

BEST COAST HOME INSPECTIONS

Confidential Inspection Report



VENTURA CONDO , Ventura , CA 930003

Inspection prepared for: Sampke Sample

Date of Inspection: 1/21/2026 Time: 330

Age of Home: 1979 Size: 1027 sq ft

Weather: Cloudy/cold

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.

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Inspection Details

1. Attendance

In Attendance: Client present • Buyer Agent present

2. Home Type

Home Type: Condominium/Townhouse - Inspection address is in a condo community. The roof and all exterior grounds are subject to the HOA and are not included in this inspection. Any comments regarding exterior and roof are under the purview of the HOA. Recommend buyer and agent review all aspects of HOA agreement as confirmation regarding HOA obligations.

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. Main Gas Valve Condition

Materials: Exterior of structure.

Observations:

- Main gas meter observed without the addition of an earthquake prevention device. Recommend installation of device to shut of gas in the event of an earthquake.
- Mild rust observed on the main gas valve at the time of the inspection. Recommend monitoring and gas company remediate to prevent further rust/deterioration.



main gas valve

2. Sewer Scope

Observations:

- Sewer line— Whenever ownership is changing hands we recommend a sewer scope. This separate inspection will show the condition of the buried sewer line from the home to the city main. Items such as tree roots, broken drain pipes, and other obstructions will be revealed. Recommend license professional.

3. Patio and Porch Deck

Observations:

- Damage to exterior of structure observed at the time of the inspection. Cracking/gaps and possible signs of wood destroying insects observed. Recommend contacting HOA regarding all exterior damages and maintenance.
- Possible organic growth observed on patio at the time of the inspection. Recommend remediation by qualified contractor.



damage to exterior-patio



possible pest damage



possible organic growth



damage



improper fix



seal all gaps and cracks



exterior chimney wood damage

4. Dryer Exhaust

Observations:

- Do the age of the home and unknown service, recommend regular maintenance by cleaning dryer lint.

5. Plumbing

Observations:

- Damage to water line insulation at the time of the inspection. Recommend remediation by qualified professional.



damage to insulation on exterior water line

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. Window Condition

Observations:

- Split caulking observed around window trim. Suggest sealing/caulking as part of routine maintenance to prevent moisture and pest intrusion.



seal around windows

2. Siding Condition



possible wood destroying insects/moisture damage

3. Eaves & Facia

Observations:

- Damage to patio rafter and under eaves observed at the time of the inspection. Recommend evaluation and remediation by licensed contractor.



rot/wood damage above patio

Roof

General Comments

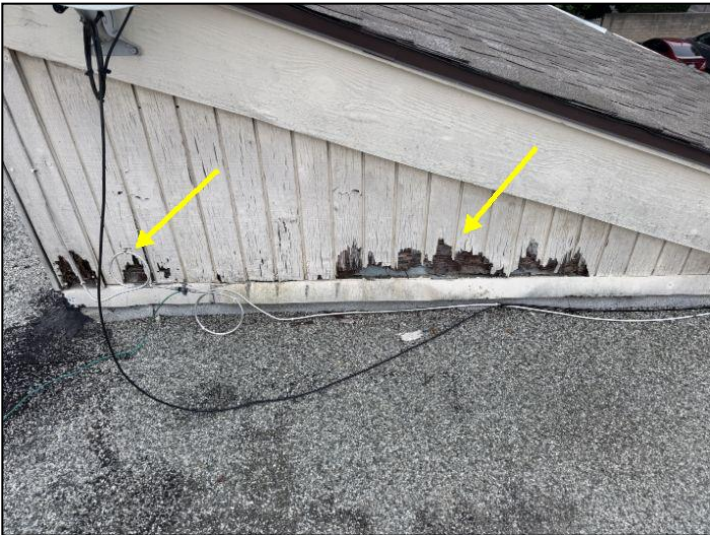
Informational Conditions

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

Observations:

- Shingles worn down exposing the fiberglass observed at the time of the inspection. This is a sign the roof is showing wear and tear that can affect the roof's functional life. Recommend evaluation and remediation by licensed and insured roofing company.
- Damage to siding on roof at the time of the inspection. Wood rot and possible wood destroying pest observed. Recommend remediation by licensed and insured contractor.
- Missing gravel and excessive sealant observed on the roof at the time of the inspection. Recommend reviewing HOA maintenance and previous work. Recommend licensed and insured roofer remediate as appropriate.



significant damage on roof



excessive sealant and missing gravel on roof



damage

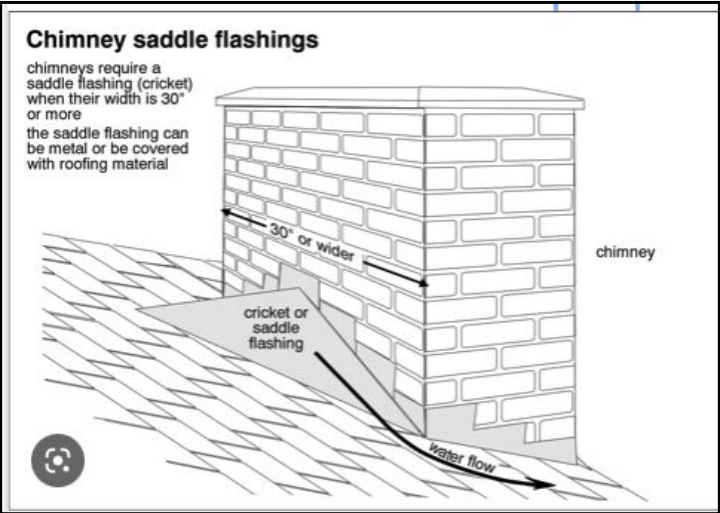


exposed fiberglass

2. Chimney

Observations:

- The chimney was observed as being without the application of a cricket flashing at the time of the inspection. A cricket is designed to keep runoff from pooling on the uphill side of the chimney. Recommend evaluation by a licensed roofing contractor for the addition of a cricket at the chimney.
- Flashing at base of chimney was observed as having some small gaps and holes at the time of the inspection. Recommend licensed and insured roofing contractor remediate to ensure a continued waterproof seal.



damage to flashing behind chimney-cricket recommended

3. Gutter

Observations:

- Gutters full of organic debris at the time of the inspection. Gutters play an important role in diverting water away from the building. Recommend remediation to improve gutter function.



debris

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:

- The common wall between the garage and home has damage or improperly covered areas at the time of the inspection. This is a defect. Fire potential to the home is at a greater risk as most home fires originate in the garage. Recommend further evaluation and remediation by repairing all gaps, cracks and openings to insure a proper firewall between to home and the garage. Recommend qualified contractor remediate.



gap in firewall



gaps in walls



wall damage

2. Rafters & Ceiling

Observations:

- Moisture stain observed in the ceiling of the garage at the time of the inspection. Indications of past or present leak, dry at the time of the inspection. Recommend review of disclosures regarding moisture stains and further evaluation/remediation by a licensed contractor as appropriate.



moisture staining in garage- low moisture at the time of the inspection.

3. Garage Door's Reverse Status

Observations:

- Pressure sensor observed as function at the time of the inspection.
- Eye beam system present and operating at the time of the inspection.
- Reverse eye sensor, while functional at the time of the inspection was higher than the recommended 4 to 6 inches above the ground. Recommend remediation by qualified contractor.



too high

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: Roof top package unit observed
 Materials: Gas fired forced hot air.
 Observations:

- Functional under normal operating controls at the time of the inspection.
- As indicated by the serial number, the furnace was manufactured in 2017.
- Electrical conduit feeding the roof top unit observed with damaged insulation/cover at the time of the inspection. Recommend remediation by licensed and insured contractor.



functional



damage to electrical conduit

MODEL		PY4GNAB2404NA--	
N° DU MODELE		PY4GNAB2404NA--	
SERIAL / SERIE		3917C06389	
FACTORY CHARGED WITH R-410A REFRIGERANT			
PH	60	MINIMUM CIRCUIT AMPACITY (MCA)	15.2
		AMPS	20
		Maximum Overcurrent Protection Device (Per NEC)	20
MAX	167	MIN	
HZ	FLA	LRA	FACTORY CHARGED
60	8.7	46	LBS KG
			5.3 2.4
HZ	FLA	HP (W)	MAX EXTERNAL STATIC PRESSURE
60	0.6	1/12 (82)	0.5
60	3.8	1/2 (373)	IN. W.C.
60	0.95	1/25 (30)	PRESS STATIQUE EXTERIEURE/MAL
			125 Pa
HIGH STAGE GAS HEAT		LOW STAGE GAS HEAT	
(w)	4000		BTU/HR
(kw)	3300		BTU/HR
	25.55		HP
DE L AIR	14.51		°C
NATURE /	170		°F
K D AIR DE SORTIE DE	75.7		°C
	62		°F
GAS PRESSURE / PRESURE MAX. D'EMISSIION DE GAZ		IN. W.C.	Pa
		13	3225

aged 2017 with serial number



electrical conduit damage

2. Gas Valves

Observations:

- Hot exhaust when heater in use expelling directly onto the flexible gas line below it at the time of the inspection. Gas heater exhaust contains corrosive combustion by products. Overtime, this heat and corrosion can weaken the flexible gas line, potentially causing leaks. Recommend remediation by licensed and insured HVAC contractor.
- Significant build up on gas lines and furnace at the time of the inspection. Recommend further evaluation and remediation by licensed and insured HVAC contractor to prevent any future gas leaks.



hot exhaust directly onto flex gas line



rust



rust on gas line



rust

3. AC Compress Condition

Compressor Type: Gas

Location: The compressor is located on the roof.

Observations:

- Air conditioner not run on the day of the inspection as the temperature outside was less than 60 degrees. Recommend running cooling cycle under normal operating controls when weather permits before the end of escrow.
- Rooftop HVAC unit observed without a shut off nearby. Recommend the addition of a shut off for safely servicing the unit for maintenance. Recommend qualified contractor.
- Do to the number of defects and condition of the roof top package unit, we recommend having an HVAC contractor assess the unit as whole and service it for safety and function.
- Sealant on duct work observed as weathered and cracking at the time of the inspection. Recommend further review and remediation as appropriate by licensed HVAC contractor.
- Damage to the exterior of the unit observed at the time of the inspection. Recommend HVAC contractor evaluate/remediate.



58 degrees did not run cooling cycle



damage to fins



damage to fin observed



recommend review of unit as a whole by qualified contractor

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 120 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. Heater Enclosure

Observations:

- Moisture staining at ceiling penetration observed at the time of the inspection indicating past or present leak. Recommend evaluation and remediation by qualified contractor.
- Pest nest observed in water heater closet at the time of the inspection. Recommend remediation as appropriate.
- Spiderwebs/debris in water heater closet at the time of the inspection. Recommend having all debris cleaned out of closets.



moisture staining/pest nest



missing bulb

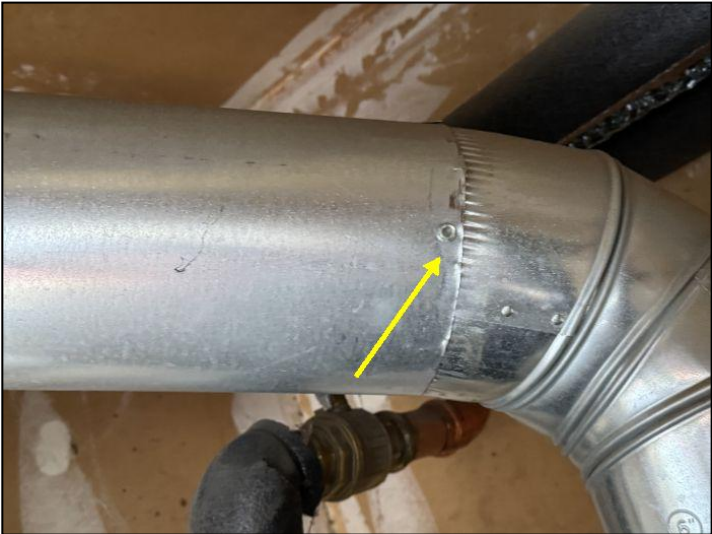


remove debris

2. Venting

Observations:

- Water heater vent observed as lacking appropriate fasteners at the time of the inspection. Recommend licensed and insured HVAC contractor remediate with the addition of at least 3 fasteners per connection point.
- SAFETY CONCERN: Gas burning water heater vent pipes had less than required minimum distance from combustible materials at the time of the inspection. This is hazard. Single walled vents need 6 inches to clearance while double typically need only one. Recommend licensed contractor remediate to establish appropriate clearance to combustibles from the top of the water heater through the roof.
- Single walled water heater flue observed as within six inches of combustibles at the time of the inspection. While it may have been allowed at the time of installation, it is short of the necessary 6 inches to combustible material established as a modern safety measure. This is a modern fire hazard defect. Recommend further evaluation and remediation by licensed plumber to maintain all modern combustible clearances.



missing fasteners



missing fasteners



clearance to combustibles single walled flue

3. Water Heater Condition

Heater Type: Gas

Location: The heater is located in an exterior closet.

Observations:

- Water temperature measured at 127.4 which is a scalding hazard. Recommend reduction of temperature to 120 to prevent scalding.

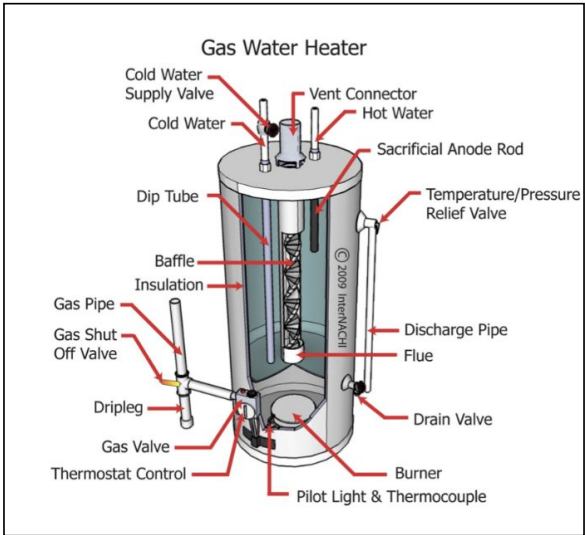


127.4 too hot

4. Gas Valve

Observations:

- Missing sediment trap on the gas line at the time of the inspection. Sediment traps installed at gas appliances are used to help catch any sediment or debris that may be present in the gas line and prevent it from entering the appliance and possibly damaging it. Recommend licensed plumber to remediate.
- The threaded gas line connection to the water heater uses white teflon tape. Industry standard and manufacturer recommendations call for yellow (gas rated-high density) tape for an approved pipe thread compound on natural gas piping. White tape is typically for water pipe and may not be approved for gas line installation. Recommend verification by qualified plumber that sealant is listed/approved for natural gas use and correction as needed.



crack and scratches



no sediment trap/use of white teflon tape

5. Plumbing

Materials: Copper observed above water heater. Recommend disclosures regarding plumbing lines not visible to confirm.

Observations:

- Corrosion observed on water line connection on the top of the water heater at the time of the inspection. Recommend hiring licensed and insured plumber to remediate to prevent further corrosion.



Corrosion



corrosion

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

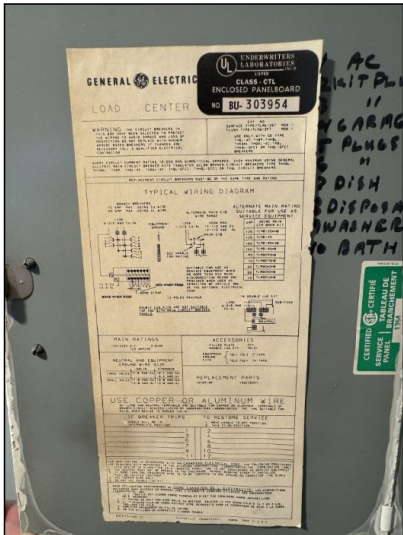
recommend some upgrades for which we would disclaim any further responsibility. We typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground interrupters and generally 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. Most recently in the 2020s adding all outlets in any wet location despite distance from sink or circuit amperage, adding GFCI breakers to panels along with whole house surge protectors. 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.

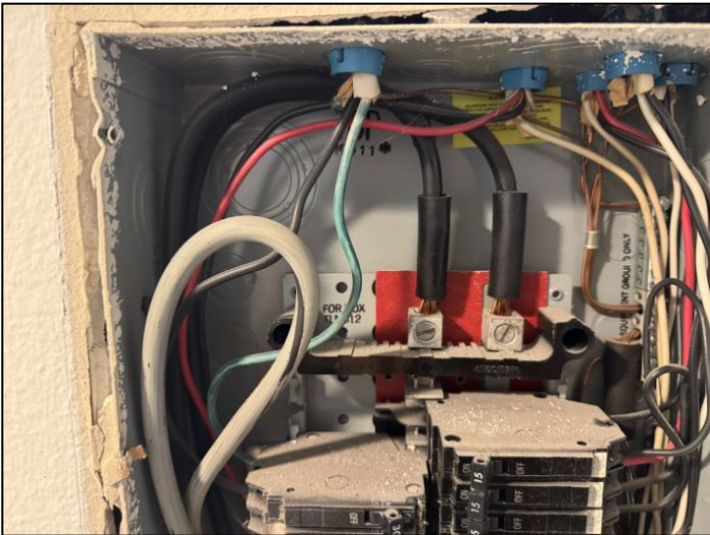
National safety standards require electrical panels to be readily accessible and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect and each circuit within the panel should be clearly labeled. Industry standards only require us to 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

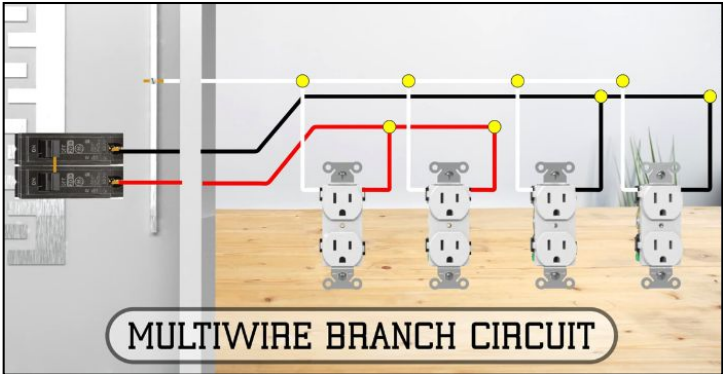
Location: Exterior of structure.
Location: Located in the second floor main hallway.
Observations:

- Multi-Wire branch circuit observed in the panel at the time of the inspection. When two separate breakers share a neutral is it necessary to tie the breaker handles together. Recommend further evaluation and remediation by qualified electrical contractor.
- White neutral conductor re identified with green at the time of the inspection. This is defect as green can only be used for ground. Recommend licensed electrician label the now green conductor with red or black and additionally on the AC unit side.
- Debris observed in the electrical panel at the time of the inspection. Recommend licensed electrician clean panel of all contaminates.
- Loose attachment screw for dead front cover for electrical panel observed at the time of the inspection. Recommend remediation by licensed electrician for securing panel cover.

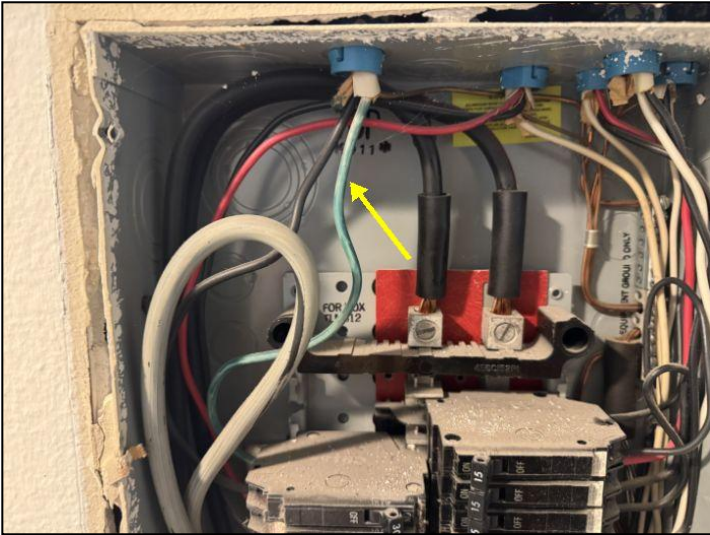




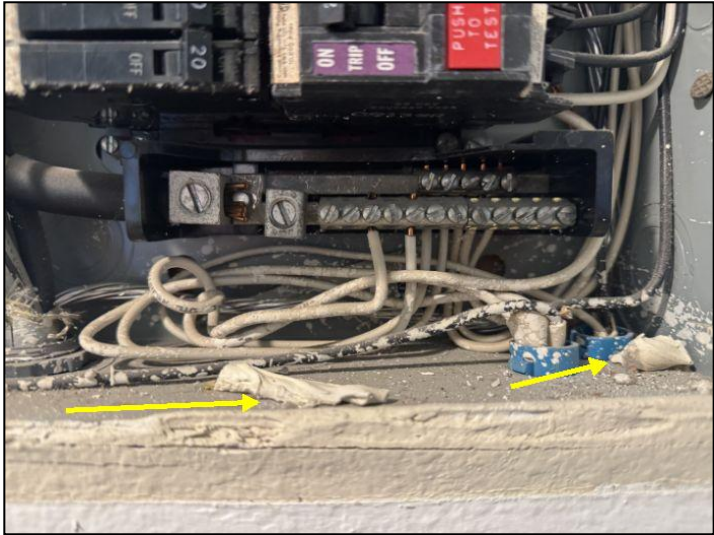
multi branch circuits



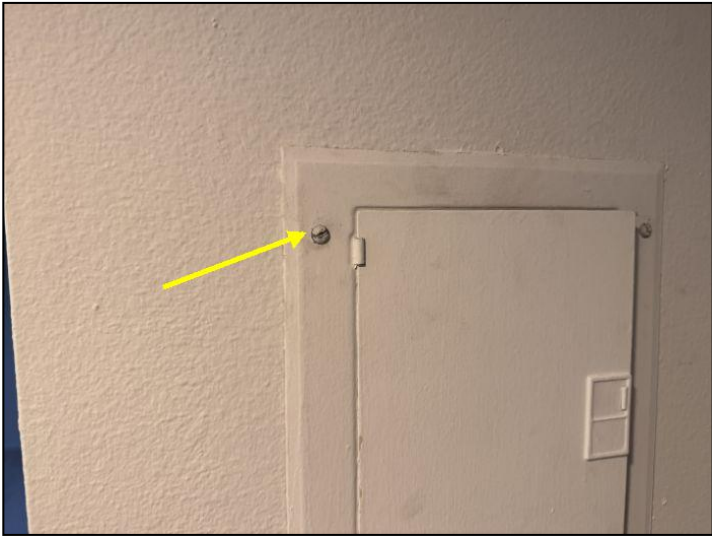
MULTIWIRE BRANCH CIRCUIT



incorrect green



debris



loose screw

2. Main Amp Breaker

- Observations:
- 70 amp



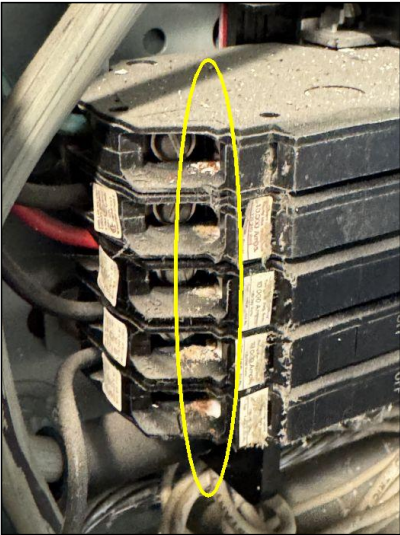
70 amps



main breaker

3. Breakers

- Observations:
- Rust and or corrosion observed on breaker(s) at the time of the inspection. Recommend licensed and insured electrician further evaluate and remediate as appropriate.



corrosion on breakers

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. Smoke Detectors

Observations:

- Combination smoke and carbon monoxide detectors should be installed in the following locations:
 - on the ceiling or wall outside of each separate sleeping area in the vicinity of the bedrooms;
 - in each bedroom, as most fires occur during sleeping hours,
 - on each story of the home
 - same room as the fireplace/kitchen
 - in the basement, preferably on the ceiling near the basement stairs;
 - on the ceiling or on the wall with the top of the detector between 6 to 12 inches from the ceiling; and/or
 - in each story within a building, including basements and cellars, but not crawlspaces or uninhabited attics.
- Smoke detector missing in fireplace room at the time of the inspection. Recommend addition of smoke detectors in all applicable locations for safety.

2. Wall Condition

Observations:

- Markings on wall throughout house from the installation of carpet.



marks from carpet installation

3. Window Condition

Observations:

- Paint over spray observed on multiple windows at the time of the inspection. Recommend remediation by qualified contractor.
- Damaged screens observed.



overspray



broken screen



overspray on windows



damged film on window

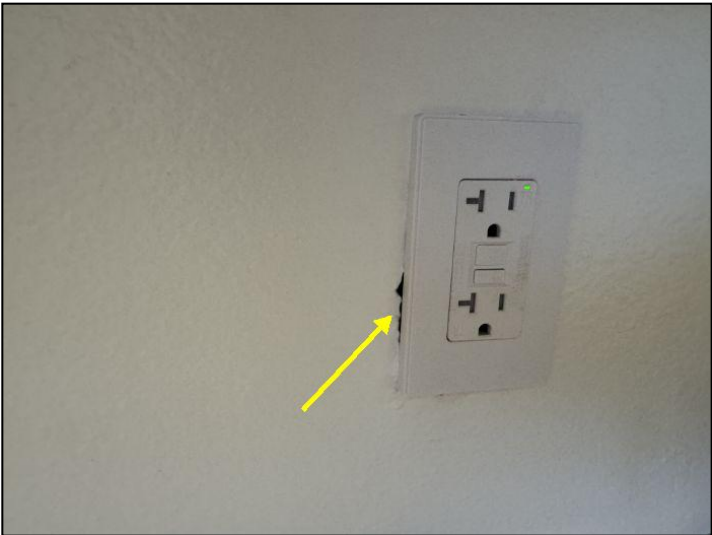
4. Electrical

Observations:

- Loose outlet cover observed at the time of the inspection. Recommend having all outlet covers tight against the wall. Recommend remediation by licensed electrician.
- One or more outlet covers observed as installed with slight gaps. Recommend installation of covers and outlets without any gaps. Recommend licensed electrician remediate.



loose outlet cover - fireplace room

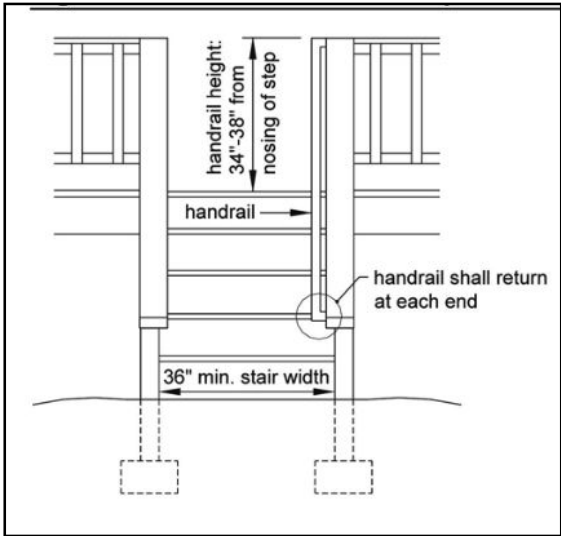


gap around outlet

5. Stairs & Handrail

Observations:

- Handrail observed as not returning to the wall at the end of the rail at the time of the inspection.



no return

6. Patio Doors

Observations:

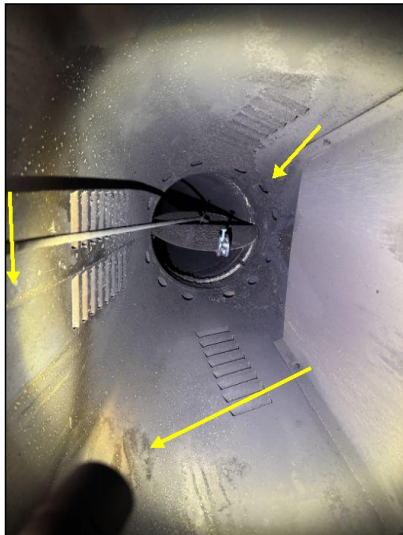
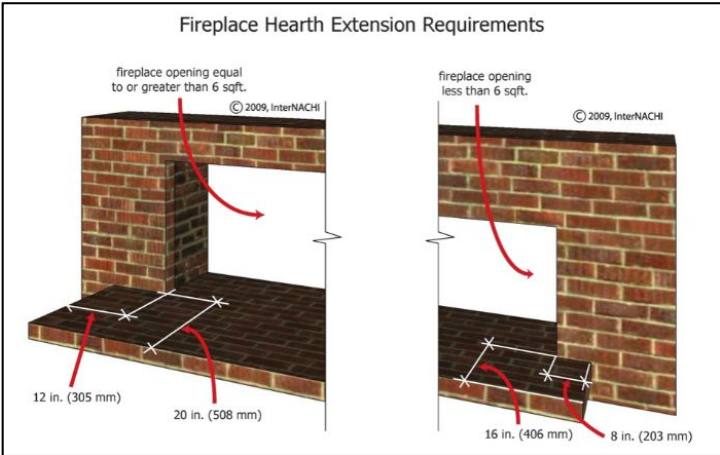
- Sliding door tracks were dirty, making the door difficult to operate at the time of the inspection. Recommend cleaning the tracks out for smooth door use.



7. Fireplace

Materials: Living Room
Materials: gas fireplace observed
Observations:

- Many aspects of the fireplace/chimney including interior of the flue(s) are not fully visible and beyond the scope during the course of a general visual inspection. The NFPA (National Fire Prevention Association) recommends that all fireplaces, chimneys, etc receive a level 2 inspection before buying and selling a home. In our opinion, this is a prudent recommendation. We recommend having a Certified Chimney Specialist service and check prior to close for safety of use. Correct any defects if present. Any questions regarding inspection recommendations please see www.csia.org/inpsections.html
- The hearth extension was observed as less than the minimum 16 inches or 20 inches for a fireplace over six square feet in front at the time of the inspection. We recommend further evaluation and remediation by a licensed and insured fireplace professional.
- Hearth extension observed a half in short of the recommend 16 inches. Recommend further review by qualified fireplace professional.
- Soot build up inside of the fireplace at the time of the inspection. Recommend cleaning and evaluation of fireplace/chimney by qualified professional.
- Signs of possible moisture intrusion in fireplace at the time of the inspection. Recommend evaluation and remediation by qualified fireplace professional.
- Bend in metal wall of fireplace observed at the time of the inspection. Recommend review and remediation as appropriate by licensed professional.



soot build up and moisture staining observed.



moisture staining



bend on right side

Kitchen

General Comments

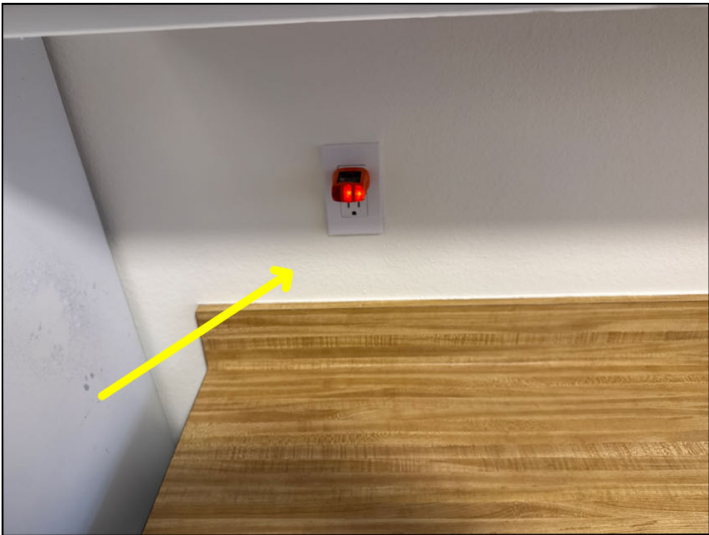
Informational Conditions

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. GFCI

Observations:

- Missing **GFCI** protection present in the kitchens at the time of the inspection. We recommend hiring a licensed electrician and installing GFCI protected receptacles for every outlet in the kitchen for safety.
- Missing GFCI protection observed in the kitchen sink at the time of the inspection. For safety, we recommend licensed electrician replace all outlets in the kitchen with GFCI protection to prevent electrical hazard.



recommend GFCI under sink

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.
- Oven observed as missing anti-tip bracket and was not fastened to the floor at the time of the inspection. This is a safety defect. All free standing, slide in ranges include an anti-tip device essential for safety of use. Recommend a qualified contractor secure range so it cannot tip over.



No anti-trip



4. Vent Condition

Materials: Recirculating • No kitchen vent observed at the time of the inspection. Recommend evaluation of the need to add exterior exhaust to prevent accumulation of kitchen air.

Observations:

- No vent in kitchen at the time of the inspection. Recommend evaluation of the addition of a vent to the exterior to exhaust kitchen fumes.



No vent

5. Sinks

Observations:

- Stains at sink cabinet floor, possible microbial growth. Dry at the time of the inspection.



aged under sink/past moisture/possible microbial growth

6. Cabinets

Observations:

- Observed as functional at the time of the inspection.

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. Window Condition

Materials: Metal/single pane windows showing signs of age

Observations:

- Window seal observed as slightly deteriorated at the time of the inspection. Recommend review and remediation as appropriate by qualified contractor.

- Efflorescence observed on multiple window sill indicating past moisture intrusion. Recommend monitoring for moisture intrusion and remediation as appropriate by licensed professional.



efflorescence and deterioration of seal



signs of moisture

2. Electrical

- Observations:
- Missing switch cover was observed at the time of the inspection. This is a safety hazard that could lead to electrocution. Recommend hiring licensed electrician to remediate.
 - Gap observed around electrical outlet at the time of the inspection. Recommend remediation by licensed contractor.
 - Multiple non functional light switches observed. Recommend remediation by licensed and insured electrician.



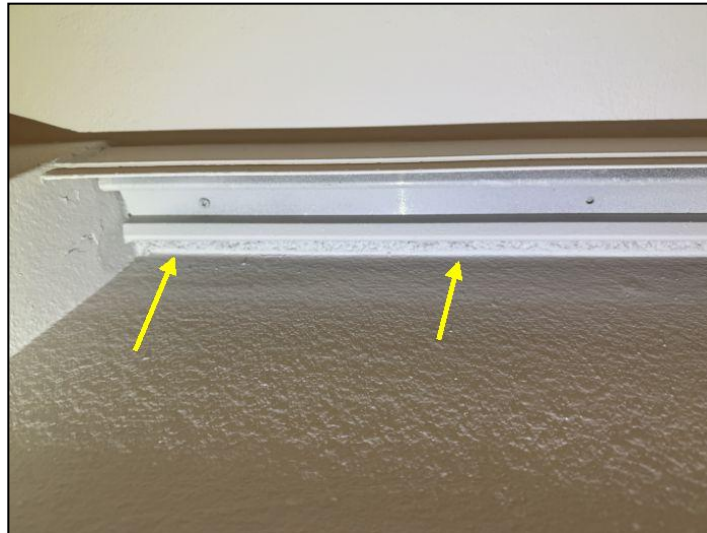
Bedroom-gap around outlet



missing cover

3. Closets

- Observations:
- Line of acoustic ceiling observed in the bedroom closet. Due to the age of the home, it may contain asbestos. Asbestos can be dangerous when disrupted or in friable form. If removed/disturbed, recommend licensed professional.



bedroom closet acoustic ceiling

4. Doors

Observations:

- Bedroom doors observed as tight against the carpet at the time of the inspection. Recommend remediation by qualified contractor.



both bedroom doors tight on carpet

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. Floor Condition

Observations:

- Cracking noted in the bathroom(s) between the floor and baseboards at the time of the inspection. Recommend remediation by qualified contractor.



seal crack, half bath wall

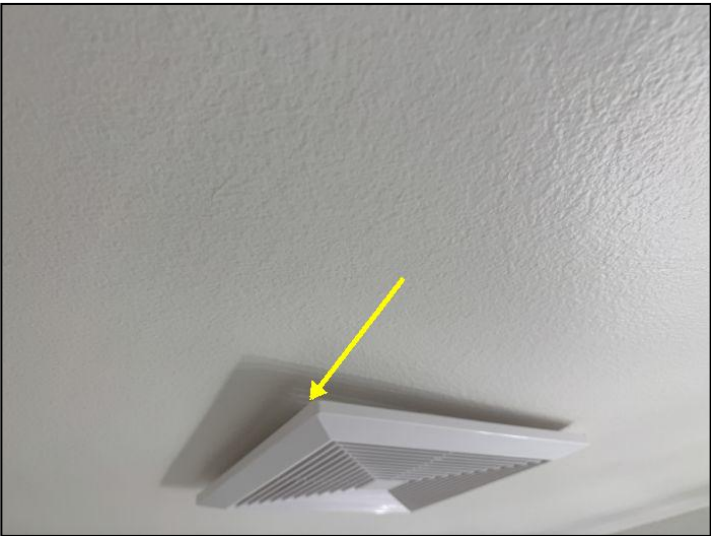
2. Exhaust Fan

Observations:

- Cover loosely attached at the time of the inspection. Recommend remediation by qualified professional.



loosely attached

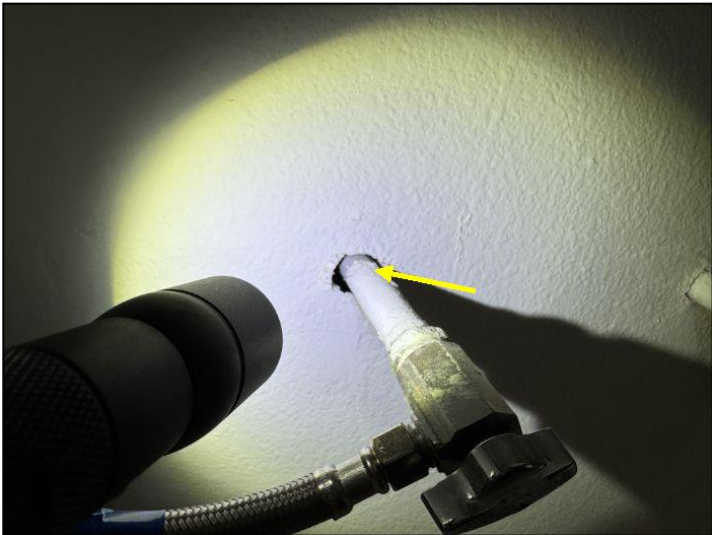


loose bath fan

3. Plumbing

Observations:

- Unable to determine if painted plumbing is galvanized or copper at the time of the inspection. Recommend review of disclosures regarding plumbing material.

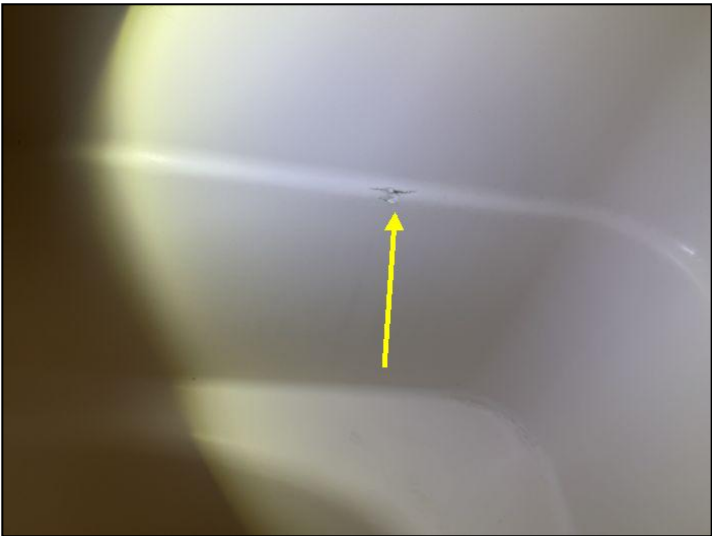


copper or galvanized?

4. Shower Walls

Observations:

- Cracking observed on shower wall in multiple locations at the time of the inspection. Recommend further evaluation and remediation by qualified contractor to prevent moisture intrusion.
- Painted over moisture damage observed on the corner of the master shower door at the time of the inspection. Recommend remediation by qualified contractor.



crack in shower wall



painted over damage

5. Sinks

Observations:

- Moisture staining observed under sink. Dry at the time of the inspection.
- Bathroom sink observed as cracking and peeling on the underside. While functional at the time of the inspection. Recommend monitoring for continued damage.
- No drain stopper observed in shower.



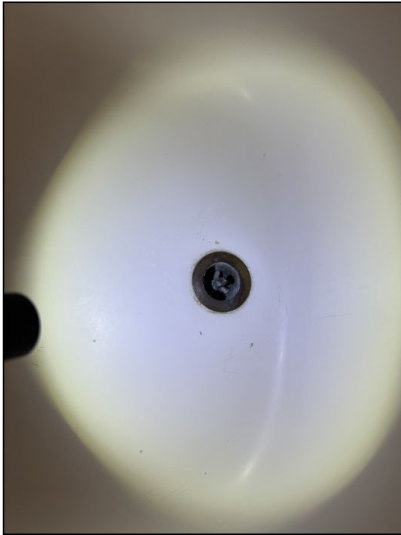
painted over previous wear and tear



previous moisture staining



functional but cracking underside



no drain stopper

Laundry

General Comments

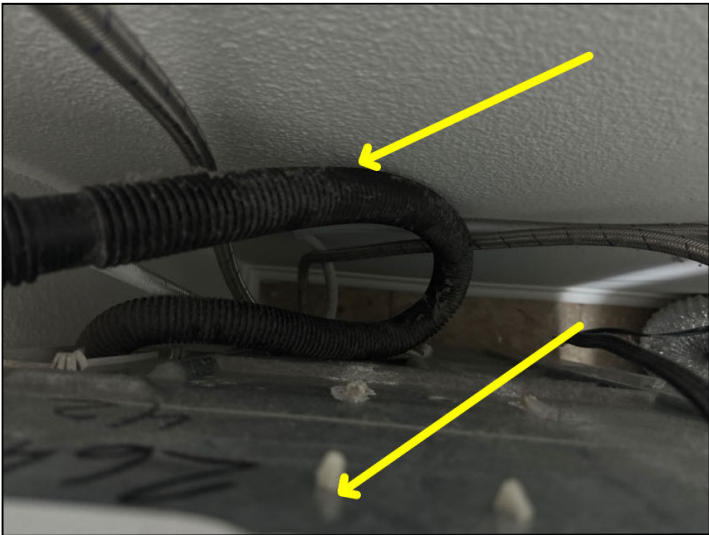
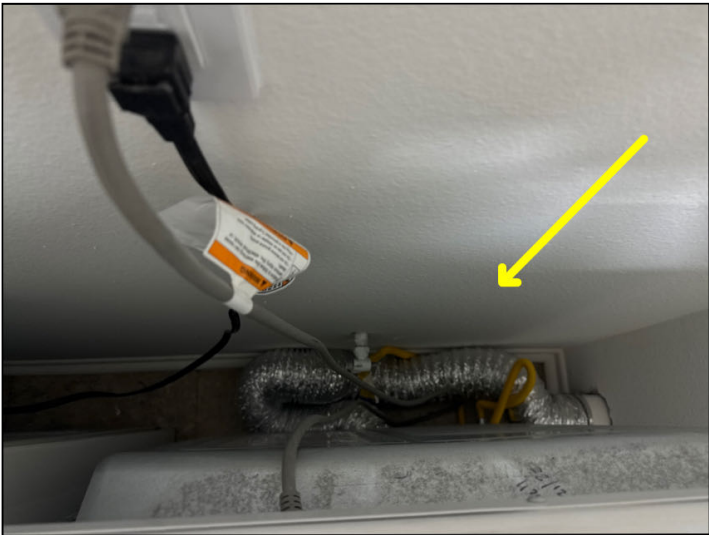
Informational Conditions

In accordance with industry standards, we do not test clothes dryers or washing machines including their water connections and drainpipes. There are two things that you should be aware of: The water supply to washing machines is usually left on and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow. In this case, the only remedy would be to replace the standpipe and trap with one that is a size appropriate.

1. Dryer Vent

Observations:

- Flexible transition dryer vent observed behind the dryer at the time of the inspection. These are allowed as transition ducts connecting the dryer to the exhaust at 8ft or less. Recommend awareness regarding the fact that flexible transition ducts can get smashed and kink when moving the dryer. A clogged or kinked dryer vent can be a fire hazard. Therefore, we recommend being aware when moving dryer and having dryer vent cleaned as appropriate to allow for proper venting. We recommend evaluating replacing flexible vent with solid to prevent any clogging/fire issues.
- Lint observed behind washer at the time of the inspection. Recommend monitoring for dryer exhaust leak.



lint

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; investigate electrical upgrades; consider all CA pool safety options and 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 improve 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 Best Coast Inspections and the client whose name appears within, and its use by any unauthorized person is prohibited.

Grounds		
Page 6 Item: 3	Patio and Porch Deck	<ul style="list-style-type: none"> • Damage to exterior of structure observed at the time of the inspection. Cracking/gaps and possible signs of wood destroying insects observed. Recommend contacting HOA regarding all exterior damages and maintenance. • Possible organic growth observed on patio at the time of the inspection. Recommend remediation by qualified contractor.
Page 8 Item: 5	Plumbing	<ul style="list-style-type: none"> • Damage to water line insulation at the time of the inspection. Recommend remediation by qualified professional.
Exterior Areas		
Page 8 Item: 1	Window Condition	<ul style="list-style-type: none"> • Split caulking observed around window trim. Suggest sealing/caulking as part of routine maintenance to prevent moisture and pest intrusion.
Page 9 Item: 3	Eaves & Facia	<ul style="list-style-type: none"> • Damage to patio rafter and under eaves observed at the time of the inspection. Recommend evaluation and remediation by licensed contractor.

Roof		
Page 10 Item: 1	Roof Condition	<ul style="list-style-type: none"> • Shingles worn down exposing the fiberglass observed at the time of the inspection. This is a sign the roof is showing wear and tear that can affect the roof's functional life. Recommend evaluation and remediation by licensed and insured roofing company. • Damage to siding on roof at the time of the inspection. Wood rot and possible wood destroying pest observed. Recommend remediation by licensed and insured contractor. • Missing gravel and excessive sealant observed on the roof at the time of the inspection. Recommend reviewing HOA maintenance and previous work. Recommend licensed and insured roofer remediate as appropriate.
Page 11 Item: 2	Chimney	<ul style="list-style-type: none"> • The chimney was observed as being without the application of a cricket flashing at the time of the inspection. A cricket is designed to keep runoff from pooling on the uphill side of the chimney. Recommend evaluation by a licensed roofing contractor for the addition of a cricket at the chimney. • Flashing at base of chimney was observed as having some small gaps and holes at the time of the inspection. Recommend licensed and insured roofing contractor remediate to ensure a continued waterproof seal.
Page 12 Item: 3	Gutter	<ul style="list-style-type: none"> • Gutters full of organic debris at the time of the inspection. Gutters play an important role in diverting water away from the building. Recommend remediation to improve gutter function.
Garage		
Page 13 Item: 1	Walls	<ul style="list-style-type: none"> • The common wall between the garage and home has damage or improperly covered areas at the time of the inspection. This is a defect. Fire potential to the home is at a greater risk as most home fires originate in the garage. Recommend further evaluation and remediation by repairing all gaps, cracks and openings to insure a proper firewall between to home and the garage. Recommend qualified contractor remediate.
Page 14 Item: 3	Garage Door's Reverse Status	<ul style="list-style-type: none"> • Reverse eye sensor, while functional at the time of the inspection was higher than the recommended 4 to 6 inches above the ground. Recommend remediation by qualified contractor.
Heat/AC		
Page 15 Item: 1	Heater Condition	<ul style="list-style-type: none"> • Electrical conduit feeding the roof top unit observed with damaged insulation/cover at the time of the inspection. Recommend remediation by licensed and insured contractor.
Page 15 Item: 2	Gas Valves	<ul style="list-style-type: none"> • Hot exhaust when heater in use expelling directly onto the flexible gas line below it at the time of the inspection. Gas heater exhaust contains corrosive combustion by products. Overtime, this heat and corrosion can weaken the flexible gas line, potentially causing leaks. Recommend remediation by licensed and insured HVAC contractor. • Significant build up on gas lines and furnace at the time of the inspection. Recommend further evaluation and remediation by licensed and insured HVAC contractor to prevent any future gas leaks.
Page 16 Item: 3	AC Compress Condition	<ul style="list-style-type: none"> • Sealant on duct work observed as weathered and cracking at the time of the inspection. Recommend further review and remediation as appropriate by licensed HVAC contractor. • Damage to the exterior of the unit observed at the time of the inspection. Recommend HVAC contractor evaluate/remediate.
Water Heater		
Page 18 Item: 1	Heater Enclosure	<ul style="list-style-type: none"> • Moisture staining at ceiling penetration observed at the time of the inspection indicating past or present leak. Recommend evaluation and remediation by qualified contractor. • Pest nest observed in water heater closet at the time of the inspection. Recommend remediation as appropriate. • Spiderwebs/debris in water heater closet at the time of the inspection. Recommend having all debris cleaned out of closets.

Page 19 Item: 2	Venting	<ul style="list-style-type: none"> • Water heater vent observed as lacking appropriate fasteners at the time of the inspection. Recommend licensed and insured HVAC contractor remediate with the addition of at least 3 fasteners per connection point. • SAFETY CONCERN: Gas burning water heater vent pipes had less than required minimum distance from combustible materials at the time of the inspection. This is hazard. Single walled vents need 6 inches to clearance while double typically need only one. Recommend licensed contractor remediate to establish appropriate clearance to combustibles from the top of the water heater through the roof. • Single walled water heater flue observed as within six inches of combustibles at the time of the inspection. While it may have been allowed at the time of installation, it is short of the necessary 6 inches to combustible material established as a modern safety measure. This is a modern fire hazard defect. Recommend further evaluation and remediation by licensed plumber to maintain all modern combustible clearances.
Page 20 Item: 3	Water Heater Condition	<ul style="list-style-type: none"> • Water temperature measured at 127.4 which is a scalding hazard. Recommend reduction of temperature to 120 to prevent scalding.
Page 20 Item: 4	Gas Valve	<ul style="list-style-type: none"> • Missing sediment trap on the gas line at the time of the inspection. Sediment traps installed at gas appliances are used to help catch any sediment or debris that may be present in the gas line and prevent it from entering the appliance and possibly damaging it. Recommend licensed plumber to remediate. • The threaded gas line connection to the water heater uses white teflon tape. Industry standard and manufacturer recommendations call for yellow (gas rated-high density) tape for an approved pipe thread compound on natural gas piping. White tape is typically for water pipe and may not be approved for gas line installation. Recommend verification by qualified plumber that sealant is listed/approved for natural gas use and correction as needed.
Page 21 Item: 5	Plumbing	<ul style="list-style-type: none"> • Corrosion observed on water line connection on the top of the water heater at the time of the inspection. Recommend hiring licensed and insured plumber to remediate to prevent further corrosion.
Electrical		
Page 22 Item: 1	Electrical Panel	<ul style="list-style-type: none"> • Multi-Wire branch circuit observed in the panel at the time of the inspection. When two separate breakers share a neutral is it necessary to tie the breaker handles together. Recommend further evaluation and remediation by qualified electrical contractor. • White neutral conductor re identified with green at the time of the inspection. This is defect as green can only be used for ground. Recommend licensed electrician label the now green conductor with red or black and additionally on the AC unit side. • Debris observed in the electrical panel at the time of the inspection. Recommend licensed electrician clean panel of all contaminants. • Loose attachment screw for dead front cover for electrical panel observed at the time of the inspection. Recommend remediation by licensed electrician for securing panel cover.
Page 24 Item: 3	Breakers	<ul style="list-style-type: none"> • Rust and or corrosion observed on breaker(s) at the time of the inspection. Recommend licensed and insured electrician further evaluate and remediate as appropriate.
Interior Areas		
Page 25 Item: 1	Smoke Detectors	<ul style="list-style-type: none"> • Smoke detector missing in fireplace room at the time of the inspection. Recommend addition of smoke detectors in all applicable locations for safety.
Page 25 Item: 3	Window Condition	<ul style="list-style-type: none"> • Paint over spray observed on multiple windows at the time of the inspection. Recommend remediation by qualified contractor. • Damaged screens observed.

Page 26 Item: 4	Electrical	<ul style="list-style-type: none"> • Loose outlet cover observed at the time of the inspection. Recommend having all outlet covers tight against the wall. Recommend remediation by licensed electrician. • One or more outlet covers observed as installed with slight gaps. Recommend installation of covers and outlets without any gaps. Recommend licensed electrician remediate.
Page 27 Item: 5	Stairs & Handrail	<ul style="list-style-type: none"> • Handrail observed as not returning to the wall at the end of the rail at the time of the inspection.
Page 27 Item: 6	Patio Doors	<ul style="list-style-type: none"> • Sliding door tracks were dirty, making the door difficult to operate at the time of the inspection. Recommend cleaning the tracks out for smooth door use.
Page 28 Item: 7	Fireplace	<ul style="list-style-type: none"> • The hearth extension was observed as less than the minimum 16 inches or 20 inches for a fireplace over six square feet in front at the time of the inspection. We recommend further evaluation and remediation by a licensed and insured fireplace professional. • Hearth extension observed a half in short of the recommend 16 inches. Recommend further review by qualified fireplace professional. • Soot build up inside of the fireplace at the time of the inspection. Recommend cleaning and evaluation of fireplace/chimney by qualified professional. • Signs of possible moisture intrusion in fireplace at the time of the inspection. Recommend evaluation and remediation by qualified fireplace professional. • Bend in metal wall of fireplace observed at the time of the inspection. Recommend review and remediation as appropriate by licensed professional.
Kitchen		
Page 29 Item: 1	GFCI	<ul style="list-style-type: none"> • Missing GFCI protection present in the kitchens at the time of the inspection. We recommend hiring a licensed electrician and installing GFCI protected receptacles for every outlet in the kitchen for safety. • Missing GFCI protection observed in the kitchen sink at the time of the inspection. For safety, we recommend licensed electrician replace all outlets in the kitchen with GFCI protection to prevent electrical hazard.
Page 30 Item: 3	Oven & Range	<ul style="list-style-type: none"> • Oven observed as missing anti-tip bracket and was not fastened to the floor at the time of the inspection. This is a safety defect. All free standing, slide in ranges include an anti-tip device essential for safety of use. Recommend a qualified contractor secure range so it cannot tip over.
Page 31 Item: 5	Sinks	<ul style="list-style-type: none"> • Stains at sink cabinet floor, possible microbial growth. Dry at the time of the inspection.
Bedrooms		
Page 32 Item: 1	Window Condition	<ul style="list-style-type: none"> • Efflorescence observed on multiple window sill indicating past moisture intrusion. Recommend monitoring for moisture intrusion and remediation as appropriate by licensed professional.
Page 33 Item: 2	Electrical	<ul style="list-style-type: none"> • Missing switch cover was observed at the time of the inspection. This is a safety hazard that could lead to electrocution. Recommend hiring licensed electrician to remediate. • Gap observed around electrical outlet at the time of the inspection. Recommend remediation by licensed contractor. • Multiple non functional light switches observed. Recommend remediation by licensed and insured electrician.
Page 33 Item: 3	Closets	<ul style="list-style-type: none"> • Line of acoustic ceiling observed in the bedroom closet. Due to the age of the home, it may contain asbestos. Asbestos can be dangerous when disrupted or in friable form. If removed/disturbed, recommend licensed professional.
Page 34 Item: 4	Doors	<ul style="list-style-type: none"> • Bedroom doors observed as tight against the carpet at the time of the inspection. Recommend remediation by qualified contractor.

Bathroom		
Page 34 Item: 1	Floor Condition	<ul style="list-style-type: none">• Cracking noted in the bathroom(s) between the floor and baseboards at the time of the inspection. Recommend remediation by qualified contractor.
Page 35 Item: 2	Exhaust Fan	<ul style="list-style-type: none">• Cover loosely attached at the time of the inspection. Recommend remediation by qualified professional.
Page 36 Item: 4	Shower Walls	<ul style="list-style-type: none">• Cracking observed on shower wall in multiple locations at the time of the inspection. Recommend further evaluation and remediation by qualified contractor to prevent moisture intrusion.• Painted over moisture damage observed on the corner of the master shower door at the time of the inspection. Recommend remediation by qualified contractor.