831-275-0244

Property Inspection Report

Prepared exclusively for:

Gina & Mike Sample



3233 Somewhere Terrace
Salinas, CA 93906
Inspection Date: 07/29/2026

If you are not the client listed within this report, please contact our office to discuss options to obtain a legal copy of this inspection. The contents of this report are for the sole use of the client named above and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of *Pro View Property Inspection*. Any person or party who chooses to rely on this report for any reason or purpose whatsoever without the express written consent of *Pro View Property Inspection* does so at their own risk and waives any claim of error or deficiency in this report. Pro View Property Inspection is not responsible to anyone other than the client named in this report.

Report Table of Contents

SUMMARY	4
INSPECTION INFORMATION	7
PROPERTY INFORMATION	9
FOUNDATION, BASEMENT AND UNDER-FLOOR AREAS	10
EXTERIOR	10
ROOF COVERING	12
ATTIC & ROOF FRAMING	14
PLUMBING	15
ELECTRICAL	16
HEATING & COOLING	18
INTERIOR	20
FIREPLACES & CHIMNEYS	21

SUMMARY OF KEY FINDINGS

IMPORTANT: This Summary is ***NOT*** the entire report, but in the opinion of the inspector - key defects or information. The complete report includes additional information of concern.

July 29, 2026

Gina & Mike Sample

RE: 3233 Somewhere Terrace
Salinas, CA 93906

Dear Gina & Mike:

A visual inspection of the above referenced property was conducted by Dave Bigham, CCI on July 29, 2026. The report reflects the visual conditions of the property at the time of the inspection only. This summary is an opinion based excerpt of defects from the attached report and is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property, or the order in which any items in the report should be addressed.

This summary is NOT the entire report. It is the client's sole responsibility to read the report in its entirety, which contains additional information of concern.

We recommend that all conditions identified in this report be fully evaluated and/or corrected by specialists in the appropriate trade prior to the close of inspection contingencies so you are fully informed regarding extent, scope and potential costs involved with repairs.

[SC] Safety Concern: Conditions noted that may pose a hazard to humans and/or the building.
[FE] Further Evaluation: Conditions that warrant a full evaluation / correction by specialists in the appropriate trades.
[CR] Correction Recommended: Conditions noted in need of maintenance, repair, or replacement.

ATTIC & ROOF FRAMING

ROOF FRAMING
6.9 MEMBERS
[FE] The roof framing was noted have added supports, shimmed supports and framing that did not properly make contact. These conditions may not provide inadequate support for the framing and result in sagging. We recommend further evaluation (by a framing contractor) and correction as necessary.

ELECTRICAL

SERVICE EQUIPMENT
8.10 CAPACITY
[RU] The present electrical-system may have met the needs at the time the building was constructed, but is under-rated by present-day standards. Consult with an electrical contractor to determine if the present electrical-system will be adequate for your needs now and into the future.

ELECTRICAL PANEL
8.12 EXTERIOR
[SC] There were more than six breakers with no "main" breaker. In an emergency a person should need no more than one throw of the hand to disconnect the power to the building (seconds count in saving lives).

RECEPTACLES/OUTLETS
8.14 GROUNDING OF RECEPTACLE(S)/OUTLET(S)
[RU] The building does not have consistent grounding. Some portions of the buildings circuit wiring does not have equipment ground wires. Equipment grounds provide a safe alternate path for current should a metal casing become energized. To enhance safety, we recommend consulting with an electrical contractor to upgrade to three-wire at all locations or short of rewiring - the installation of GFCI's.

[CR] Receptacles in the living room, dining room and bedroom 2 are 3 prong but are ungrounded. They are being protected by GFCI's which is a middle ground approach to make them safer without fully rewiring. However, they are not properly labeled - indicating they are ungrounded but protected by a Ground Fault Circuit Interrupt (GFCI).

8.15 GFCI DEVICE(S)
[SC] The accessible receptacles did not appear to be GFCI protected at the 2nd bath (right side). GFCI protection devices are low cost and minimize the potential for electrocution. Though these may not have been required at the time of construction, for maximum safety the installation of GFCI's is recommended. It is possible that the bath is protected by a GFCI somewhere else in the house but we could not make this determination.

HEATING & COOLING

HEATING UNIT - 1
9.3 COMBUSTION AIR & EXHAUST VENT SYSTEMS
[SC] The vent piping for the heating unit was in contact with combustible materials in/at the attic. This condition is a potential fire hazard.

HEATING UNIT - 2
9.5 HEATING
[FE] The unit did not respond to its controls and no separate thermostat was present.

[SC] A gas fired furnace that is not a direct vent model was present in sleeping room 2 (right side of bldg). Although this unit may have been allowed by the local jurisdiction, its current location and configuration does pose a health safety risk. Although it may not be required to change this, we highly recommend a direct vent heater in this location as the current configuration is recognized as a serious life safety hazard. Additionally, a working carbon monoxide detector should be maintained in the room.

INTERIOR

OUTSIDE THE SCOPE OF THE STANDARDS OF PRACTICE (Comments included as a courtesy)
10.24 SMOKE ALARMS
[NOTE] A Nest detector was present in the living room. These alarms are wirelessly connected and monitored via a phone/computer application. One must have and use the application for these devices in order to know when its time to check and recharge their battery. **These units are allowed to be present without the 10 year battery - but the resident must have the application.**

FIREPLACES & CHIMNEYS

FIREBOX
11.10 GAS APPLIANCE
[SC] The fireplace at the living room was a gas-burning appliance with sealed glass doors. **These units are known to reach well in excess of 400 degrees on the glass surface**. Extreme caution, especially with regards to children should be exercised around the unit. We recommend the addition of a protective screen/devices. (New units are produced with built-in safety screens.)

HEARTH EXTENSION
11.11 HEARTH EXTENSION
[FE] The hearth-extension was not distinguishable from the surrounding flooring at the living room fireplace(s). The hearth-extension identifies a space in front of the fireplace where combustible materials should not be placed. The current configuration for the model involved may be acceptable, we recommend consulting with the installation instructions to ensure its safety as currently installed. Hearth extensions which are not distinguishable

are considered a fire hazard.

Please read the entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Inspection Agreement carefully to fully assess the full findings of the inspection. Thank you for selecting our firm to perform your inspection. If you have any questions regarding the inspection report the property or this addendum, please feel free to call us.

Pro View Property Inspection, LLC
www.proviewpi.com

831-275-0244

INSPECTION INFORMATION

JOB / FILE

1.1 LOCATION

3233 Somewhere Terrace
Salinas, CA 93906.

1.2 DATE/TIME

Date: 07/29/2026
Start Time: 10:00
End Time: 12:30

1.3 FILE NUMBER

File # 20979.

1.4 CLIENT NAME

Gina & Mike Sample

1.5 LEGAL NOTIFICATION

If you are not the client listed above, please contact our office to discuss options to obtain a legal copy of this inspection. The contents of this report are for the sole use of the client named above and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of Pro View Property Inspection. Any person or party who chooses to rely on this report for any reason or purpose whatsoever without the express written consent of Pro View Property Inspection does so at their own risk and waives any claim of error or deficiency in this report. Pro View Property Inspection is not responsible to anyone other than the client named in this report.

1.6 BUYER'S AGENT

1.7 LISTING AGENT

COMPANY / INSPECTOR

1.8 COMPANY

Pro View Property Inspection, LLC
Mail: 1138 S. Main St. Salinas, CA 93901
Office@ProViewPI.com
831-275-0244
www.proviewpi.com.

1.9 INSPECTED BY

Dave Bigham:

- Certified CREIA Inspector #0155461 (California Real Estate Inspection Association)
- Certified CREIA Energy Assessor (California Real Estate Inspection Association)
- ASHI Inspector #259301 (American Society of Home Inspectors)
- Certified Deck Inspector (North American Deck and Railing Association)
- CREIA Certified Trainer (California Real Estate Inspection Association)
- Certified Fireplace & Chimney Inspector, #FCI-264 (Fire Investigation Research & Education Service, National Fireplace Institute)
- Certified Residential Thermographer, #2014053106 (Monroe Infrared Technology)
- Registered Hearth Advisor (Fire Investigation Research & Education Service)
- Certified Residential Fire Safety Inspector, #1216 (National Institute of Fire and Safety Training)
- Certified Tile Roof Installer (Tile Roofing Institute)

PROPERTY INSPECTIONS

1.10 IMPORTANT INFORMATION

The following confidential report for the client named herein is based upon a visual examination taken from the above address at the date and time indicated exclusively for the client listed above. ***Acceptance of this report by mail, e-mail or in-person constitutes agreement with the policies and exclusions included herein, within the signed inspection agreement of the above client and in the California***

Real Estate Inspection Association (CREIA) Standards of Practice (SOP), a copy of which is available at no charge by contacting this office or by visiting www.creia.org.

This inspection and report is not intended for substituted disclosure purposes or transfer to another client and use as such is prohibited without written permission of Pro View Property Inspection. This inspection is designed to identify the general attributes and deficiencies (performance, not design) of this property as defined by CA B&P Code 7195-99. Our primary concerns are systems or components needing immediate major repair and visible safety issues. Neither the inspection nor report are intended to provide a "punch list" of every item that may require cleaning, maintenance, repair or replacement. During the process of cleaning, moving, maintenance renovation or repair items should be anticipated to be found that are not in this report. Individuals performing work on the building should expect to find components and conditions that may be necessary or desirable to improve, maintain, repair or replace. This inspection will help minimize risk, but cannot eliminate the risks involved in purchasing real estate. No warranty of any kind is implied or intended with the issuance of this report.

The scope of this inspection and its limitations are outlined in the Inspection Agreement, the CREIA SOP mentioned above and to items mentioned in this report which were readily accessible at the time of inspection. This inspection report is not intended to be a technically exhaustive study of every component, but to reveal obvious major deficiencies of this property. **This written report does not constitute a warranty, guarantee, or insurance policy** of any kind whatsoever.

Environmental issues include, but are not limited to, asbestos, lead paint, lead contamination, mold, mildew, radon, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination, soil contamination, and Chinese drywall. We are not trained or licensed to recognize or analyze these materials. If one or more of these materials is thought to be present during the inspection or noted in this report, then a full evaluation should be conducted by a specialist in the appropriate trade.

No disassembly or intrusive testing is performed, unless expressly authorized in advance. No furniture or personal belongings are relocated during the inspection. No warranty of any kind is implied or intended with the issuance of this report. If desired, contact your real estate agent for information about home warranty policies available through private companies.

No intention is made to require the seller to provide these corrections or make this property comply with all applicable laws prior to the close of escrow.

If any repairs are to be accomplished, we suggest a re-inspection by this firm to verify that such corrections have been performed to acceptable standards.

It is often difficult to define, in precise terms, the condition of the subsurface portions of any structure. This is especially true with a limited visual investigation. Hidden defects may exist and could be encountered during repair work and remodeling. Conclusions and recommendations presented herein are partly based on evaluations gathered from evidence visible, partly on experience, and partly on professional judgment and education. Therefore, the conclusions and recommendations provided herein should be considered "advice".

REPORTING CONDITIONS & DEFINITIONS

1.11 INSPECTION COMMENTS

This report has identified a number of *conditions* with the *systems* or *components* of *systems* as needing correction and/or further evaluation. These *conditions* are preceded by one of the following abbreviations [SC], [FE], [CR] and [RU]. Each abbreviation is defined below. Some *conditions* may have hidden damage unseen at the time of the inspection.

We recommend that all conditions identified in this report be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods prior to the close of inspection contingencies so you are fully informed regarding extent, scope and potential costs involved with repairs.

1.12 SAFETY CONCERNS

[SC] Safety Concerns: Conditions noted that may pose a safety hazard to humans, the building or both.

These conditions warrant further evaluation and corrections by a specialist in the appropriate trade.

1.13 FURTHER EVALUATION

[FE] Further Evaluation: Conditions noted that warrant a full evaluation and/or correction by specialists in the appropriate trades.

1.14 CORRECTIONS RECOMMENDED

[CR] Corrections Recommended: Conditions noted in need of maintenance, repair, or replacement. We recommend that all corrections be made by specialists in the appropriate trades.

1.15 RECOMMENDED UPGRADE

[RU] Recommended Upgrade: Systems or components either not available or improved since the building was constructed.

1.16 NOTE

The term [NOTE], where used in this report was designed to draw your attention to a specific condition or component of a system. While corrective action may not be warranted, we felt it was important that you be aware of its existence.

PROPERTY INFORMATION

For purposes of this report directions are established by facing the front door, assumed herein as the front of the building. We attempt to show the front of the building on the cover page.

Approximate year built and square footage is provided as a courtesy only and the accuracy of the information is not verified. It is provided to us by an agent, client or online resource. For further information regarding the age of the building, consult with the Authority Having Jurisdiction such as the city or county.

BUILDING CHARACTERISTICS

2.1 APPROX. YEAR BUILT
1935.

2.2 CONSTRUCTION
Frame.

2.3 BUILDING TYPE
Single-family residence

2.4 BUILDING STYLE

2.5 APPROX SQ FOOTAGE
857.

2.6 MAIN ENTRY FACES
North.

2.7 STORIES
Single.

2.8 GARAGE
None.

2.9 FOUNDATION
Concrete slab on grade.

2.10 UTILITIES
All utilities on.

2.11 BUILDING STATUS
Vacant/not occupied during the inspection.

2.12 POOL/SPA
None.

2.13 ATTENDING
Buyer's agent.

2.14 WEATHER & SOIL
Weather conditions during the inspection: Clear, 60-70 degrees, and the ground was dry.

2.15 FRONT OF BLDG.
Facing Bldg From Street
Facing The Front Door

2.16 BEDROOM LOCATIONS
1: Left side of the building.
2: Right side of the building.

2.17 BATHROOM LOCATIONS
1: Bedroom 1.
2: Bedroom 2.

SPECIAL RECOMMENDATIONS & OBSERVATIONS

2.18 RECOMMENDATIONS

[NOTE] We recommend the changing/cleaning of all furnace filters at the time of possession. This will improve air quality as well as the efficiency of the furnace.

[NOTE] Regular annual maintenance is necessary for every structure. Caulking around all windows, filling of all gaps at the exterior siding and trim, caulking of baths/lavatories, keeping all vegetation off of and away from the exterior siding.

[NOTE] Buildings built before 1985 may have products in them that contain some amounts of asbestos or lead, determining the presence of these products is beyond the scope of this report. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety" available through Real Estate Agents.

FOUNDATION, BASEMENT AND UNDER-FLOOR AREAS

FOUNDATION INFORMATION

3.1 FOUNDATION TYPE(S)
Concrete slab on grade

3.2 FOUNDATION ACCESS
Concrete slab - None

3.3 INSPECTION METHOD
Observed visible portions from exterior & walked building interior

3.4 FLOOR FRAMING
Slab - Not Applicable.

3.5 UNDER FLOOR VENTILATION
Slab - Not Applicable.

3.6 ANCHORING
Slab - Couldn't Verify.

3.7 CRIPPLE WALL BRACING
Slab - Not Applicable.

3.8 WOOD SEPARATION FROM SOIL
No wood to soil contact observed

3.9 INSULATION
Slab - Not Applicable.

3.10 VAPOR RETARDER
Slab - Not Applicable

FOUNDATION SYSTEM

3.11 GENERAL CONDITIONS

[NOTE] Walking the exterior and interior, the slab showed no signs of damage or distress.

FLOOR & WALL FRAMING SYSTEM

3.12 INTERIOR BUILDING OBSERVATIONS

[FE] An uneven surface below the flooring material was noted on the slab foundation in/at the number of locations within the building. This could be as simple as dissimilar materials below the flooring, an uneven pour in the foundation or as important as a crack in the slab.

3.13 POSTS

EXTERIOR

EXTERIOR INFORMATION

4.1 DOOR(S)
Glass and Wood.

4.2 OVERHEAD DOOR(S)
None

4.3 WINDOW(S)
Pane: Double-pane (thermal) windows were present.

4.4 DECKS, PORCHES, BALCONIES
Masonry.

4.5 PATIO(S)
Masonry.

4.6 ENCLOSURES
None.

4.7 STAIRWAYS/STEPS
None.

4.8 GUARDRAILS
None.

4.9 HANDRAILS
None.

4.10 WALL CLADDING
Wood/Simulated Wood and Stucco.

4.11 EXTERIOR TRIM
Wood/Simulated wood.

4.12 DRIVEWAY(S)
Masonry.

4.13 WALKWAY(S)
Masonry.

4.14 SITE GRADING
Flat site.

4.15 SITE DRAINAGE
Surface.

EXTERIOR REPORTS, SERVICE LIFE & RECOMMENDATIONS

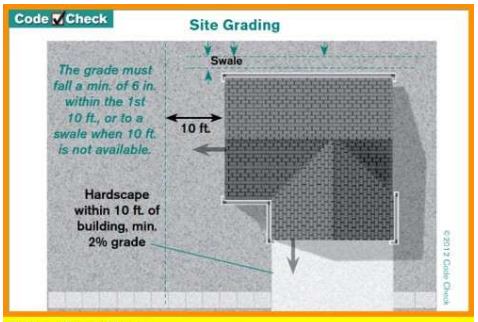
4.16 REVIEW ADDITIONAL INSPECTION REPORT

[FE] A separate property inspection report was recently performed on this property. Their report should be reviewed. Our report should be considered incomplete without thoroughly reviewing their report.

SURFACE GRADE DIRECTLY ADJACENT TO THE BUILDINGS

4.17 SITE GRADING

[CR] Areas of the surface grading lacked adequate slope to divert surface moisture away from the foundation of the building. This condition is conducive to moisture intrusion and/or deterioration of the building components. The grading should have a positive slope away from the building, dropping at least 6 inches in 10 feet or slope to a drainage system if the building is closer than 10 feet to the property line.



Site Grading

4.18 LANDSCAPING

[CR] Routine maintenance of trees and vegetation to prevent touching or overgrowth at the front. Trees and vegetation can cause damage to the building and provide ready access for rodents and insects.



WALL CLADDING AND TRIM

4.19 CLADDING (SIDING)

[CR] The wood cladding finish at the left and rear had areas that appeared worn/weathered/aging. Continued use in this condition without maintenance may lead to moisture related damage and deterioration of the building materials.

[CR] Sealing/caulking of the cladding (exterior surface of the building) was necessary, small gaps or cracks were present. This condition is conducive to moisture intrusion and damage to the building materials. This is/should be an annual maintenance item.


Example


Example


Example

4.20 TRIM

[CR] Sealing/caulking of the trim was necessary, small gaps or cracks were present at the trim, windows, connection points. This condition is conducive to moisture intrusion and damage to the building materials. This is/should be an annual maintenance item.

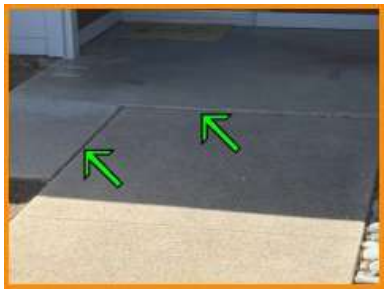
[CR] This building had closed soffits and no soffit vents. This condition (lack of air flow) is conducive to premature deterioration of the building materials. Additionally, while visually appealing, closed soffits block the soffit and associated materials from view thus limiting the inspection.



PORTIONS OF THE WALKWAYS AND DRIVEWAYS THAT ARE ADJACENT TO THE BUILDINGS

4.21 WALKWAY(S)

[SC] Uneven surfaces were noted in the walkway(s) at the front. This condition is considered a trip hazard.



ROOF COVERING

Our inspection of the roof is a visual observation of its condition on the day of the inspection and is not a certification inspection ***nor a leak free guarantee****. Such roof certification inspections should be performed by a licensed roofing contractor.*

All recommended corrections and further evaluation in this portion of the report (Roof Covering) should be completed by a licensed and qualified roofing contractor.

ROOF INFORMATION

5.1 INSPECTION METHOD
We walked the accessible roof(s).

5.2 COVERING
Composition fiberglass/asphalt shingles and Modified bitumen.

5.3 LAYERS
1 layer.

5.4 DRAINAGE
Present

5.5 FLASHINGS
Corrections Recommended.

5.6 PENETRATIONS
Corrections Recommended.

5.7 SKYLIGHTS
Not Present.

COVERING

5.8 COMPOSITION ROOFING

[CR] The composition roofing was in good general condition. There was a spot at the left rear corner at the trailing edge of the roof, that had some mechanical damage.


General View

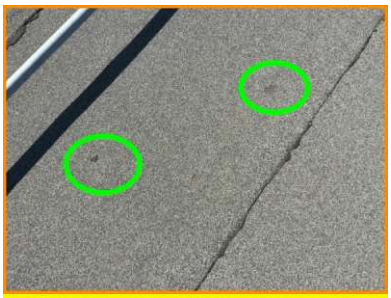

Damage


General View

5.9 LOW-SLOPE ROOFING

[FE] Soft (spongy) decking was encountered at the front left. This condition is typically indicative of moisture damage to the roof decking.

[CR] The low slope roof had small damaged areas at a number of spots. These conditions are conducive to premature failure of the roofing material.


Example


Example


General View

DRAINAGE

5.10 DOWNSPOUTS

[CR] Drainage from downspouts discharged at the building foundation at the rear and did not sufficiently direct water away from the building. This condition allows water to accumulate at the foundation and is conducive to moisture intrusion and deterioration.

FLASHINGS

5.11 GENERAL CONDITIONS

[CR] Fastener heads were exposed at the flashing material. This condition is conducive to moisture intrusions and deterioration.


Example

PENETRATIONS

5.12 GENERAL CONDITIONS

[CR] The mastic (sealant) used to seal a number of the roof penetrations was cracked and deteriorated. This condition is conducive to moisture intrusion and damage to the building components.


Example


Example

ATTIC & ROOF FRAMING

Framing and insulation limit both our view and ability to access the attic. Attic and framing inspections are limited to areas readily accessible to the inspector.

ATTIC AREA AND ROOF FRAMING INFORMATION

6.1 ATTIC ACCESS(S)
Location: Bedroom Closet.

6.2 INSPECTION METHOD
Viewed from: Hatch.

6.3 ROOF FRAMING
Conventional Framing.

6.4 ROOF SHEATHING
Wood Planks.

6.5 INSULATION
None

6.6 VAPOR RETARDER
Not Present.

6.7 VENTILATION
Roof and Soffit.

ATTIC & ROOF FRAMING REPORTS, SERVICE LIFE & RECOMMENDATIONS

6.8 IMPORTANT INFO/RECOMMENDATIONS

[NOTE] We were unable to fully access the attic due to framing, low roof, and ducting. This limits the inspection - conditions may exist which were not observed.

ROOF FRAMING

6.9 MEMBERS

[FE] The roof framing was noted have added supports, shimmed supports and framing that did not properly make contact. These conditions may not provide inadequate support for the framing and result in sagging. We recommend further evaluation (by a framing contractor) and correction as necessary.


Example




Example

6.10 STAINING

[NOTE] These stains could be older and repaired or a current condition. We recommend checking with the current owner as to previous leaks and roof history.

[FE] Dry moisture stains were noted on the roof sheathing in the attic at the kitchen exhaust vent. Continued use in this condition without locating and correcting the source and any damaged materials may lead to additional damage.



INSULATION - ATTIC

6.11 INSULATION

[RU] There was no insulation in the attic. This condition is not energy-efficient and the building may experience excessive heat-gain in the summer and heat-loss in the winter.

PLUMBING

Recommended corrections and further evaluation in this section of the report (Plumbing) should be completed by a licensed and qualified plumbing contractor.

Determining the presence and evaluating the system and components of wells, private water supplies, water treatment systems and septic systems is outside the scope of this inspection. These systems are specifically excluded.

PLUMBING INFORMATION

7.1 MAIN WATER LINE
Where Visible: Plastic Piping.

7.2 MAIN WATER SHUTOFF
Front of the building.

7.3 WATER PRESSURE
70 - 80 PSI.

7.4 WATER SUPPLY PIPING
Where visible: Copper and Plastic.

7.5 DRAIN, WASTE AND VENT PIPING
Where visible: Plastic.

7.6 FAUCETS & FIXTURES
Appeared to be in Good Working Order.

7.7 FUEL GAS SHUTOFF
Front of the building.

7.8 FUEL GAS PIPING
Where visible: Metal and Black Sleeved CSST (Corrugated Stainless Steal Tubing)
.

WATER SUPPLY PIPING

7.9 WATER PRESSURE

[CR] The water supply system was closed but no expansion tank was present. Common building practices require an expansion tank in closed systems. This condition could result in water supply leaks and seal failure in appliances.

FAUCETS AND FIXTURES

7.10 TUB/SHOWER(S)

[CR] The shower at bath one had shelves/nooks that were not sloped to the interior of the shower. This condition does not promote drainage from the shelf/nook and is conducive to moisture intuition and damage the building materials.



FUEL GAS PIPING

7.11 GAS METER & SHUTOFF-VALVE

[RU] There is no emergency shutoff-wrench or automatic-valve present at the gas shutoff-valve for the building. Installing a seismic automatic shutoff-valve for the gas main or having a wrench stored by the standard shutoff-valve may save precious time during an emergency.

WATER HEATING UNIT

7.12 GENERAL INFORMATION:

Location: Exterior Wall.
Type: On Demand (Tankless).
Energy Source: Natural Gas.
Approx. Manufacture Date: Undetermined.
Expected Service Life: Typically 15-20 Yrs.
Combustion Air: Adequate.
Exhaust Vent: Metal.
Operation: Functioned.

7.13 TANK

The unit/system, appearing to be in good working order, functioned under normal user operation and showed no signs of damage or distress.



[FE] The water heater is tankless. Tankless/demand water heaters have parts that require annual service. Failure to annually service the units can result in degraded/damaged units and typically voids the warranty. We recommend checking with the current owner as to the service history of the unit. Should there be no regular annual service history we recommend an service by licensed and qualified plumber.

OUTSIDE THE SCOPE OF THE STANDARDS OF PRACTICE (Comments included as a courtesy)

7.14 LOW FLOW TOILETS, SHOWER HEADS & SINK FAUCETS

[FE] The State of California requires toilets to be 1.6 GPF (Gallons Per Flush) or less. Any toilets that are greater than 1.6 GPF must be replaced with ones that are **less than** 1.6 GPF. Many local water districts require that all toilets be 1.28 GPF or less at the time of sale. Check with the local water distributer to understand any requirements that may be necessary in order to meet current standards.

[NOTE] We do not report the volume of water flow (gallons per minute - GPM) from sink faucets. Sink faucets need to be tested to know their true GPM.

[NOTE] As a general rule we do not report the volume of water flow (gallons per minute - GPM) from showers. Shower heads need to be tested to know their true GPM.

Toilets:
[NOTE] We attempt to report the general gallons per flush (GPF) for toilets as a courtesy, however, we are not always able to report their GPF.

Bath/Lav 2: 1.6 (GPF) and Dual Flush.

ELECTRICAL

Conditions reported in this section of the report (Electrical) are typically safety hazards to people and potential fire hazards.

For safety reasons all electrical work should be performed only by a licensed and qualified electrical contractor.

Recommended corrections and further evaluation in this section of the report (Electrical) should be completed by a licensed and qualified electrical contractor.

ELECTRICAL INFORMATION

8.1 SERVICE TYPE
Overhead.

8.2 MAIN SERVICE RATING
120/240 volt system, rated at 30 amperes

8.3 DISCONNECT TYPES:
Circuit breakers

8.4 CIRCUIT WIRING
Circuit material Observed:
Copper .
Circuit types observed:
Non-Metallic Sheathed Cable.

8.5 MAIN PANEL GROUNDED
Undetermined.

8.6 RECEPTACLES GROUNDED
Mixture - Does not have consistent grounding.

8.7 GROUND FAULT CIRCUIT INTERRUPT (GFCI)
Kitchen, Baths, various rooms.

8.8 ARC FAULT CIRCUIT INTERRUPT (AFCI)
None.

SERVICE EQUIPMENT

8.9 BONDING

[SC] CSST (Corrugated Stainless Steal Tubing, a product used for gas lines) was present and we could not determine the point at which the CSST was bonded. Improperly/un bonded CSST is considered a potential fire/explosion hazard. Therefore, we recommend that before the removal of your inspection contingencies the CSST be verified as/or bonded as necessary by a licensed and qualified electrical contractor familiar with the current CSST bonding requirements.

For further information see:
http://www.csstsafety.com/CSST-solution.html
https://www.youtube.com/watch?v=7QiNMnDdXQ8


Black CSST

8.10 CAPACITY

[RU] The present electrical-system may have met the needs at the time the building was constructed, but is under-rated by present-day standards. Consult with an electrical contractor to determine if the present electrical-system will be adequate for your needs now and into the future.

ELECTRICAL PANEL

8.11 GENERAL INFORMATION:

Panel Type: Main Electrical Panel. **Panel Location:** Bedroom.

8.12 EXTERIOR

[SC] There were more than six breakers with no "main" breaker. In an emergency a person should need no more than one throw of the hand to disconnect the power to the building (seconds count in saving lives).



8.13 INTERIOR

[NOTE] The visible components of the panel showed no signs of damage, arcing, etc. and appeared to be in good working order.

RECEPTACLES/OUTLETS

8.14 GROUNDING OF RECEPTACLE(S)/OUTLET(S)

[RU] The building does not have consistent grounding. Some portions of the buildings circuit wiring does not have equipment ground wires. Equipment grounds provide a safe alternate path for current should a metal casing become energized. To enhance safety, we recommend consulting with an electrical

contractor to upgrade to three-wire at all locations or short of rewiring - the installation of GFCI's.

[CR] Receptacles in the living room, dining room and bedroom 2 are 3 prong but are ungrounded. They are being protected by GFCI's which is a middle ground approach to make them safer without fully rewiring. However, they are not properly labeled - indicating they are ungrounded but protected by a Ground Fault Circuit Interrupt (GFCI).

8.15 GFCI DEVICE(S)

[SC] The accessible receptacles did not appear to be GFCI protected at the 2nd bath (right side). GFCI protection devices are low cost and minimize the potential for electrocution. Though these may not have been required at the time of construction, for maximum safety the installation of GFCI's is recommended. It is possible that the bath is protected by a GFCI somewhere else in the house but we could not make this determination.

LIGHTING FIXTURES

8.16 LIGHT(S)/FIXTURE(S)

[CR] Some lights in/at the 1st bathroom failed to function. This condition may be as simple as bad-bulbs or a serious electrical concern.

[FE] Motion detector/photo electric light(s) at the exterior could not be checked in the daytime. Manipulating the devices to operate in the day is outside the scope of the inspection.

HEATING & COOLING

Recommended corrections and further evaluation in this section of the report (Heating & Cooling) should be completed by a licensed and qualified HVAC (Heating Ventilation and Cooling) contractor.

Inspector checks for function only to habitable rooms. Proper inspection of furnace heat exchangers for evidence of cracks or holes can only be done by dismantling the unit. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. The adequacy of heating and cooling is often subjective. For checking adequacy/efficiency of the heating or cooling system, or accuracy of the thermostat, a qualified, licensed mechanical contractor should be consulted. These items are outside the scope of this inspection. Heating units can fail prematurely with poor maintenance, which is why we attempt to apprise you of their age.

HEATING UNIT - 1

9.1 GENERAL INFORMATION:

Location: Attic.
System Type: Forced-air natural gas- fired heating.
Served: Left side of the building. Middle of the building.
Energy Source: Natural Gas.
Heating Approx. Man. Date: 2018
Expected Service Life: Furnaces typically 20-25 years.
Filter Type: Disposable.
Heating Approx BTU's: 30-40,000.
Combustion Air: Adequate.
Exhaust Vent: Metal.
Conditioned Air Ducts: Flex Insulated.
Condensate Drainage: N/A.
Heating Operation: Functioned.

9.2 HEATING

[NOTE] The unit, appearing to be in good working order, functioned under normal user operation.



9.3 COMBUSTION AIR & EXHAUST VENT SYSTEMS

[SC] The vent piping for the heating unit was in contact with combustible materials in/at the attic. This condition is a potential fire hazard.



HEATING UNIT - 2

9.4 GENERAL INFORMATION:

Location: Bedroom 2.
System Type: Gas fired wall heater, "Gravity Flow."
Energy Source: Natural Gas.
Heating Approx. Man. Date: Unknown, ID tag missing or illegible.
Combustion Air: Adequate.
Exhaust Vent: Metal.
Heating Operation: Undetermined.

9.5 HEATING

[FE] The unit did not respond to its controls and no separate thermostat was present.

[SC] A gas fired furnace that is not a direct vent model was present in sleeping room 2 (right side of bldg). Although this unit may have been allowed by the local jurisdiction, its current location and configuration does pose a health safety risk. Although it may not be required to change this, we highly recommend a direct vent heater in this location as the current configuration is recognized as a serious life safety hazard. Additionally, a working carbon monoxide detector should be maintained in the room.



HEATING and COOLING UNIT - A

9.6 GENERAL INFORMATION:

Location: Exterior Rear and Dining Room,
System Type: Mini- Split (Split - Ductless): Heat & A/C.
Energy Source: Electricity.
HVAC Approx. Man. Date: Undetermined.
Expected Service Life: Typically 12-18 years.
HVAC Operation: Functioned.

9.7 HVAC UNIT

[NOTE] The unit/system, appearing to be in good working order, functioned under normal user operation and showed no signs of damage or distress.




INTERIOR

Listed appliances are briefly tested for fundamental operation only, but not for adequate performance (i.e., complete cycle, cleaning effect, etc.). No testing was performed to verify proper heating, cleaning, thermostats, controls, timers, convection ovens, rotisseries, clocks, etc. Appliances such as garbage disposals and dishwashers may become inoperative if not used for a period of time. We do not bring garbage and trash for testing garbage disposals and trash compactors. We suggest the buyer verify adequate function of all appliances during final walk-through prior to the close of escrow.

BUILDING INTERIOR INFORMATION

10.1 WALL(S)/CEILING(S)
Drywall.

10.2 FLOOR(S)
Wood/Simulated Wood and Masonry.

10.3 INTERIOR DOOR(S)
Wood.

10.4 STAIRWAYS
None.

10.5 CABINETS
Kitchen and Bathroom(s)

10.6 COOKTOP(S) /RANGE
Gas
Functioned.

10.7 OVEN(S)
Part of the range, separate oven(s) not present.
Functioned.

10.8 KITCHEN EXHAUST VENT(S)
Up draft system
Functioned.

10.9 BUILT-IN MICROWAVE OVEN
Functioned.

10.10 DISHWASHER(S)
Functioned.

10.11 DISPOSAL(S)
Functioned.

10.12 REFRIGERATOR(S)
Functioned.

10.13 DRYER SERVICE
Gas

10.14 CLOTHES WASHER
Present, Not Inspected, Outside Scope

10.15 CLOTHES DRYER
Present, Not Inspected, Outside Scope

10.16 DRYER EXHAUST VENT(S)
Present.

10.17 SMOKE ALARMS - LOCATIONS
Present at required locations.

10.18 CARBON MONOXIDE ALARM - LOCATIONS
Present at required locations.

10.19 FIRE SPRINKLERS
System not present.

10.20 GARAGE DOOR OPENERS
Not applicable.

10.21 FIRE RESISTIVE WALL
Not applicable.

10.22 FIRE RESISTIVE DOOR
Not applicable.

WALLS, CEILINGS, AND FLOORS

10.23 FLOORS

[SC] The transition (between floor heights) may present a trip hazard at the 2nd bedroom.



OUTSIDE THE SCOPE OF THE STANDARDS OF PRACTICE (Comments included as a courtesy)

10.24 SMOKE ALARMS

[NOTE] A Nest detector was present in the living room. These alarms are wirelessly connected and monitored via a phone/computer application. One must have and use the application for these devices in order to know when its time to check and recharge their battery. **These units are allowed to be present without the 10 year battery - but the resident must have the application.**

10.25 REQUIRED LOCATIONS OF SMOKE ALARMS & CARBON MONOXIDE DETECTORS

[NOTE] ***Smoke alarms are required to have 10 year non replaceable batteries and be located in each sleeping room, outside each sleeping area (within 10 feet of that area), and at each level of the building. Each level of the building includes basements and finished attics and should be at associated landings.***



We recommend installation of the photoelectric style vs. ionization alarms. Photoelectric are known to work 20 to 40 minutes faster than ionization and ionization are known to fail 50% of the time.
https://www.youtube.com/watch?v=Faa5ioGeocw

[NOTE] ***Carbon monoxide alarms are required outside each sleeping area (within 10 feet of that area), at each level of the building and in any sleeping room with a fossil fuel burning device. Each level of the building includes basements and finished attics and should be at associated landings.***

10.26 VENT - BATHROOM & LAUNDRY EXHAUST

[CR] Exhaust vent ducting for the 1st bathroom terminated at the attic's roof vent rather than at a dedicated exhaust vent. This condition obstructs proper attic venting.





10.27 FIRE EXTINGUISHER(S)

[RU] We recommend the mounting of fire extinguishers in kitchens, laundry areas, utility rooms, garages and at least one at each level of the building. These can be life & structure saving devices.

FIREPLACES & CHIMNEYS

We do not operate gas valves, or light fires other than through the operation of a switch for appliances.
This inspection is NOT a level II inspection. Proper investigation (a Level II inspection in accordance with NFPA 211) is necessary for the verification of the suitability, serviceability and safety of the fireplace and chimney assemblies.

Any further evaluation should be performed by a F.I.R.E. Certified Chimney Inspector (Fireplace Investigation Research and Education).

FIREPLACE AND CHIMNEY INFORMATION

11.1 LOCATION(S)
Living Room.

11.2 UNIT TYPE(S)
Metal Factory Built, Insert into Masonry.

11.3 FUEL TYPE(S)
Gas Appliance.

11.4 CHIMNEY(S)
Chimney Exterior(s): Masonry.
Chimney Flue(s)/Vent(s): Metal and Tile.

11.5 SPARK ARRESTOR(S)
Termination Cap Present.

11.6 DAMPER(S)
N/A.

11.7 HEARTH EXTENSION(S)
Not Present.

FIREPLACE & CHIMNEY REPORTS & RECOMMENDATIONS

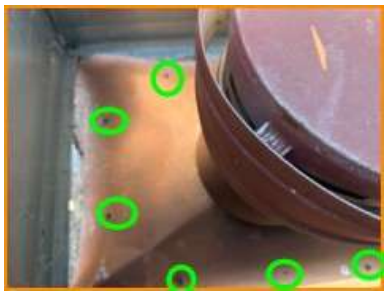
11.8 IMPORTANT INFO/RECOMMENDATIONS

[FE] For maximum safety we routinely recommend a Level II inspection (in accordance with NFPA 211 - which requires the use of a video scope) to verify the suitability, serviceability and safety of the fireplace and chimney assemblies. **We recommend this inspection be performed by a by a F.I.R.E. (Fireplace Investigation Research and Education) Certified Chimney Inspector**. The National Fire Protection Association in NFPA 211 recommends that all fireplace assemblies receive a Level II inspection at the sale or transfer of a property. (Although required in many jurisdictions, we are not aware that a level II is required locally.)

CHIMNEY EXTERIOR

11.9 MASONRY

[CR] The metal cap of the chimney for the living room fireplace had exposed screws. This condition is conducive to moisture intrusion and deterioration.



FIREBOX

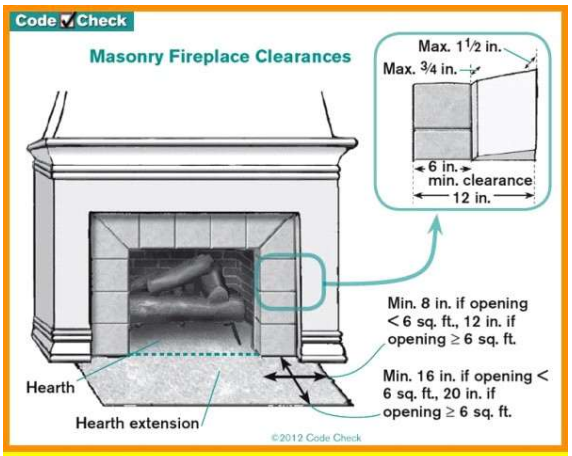
11.10 GAS APPLIANCE

[SC] The fireplace at the living room was a gas-burning appliance with sealed glass doors. **These units are known to reach well in excess of 400 degrees on the glass surface**. Extreme caution, especially with regards to children should be exercised around the unit. We recommend the addition of a protective screen/devices. (New units are produced with built-in safety screens.)

HEARTH EXTENSION

11.11 HEARTH EXTENSION

[FE] The hearth-extension was not distinguishable from the surrounding flooring at the living room fireplace(s). The hearth-extension identifies a space in front of the fireplace where combustible materials should not be placed. The current configuration for the model involved may be acceptable, we recommend consulting with the installation instructions to ensure its safety as currently installed. Hearth extensions which are not distinguishable are considered a fire hazard.



Fireplace Clearances