

SAMPLE INSPECTION

Confidential Inspection Report



Sample St. , Camarillo, CA 93010

Inspection prepared for: SAMPLE

Date of Inspection: 2/14/2025 Time: 1015

Age of Home: New Size: 2,484

Weather: cool

Inspector: TK Erwin CPI

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***BEST COAST
HOME INSPECTIONS***

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Introduction

Congratulations and thank you for choosing Best Coast Home Inspections.

Please carefully review this inspection report and remember that I am still available to answer any questions that you may have throughout the entire closing process.

This report is based on an inspection of the visible portion of the structure and follows INTERNACHI Standards of Practice for a general inspection. The inspection may be limited by vegetation, possessions and accessibility. This report will focus on safety and function, not current code. This report identifies specific non-code and non-cosmetic concerns that I believed needed further investigation or repair. For your safety and liability purposes, I recommend that licensed contractors or qualified tradesmen evaluate and repair any critical concerns and defects.

Note: Anything written in **green font** is general information and recommendations. Anything written in **blue font** means that it should be considered a safety hazard, defect, or deficiency. All critical findings are included in the Report Summary at the end of the report.

Remember that this inspection report is a snapshot in time. I highly recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property using this report as a guide.

Thank you again for choosing Best Coast Home Inspections, I wish you all the best. Sincerely,

T.K. Erwin

Best Coast Home Inspections

Scope of Work

You have contracted with Best Coast Home Inspections to perform a general inspection in accordance with the Standards of Practice established by the National Association of Certified Home Inspectors, a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. The inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person and certainly not intended to identify insignificant deficiencies.

Most structures built after 1978 are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented and therefore public, information about several environmental contaminants that could be of concern to your tenants all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood destroying organisms, pests and rodents, molds, microbes, bacterial organisms and electromagnetic radiation to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health, safety and environmental hygiene are deeply personal responsibilities and you should make sure that you are familiar with any contaminant that could affect the interior environment. You can learn more about contaminants that can affect your home from a booklet published by The Environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air, land, and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, others, are characterized as pathogens that can have adverse health effects on large segments of the population such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigenic that represent a serious health threat. All molds flourish in the presence of moisture and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. Some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with un-vented bathroom exhaust fans and return air compartments that draw outside air. All of these areas we inspect very conscientiously. Nevertheless, mold can appear seemingly spontaneously, so you should be prepared to monitor the building and particularly those areas that we identified.

It is equally important to maintain clean air supply ducts and to change filters as soon as they become soiled because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis which is beyond the scope of our inspection. As a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants particularly if you or any member of your family suffers from allergies or asthma. You can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century and has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. It can also be found in a wide variety of products too numerous

to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. A single asbestos fiber is said to be able to cause cancer and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. We are not specialists and regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and dispersed into the atmosphere. It cannot be detected by the senses and its existence can only be determined by sophisticated instruments and laboratory analysis, which is beyond the scope of our service. You can learn more about radon and other environmental contaminants and their affects on health, by contacting the EPA or a similar state agency. It would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your property.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. The word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health-hazard. Although rarely found in use, lead could be present in any structure built as recently as the nineteen forties. Lead was an active ingredient in many household paints of which can be released in the process of sanding and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments. There are other environmental contaminants, some of which we have already mentioned and others that may be relatively benign. We are not environmental hygienists and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant. We recommend that you schedule whatever specialist inspections that may deem prudent during your inspection contingency period.

This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein.

Table Of Contents

Inspection Details	5
Grounds	5-9
Exterior Areas	10
Roof	11-12
Garage	13
Heat/AC	14
Water Heater	15
Electrical	16-17
Attic	18-20
Interior Areas	21-24
Kitchen	25-28
Bedrooms	29
Bathroom	30-34
Glossary	35
Report Summary	36-38

Inspection Details

1. Attendance

In Attendance: Client present • Buyer Agent present

2. Home Type

Home Type: New - Single Family home - Cosmetic deficiencies handled by client during walkthrough.

3. Occupancy

Occupancy: Vacant

Grounds

General Comments

Informational Conditions

Water can be destructive and foster conditions that are detrimental to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of an subterranean drainage system, and if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold like substances that can have an adverse affect on health.

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

In addition, many specifics as it relates to deck and deck safety are addressed during the permit process. Use/spacing and sizing of ledger board attachments, bolts or screws, is decided based on a number of calculations that are beyond the scope of a general inspection. Therefore, we recommend researching disclosures for any permits attached to any deck to verify correct build.

1. Driveway and Walkway Condition

Observations:

- Signs of possible moisture settlement against foundation wall in front of the house at the time of the inspection. Measured with large level, fall is very slight and level in multiple locations. Recommend monitoring walkway for moisture settlement, further evaluation by qualified contractor and remediation as appropriate.



level against home

2. Grading

Observations:

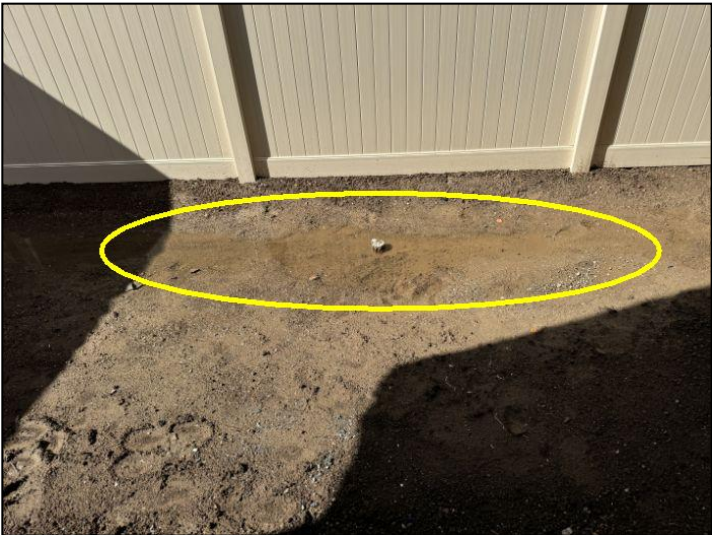
- Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.
- Significant water/mud movement at the time of the inspection. Recommend installation of landscaping to prevent movement and allow drainage.
- Drainage covers observed as covered at the time of the inspection. Lots of mud post rain. Poor drainage observed at the time of the inspection.
- Significant mud and moisture settlement observed around the home at the time of the inspection. Recommend landscaping and drainage so all moisture is diverted away from the home. Further evaluation by qualified contractor.



mud movement



moisture settlement



covered drain with moisture settlement



level



level



level



very muddy/wet



level



moisture settlement



signs of moisture

3. GFCI

Observations:

- Exterior **GFCI** reset observed on outlet adjacent to front door.



reset at front door

4. Main Gas Valve Condition

Materials: Exterior of structure.



5. Water Pressure

Observations:

- 60psi



above 60

6. Pressure Regulator

Observations:

- Pressure regulator noted.



pressure regulator

Exterior Areas

General Comments

Informational Conditions

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

1. Stucco

Observations:

- Previous stucco patch jobs for exterior of structure observed at the time of the inspection.



exterior patch job

Roof

General Comments

Informational Conditions

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of layers, the quality of the material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material and this is equally true of all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof, only water resistant. What remains true of all roofs is that whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak. We evaluate every roof conscientiously but we will not predict its remaining life expectancy or guarantee that it will not leak. Therefore, we recommend that you ask the sellers about it and that you either include comprehensive roof coverage in your home insurance policy or you obtain a roof certification from an established local roofing company. In addition, if service or further investigation is recommended for any component or system involving the roof covering, this service or evaluation should be scheduled and completed well within your inspection contingency period because a specialist may uncover additional defects or recommend service/upgrades that may affect your evaluation of the property.

1. Roof Condition

Materials: Tile Roof noted.

Observations:

- Inspection limited to use of drone on windy day.
- Possible cracked tile observed at the time of the inspection. Recommend remediation by qualified roofing contractor to prevent moisture intrusion.
- Multiple tiles observed as being slightly out of place at the time of the inspection. Recommend qualified roofing contractor remediate as appropriate.
- Multiple tiles observed as slid out of place at the time of the inspection. Recommend licensed roofing contractor review roof, putting all tiles in place to prevent moisture intrusion.



possible cracked tile



possible cracked tile



slightly out of place tiles



tile slid down

Garage

General Comments

Informational Conditions

It is not uncommon for moisture to penetrate garages due to their slabs being on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade and some sidewalls are even cored to relieve the pressure that can build up behind them, which actually promotes drainage through the garage. If there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps, hold-downs and plywood shear paneling. In addition, garage door openings are not standard dimensions and you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

1. Walls

Observations:

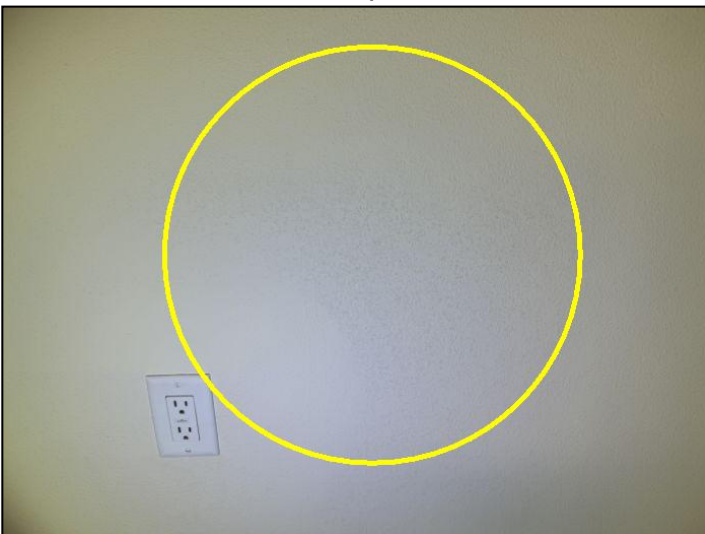
- Light coverage observed on garage wall at the time of the inspection.
- Dirty walls and or lack of primer/paint observed above both garage doors at the time of the inspection. Recommend evaluation/remediation by qualified contractor.
- Regarding window see "interior windows"



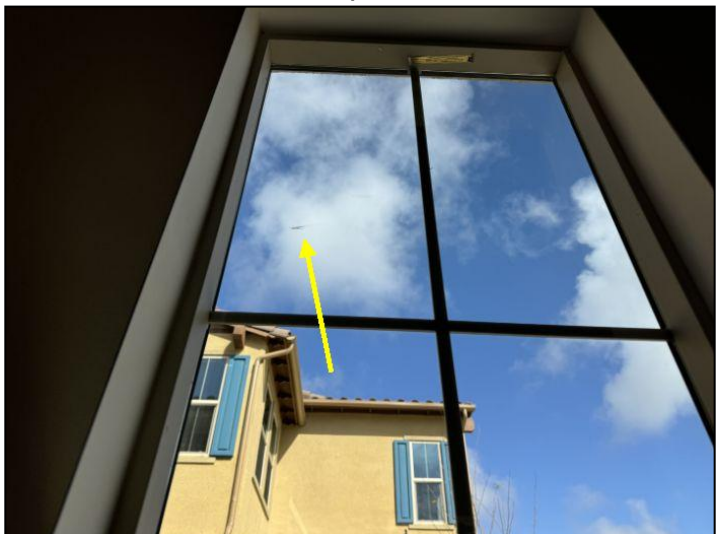
short on paint/?



short on paint/dirt?



light coverage



window marks

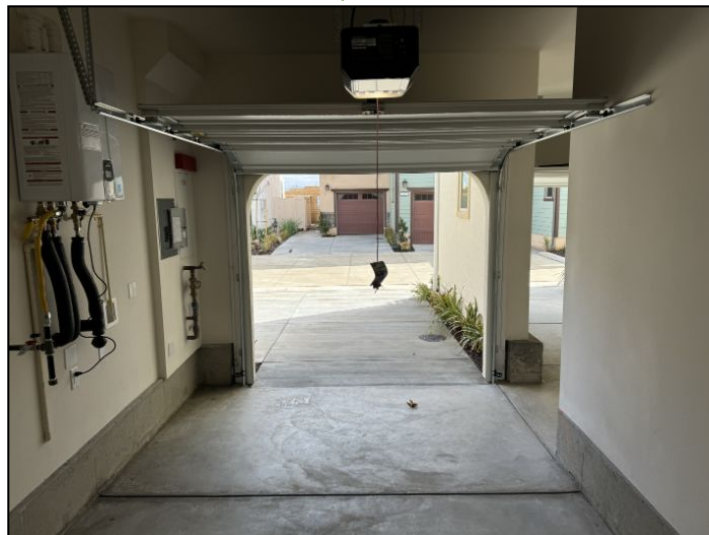
2. Garage Door Condition



3. Garage Opener Status

Observations:

- Appeared functional using normal controls, at time of inspection.



4. Garage Door's Reverse Status

Observations:

- Eye beam system present and operating at the time of the inspection.
- Pressure sensor observed as function at the time of the inspection.

Heat/AC

General Comments

Informational Conditions

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. Even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. In accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled during the inspection contingency period because a specialist could reveal additional defects or

recommend further upgrades that could affect your evaluation of the property. Our service does not include any form of warranty or guarantee.

1. Heater Condition

Materials: The furnace is located in the attic

Observations:

- Functional under normal operating controls at the time of the inspection.

2. AC Compress Condition

Location: The compressor is located on the exterior grounds.

Observations:

- Mud flow was observed as under the exterior HVAC unit at the time of the inspection. Recommend remediation by qualified contractor to prevent damage to the equipment.



mud flow under exterior unit



mud flow burying base

3. Registers

Observations:

- Register in master bedroom closet was observed as colder than the other registers during the heat cycle and slightly warmer than the house on the cool cycle at the time of the inspection. Recommend further evaluation by qualified HVAC contractor.

4. Filters

Location: Located inside a filter grill in the hall ceiling. • Located in a filter grill in a bedroom ceiling.

Observations:

- MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

Water Heater

General Comments

Informational Conditions

There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. While many water heaters last much longer, they can be expected to last at least as long as their warranty, or from five to eight years. Few of them last longer than fifteen or twenty years and many eventually leak. It is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-

off valve.

1. Water Heater Condition

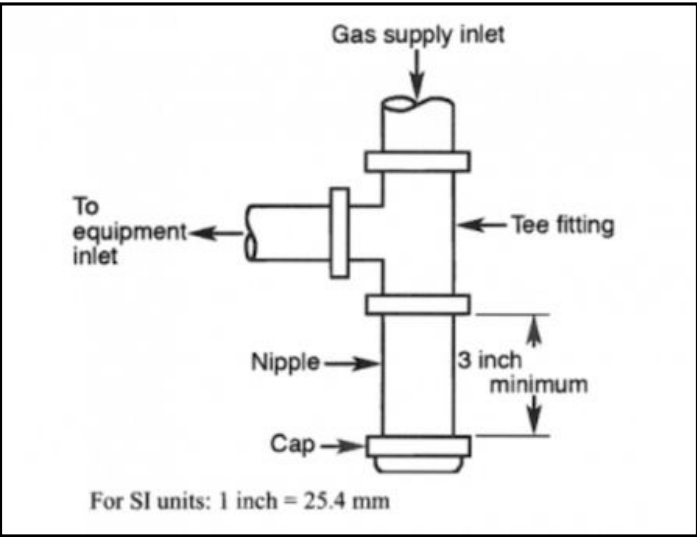


functional

2. Gas Valve

Observations:

- Incorrect installation of sediment trap observed at the time of the inspection. Gas shut off should be before the trap and angle to the gas line should vertical as opposed to horizontal. See illustration. Recommend licensed plumber remediate.



sediment trap diagram

Electrical

General Comments

Informational Conditions

There are a wide variety of electrical systems with an even greater variety of components and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems is that the national electrical code [NEC] is not retroactive and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in

compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load- calculations to determine if the supply meets the demand. Any inspecting done beyond the SCOPE or standards of practice is to be considered informative only. In the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed during the inspection contingency period, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. We typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground interrupters and generally speaking, have been required in specific locations for more than thirty years. Beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993 and all kitchen counter top outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. In as much as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

National safety standards require electrical panels to be readily accessible and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. We attempt to test every one that is unobstructed but while not be moving furniture or belongings in our inspection.

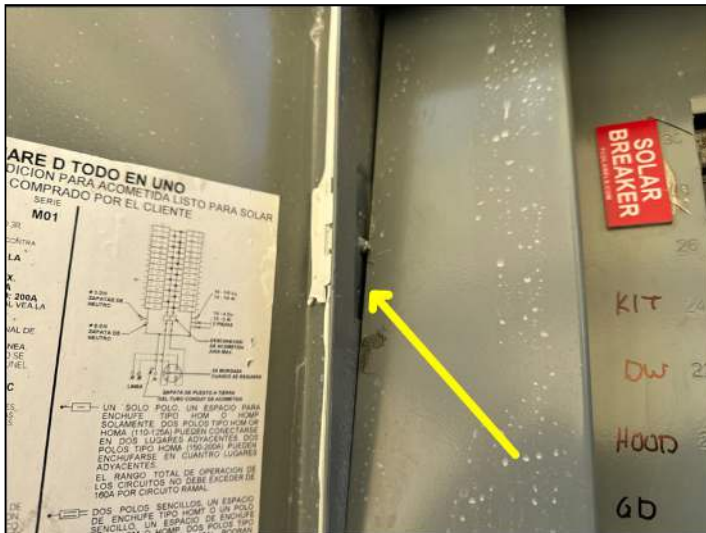
1. Electrical Panel

Location: Exterior of structure.

Location: Located in the garage.

Observations:

- Main panel dead front cover not removed at the time of the inspection as it was stuck in place.
- Screw on left side of the panel cover observed as obstructing the ability to take the dead front cover off at the time of the inspection risking damage to the breakers and panel. Recommend remediation of obstruction and evaluation of panel cover.
- Dead front cover stuck in place with the possibility of damage if forced open at the time of the inspection. Recommend remediation so cover can come off smoothly for any future service/inspection.
- Sub panel observed with inadequate labeling at the time of the inspection. Panel should be labeled in a fashion that any layman will know what area of the house the breaker is protecting.



labeling

2. Main Amp Breaker

Observations:

- 200 amps



200 amps

3. Breakers in off position

Observations:

- 2



Off



off

4. Cable Feeds

Observations:

- There is an underground service lateral noted.

Attic

General Comments

Informational Conditions

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous. In which case, we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, we do not sample or test the material for specific identification. We do not disturb or move any portion of the insulation and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other equipment.

1. Access

Observations:

- Entering attics that are heavily insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. This is a limited review of the attic area viewed from the hatch only.
- Attic inspection limited to the accessible areas in front of the furnace.
- Electrical conductors observed as right next to the access points of the attic at the time of the inspection. It is recommended the conductors be moved 6 ft from the access point and secured at intervals not to exceed 54" to prevent any damage to the conductor when accessing the attic. Any conductors within 6 ft need to be protected with guard strips. Recommend licensed electrician remediate.



pic for client



electrical conductors right next to access



pic for client

2. Structure

Observations:

- Attic framing observed as slightly separated at the time of the inspection. Recommend licensed and insured contractor further evaluate attic framing for any separation that needs correcting.



separation of attic framing

3. Insulation Condition

Materials: Fiberglass batts noted. • Loose fill insulation noted.

Observations:

- Both batting and blown in insulation observed in attic at the time of the inspection.



batts and blown in

4. Exhaust Vent

Observations:

- Exhaust vent observed as short of the attic ceiling at the time of the inspection. This is a defect that can allow moisture into the attic. Recommend remediation by qualified HVAC contractor.



exhaust vent short

Interior Areas

General Comments

Informational Conditions

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments or move furniture, lift carpets or rugs, empty closets or cabinets and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. There are a host of lesser contaminants such as that from moisture penetrating, carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts and other porous surfaces which can be difficult to eradicate. As the sense of smell adjusts rapidly and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, particularly if you or any member of your family suffers from allergies or asthma and schedule whatever remedial services may be deemed necessary during your inspection contingency period. **Fireplaces:** There are a wide variety of chimneys, which represent an even wider variety of interrelated components that comprise them. However, there are three basic types: single walled metal, masonry and prefabricated metal ones that are commonly referred to as factory built. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are commonplace. Our inspection of them is that of a generalist, not a specialist and meets industry standards. However, significant areas of chimney flues cannot be adequately viewed during a field inspection, as has been documented by the Chimney Safety Institute of America, which reported in 1992, "The inner reaches of a flue are relatively inaccessible and it should not be expected that the distant oblique view from the top of bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the specialized equipment, we will not guarantee their integrity and agree with the National Fire Prevention Association that recommends that all chimneys be inspected before buying or selling a home. We recommend having a Certified Chimney Specialist conduct a level 2 inspection of the chimney and flue, prior to closing of escrow. Please see <https://www.csia.org/inspections.html> for additional information. **Fire extinguishers :** It is recommended having a fire extinguisher on every floor of a residence within 75 ft of each other. Depending on the fire extinguisher and purpose, these requirements may vary. Recommend installing fire extinguishers per manufacturers instructions as a fire safety measure.

1. Wall Condition

Materials: Drywall walls noted.

Observations:

- Unfinished paint job observed above arched windows at the time of the inspection. Recommend remediation by qualified contractor.



unfinished paint

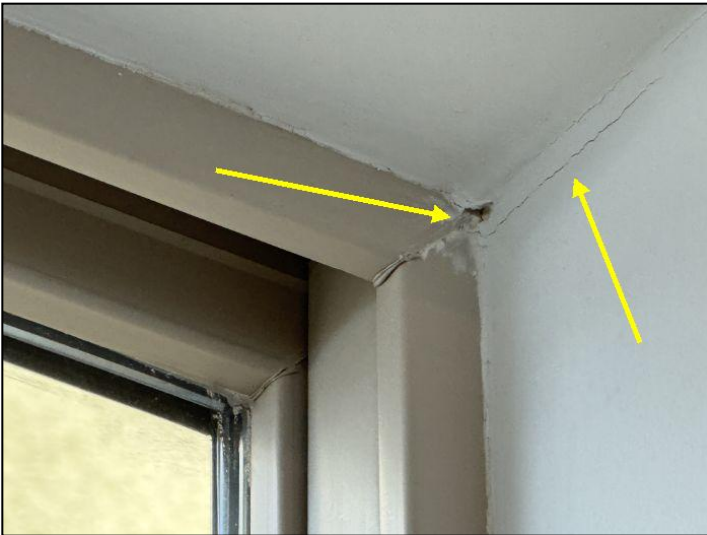


dripping paint above closet

2. Window Condition

Observations:

- Observed cracking in corner of window near garage at the time of the inspection. Recommend sealing all gaps and cracks in caulking.
- Most new windows observed as marked with paint and stains at the time of the inspection. Recommend cleaning of windows by qualified contractor and inspecting windows for chips/cracks post cleaning.



cracking window next to garage door.



window staining



staining



staining



3. Floor Condition



carpet

4. Doors

Observations:

- Rust observed on painted screws for unknown reason on multiple doors at the time of the inspection. Recommend remediation by qualified contractor as there no reason screws should be rusting on new construction.

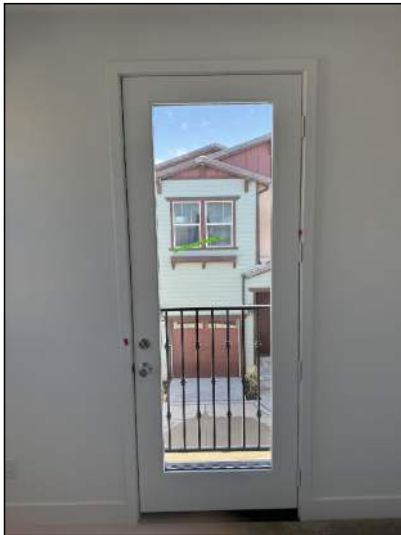


rusting screws-closet next to front door

5. Patio Doors

Observations:

- Moisture settlement pooling on second floor exterior door at the time of the inspection. Recommend remediation to establish proper fall and avoid moisture settlement and intrusion.



balcony door



improper fall/moisture settlement

6. Closets

Observations:

- Drywall abnormality observed in the closet near garage at the time of the inspection. Recommend remediation by qualified contractor.



inside closet near garage

Kitchen

General Comments

Informational Conditions

We test kitchen appliances for their functionality and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may exhibit a decrease in efficiency. Many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door and all such appliances should be confirmed to be secure. We do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

1. Electrical

Observations:

- A kitchen island outlet was observed at the time of the inspection. Rules regarding the need to add or remove kitchen island outlets has evolved through time. The Consumer Product Safety Commission states that between 1991 and 2020, an estimated 9,700 people, mainly children, were treated for burns and other injuries after pulling or running into power cords plugged into receptacle outlets installed below island and peninsula counter and work surfaces. While it may have been allowed/mandatory at the time of install, we recommend awareness of safety hazard and remediation by licensed and insured electrician.



kitchen island outlet -please read remark in green

2. Cook top condition

Observations:

- Gas cook top noted. Operated and functional at the time of the inspection.

3. Oven & Range

Observations:

- Observed as functional at the time of the inspection.



functional



functional

4. Vent Condition

Observations:

- Venting functional at the time of the inspection.

5. Microwave

Observations:

- Functional at the time of inspection.



functional

6. Garbage Disposal

Observations:

- Operated - appeared functional at time of inspection.

7. Dishwasher

Observations:

- Appeared functional at the time of the inspection.

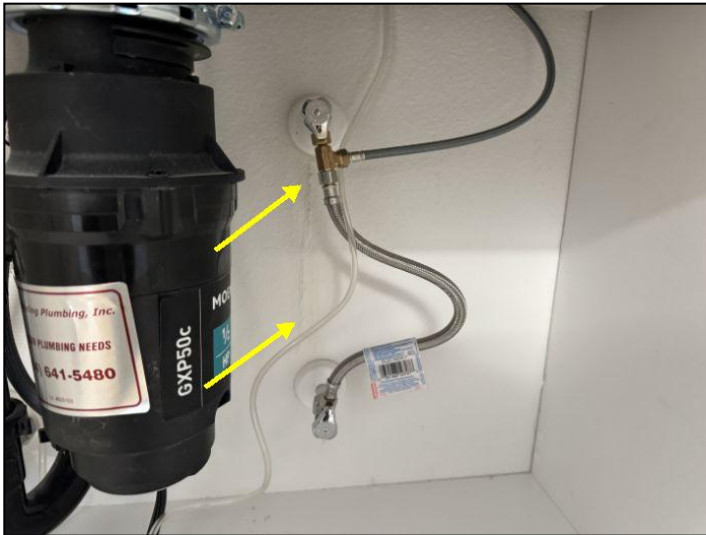


functional

8. Sinks

Observations:

- Signs of moisture intrusion behind kitchen sinks observed at the time of the inspection. Recommend remediation by qualified contractor.



signs of moisture staining under kitchen sink

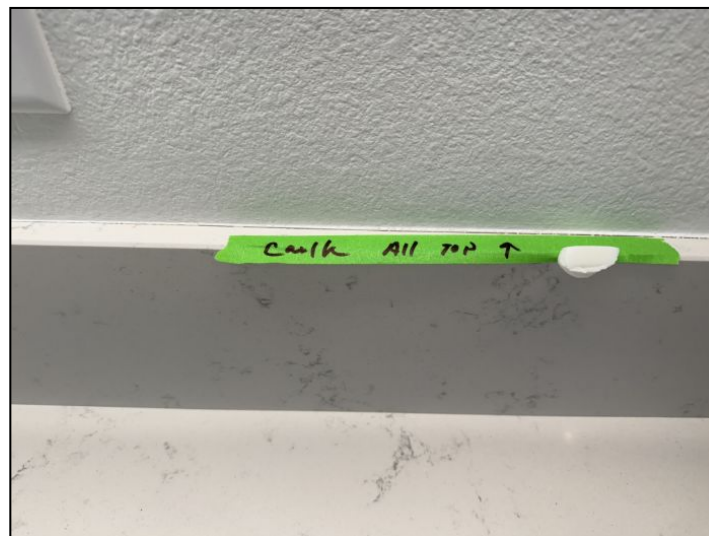


moisture drip

9. Counters

Observations:

- Cracking observed in caulking/grout at the time of the inspection. Recommend correction to prevent water intrusion.



tape by client

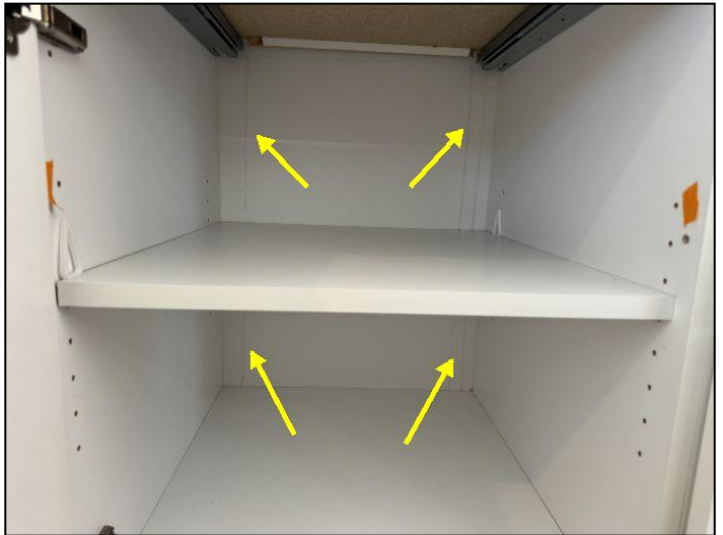
10. Cabinets

Observations:

- Kitchen cabinet slightly out of place, right of the range at the time of the inspection. Recommend remediation by qualified contractor.
- Moisture staining under cabinets left of range at the time of the inspection. Recommend remediation by qualified contractor.



functional



moisture staining



would not close all the way

Bedrooms

General Comments

Informational Conditions

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

1. Electrical

Observations:

- All bedrooms observed with lamp switch and no functional switch most likely wired to ceiling outlet cover at the time of the inspection.



lamp and ceiling switch

2. Wall Condition

Observations:

- Incomplete drywall patch jobs noted in the bedrooms at the time of the inspection. Recommend remediation by licensed professional.



patch in progress

Bathroom

General Comments *Informational Conditions* Bathrooms can consist of many features from whirlpool tubs and showers to toilets and bidets. Because of all the plumbing involved, much of which is not visible, it is not always possible for the inspector to view and identify every plumbing issue. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel and other problems. In accordance with industry standards, we do not comment on common cosmetic deficiencies and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which may be the responsibility of a termite inspector. Due to the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

1. Cabinets

Observations:

- Appeared functional and in satisfactory condition, at time of inspection. All cosmetic issues handled by client.



2. Floor Condition

Observations:

- Excess grout and slight cracking observed on tile in toilet room at the time of the inspection. Recommend remediation by qualified contractor.



excess grout/cracking -master toilet

3. Shower Walls

Observations:

- Minor abnormality observed in shower wall at the time of the inspection. Recommend remediation by qualified contractor.
- Gap where faucet meets wall at the time of the inspection. Recommend remediation by qualified contractor to prevent moisture intrusion into the walls.



abnormality on tile wall. Front door bathroom



gap at shower faucet-upstairs hallway

4. Sinks

Observations:

- No hot water observed in second sink in hallway bathroom at the time of the inspection. Recommend further evaluation and remediation by qualified contractor.



no hot water - hallway bathroom

Residential Earthquake Hazards Report

Yes	No	N/A	Don't Know
☐	☐	☐	☐

1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake?

Yes	No	N/A	Don't Know
☐	☐	☐	☐

2. Is the house anchored or bolted to the foundation?

Yes	No	N/A	Don't Know
☐	☐	☐	☐

3. If the house has cripple walls:

a. Are the exterior cripple walls braced?

Yes	No	N/A	Don't Know
☐	☐	☐	☐

b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?

Yes	No	N/A	Don't Know
☐	☐	☐	☐

4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?

Yes	No	N/A	Don't Know
☐	☐	☐	☐

5. If the house is built on a hillside:

a. Are the exterior tall foundation walls braced?

Yes	No	N/A	Don't Know
☐	☐	☐	☐

b. Were the tall posts or columns either built to resist earthquakes or have they been strengthened?

Yes	No	N/A	Don't Know
☐	☐	☐	☐

6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened?

Yes	No	N/A	Don't Know
☐	☐	☐	☐

7. If the house has a living area over the garage, was the wall around the garage dooropening either built to resist earthquakes or has it been strengthened?

Yes	No	Don't Know
☐	☐	☐

8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)?

Yes	No	Don't Know
☐	☐	☐

9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefaction or landsliding)?

EXECUTED BY:

(Seller)

(Seller)

Date

I acknowledge receipt of this form, completed and signed by the seller. I understand that if the seller has answered "No" to one or more questions, or if seller has indicated a lack of knowledge, there may be one or more earthquake weaknesses in this house.

(Buyer)

(Buyer)

Date

Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency or a defect requiring minor or major expense to correct, or possibly items that require further review from a qualified specialist. This summary is not a complete list of all the findings in the report and reflects the opinion of the inspector on the time and date of the inspection. Please review all pages of the report. All repairs should be done by a licensed and bonded tradesman or professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done. Also, I recommend you inquire with your agent about a home warranty.

Since I never know who will be occupying or visiting a property, whether it be children or elderly, I ask you to consider following these general safety recommendations: Install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting the power source, consider installing child safe locks and alarms on the exterior doors of all pool and spa properties. I am proud of my service, and trust that you will be happy with the quality of this report. I've made every effort to provide you with an accurate assessment of the condition of the property and its components to alert you to any significant defects or adverse conditions. However, I may not have tested every outlet and opened every window or door or identified every minor defect. Also, because I'm not a specialist, and because my inspection is essentially visual, latent defects could exist. Therefore, you should not regard my inspection as conferring any guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components, and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Thank you for taking the time to read this report and call me if you have any questions or observations. I am always attempting to approve the quality of my service and my report, and will continue to adhere to the highest standards of the real estate industry and treat everyone with kindness, courtesy, and respect. In the summary pages, in **BLUE**, a brief summary of any **CRITICAL** concerns of the inspection as they relate to safety and function examples would be bare, electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including normal maintenance items. Please be sure to read your entire report.

For your safety and liability, I recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled, or part of an addition, I recommend that you verify permits and certificate of occupancy. This is important, because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit and a defect could exist.

Depending on your needs, and those who will be on this property, items listed in the body of the report may also be a concern to you. Be sure to read your inspection report and its entirety.

Note: if there are no comments in **BLUE** below, there were no **CRITICAL** system or safety concerns with this property at the time of the inspection. This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service, I have fulfilled my contractual obligation as a generalist, and therefore claim any further responsibility. However, service is essential and should be completed during the inspection. Because a specialist could identify further defects or recommend some upgrades that could affect your valuation of the property. This report is the exclusive property of Cal Certified Inspections and the client whose name appears within, and its use by any unauthorized person is prohibited.

Grounds		
Page 5 Item: 1	Driveway and Walkway Condition	• Signs of possible moisture settlement against foundation wall in front of the house at the time of the inspection. Measured with large level, fall is very slight and level in multiple locations. Recommend monitoring walkway for moisture settlement, further evaluation by qualified contractor and remediation as appropriate.
Page 6 Item: 2	Grading	• Significant water/mud movement at the time of the inspection. Recommend installation of landscaping to prevent movement and allow drainage. • Drainage covers observed as covered at the time of the inspection. Lots of mud post rain. Poor drainage observed at the time of the inspection. • Significant mud and moisture settlement observed around the home at the time of the inspection. Recommend landscaping and drainage so all moisture is diverted away from the home. Further evaluation by qualified contractor.

Roof		
Page 11 Item: 1	Roof Condition	• Possible cracked tile observed at the time of the inspection. Recommend remediation by qualified roofing contractor to prevent moisture intrusion. • Multiple tiles observed as being slightly out of place at the time of the inspection. Recommend qualified roofing contractor remediate as appropriate. • Multiple tiles observed as slid out of place at the time of the inspection. Recommend licensed roofing contractor review roof, putting all tiles in place to prevent moisture intrusion.
Garage		
Page 13 Item: 1	Walls	• Dirty walls and or lack of primer/paint observed above both garage doors at the time of the inspection. Recommend evaluation/remediation by qualified contractor. • Regarding window see "interior windows"
Heat/AC		
Page 15 Item: 2	AC Compress Condition	• Mud flow was observed as under the exterior HVAC unit at the time of the inspection. Recommend remediation by qualified contractor to prevent damage to the equipment.
Page 15 Item: 3	Registers	• Register in master bedroom closet was observed as colder than the other registers during the heat cycle and slightly warmer than the house on the cool cycle at the time of the inspection. Recommend further evaluation by qualified HVAC contractor.
Water Heater		
Page 16 Item: 2	Gas Valve	• Incorrect installation of sediment trap observed at the time of the inspection. Gas shut off should be before the trap and angle to the gas line should vertical as opposed to horizontal. See illustration. Recommend licensed plumber remediate.
Electrical		
Page 17 Item: 1	Electrical Panel	• Screw on left side of the panel cover observed as obstructing the ability to take the dead front cover off at the time of the inspection risking damage to the breakers and panel. Recommend remediation of obstruction and evaluation of panel cover. • Dead front cover stuck in place with the possibility of damage if forced open at the time of the inspection. Recommend remediation so cover can come off smoothly for any future service/inspection. • Sub panel observed with inadequate labeling at the time of the inspection. Panel should be label in a fashion that any layman will know what area of the house the breaker is protecting.
Attic		
Page 19 Item: 1	Access	• Electrical conductors observed as right next to the access points of the attic at the time of the inspection. It is recommended the conductors be moved 6 ft from the access point and secured at intervals not to exceed 54" to prevent any damage to the conductor when accessing the attic. Any conductors within 6 ft need to be protected with guard strips. Recommend licensed electrician remediate.
Page 19 Item: 2	Structure	• Attic framing observed as slightly separated at the time of the inspection. Recommend licensed and insured contractor further evaluate attic framing for any separation that needs correcting.
Page 20 Item: 4	Exhaust Vent	• Exhaust vent observed as short of the attic ceiling at the time of the inspection. This is a defect that can allow moisture into the attic. Recommend remediation by qualified HVAC contractor.
Interior Areas		
Page 21 Item: 1	Wall Condition	• Unfinished paint job observed above arched windows at the time of the inspection. Recommend remediation by qualified contractor.

Page 22 Item: 2	Window Condition	• Observed cracking in corner of window near garage at the time of the inspection. Recommend sealing all gaps and cracks in caulking. • Most new windows observed as marked with paint and stains at the time of the inspection. Recommend cleaning of windows by qualified contractor and inspecting windows for chips/cracks post cleaning.
Page 24 Item: 4	Doors	• Rust observed on painted screws for unknown reason on multiple doors at the time of the inspection. Recommend remediation by qualified contractor as there no reason screws should be rusting on new construction.
Page 24 Item: 5	Patio Doors	• Moisture settlement pooling on second floor exterior door at the time of the inspection. Recommend remediation to establish proper fall and avoid moisture settlement and intrusion.
Page 25 Item: 6	Closets	• Drywall abnormality observed in the closet near garage at the time of the inspection. Recommend remediation by qualified contractor.
Kitchen		
Page 27 Item: 8	Sinks	• Signs of moisture intrusion behind kitchen sinks observed at the time of the inspection. Recommend remediation by qualified contractor.
Page 28 Item: 9	Counters	• Cracking observed in caulking/grout at the time of the inspection. Recommend correction to prevent water intrusion.
Page 28 Item: 10	Cabinets	• Moisture staining under cabinets left of range at the time of the inspection. Recommend remediation by qualified contractor.
Bathroom		
Page 31 Item: 2	Floor Condition	• Excess grout and slight cracking observed on tile in toilet room at the time of the inspection. Recommend remediation by qualified contractor.
Page 31 Item: 3	Shower Walls	• Minor abnormality observed in shower wall at the time of the inspection. Recommend remediation by qualified contractor. • Gap where faucet meets wall at the time of the inspection. Recommend remediation by qualified contractor to prevent moisture intrusion into the walls.
Page 32 Item: 4	Sinks	• No hot water observed in second sink in hallway bathroom at the time of the inspection. Recommend further evaluation and remediation by qualified contractor.