tank had one end of it broken



DRAIN TRAP

114: The drain trap and associated piping are ABS plastic.

TOILET

115: Toilet was not tested at time of inspection due to lack of water service.



WATER BASIN

116: The wash basin is old, but appears to be properly installed. See previous comments regarding water supply.

BATHTUB



117: The surface finish of the bathtub is chipped. We recommend refinishing or replacement.



SHOWER



118: Bathroom two has a fiberglass tub and surround. The shower and other fixtures were not tested at the time of inspection due to the well-being in operative. The shower was also missing the showerhead and tile was removed around the protruding pipe. Recommend maintenance and repair.



RECEPTACLES



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

SWITCHES

MAIN **UPGR** **120:** This area is equipped with a light switch. However, its operation did not control the adjacent lights.

LIGHTS

MAIN **121:** Light in bathroom two did not come on by use of the light switch at the time of the inspection

INTERIOR WALLS

MAIN **122:** The walls and ceiling of bathroom two show signs of heavy use and general wear and tear. This could be addressed through routine maintenance. Patching around shower nozzle is needed.

SHOWER WALLS



m two is fiberglass and incorporated with the bathtub. The recommend refinishing or replacing.



BATHROOM FLOOR

124: The finish floor in this bathroom is wood and as through the rest of the house are in need of general maintenance and repair.

COUNTERTOPS

125: The countertop is a plastic laminate. The countertop is old and shows signs of wear and tear but appears to be installed correctly and in serviceable condition at the time of inspection.

DOORS

DOORS

126: The door operates normally and appears to be in serviceable condition. Painting and normal maintenance are required.

WINDOWS

ACC 127: The window appears to be installed correctly and in serviceable condition and operated normally.

Master

MAIN BASIC INFORMATION

128: The general conditions of the walls, cabinets and countertops are typical as in the rest of the house. Routine maintenance is required.



n could not be tested because the water well was not operational
to be in serviceable condition.(see comments in bathtub shower



DRAIN TRAP

130: The drain trap and associated piping are ABS plastic.

TOILET

131: The toilet was not flushed due to lack of water. (well was not operating at the time of inspection)

WATER BASIN

MAIN UPGR

132: The wash basins are deteriorated and the basin on the right has a large piece broken out, replace. Remaining useful life is limited.



SHOWER

MAIN UPGR

133: A water test of the shower pan is beyond the scope of this inspection. This test is often performed as a part of a standard pest inspection. The shower pan is constructed of fiberglass and shows signs of wear and tear and damage. Recommend refinishing or replacing. Also recommend removing and replacing old caulking at bottom of shower surround.



RECEPTACLES

ACC 134: GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

SWITCHES

MAIN 135: The lights did not come on when switch was operated. Recommend maintenance and or repair.



Bedroom

Master Master Bedroom

WIRING



136: Exposed wires were observed where light is missing on bottom of fan, replace.

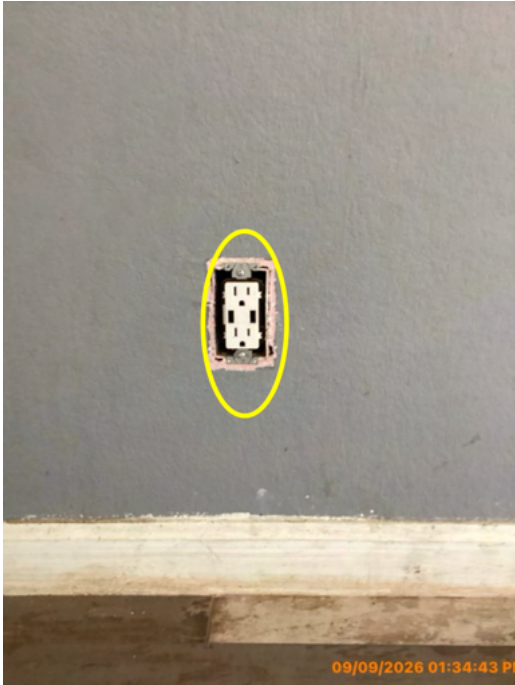
RECEPTACLES



137: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room. The tester viewed in the picture shows outlets in this room are wired correctly



MAIN **138:** The east receptacle cover plate is missing We recommend it be replaced during the course of normal maintenance.



SWITCHES

MAIN **UPGR** **139:** The switch on the wall operated the fan only. A light was not installed in the fan. Recommend repair or replace.



LIGHTS / FAN

MAIN 140: The switches for the fan operated normally and energized the fan. The light in the fan was not installed and it is unknown if the light switch operates normally.



HEAT OUTLET

MAIN 141: There are outlets in the master bedroom, but the heat or fan could not be energized by normal controls at the thermostat.

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WALLS

MAIN 142: The walls are generally serviceable, except for the item(s) noted. painting in the master bedroom and patching in the master closet are required. In picture #1 below is what would be considered the closet area.



CLOSET

MAIN UPGR 143: Closet door is missing a hinge, repair or replace.

MAIN 144: Fluorescent light in master closet, energizes, but does not light all the way, repair or replace

SMOKE DETECTOR

UPGR 145: There is no smoke detector in this area, as required. We recommend one be installed.

GENERAL COMMENT

MAIN UPGR 146: The walls ceilings and floors show signs of heavy wear and tear and are in need of regular maintenance.

Middle Bedroom

WIRING

MAIN **UPGR** **147:** There were exposed wires where ceiling fixture had been removed, repair replace.



RECEPTACLES

ACC **148:** The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room. The tester in the outlet shows correct wiring in this room.



LIGHTS / FAN

UPGR **149:** Light fixture in ceiling has been removed so no light is available in this room, recommend installation of light fixture.

HEAT OUTLET

MAIN **UPGR** **150:** Supply air register vent is installed, but fan did not come on when operated by switch at thermostat, see previous comments regarding this.



the middle bedroom and the bedroom on the west

ACC

SMOKE DETECTOR

152: The smoke detector alarm was activated when the test button was depressed.

MAIN

GENERAL COMMENT

153: The walls ceilings and floors are in need of repair and general maintenance, but were in serviceable condition at the time of the inspection.

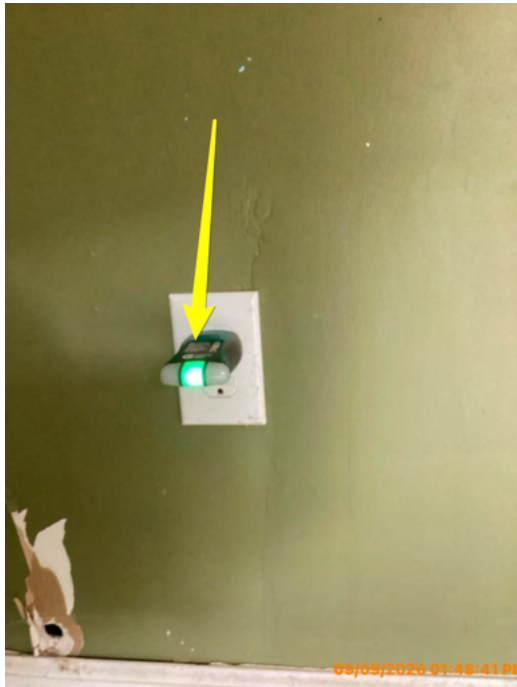
West Bedroom

WIRING

154: There wasn't any exposed wiring detected in the west bedroom.

RECEPTACLES

MAIN **UPGR** **155:** The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room. Cover plate missing on west wall of west bedroom, replace.



SWITCHES

MAIN **UPGR** **156:** The switch at the entry to the west bedroom operates the ceiling, fan, and light, which both operate but fan makes rubbing noise recommend, repair or replace.

HEAT OUTLET

MAIN **UPGR** **157:** Air register is in the ceiling. fan would not energize by normal controls, located at thermostat, repair or replace.

WALLS

MAIN 158: Walls in west bedroom require some patching and general maintenance.



CEILING

159: The ceiling was in serviceable condition at the time of the inspection.

FLOOR

MAIN **UPGR** 160: Pieces of flooring are missing next to wall, repair or replace .If necessary, we recommend the advice and services of a licensed flooring contractor.

CLOSET

161: The closet is located between the middle bedroom and the bedroom on the west.



CLOSET DOORS

MAIN 162: The West bedroom closet door is intact, but rubs. Maintenance or adjustment is required.

WINDOWS

MAIN 163: Windows were intact in West side bedroom, and functioned normally, screens are missing or torn. Repair or replace.

VENTILATION

MAIN UPGR 164: Supply air register is in the ceiling, but air could not be observed because fan did not come on when operated by normal controls located at the thermostat. See previous comments.



SMOKE DETECTOR

165: There is no smoke detector in this area, as required. We recommend one be installed.

Attic

The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We visually examine the attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements. Where walking in an unfinished attic can result in damage to the ceiling, inspection is from the access opening only.

ACCESS/ENTRY

166: Attic access is through utility/laundry room on north east corner of residence.

PEST CONTROL

167: Our observation 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.

RAFTERS

ACC 168: The rafters that were observed in the attic appear to be installed correctly with good workmanship and professionally.

SHEATHING

ACC 169: The roof sheathing is the material directly supporting the roof covering. Appeared to be professionally installed, and in serviceable condition at the time of inspection.

170: The roof sheathing is plywood nailed solidly across the rafters.

DUCTS

171: The ducts are factory, built, flexible, fiberglass wrapped with vapor barrier and appear to be properly installed and are in serviceable condition.

VENTILATION

172: Our feeling regarding attic ventilation is that 'you can never have too much'. Attic ventilation can be provided by eave, gable, and ridge vents as well as by automatic and wind driven fans. We encourage use of any or all of the above. The ventilation in this attic is considered to be acceptable.

MISCELLANEOUS

173: There is a fire sprinkler system, servicing the attic area was not inspected and is beyond the scope of this inspection.

174: No obvious signs of active leaks were observed at the time of inspection.

Living Room

WIRING



175: Bare wires noted at ceiling in living room where a device or fixture has been removed, bare wires are shown hanging out of electric box, repair or replace.



RECEPTACLES

176: The receptacles were found to be properly installed and in serviceable condition. One receptacle on west wall of living room shows neutral connection missing, as shown by the picture below. Recommend repair or replace. The number of receptacles is considered adequate for this size room.



SWITCHES

ACC 177: Switch in the living room energized can lights in the ceiling.

LIGHTS

MAIN 178: Ceiling can lights had been painted, but are operating. Recommend replacement.

HEAT OUTLET

MAIN 179: Supply register is installed in ceiling, but airflow could not be observed because fan did not respond to controls located at thermostat.

DOORS

MAIN 180: The entry door appeared to be serviceable at time of inspection, but in need of regular maintenance and paint.

MAIN

WINDOWS

181: The windows are all double glazed and seals appear to be intact, and function normally at the time of inspection. The screens are torn or missing, repair or replace.

UPGR

SMOKE DETECTOR

MAIN 182: There is no smoke detector in this area, as required. We recommend one be installed.

GENERAL COMMENT

183: The walls ceiling and floors appear to be serviceable, but as in the rest of the house are in need of paint and regular maintenance.

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.

FIXTURES

ACC 184: The water fixtures consist of hot and cold supply serving the washer, and the cold and hot pipes at the water heater appeared to be in serviceable condition at the time of inspection.



WINDOWS

ACC 185: The window was operated and functioned normally had time of inspection

DRYER VENT

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

SMOKE DETECTOR

UPGR 187: There is no smoke detector in this area, as required. We recommend one be installed.

WASHER/DRYER

188: The hookups for the washer and dryer are properly installed and in serviceable condition. The appliances themselves were not tested.

GENERAL COMMENT

MAIN 189: The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report. This is the area that the attic is accessed with a pull down ladder.

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.

BASIC INFORMATION

190: Foundation type: Raised perimeter

ACCESS

191: One crawl space was accessible from an exterior hatch in the rear of the building. That space was on the east side in the rear of the house, and accesses the space under the east side of the house. There is a second crawlspace access in the rear on the west side that was sealed, and had the propane pipe entry through the side of it, and a loose conduit or pipe sagging down across it. This area was not inspected. The structure appears to be solid, however, further evaluation could expose potential problems.

FOUNDATION

192: The foundation and other visible elements of the support structure have performed well and are in good condition for the age of the structure.(inspected only on the east side of the building inside the access point.)

MUDSILL

193: The mudsill is the first wood member of the framing, resting directly on the foundation. The accessible sections of mudsill appeared in good condition at the time of inspection. That crawlspace on east side of the house was inspected from inside of the access point.

FLOOR JOISTS

ACC 194: In the areas where the floor framing is visible, all components appear to be properly installed and in good condition, has seen from inside the crawlspace access.

ACC

POSTS

195: The floor system is supported by wooden posts set over poured in place concrete piers and appears to be properly installed and functioning normally for a structure of this age.

ACC

ANCHOR BOLTS

196: Anchor bolts are fasteners that connect the wood framing to the foundation, and were observed from the crawlspace opening where they were visible. They limit the framing's ability to move independently on the foundation in the event of seismic activity.

VENTILATION

197: Ventilation in the crawl space is adequate. Good ventilation in the crawl space is important to keep moisture levels down. Keeping the vents clear of debris and vegetation should be part of regular maintenance.

FLOOR INSULATION

198: The floor insulation appears to be properly installed and in good condition, with exceptions noted below. There was some insulation that had come loose and needs to be reattached.



Garage

Garages and/or vehicle storage areas are visually inspected for general state of repair. Due to the presence of the storage and personal property, our review of these areas is limited.

FRAMING

199: The wall framing appears properly installed and, based on conventional construction standards, is adequate to resist lateral movement. The garage framing can usually serve as an indicator of the type and quality of the framing in general.

ROOF/WALL JOINTS

UPGR 200: The roof/wall joints do not have reinforcing connections. The addition of connective hardware would strengthen the building's resistance to seismic forces, and would be considered a beneficial upgrade.

INTERIOR SUPPLY

201: Toilet and fixtures could not be operated due to lack of water. See comments in previous sections..



LOCAL DISCONNECT

MAIN **WARN** **202:** There is a local subpanel located under a bench on the interior south east corner of the garage. The panel front was open and dead front had been removed. The main disconnect is 50 amp.



RECEPTACLES

MAIN **203:** The receptacles along the west facing wall in the garage are not energized and there is an open wire extending out of the last receptacle, (as seen in picture number one) Receptacles on south and east facing walls are all energized and appear to be wired correctly. duplex receptacle on South wall is missing cover plate.





SWITCHES

MAIN UPGR WARN

204: There are two light switches by the entry door, one operates the porch light outside the door, and it is unknown what the other operates.

WALLS

ACC

205: The walls are exposed wood framed. and appear to be installed correctly and in satisfactory condition for the age of the structure.

FLOOR

206: The floor is a concrete slab.

DOORS

207: The entry door appeared to be serviceable at the time of inspection

GARAGE DOORS

208: The garage door is a single tilt up design.

WARN

SMOKE DETECTOR

209: There is no smoke detector in this area, as required. We recommend one be installed.

MISCELLANEOUS

210: The ceiling structure is open in the garage. Rafters and sheathing appear to be installed correctly and in satisfactory condition for the age of the structure. There is some staining underneath and around the turban vent.

Recommend monitoring.

GENERAL COMMENT

MAIN 211: The garage appears to be in an acceptable condition for the age of the structure. The roofing appears to be in serviceable condition, but in need of paint and routine maintenance



MAIN 212: The exterior finish wall coverings on the garage are intact but in need of general maintenance and painting to ensure waterproofing remains intact.

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.

SEWER CLEANOUT

EXTERIOR/SITE/GROUND

1: This property is on septic. No sewer, clean outs were observed at the house perimeter.

MAIN SERVICE

ELECTRICAL SYSTEM

2: The main electrical service panel is outside on the rear of the building. please refer to previous pictures and comments in exterior/grounds section.

SEWER CLEANOUT

PLUMBING

3: We were unable to locate the cleanouts for the septic waste system at or near the perimeter of the house.



Environmental Concerns

Environmental issues include but are not limited to 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 or 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.



Executive Summary

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

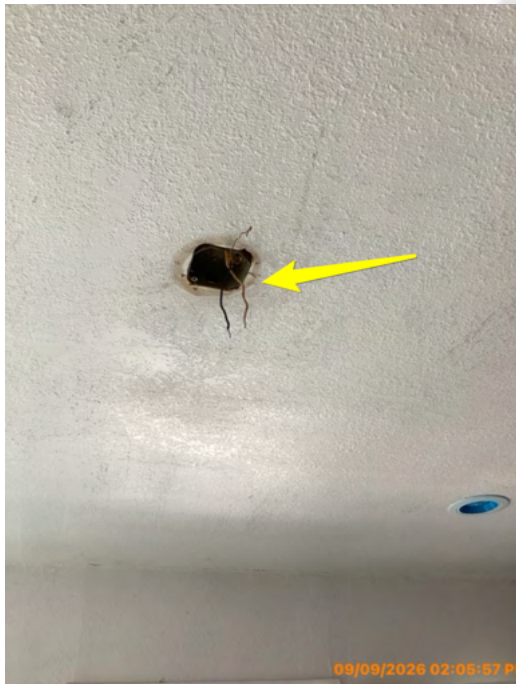
Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

GARAGE SWITCHES

MAIN **UPGR** **WARN** **s-204:** There are two light switches by the entry door, one operates the porch light outside the door, and it is unknown what the other operates.

LIVING ROOM WIRING

MAIN **UPGR** **DANG** **s-175:** Bare wires noted at ceiling in living room where a device or fixture has been removed, bare wires are shown hanging out of electric box, repair or replace.



EXTERIOR/SITE/GROUND BASIC INFORMATION

ACC **s-2:** Site grading: Sloped away from structure

EXTERIOR/SITE/GROUND WINDOWS

ACC **s-18:** The windows appear to be properly installed and in serviceable condition.

EXTERIOR/SITE/GROUND GLAZING

ACC s-20: Windows are double glazed throughout the house and seals appeared to be intact at time of inspection.

EXTERIOR/SITE/GROUND GRADING

ACC s-22: The grading of the lot appears to properly and adequately drain excess surface water and roof runoff away from the structure.

ACC EXTERIOR/SITE/GROUND FENCING

s-30: The chain-link fencing appears to have been professionally installed and is in serviceable condition across the front of the property and down the sides of the property about halfway down the back. From that point, it changes to wire mesh attached to T post stakes that encompass the rear of the property line.

ACC EXTERIOR/SITE/GROUND TRIM

s-32: The exterior trim appears to be properly installed and is in good condition.

ACC EXTERIOR/SITE/GROUND EAVES/SOFFITS

s-33: The eaves and overhangs appear to be properly installed and in good condition.

ACC EXTERIOR/SITE/GROUND FLASHING

s-34: The flashing at the eaves appears to be installed correctly and in serviceable condition at the time of inspection. The roof jacks appeared to be properly installed and then serviceable condition at the time of inspection

ACC EXTERIOR/SITE/GROUND PAINT/STAIN

s-35: The exterior finishes are in good condition and have an attractive appearance.

ACC STRUCTURE ANCHOR BOLTS

s-41: Anchor bolts are in place and appear to be properly installed and in good condition.

ACC STRUCTURE GENERAL COMMENT

s-43: All the visible 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.

ACC

COMPOSITION SHINGLE ROOFING BASIC INFORMATION

ACC s-44: Location: Covers whole building, the age of this roof is unknown, but appears to be in serviceable condition.

ACC COMPOSITION SHINGLE ROOFING FLASHINGS: OVERALL

s-50: Metal flashing has been used to seal the connections and penetrations, and appeared to be in serviceable condition at the time of the inspection.

COMPOSITION SHINGLE ROOFING SERVICE DROP

ACC s-53: The service drop appears to be properly installed and in good condition.



FORCED HOT AIR HEAT GAS SUPPLY

ACC s-58: The gas piping includes a 90 degree shutoff valve for emergency use and drip leg. The valve was not tested at the time of inspection. The age and style of valve is normally found to be operable by hand and generally trouble free.

Picture shows shut off to heating unit and drip lead shone by arrows.



FORCED HOT AIR HEAT VENT

ACC s-59: The heating system vent is properly installed and appears in serviceable condition.

FORCED HOT AIR HEAT COMBUSTION AIR

ACC s-61: There is adequate combustion air for this heating unit.

FORCED HOT AIR HEAT DUCTS

ACC s-62: The factory made insulated flex ducts appear to be properly installed and are in serviceable condition.

WATER HEATER T/P RELEASE VALVE

ACC s-68: The water heater is equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. We observed no adverse conditions.



WATER HEATER WATER CONNECTORS

ACC s-69: The cold water inlet and hot water outlet connections for the water heater and washing machine appear properly installed and in serviceable condition.

WATER HEATER SEISMIC RESTRAINT

ACC s-70: 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.

INSULATION/ENERGY ENERGY SAVING ITEMS

ACC s-72: Insulated glass windows: Installed and windows functioned normally at time of inspection.

ELECTRICAL SYSTEM SERVICE DROP

ACC s-80: The service drop appears to be properly installed and in good condition. please refer to exterior/grounds section.

PLUMBING VENT LINES

ACC **s-88:** The vent piping for the waste system appears to be properly installed and in good condition, (viewed from the attic and the edge of the eaves.)

KITCHEN AIR GAP

ACC **s-95:** The dishwasher drain is equipped with an air-gap fitting (the cylinder protruding above the sink). This assures separation of the supply water from the waste water.

KITCHEN GAS SUPPLY

s-97: The gas piping for the appliance includes a local 90 degree shut-off valve for use in an emergency. The valve was not tested at the time of inspection, but is of a type usually



KITCHEN RECEPTACLES

s-98: GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

KITCHEN SWITCHES

s-99: Ceiling light was controlled by dimmer switch on wall and was functioning normally at the time of inspection

KITCHEN WINDOWS

s-103: The window was installed correctly and functioned normally at the time of inspection.

BATHROOM TWO BATHROOM RECEPTACLES

s-119: GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

BATHROOM TWO BATHROOM COUNTERTOPS

ACC **s-125:** The countertop is a plastic laminate. The countertop is old and shows signs of wear and tear but appears to be installed correctly and in serviceable condition at the time of inspection.

BATHROOM TWO BATHROOM WINDOWS

ACC **s-127:** The window appears to be installed correctly and in serviceable condition and operated normally.

ACC MASTER BATHROOM RECEPTACLES

s-134: GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

ACC



l to be properly installed and in serviceable condition. The number or the size of the room. The tester viewed in the picture shows

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MIDDLE BEDROOM RECEPTACLES

ACC s-148: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room. The tester in the outlet shows correct wiring in this room.



MIDDLE BEDROOM SMOKE DETECTOR

ACC s-152: The smoke detector alarm was activated when the test button was depressed.

ATTIC RAFTERS

ACC s-168: The rafters that were observed in the attic appear to be installed correctly with good workmanship and professionally.

ATTIC SHEATHING

ACC s-169: The roof sheathing is the material directly supporting the roof covering. Appeared to be professionally installed, and in serviceable condition at the time of inspection.

ACC s-170: The roof sheathing is plywood nailed solidly across the rafters.

ATTIC DUCTS

ACC s-171: The ducts are factory, built, flexible, fiberglass wrapped with vapor barrier and appear to be properly installed and are in serviceable condition.

ACC

ATTIC VENTILATION

s-172: Our feeling regarding attic ventilation is that 'you can never have too much'. Attic ventilation can be provided by eave, gable, and ridge vents as well as by automatic and wind driven fans. We encourage use of any or all of the above. The ventilation in this attic is considered to be acceptable.

LIVING ROOM SWITCHES

ACC s-177: Switch in the living room energized can lights in the ceiling.

LAUNDRY AREA FIXTURES

ACC s-184: The water fixtures consist of hot and cold supply serving the washer, and the cold and hot pipes at the water heater appeared to be in serviceable condition at the time of inspection.



LAUNDRY AREA WINDOWS

ACC s-185: The window was operated and functioned normally had time of inspection

CRAWL SPACE FLOOR JOISTS

ACC s-194: In the areas where the floor framing is visible, all components appear to be properly installed and in good condition, has seen from inside the crawlspace access.

CRAWL SPACE POSTS

ACC s-195: The floor system is supported by wooden posts set over poured in place concrete piers and appears to be properly installed and functioning normally for a structure of this age.

CRAWL SPACE ANCHOR BOLTS

s-196: Anchor bolts are fasteners that connect the wood framing to the foundation, and were observed from the crawlspace opening where they were visible. They limit the framing's ability to move independently on the foundation in the event of seismic activity.

GARAGE WALLS

s-205: The walls are exposed wood framed. and appear to be installed correctly and and satisfactory condition for the age of the structure.

EXTERIOR/SITE/GROUND SCREENS

MAIN **UPGR** **s-19:** There are several missing and/or damaged window/door screens throughout this home. Recommend replacement.

EXTERIOR/SITE/GROUND WALKWAYS

MAIN **UPGR** **s-26:** Walkways are concrete and are in need of some repair



EXTERIOR/SITE/GROUND DECK

MAIN **UPGR** **s-27:** Like fences and other exposed wood construction, decks have a finite service life. Even the best maintained deck will need repair and eventual replacement. We urge regular treatment with combination wood preservative/UV inhibiting sealers.

FORCED HOT AIR HEAT THERMOSTAT

MAIN **UPGR** **s-63:** The thermostat did not appear to be functioning. FAU or fan did not respond when using normal operating controls. Recommend it be repaired or replaced.

FORCED HOT AIR HEAT HVAC DISCONNECT

MAIN **UPGR** **s-64:** There is no local disconnect installed on the FAU and unit is plugged directly into an outlet that has the cover missing. Recommend upgrading to disconnect switch.

MAIN **UPGR** PLUMBING BASIC INFORMATION

s-85: Domestic water source: Private well water. The well equipment was not in operation at the time of inspection. The well service technician that arrived on the job notified me that there was insufficient power at the equipment at the time of inspection to do startup and equipment check. Recommend repair or upgrade if needed when well inspection is completed.

MAIN **UPGR** PLUMBING WATER SHUTOFF COMMENTS

s-86: There was no main water shut off located at or near the house. There was a shut off located at the well equipment.

MAIN **UPGR**

KITCHEN APPLIANCES: OVERALL

MAIN **UPGR** **s-107:** The oven and stove are old and show signs of heavy use and have missing parts and in disrepair. Recommend replacement.



ator. garbage disposal was activated, but makes noise possibly
g. Recommend repair or replace. Face plate is missing off of
replace. Also observed hole in wall under sink recommend

BATHROOM TWO BATHROOM BASIC INFORMATION

MAIN **UPGR** **s-113:** Toilet: Ceramic unit with a porcelain finish. Could not be tested due to lack of water supply.(well was not operating at the time of inspection.)The lid to the tank had one end of it broken off,recommend replacement.



BATHROOM TWO BATHROOM WATER BASIN

MAIN **UPGR** **s-116:** The wash basin is old, but appears to be properly installed. See previous comments regarding water supply.

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BATHROOM TWO BATHROOM BATHTUB

MAIN **UPGR** **s-117:** The surface finish of the bathtub is chipped. We recommend refinishing or replacement.



BATHROOM TWO BATHROOM SHOWER

MAIN **UPGR** **s-118:** Bathroom two has a fiberglass tub and surround. The shower and other fixtures were not tested at the time of inspection due to the well-being in operative. The shower was also missing the showerhead and tile was removed around the protruding pipe. Recommend maintenance and repair.



BATHROOM TWO BATHROOM SWITCHES

MAIN **UPGR** **s-120:** This area is equipped with a light switch. However, its operation did not control the adjacent lights.

BATHROOM TWO BATHROOM FLOOR

MAIN **UPGR** **s-124:** The finish floor in this bathroom is wood and as through the rest of the house are in need of general maintenance and repair.

MASTER BATHROOM WATER BASIN

MAIN **UPGR** **s-132:** The wash basins are deteriorated and the basin on the right has a large piece broken out, replace. Remaining useful life is limited.



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MASTER BATHROOM SHOWER

MAIN **UPGR** **s-133:** A water test of the shower pan is beyond the scope of this inspection. This test is often performed as a part of a standard pest inspection. The shower pan is constructed of fiberglass and shows signs of wear and tear and damage. Recommend refinishing or replacing. Also recommend removing and replacing old caulking at bottom of shower surround.



MASTER BEDROOM WIRING

MAIN **UPGR** **s-136:** Exposed wires were observed where light is missing on bottom of fan, replace.

MASTER BEDROOM SWITCHES

MAIN **UPGR** **s-139:** The switch on the wall operated the fan only. A light was not installed in the fan. Recommend repair or replace.

MASTER BEDROOM CLOSET

MAIN **UPGR** **s-143:** Closet door is missing a hinge, repair or replace.

MASTER BEDROOM GENERAL COMMENT

MAIN **UPGR** **s-146:** The walls ceilings and floors show signs of heavy wear and tear and are in need of regular maintenance.

MIDDLE BEDROOM WIRING

MAIN

UPGR

s-147: There were exposed wires where ceiling fixture had been removed, repair replace.



MIDDLE BEDROOM HEAT OUTLET

MAIN

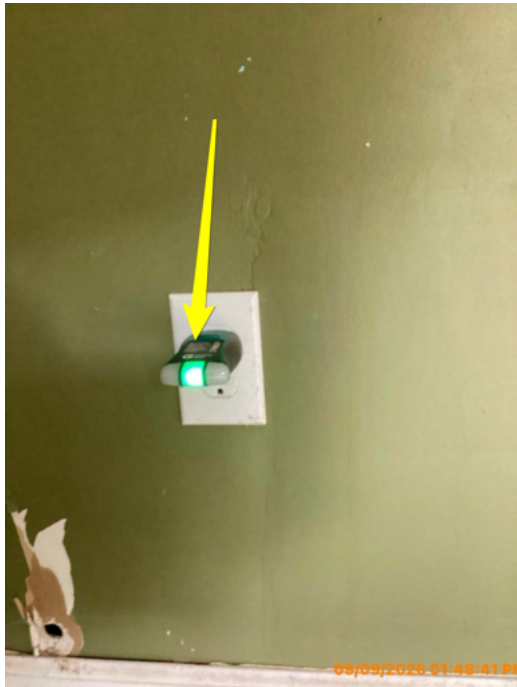
UPGR

s-150: Supply air register vent is installed, but fan did not come on when operated by switch at thermostat, see previous comments regarding this.

East County Star
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WEST BEDROOM RECEPTACLES

MAIN **UPGR** **s-155:** The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room. Cover plate missing on west wall of west bedroom, replace.



WEST BEDROOM SWITCHES

MAIN **UPGR** **s-156:** The switch at the entry to the west bedroom operates the ceiling, fan, and light, which both operate but fan makes rubbing noise recommend, repair or replace.

WEST BEDROOM HEAT OUTLET

MAIN **UPGR** **s-157:** Air register is in the ceiling. fan would not energize by normal controls, located at thermostat, repair or replace.

MAIN **UPGR** WEST BEDROOM FLOOR

s-160: Pieces of flooring are missing next to wall, repair or replace .If necessary, we recommend the advice and services of a licensed flooring contractor.

MAIN **UPGR**

WEST BEDROOM VENTILATION

MAIN **WARN** **s-164:** Supply air register is in the ceiling, but air could not be observed because fan did not come on when operated by normal controls located at the thermostat. See previous comments.

EXTERIOR/SITE/GROUND HAND RAILS

s-29: The railings at the deck at the front entry are deteriorated, and could fall over if pressure was exerted on them.

GARAGE LOCAL DISCONNECT

MAIN **WARN** **s-202:** There is a local subpanel located under a bench on the interior south east corner of the garage. The panel front was open and dead front had been removed. The main disconnect is 50 amp.



KITCHEN FIRE EXTINGUISHER

UPGR **WARN** **s-106:** There are no portable fire extinguishers installed in this building. We recommend portable extinguishers be installed in or near the kitchen for use in an emergency.

EXTERIOR/SITE/GROUND WATER SHUT-OFF LOCATION

MAIN **s-6:** This property is on a well that was not operational at the time of the inspection the main shut off for the water is located at the well equipment and was not tested.

EXTERIOR/SITE/GROUND STUCCO

s-16: The stucco exterior is in good condition, with a few minor cracks. These hairline cracks are typical and no action is indicated. They can be patched and sealed in the course of routine maintenance.

EXTERIOR/SITE/GROUND GRADING

MAIN s-23: Proper hard and/or soft scape to weep screed clearances have not been maintained. This may lead to moisture intrusion. Review further for possible moisture issues. Clearance between weep, screed and ground should be 6 to 8 inches.



EXTERIOR/SITE/GROUND DECK SUPPORTS

MAIN s-28: The deck supports on the front of the house, appear to be a combination of poured in place concrete stacked block and wood. There is some rot noted underneath the deck, recommend repair by licensed contractor.

EXTERIOR/SITE/GROUND GATES

MAIN s-31: The gates show signs of wear/deterioration and in need for maintenance.

COMPOSITION SHINGLE ROOFING BASIC INFORMATION

MAIN s-45: Location: Covers garage, (garage, not attached) the age of this roof is unknown, but appears to be in serviceable condition. Some stains were noted on the underneath side of the plywood around the turban vent recommend monitoring.

COMPOSITION SHINGLE ROOFING SURFACE

MAIN s-49: The composition shingle roof surface appears to have been properly installed and is in good condition. Recommend clearing debris in valleys for proper drainage.

COMPOSITION SHINGLE ROOFING SOLAR COLLECTORS

MAIN s-55: Inspection of the solar collector panels is beyond the scope of this inspection. For information regarding the panels and the operation of the solar system, we suggest consultation with an expert in this field. Leakage at these panels is common. We recommend further review. While doing the roof inspection, the panels were observed from the edge of the roof. The glazing appears to be intact and no readily apparent problems were observed. Recommend maintenance to clear debris underneath panels.



INSULATION/ENERGY ATTIC INSULATION

MAIN s-73: The bat insulation was only spot checked from the location of the forced air unit. The insulation appears to be adequate, but there are some loose pieces of potentially extra insulation that was left in the attic. Recommend some routine maintenance to lay in place where missing.

INSULATION/ENERGY FLOOR INSULATION

MAIN s-76: Floor insulation was observed from the crawlspace access point and appeared to be R 19. Some pieces were hanging down and need to be reattached. Recommend maintenance.

INTERIOR SURFACES: OVERALL

s-90: There is wear and tear throughout the house, of the type generally resulting from age and heavy use. We make no attempt to list all cosmetic flaws and suggest that most of these deficiencies will be addressed by routine maintenance and upgrading.

KITCHEN FIXTURES

s-93: The water is not on at the property so the fixtures or drains could not be tested. The kitchen faucet is loose and old and should be replaced.

KITCHEN DRAIN TRAPS

MAIN **s-94:** The drain trap and associated piping are ABS plastic. Lack of water is preventing drain system from being tested. Recommend further evaluation went well equipment comes online.



KITCHEN WALLS

MAIN **s-101:** The walls ceilings and floors appeared to be in serviceable condition at the time of inspection, but show heavy wear and could be addressed through routine maintenance.

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KITCHEN CABINETS

MAIN **s-102:** Cabinets and counter show heavy wear from use overtime and there is a drawer missing on the east corner of the cabinets, replace. These conditions could be addressed through regular maintenance.



KITCHEN GENERAL COMMENT

MAIN **s-111:** The finished surfaces, hardware, windows, and doors were found to be in serviceable condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.

MAIN s-112: Organic growth was observed under the kitchen sink next to the back wall recommend testing by qualified individual.



BATHROOM TWO BATHROOM LIGHTS

MAIN s-121: Light in bathroom two did not come on by use of the light switch at the time of the inspection

BATHROOM TWO BATHROOM INTERIOR WALLS

MAIN s-122: The walls and ceiling of bathroom two show signs of heavy use and general wear and tear. This could be addressed through routine maintenance. Patching around shower nozzle is needed.

BATHROOM TWO BATHROOM SHOWER WALLS

MAIN **s-123:** Shower surround and bathroom two is fiberglass and incorporated with the bathtub. The surround show signs of where and tear recommend refinishing or replacing.



BATHROOM TWO BATHROOM DOORS

MAIN **s-126:** The door operates normally and appears to be in serviceable condition. Painting and normal maintenance are required.

MASTER BATHROOM BASIC INFORMATION

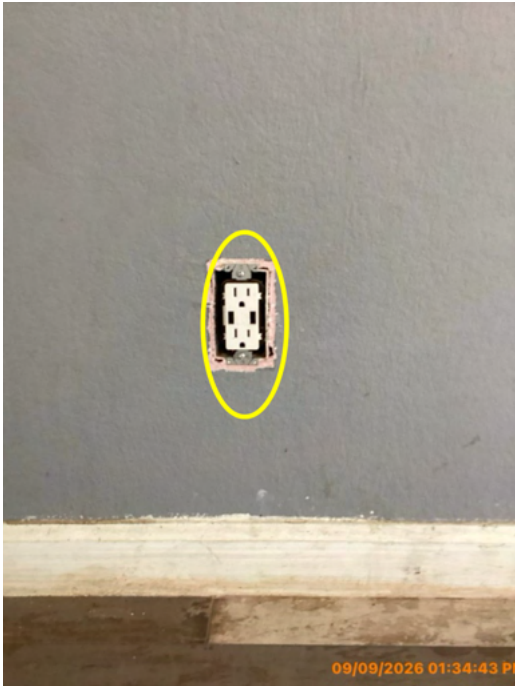
MAIN **s-128:** The general conditions of the walls, cabinets and countertops are typical as in the rest of the house. Routine maintenance is required.

MASTER BATHROOM SWITCHES

s-135: The lights did not come on when switch was operated. Recommend maintenance and or repair.

MASTER BEDROOM RECEPTACLES

MAIN **s-138:** The east receptacle cover plate is missing We recommend it be replaced during the course of normal maintenance.



MASTER BEDROOM LIGHTS / FAN

MAIN **s-140:** The switches for the fan operated normally and energized the fan. The light in the fan was not installed and it is unknown if the light switch operates normally.



MASTER BEDROOM WALLS

MAIN s-142: The walls are generally serviceable, except for the item(s) noted. painting in the master bedroom and patching in the master closet are required. In picture #1 below is what would be considered the closet area.



MASTER BEDROOM CLOSET

MAIN s-144: Fluorescent light in master closet, energizes, but does not light all the way, repair or replace

MIDDLE BEDROOM GENERAL COMMENT

MAIN s-153: The walls ceilings and floors are in need of repair and general maintenance, but were in serviceable condition at the time of the inspection.

WEST BEDROOM WALLS

MAIN s-158: Walls in west bedroom require some patching and general maintenance.



WEST BEDROOM CLOSET DOORS

MAIN s-162: The West bedroom closet door is intact, but rubs. Maintenance or adjustment is required.

WEST BEDROOM WINDOWS

MAIN s-163: Windows were intact in West side bedroom, and functioned normally, screens are missing or torn. Repair or replace.

LIVING ROOM LIGHTS

MAIN s-178: Ceiling can lights had been painted, but are operating. Recommend replacement.

LIVING ROOM HEAT OUTLET

MAIN s-179: Supply register is installed in ceiling, but airflow could not be observed because fan did not respond to controls located at thermostat.

MAIN LIVING ROOM DOORS

s-180: The entry door appeared to be serviceable at time of inspection, but in need of regular maintenance and paint.

LIVING ROOM WINDOWS

MAIN s-181: The windows are all double glazed and seals appear to be intact, and function normally at the time of inspection. The screens are torn or missing, repair or replace.

LAUNDRY AREA GENERAL COMMENT

MAIN **s-189:** The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report. This is the area that the attic is accessed with a pull down ladder.

CRAWL SPACE FLOOR INSULATION

MAIN **s-198:** The floor insulation appears to be properly installed and in good condition, with exceptions noted below. There was some insulation that had come loose and needs to be reattached.

MAIN GARAGE RECEPTACLES

s-203: The receptacles along the west facing wall in the garage are not energized and there is an open wire extending out of the last receptacle,(as seen in picture number one)Receptacles on south and
app
Receptacle on South wall is





GARAGE GENERAL COMMENT

MAIN s-211: The garage appears to be an acceptable condition for the age of the structure. The roofing appears to be in serviceable condition, but in need of paint and routine maintenance

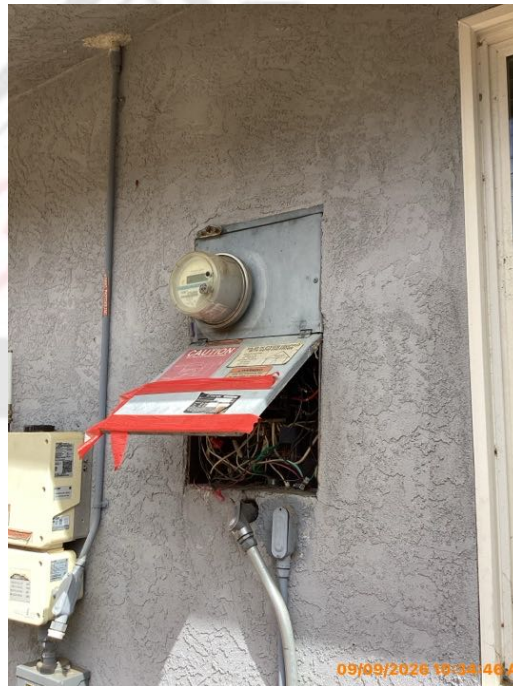




MAIN **s-212:** The exterior finish wall coverings on the garage are intact but in need of general maintenance and painting to ensure waterproofing remains intact.

EXTERIOR/SITE/GROUND METER

WARN **DANG** **s-13:** Electric meter is located on rear of the house facing south. The dead front is off of the panel and laying on the ground, exposed wires were observed through the open panel, which is a safety hazard. Service panel had been taped shut with red tape capacity was not visible. Recommend services of qualified electrician.





ELECTRICAL SYSTEM MAIN CIRCUITRY

WARN **DANG** **s-81:** There are significant deficiencies in the service panel. We will not list the numerous reportable conditions because the entire installation needs attention by a professional. We recommend a licensed electrical contractor be retained for repairs.

EXTERIOR/SITE/GROUND GUTTERS

UPGR **s-24:** There were no gutters and downspouts installed on the building.

INTERIOR DETECTORS: OVERALL

UPGR **s-91:** There were smoke detectors missing in various areas in the house where they are required. Please refer to notes in the following sections regarding smoke detectors. Recommend installing where required.

MASTER BEDROOM SMOKE DETECTOR

UPGR **s-145:** There is no smoke detector in this area, as required. We recommend one be installed.

MIDDLE BEDROOM LIGHTS / FAN

UPGR **s-149:** Light fixture in ceiling has been removed so no light is available in this room, recommend installation of light fixture.

WEST BEDROOM SMOKE DETECTOR

s-165: There is no smoke detector in this area, as required. We recommend one be installed.

LIVING ROOM SMOKE DETECTOR

s-182: There is no smoke detector in this area, as required. We recommend one be installed.

LAUNDRY AREA SMOKE DETECTOR

UPGR **s-187:** There is no smoke detector in this area, as required. We recommend one be installed.

GARAGE ROOF/WALL JOINTS

UPGR **s-200:** The roof/wall joints do not have reinforcing connections. The addition of connective hardware would strengthen the building's resistance to seismic forces, and would be considered a beneficial upgrade.

EXTERIOR/SITE/GROUND OUTDOOR RECEPTACLES

WARN **s-15:** There is a three prong receptacle installed on south side of house approximately 18 inches above top of sliding door. The outlet is not operational and missing cover plate recommend services a qualified electrician.

GARAGE SMOKE DETECTOR

WARN **s-209:** There is no smoke detector in this area, as required. We recommend one be installed.

