# BEST COAST HOME INSPECTIONS

## Confidential Inspection Report

, Santa Paula, CA 93060
Inspection prepared for: Sample  Sample
Date of Inspection: 2/26/2026 Time: 9am
Age of Home: 1947 Size: 1876 sqft
Weather: sunny

Inspector: TK Erwin  CPI
Phone # : (805) 5858662
Email: TK@BestCoastInspections.com

BEST COAST HOME INSPECTIONS

## 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 you 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: Single Family Home

### 3. Occupancy

Occupancy: Vacant - Furnished • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

# 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 possible 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

Materials: Asphalt driveway noted.
Observations:
• Moderate cracks in driveway at the time of the inspection. Repair and / or monitor for expansion and development of trip hazards.

*Moderate cracks*

**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 6 inches per 10 feet around the perimeter of the building. In practical terms, the ground should slope downward away from the house at this minimum rate to ensure proper drainage and avoid water pooling near the foundation, which can cause issues.

• While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems.

• The exterior grading was observed as improperly sloped in a couple locations around the foundation not allowing for the appropriate fall away from the home. Recommend creating the proper slope away from the foundation to allow for proper drainage and prevent moisture damage to the home. Remediation by licensed contractor recommended.

• Signs of moisture settlement noted in side yard at the time of the inspection. Recommend remediation by qualified contractor.

*Poor grading*

*signs of moisture settlement*

**3. Vegetation Observations**

Observations:

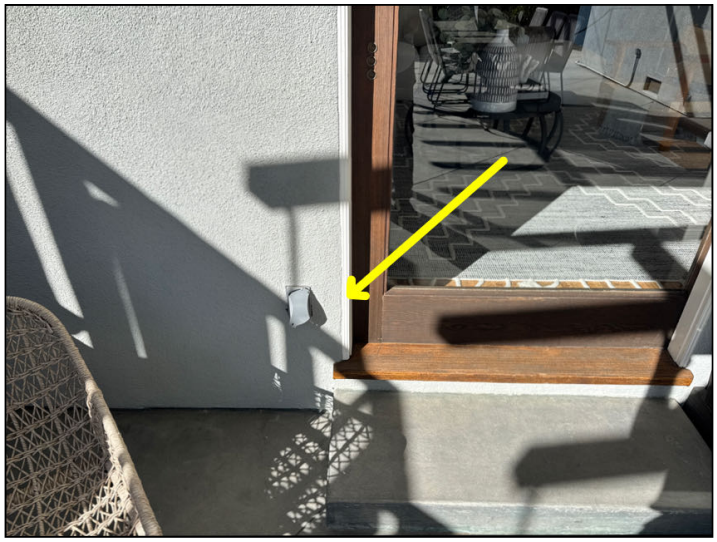
• Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.

*Veg touching*

**4. Grounds Electrical**

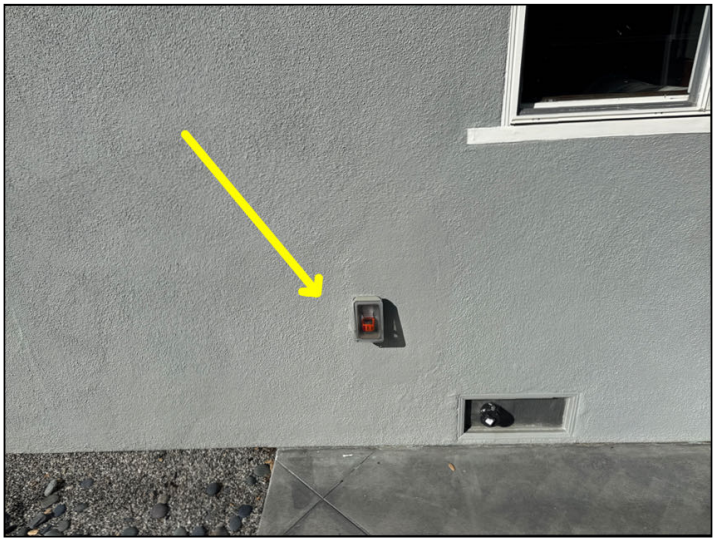
Observations:

• Open ground three prong outlets present at the time of the inspection. An open ground is when you have a three prong outlet not connected to an equipment grounding conductor. The lack of an equipment grounding conductor will limit the use of certain appliances such washing machines, computers, etc. that require a ground. Recommend electrician remediate, assess entire electrical system and add GFCI protection to all necessary outlets.



*Open ground*

*Open ground*

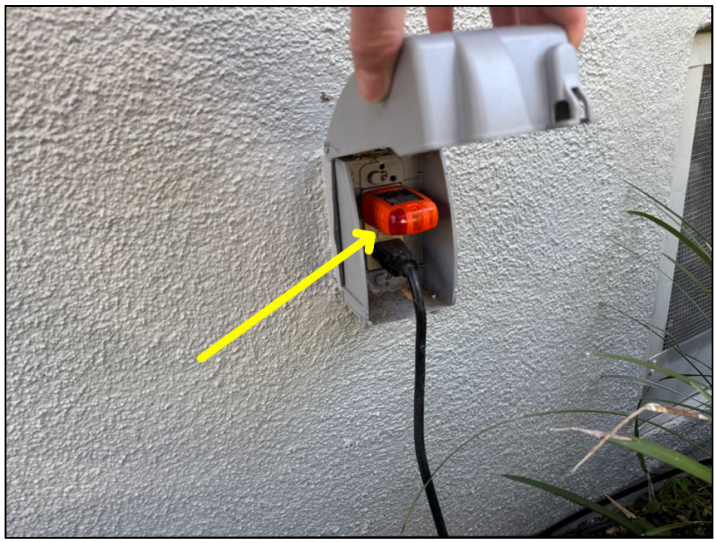


*Open ground*

**5. GFCI**

Observations:

• MIssing Ground Fault Circuit Interrupter (GFCI) protection in the home at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, consider upgrading the electrical system to include GFCI protection at the following locations:
• Bathrooms
• All exterior
• Garages
• Crawlspace (at or below grade)
• Kitchens
• Laundry rooms
• Within 6 feet of water



*Missing gfci front of house*

*Missing gfci*

*Missing gfci*

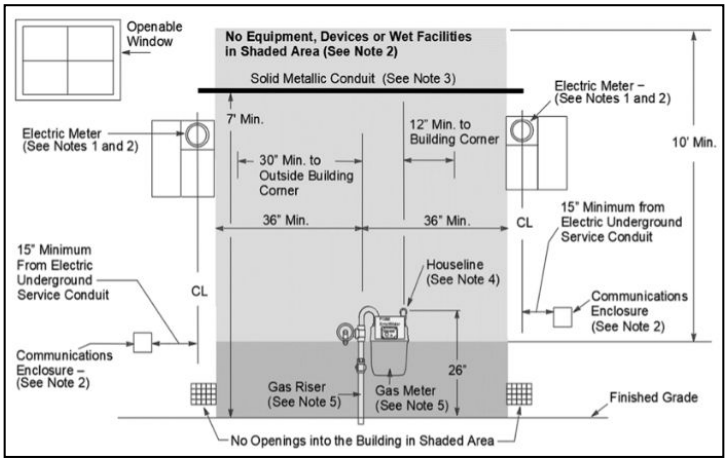
## 6. Main Gas Valve Condition

Materials: Exterior of structure.
Observations:

• While not a mandatory requirement in Ventura County, we recommend installation of seismic shutoffs on the gas meters as a safety precaution.

• Surface rust of exterior gas lines observed. No active defects observed. Recommend monitoring and licensed plumber for remediation if necessary.

• Main gas meter was located within 36 inches of door and electrical at the time of the inspection. The main gas meter regulator vent terminations should not be within 36 inches of an ignition source, electrical equipment and openings to the building. This clearance extends ten feet above and 36 inches below the regulator vent terminations. Recommend contacting utility company for further evaluation and remediation of gas valve clearances. Please see diagram.




*clearance to opening*

*gas line rust*

**7. Water Pressure**

Observations:
• 55 psi observed at the time of the inspection. Recommend adjusting pressure up to a max of 70psi.

*55 psi*

**8. Sewer Scope**

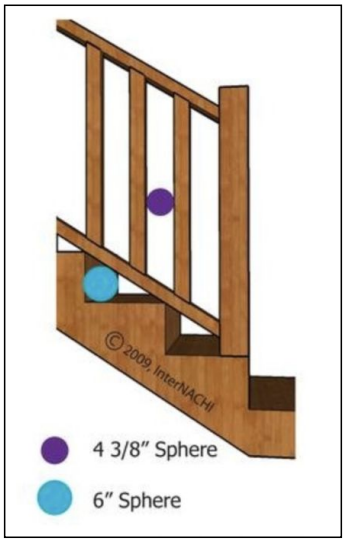
Observations:
• Sewer line— Whenever ownership is changing hands we recommend a sewer scope. This separate inspection will show the condition of the buried sewer line from the home to the city main. Items such as tree roots, broken drain pipes, and other obstructions will be revealed. Recommend license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

**9. Stairs & Handrail**

Observations:
• Spindle spacing exceeds the 4 3/8 inch spacing which is considered safe by today's child safety standards. Recommend remediation by qualified contractor to prevent falling hazard.


*Open*

*more than 30 inches*

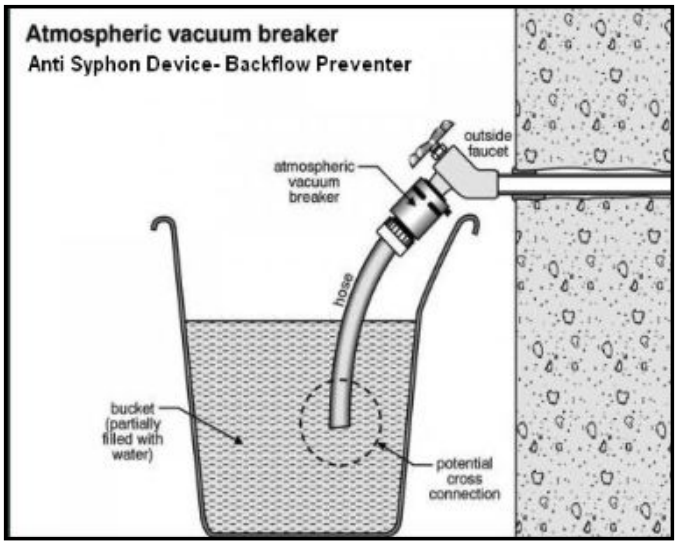



**10. Dryer Exhaust**

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

**11. Plumbing**

Materials: Copper piping noted around the water heater. Due to the age of the home, less reliable methods of piping like galvanized was often used. Recommend examining disclosures and communication with seller regarding the original pipe used to plumb the home. • Copper patched with plastic piping observed in the crawlspace.
Observations:
• The exterior hose bib(s) lack a visible anti-siphon device (vacuum breaker/backflow preventer). This device is intended to prevent contaminated water from being siphoned back into the homes potable water supply. Recommend licensed plumber remediate.




*no anti siphon*

## 12. Patio and Porch Condition

Observations:

• Concrete counters observed as cracking. Recommend sealing all gaps and cracks to prevent addition deterioration.

• Start of rust observed on the patio posts at the time of the inspection. Recommend painting and sealing to prevent additional damage.

*Rust*

*cracking on exterior concrete*

## 13. Chimney Condition

Observations:

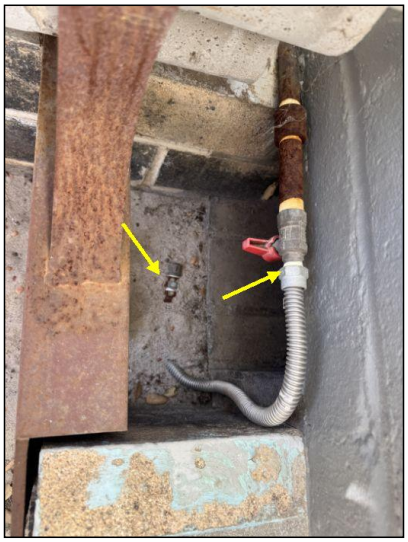
• Exterior trim in contact with masonry chimney at the time of the inspection. This is allowable depending on the distance from the exterior of the masonry and the interior flue, which is beyond the scope of the general visual inspection. The National Fire Prevention Agency recommends a level 2 inspection of the fireplace and chimney by a certified chimney professional during the sale of a home with which we agree and recommend. Recommend evaluation and level 2 inspection of fireplace and chimney for safety of use.

• Chimney clean out, observed as blocked by gas line at the time of the inspection. Recommend further review of gas line by licensed plumber to relocate in order to allow proper use of chimney clean out.

• White PTFE thread tape observed on gas line  at the time of the inspection. While no gas leaks were observed at the time of the inspection, yellow PTFE tape (or approved tape compound) is the standard material specified for natural gas piping due to its higher density and compatibility with fuel gases, white tape is typically for water lines and may not provide long term reliability on gas threads. Recommend verification from licensed plumber to confirm the tape is an approved high-density type suitable for gas use. If not correction is advised to meet industry standards and best practices.

*Clean out blocked*

*Touching trim*



*white tape on exterior gas 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. Eaves & Facia

*Previous patchwork visible under eaves*

### 2. Exterior Paint

*bubbled paint*

## 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 or 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: Rolled roofing noted.
Observations:
• Large oak tree dropping on roof at the time of the inspection. Recommend regular maintenance to maintain organic debris from piling on roof and causing moisture retention and deterioration.
• Cracking observed in corner above roof. Recommend sealing all gaps and cracks to prevent moisture/pest intrusion.
• Low spot on roof edge allowing for moisture to pool at the time of the inspection. Recommend further evaluation and remediation by licensed roofing contractor.
• Slight hump in roof at the time of the inspection. Recommend further evaluation and remediation by licensed roofing contractor.
• Moisture pooling behind skylight at the time of the inspection. Recommend roofing contractor further evaluate to prevent pooling and possible deterioration.
• Organic debris build up on the roof at the time of the inspection. This can harbor moisture and deteriorate the roof. Recommend further evaluation by licensed roofer and continued maintenance.
• Multiple "soft spots" observed on the roof at the time of the inspection. These soft spots may be indications of multiple different defects. Recommend further evaluation and appropriate remediation by licensed and insured roofing contractor.
• Tree branches observed as resting directly above the roof at the time of the inspection. Recommend removal of all tree branches in contact with the roof to prevent additional damage to the roof.

*seal cracks/gaps- above garage*

*pooling moisture*

*slight hump*

*moisture pooling and debris*

*debris*

*veg*

*soft spot on roof*

*overall photo*

*staining from oak*

*soft spot*

**2. Flashing**

Observations:

• Flashing observed as lifted allowing for moisture and pest intrusion. Recommend further evaluation and remediation by licensed roofing contractor.

*lifted flashing*

*lifted flashing*

*lifted flashing*

**3. Chimney**

Observations:

• No chimney cap/spark arrestor visible at the time of the inspection.  Recommend installation to prevent premature weathering, water intrusion, and nesting of wildlife.

*missing spark arrestor and rain shield*

**4. Vent Caps**

Observations:
• The base and lower portion of the plumbing stack on the roof appear wrapped/sealed with a layered, fibrous material consistent with possible asbestos containing materials commonly used in pre 1980 roof penetrations. Recommend professional evaluation by a licensed professional prior to any work, repairs or modifications to avoid potential fiber release.

*roof plumbing stack - possible asbestos*

**5. Gutter**

Observations:
• No roof gutters at time of the inspection- Full installation recommended to keep water away from structure. Water can weaken the foundation and deteriorate the siding. Be sure to install splashblocks or extensions to carry water away. Recommend qualified contractor remediate.

*No gutters*

*No gutters*

*Signs of moisture falling from lack of gutters*

## 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:

• Crack extending from rock built into foundation wall. Recommend qualified contractor seal all cracking to prevent additional deterioration.

*seal cracking from rock*

**2. Floor Condition**

Materials: Bare concrete floors noted.
Observations:
• White, powdery deposits observed on portions of the garage concrete slab, consistent with efflorescence- mineral deposits left from water. This is typical in older home slabs, especially without modern vapor barriers. Recommend monitoring for changes in extent or new moisture signs; if sealing is planned in the future, consider addressing underlying moisture sources first (improve site drainage and consult a specialist) to avoid issues with new finishes.
• Moderate cracks observed though out garage floor at the time of the inspection. These are appropriate cosmetic cracks for age of home. Monitor for separation and lift.

*signs of moisture intrusion/mild cracking*

**3. 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 disclosures and further evaluation/remediation by a licensed contractor to prevent further moisture intrusion if needed.

*dry moisture staining*

**4. Electrical**

Observations:

• Exposed Romex (electrical conductor) within reach in the garage at the time of the inspection. This is a safety defect as a child could pull of the live conductor in the garage. Recommend licensed and insured electrician further evaluate the need to protect said Romex in the garage and prevent electrical safety issue.

• Electrical conductors observed entering metal junction box(s) without a clamp and protective bushing. This is defect and hazard. Recommend licensed electrician further evaluate and remediate as appropriate.

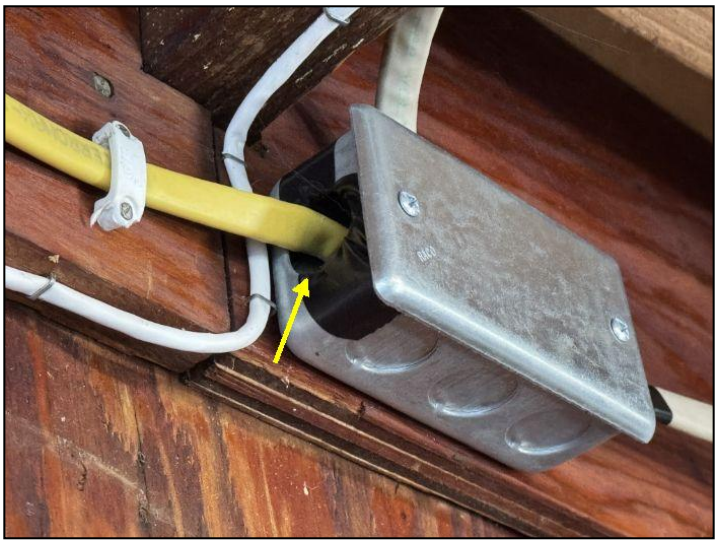
• Outlet missing cover in the garage at the time of the inspection. Recommend licensed electrician remediate for safety of use.

• Exposed electrical splice observed in the garage (above back door), connecting older ungrounded cloth-insulated wiring (typical of 1940s construction) to modern grounded NM cable using orange twist-on connectors. No junction box is present, which is required for all splices to protect connections and prevent hazards. This setup poses risks of arcing, fire, shock, or damage due to exposed conductors, potential insulation degradation on the old wire, and improper mixing of ungrounded/grounded systems. Recommend immediate evaluation and correction (e.g., install proper junction box, secure wiring, and address grounding inconsistencies) by a licensed electrician for safety.

• Cloth wiring observed exposed in the garage at the time of the inspection. Considered to be outdated and potentially hazardous. This is a safety concern and should be further evaluated by a licensed and insured Electrician.

• Unsupported electrical conduit observed in the garage at the time of the inspection. Recommend remediation by qualified electrician.

*unprotected romex*



*no clamp or bushing - defect*

*missing GFCi and cover*

*no clamp or bushing*

*exposed connection in garage*

*unsupported mc cable*

**5. GFCI**

Observations:

• Missing GFCI protection in the garage at the time of the inspection. Recommend remediation by qualified electrician for safety.

*no gfci*

**6. Garage Door Condition**

Observations:

• While functional at the time of the inspection, the garage door was made significant noise when operating at the time of the inspection. Recommend servicing of garage door by qualified professional.

• Garage door only functional when holding down the open button the whole time at the inspection. Recommend remediation by qualified contractor.

• Garage door observed as rubbing heat pump lines at the time of the inspection. Recommend remediation to prevent damage.

*rubbing*

# Foundation

**General Comments**

*Informational Conditions*

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

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

**Raised foundations** are constructed using several common methods including: Pier and Beam, Stem Wall, Permanent Wood or Pile Foundations. Raised foundations normally include a crawlspace access where plumbing, electric and duct work is often visible. In recent times, raised foundations are preferred by some builders because they allow a "breathable" home, more comfortable interior flooring and easy access for plumbing, electrical, HVAC and flooring repair.

**Seismic retrofitting -** We recommmend client review disclosures regarding all possible seismic retrofitting of the foundation. Sesmiic upgrades or the lack of are not always visible during the course of the general inspection.With earthquake possibilities, we recommend all clients investigate the option to upgrade their foundation seismically to modern safety measures.

## 1. Foundation Walls

Observations:

• Efflorescence noted on foundation walls- common sign of moisture passing through concrete. Recommend qualified contractor evaluate and remediate as appropriate, see "grading"

• Horizontal crack observed on the foundation at the time of the inspection. Recommend further evaluation/remediation by qualified contractor or structural engineer. Recommend remediating any drainage issues and sealing all cracks to prevent addition deterioration.

*effloresence*

*effloresence*

*horizontal crack*

*horizontal crack with signs of moisture*

**2. Anchor Bolts**

Observations:
• Original anchor bolts observed with round washers at the time of the inspection. Due to the upgrades over time and the CA risk of earthquake, recommend further evaluation by qualified foundation contractor on the need to seismically upgrade the foundation.

*original foundation bolts*

## 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. Refrigerant Lines

Observations:

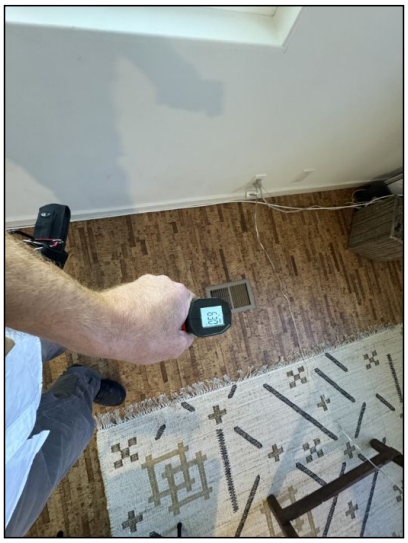
• Recommend resealing lines at the wall to prevent additional moisture and pest intrusion.

*substandard seal*

### 2. AC Compress Condition

Compressor Type: Heat Pump observed
Observations:
• Recommend clearing debris at unit.
• Heat pump unit functional under normal operating controls at the time of the inspection.

*clean debris from unit*



*functional*

## 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. Combusion

Observations:
• Condensation line for water heater observed as blocked at the inspection. Recommend cutting it shorter to allow drainage.

*condensation line*

**2. Venting**

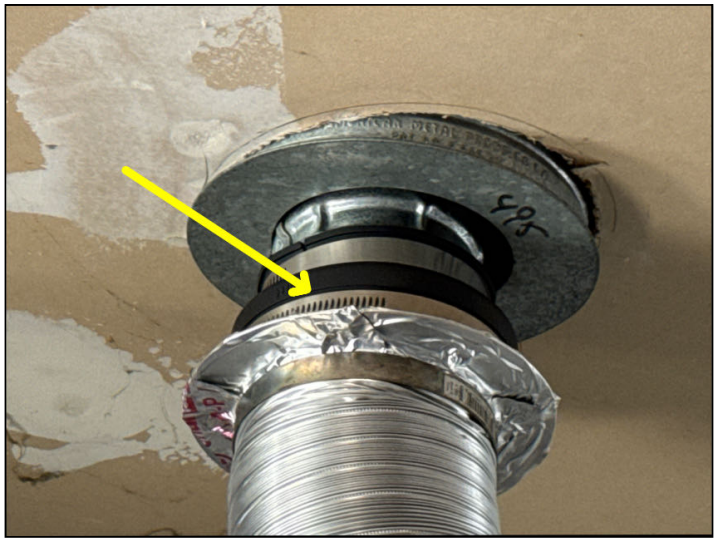
Observations:

• Unable to confirm, flexible, exhaust vent is double walled, and made for the purpose of combustion venting. Recommend further evaluation of flue and remediation by qualified plumber for safety of use.

• Incorrect use of rubber gasket on combustible flue vent above water heater. Recommend evaluation of water heater flue by licensed and insured plumber for safety of use.

• Recommend full review of water heater for correct materials and clearance to combustibles from the top of the water heater and the interior the of flue enclosure above the garage.

*Not identified as B-vent*



*incorrect use of rubber attachment*

*clearance to combustible material*

**3. Water Heater Condition**

Heater Type: Gas • Tankless
Location: The heater is located in the garage.
Observations:

• Water temperature measured at 128 which is a scalding hazard. Recommend reduction of temperature to 120 to prevent scalding.


*128 temp*

**4. TPRV**

Observations:

• Recommend TPR valve be extending to the exterior of the structure in an easily viewed area. In the event of failure you can damage the home and any surround belongings. Recommend qualified contractor.

*Tpr extension to exterior*

# Electrical

**General Comments**

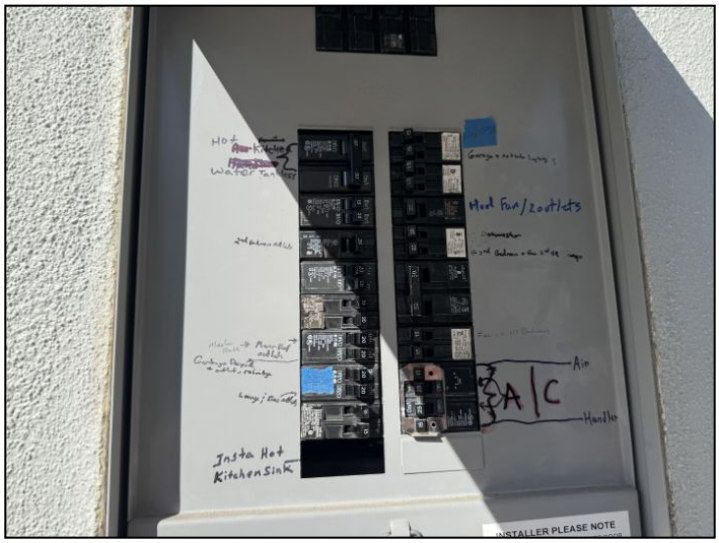
*Informational Conditions*

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 dispite 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.

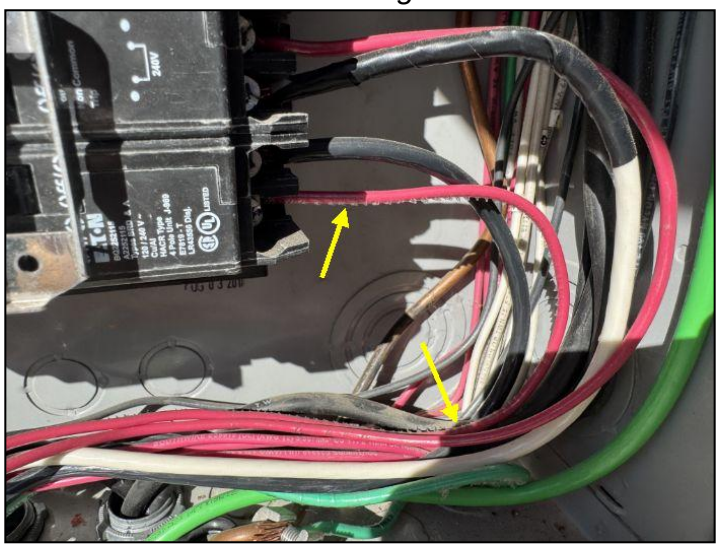
## 1. Electrical Panel

Location: Exterior of structure.
Observations:
• Due to the age of the home and the observable defects on the day of the inspection, we recommend a licensed and insured electrician further evaluate and remediate the system as a whole as appropriate.
• Insufficient labeling observed on the electrical panels at the time of the inspection. Recommend licensed electrician troubleshoot to label in a fashion that anyone would be able to tell what the breaker feeds.
• Open breaker panel slot(s) at panel box cover observed at the time of the inspection. Electrocution hazard. Recommend repair by licensed Electrician.
• Damaged to conductor insulation observed at the time of the inspection. This is electrical defect that needs remediation by a licensed and insured electrician for safety of use.

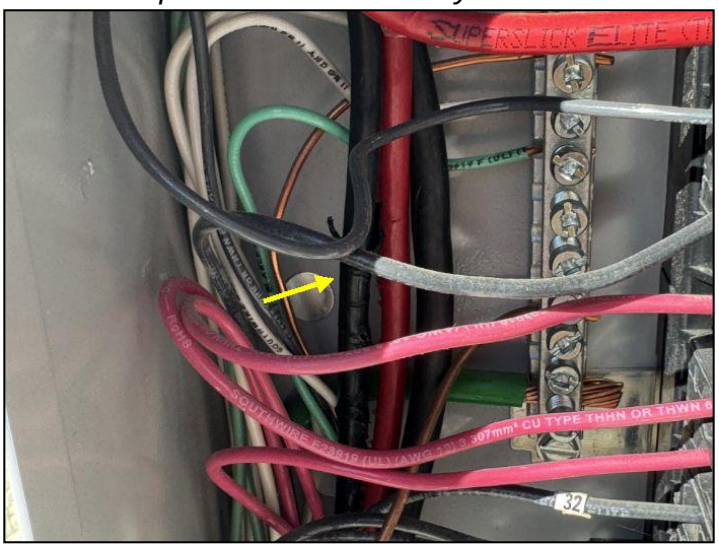



*labeling*

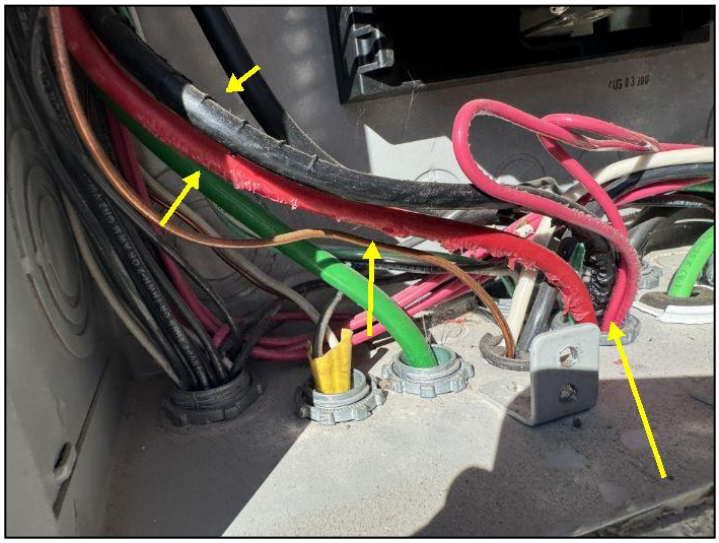

*open dead front- safety defect.*



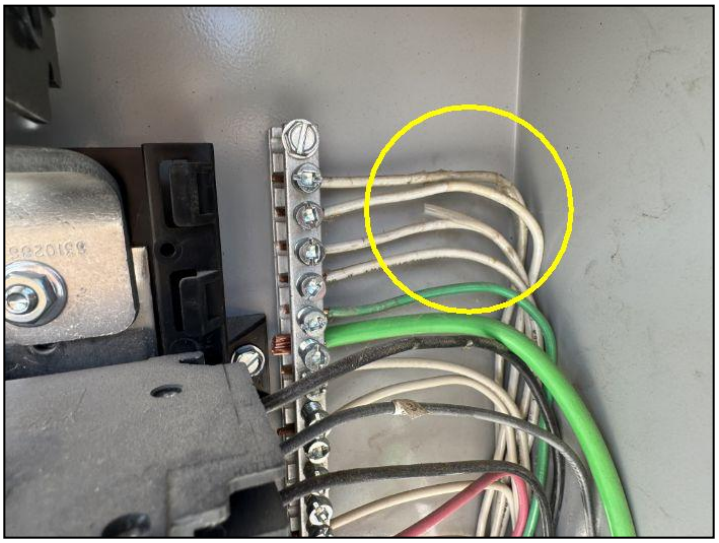
*damaged conductor insulation*



*damaged insulation*



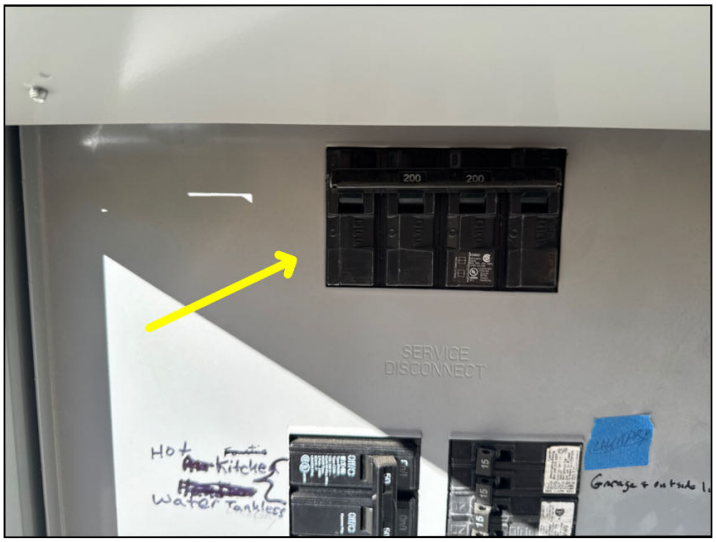
*damaged conductor insulation*



*damaged insulation*

**2. Main Amp Breaker**

Observations:
• 200 amps



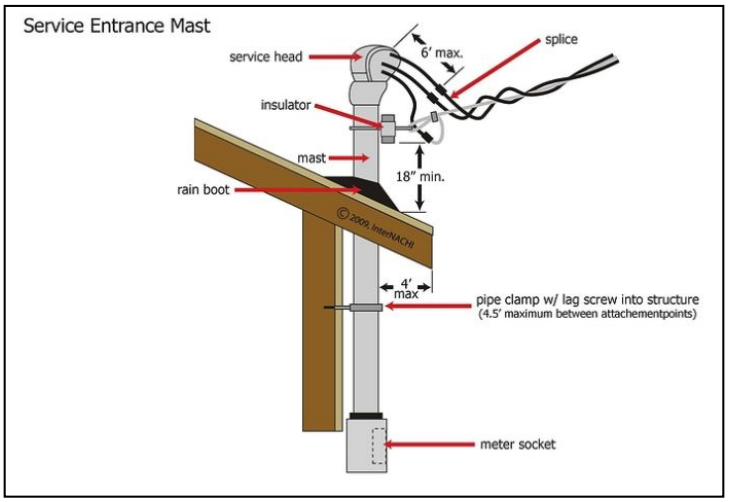

*200 amps*

**3. Breakers in off position**

Observations:
• 0

**4. Cable Feeds**

Observations:
• There is an overhead service drop noted.
• The Service Entrance Cables were observed as being shorter than the allowable 18 inches from the roof and missing drip loops at the time of the inspection. Recommend qualified electrical contractor remediate.
• Damage to the service conductors above the roof observed at the time of the inspection. Recommend further evaluation/remediation by qualified electrical contractor.




*2 inches shy*

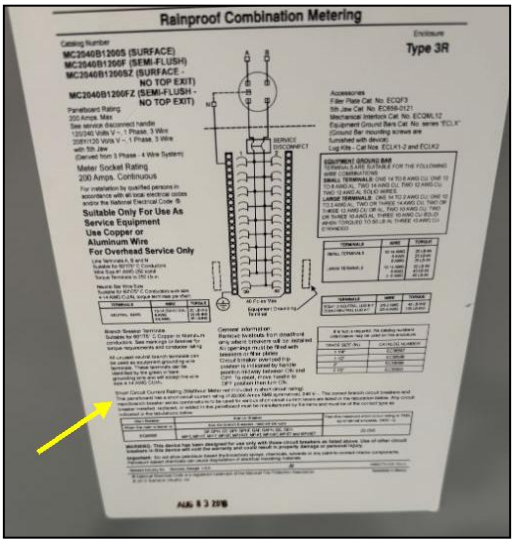
*damaged conductors*

**5. Breakers**

Observations:

• No AFCI protection provided at the breakers observed at the time of the inspection. While AFCI protections may not have been required when the home was built, the National Electric Code states AFCI protection should be added where branch-circuit wiring is **modified, replaced, or extended**. We recommend client consider upgrading as they are now recommended for additional safety. A combination type arc-fault circuit interrupter should be installed to provide protection at all branch circuits that supply 120 volt, single-phase, 15 and 20 ampere outlets installed in family rooms, dining rooms,kitchens, living rooms,laundry rooms, parlors, libraries, dens, bedrooms, sun rooms, recreations room, closets, hallways and similar room. Further evaluation by licensed electrician.

• Mismatched Breakers- The electrical panel breakers not labeled for use in the panel at the time of the inspection. Most panel manufacturers call for specific type and brand circuit breakers to be used. A description of allowable breakers on underside of the panel. A qualified electrical contractor should evaluate this panel follow manufacturers instructions and replace breakers not permitted to be used for safety of use of the electrical panel.




*Correct Breaker instructions*


*Missmatched 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 facorty-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 dismanteling 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.

### 2. Floor Condition

Materials: Tile Floor noted • Cork floor noted

### 3. Ceiling Condition

Materials: Sprayed acoustic ceilings noted at the time of the inspection.
Observations:
• "Popcorn" textured ceilings observed at the time of the inspection. Due to the age of the home it is possible the material contains asbestos. The U.S. Environmental Protection Agency (EPA) and the Consumer Product Safety Commission report that asbestos represents a health hazard if friable damaged, crumbling or in a state that allows the release of fibers into the air. The client may wish to have this ceiling material tested by a qualified lab to determine if it does contain asbestos. Recommend licensed and insured abatement company for evaluation and removal if decided.

Due to the age of the construction, there may be other materials within the home that contain asbestos but are not identified by this inspection report.

*Popcorn ceiling*

### 4. Window Condition

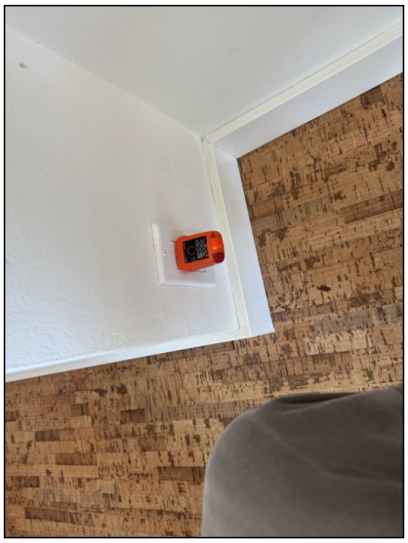
Observations:
• Original wooden single pane windows and doors observed around the home. Servicing and maintenance to doors and windows will help with efficacy of use.

*original wooden windows/screens*

## 5. Electrical

Observations:

• Multiple Open ground  three prong outlets noted at the time of the inspection. This is a defect. Recommend remediation by a licensed electrician.



*open ground*

*seal gaps around electrical*

## 6. Fireplace

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**

• Crack in hearth observed. Recommend sealing cracks to prevent further deterioration.

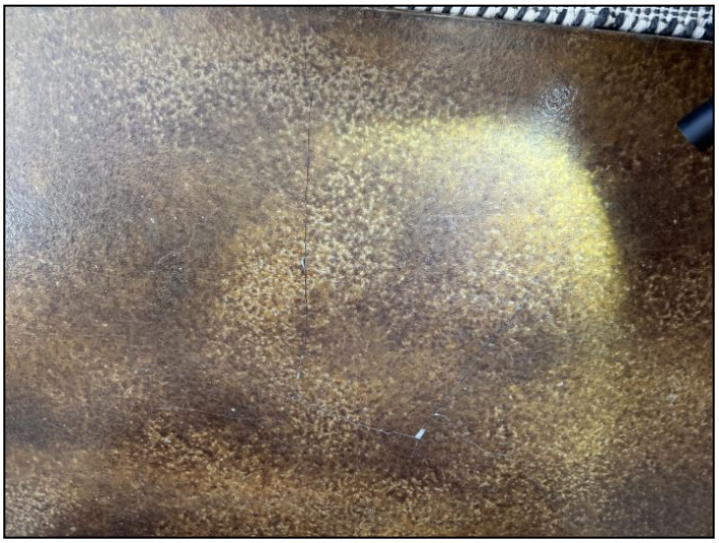
• Crack in mantel observed. Recommend remediation by qualified contractor.

• Gap at hearth observed. Recommend review/remediation by licensed contractor.

• Significant creasode build up inside of the fireplace at the time of the inspection. Recommend cleaning and evaluation of fireplace/chimney by qualified professional.

• Missing grout observed in the hearth of the fireplace at the time of the inspection. Recommend remediation by qualified fireplace professional.

*gap at hearth*



*crack in hearth*

*build up*

*crack in mantel*

*missing grout*

# 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:

• Outlet with open ground observed in the kitchen. This is a defect. Recommend qualified electrician remediate.

• Exposed Romex electrical cable in the kitchen storage cabinets at the time of the inspection. This is defect and safety hazard. Recommend licensed electrician remediate

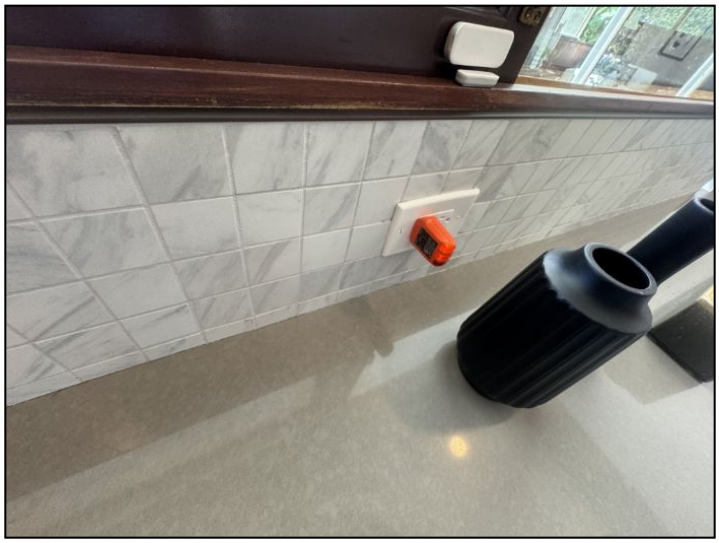
*open ground/no gfci*

*exposed romex in cabinet*

## 2. 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*

**3. Wall Condition**

Observations:

• Missing grout in back spash. Recommend remediation to prevent moisture intrusion.

*missing grout*

# 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**

Observations:

• One or more window was observed as a little tight on the day of the inspection. Recommend regular cleaning and maintenance for proper use.

*tight window, recommend maintenance*

**2. Electrical**

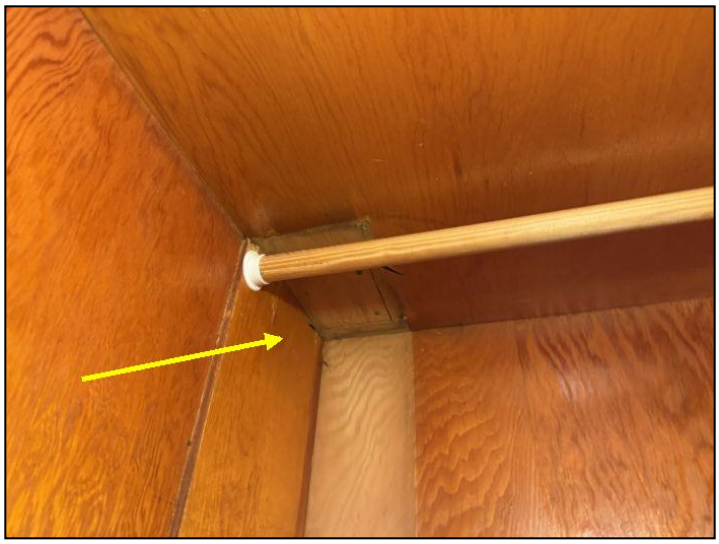
Observations:

• Open ground three prong outlets noted throughout the home at the time of the inspection.  This constitutes a safety hazard.  Recommend full electrical evaluation. Recommend remediation by licensed Electrician.

*open grounds in all bedroom outlets*

*open ground*

### 3. Closets



*patching of closet ceiling*

## 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. Electrical

Observations:

• Exposed electrical providing power to the in cabinet oulets at the inspection. This is defect. Recommend further evaluation for solutions that do not included exposed electrical lines.

### 2. Exhaust Fan

Observations:

• While functional, bathroom fan(s) observed as excessively noisy at the time of the inspection. This may be a sign of age.  Recommend remediation by qualified contractor.

*loud fan*

### 3. Shower Walls

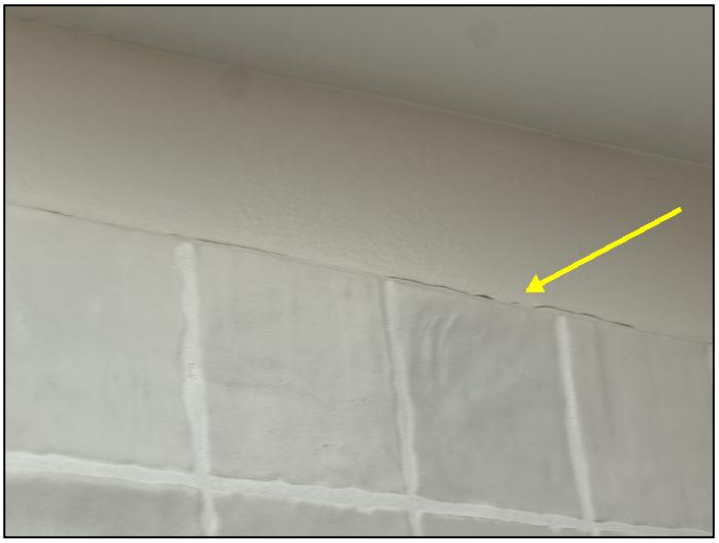
Observations:

• Showers missing doors at the time of the inspection. Recommend monitor for the need of installation.

• Glass shower walls observed as leaking at the time of the inspection. Recommend remediation by qualified contractor to prevent additional moisture intrusion.

• Cracking in caulking observed at the time of the inspection. Recommend cleaning and replacing all cracked caulking to prevent moisture intrusion. Recommend remediation by qualified contractor.

*leaking shower wall*



*seal gap and cracks- above shower walls*

*glass panel leaking*

### 4. Bath Tubs

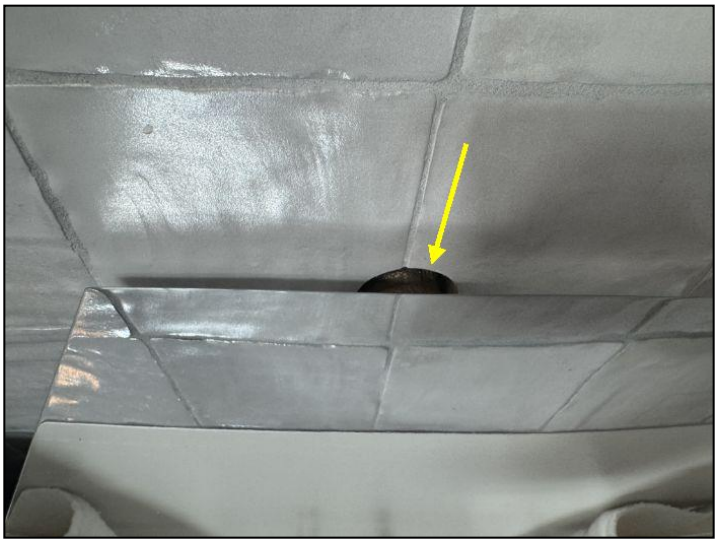
Observations:

• Handle does not match the labeling. Recommend reinstallation to match hot/cold.

• The bathtub was observed as not attached to the floor and shows signs of movement. This can stress plumbing connections, cause leaks, or create instability. Recommend securing by qualified contractor or plumber.

• Exposed plumbing/wall at tub plumbing. Recommend sealing to prevent any moisture intrusion.

*no secure*

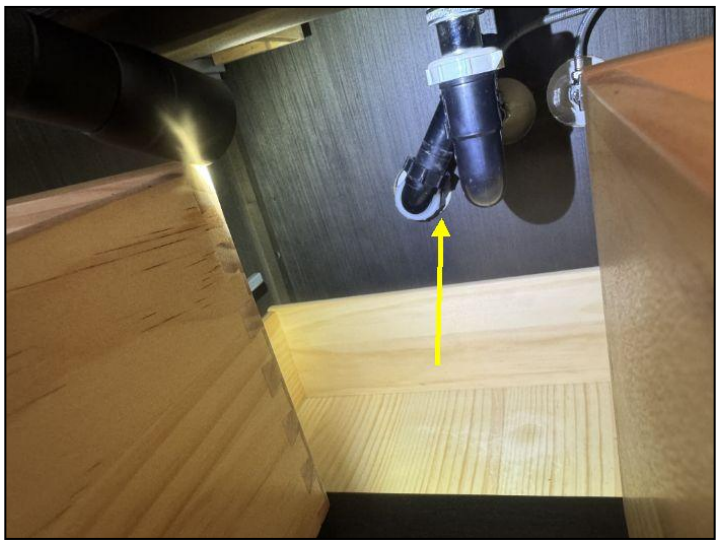


*recommend sealing gap*

**5. Sinks**

Observations:

• An S-trap configuration is present beneath the bathroom sink. S-traps are prohibited in modern plumbing because they allow siphoning of the trap seal, which can release sewer gases into the home and create a health hazard. Recommend replacement with a properly vented P-trap by a licensed plumber to meet current standards and ensure safe drainage.



*s-trap*

# Laundry

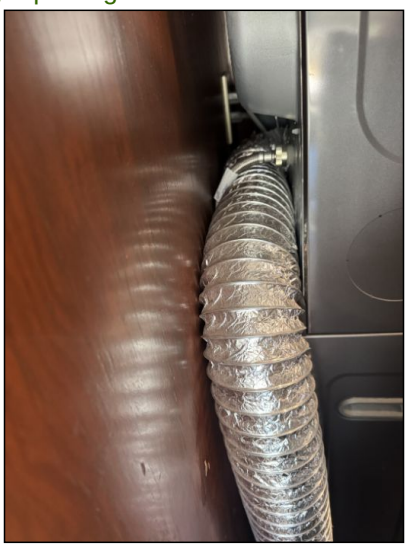
**General Comments**

*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.



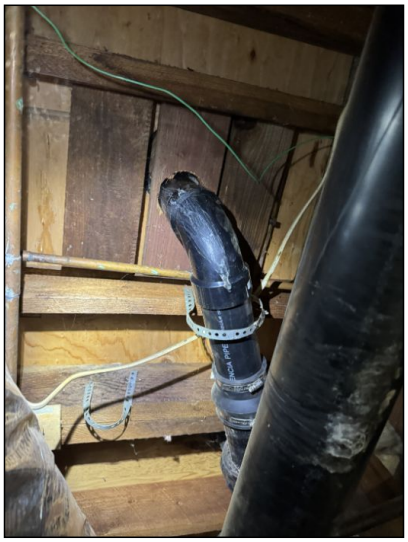
## Basement/Crawlspace

### 1. Plumbing Materials

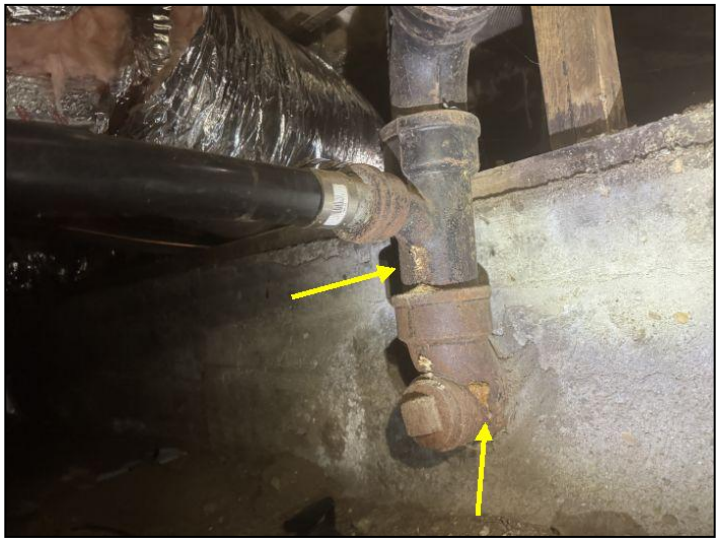
Materials: ABS • Cast Iron • Copper • Galvanized • Plastic
Observations:
• Rust and corrosion observed on the black iron gas line in the crawlspace, including surface scaling and buildup at fittings. Common in older, damp crawlspaces but indicates ongoing moisture exposure. No active leaks noted. Recommend monitoring; consider professional evaluation by a licensed plumber or gas fitter for protective coating or replacement if corrosion advances.
• Copper water lines in crawlspace show transitions to white PEX tubing. Common in older repipes, but non-metallic PEX may interrupt electrical continuity/bonding of metallic piping. Recommend electrician evaluation to confirm proper bonding (e.g., jumper clamps) on accessible copper sections for safety and compliance.
• Recommend plumber further evaluate plumbing as a whole and remediate as appropriate.
• Rust observed on cast iron drain line. Cast iron drain line observed at the time of the inspection. Cast iron drain lines have a life expectancy of 30-50 years. Recommend budgeting for replacement at areas where rust cysts are visible, BEFORE leaks occur. Recommend further evaluation and remediation by qualified plumber.
• Active leak observed at one or more drain pipe/s. Recommend review and repair by a qualified plumber.
• A manual gas shutoff valve on the black iron supply line is suspended from the crawlspace joist using twine/string. Gas valves and piping must be securely supported and mounted to prevent movement, strain on fittings, or accidental damage. Hanging via twine is improper and poses a risk of disconnection or leak over time. Recommend evaluation and proper securing (e.g., metal strap or bracket) by a licensed plumber or gas fitter.

*leaking plumbing in crawlspace*

*rust on gas line*



*location of active leak*



*cast iron with rust cysts*

*active leak*

*plastic piping patch*

**2. Basement Electric**

Observations:

• Due to the age of the home and the number of defects it is recommend a licensed and insured electrician further evaluate the electrical as a whole and remediate as appropriate.

• Three NM cables observed entering a single cable clamp on the metal junction box with a loose top. Standard clamps are typically listed for one cable (max two for duplex types); three exceeds ratings and may not secure cables properly or protect insulation. Recommend evaluation by a licensed electrician to add separate clamps/connectors as needed for compliant, safe installation.

• Outdated cloth wiring observed in the crawlspace at the time of the inspection. Recommend further evaluation by licensed electrician regarding the need to upgrade outdated conductors.

• Romex splice observed outside of a junction box simply taped together at the inspection. This is a defect and a fire hazard. Recommend review of electrical in crawlspace by licensed and insured electrician.

• Improperly supported Romex in the crawlspace at the time of the inspection. Recommend remediation by licensed electrician to support line every 4.5 ft or in a fashion that allows for access.

• Unsupported NM (Romex) cable observed lying directly on the dirt floor of the crawlspace. NM cable must be supported and secured within 12 inches of boxes and protected from physical damage (e.g., by running along joists or using approved supports). Contact with soil increases risk of moisture damage, insulation degradation, rodent chewing, and abrasion. Recommend elevation and proper securing by a licensed electrician to meet installation standards and prevent future issues.

• An uncapped, cut live ungrounded cloth-insulated wire (likely original 1940s NM) was observed abandoned in the crawlspace. Exposed live conductors present a serious shock and fire hazard; abandoned wiring must be properly terminated or removed. Recommend immediate evaluation and safe disconnection or full removal by a licensed electrician to eliminate the hazard.

• Capped, cut live cloth wire outside a junction box. Recommend remediation by licensed electrician.

• See "garage electrical" regarding junction boxes and combining grounded and ungrounded conductors.

*original cloth wires*

*hazard*

*unsupported romex*

*three into one/loose connection*

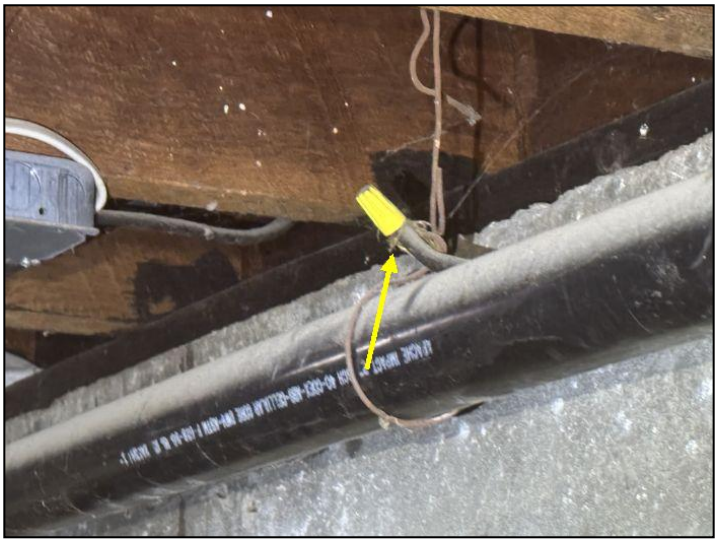
*abandoned electrical- recommend removal*

*unsupported romex - on ground*

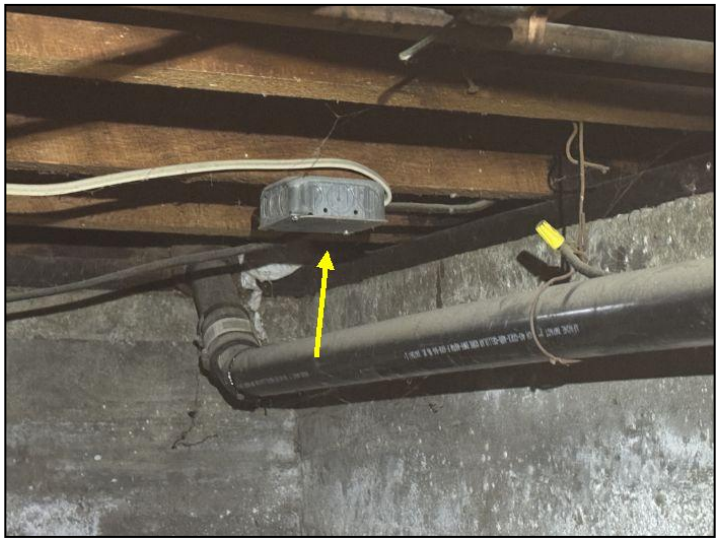
*location of live cut cloth wire*

*live abondoned cloth wire!!*

*no clamp/exposed conductors - safety defect*



*capped cut cloth wire outside junction*



*combing of cloth and romex, no clamps on box*

### 3. Access

Observations:

• Due to a nonfunctional or obstructed access point, a portion of the crawlspace could not be inspected. Given the plumbing, electrical, and foundation concerns already noted elsewhere in the crawlspace, recommend that the professionals (plumber, electrician, and/or foundation specialist) evaluating those issues also gain access to and inspect the inaccessible area for any additional defects or maintenance needs.

*abandoned materials*

### 4. Drainage

Observations:

• Evidence of past moisture intrusion in the crawlspace at the time of the inspection. See "grading". Recommend monitoring moisture settlement and maintaining all moisture flow away from the foundation.

• Evidence of moisture intrusion on posts in the crawlspace. Recommend remediation to prevent moisture from entering the crawlspace to prevent addition deterioration and possible microbial growth. see "grading"

*moisture at crawlspace entrance*

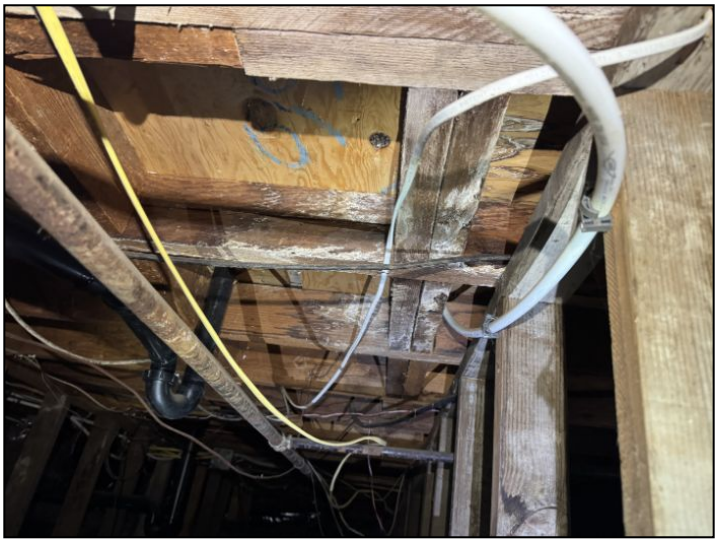
*moisture at vent*

### 5. Subfloor

Observations:

• Moisture intrusion and possible microbial growth observed on the underside of the flooring at the time of the inspection. Recommend further evaluation and remediation by qualified contractor.

*suspected microbial growth*



**6. Piers**

Observations:

• One or more support posts have direct wood to dirt contact at the time of the inspection. This is a defect that can lead to the deterioration of the support post and needs to be evaluated and remediated by a qualified foundation contractor.

*possible growth/soil contact*

**7. Basement/Crawlspace Ductwork**

Observations:

• Due to the location of the air handler, we recommend having the unit serviced and filter changed before moving in.

• Damage to duct work insulation observed in crawlspace. Recommend sealing up failed seams for efficiency of use. Recommend qualified contractor.

*air handler location*

*damaged insulation to ducts*

**8. Anchor Bolts**

Observations:

• Original anchor bolts observed with round washers at the time of the inspection. Due to the upgrades over time and the CA risk of earthquake, recommend further evaluation by qualified foundation contractor on the need to seismically upgrade the foundation.

## Glossary

| Term | Definition |
|---|---|
| ABS | Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines. |
| AFCI | Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected. |
| 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. |
| TPR Valve | The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves |

# 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. They 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 tradesmen 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 in 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 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 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 it's 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 it used by any unauthorized person is prohibited.

| **Grounds** | | |
|---|---|---|
| **Page 5 Item: 1** | **Driveway and Walkway Condition** | • Moderate cracks in driveway at the time of the inspection. Repair and / or monitor for expansion and development of trip hazards. |
| **Page 6 Item: 2** | **Grading** | • The exterior grading was observed as improperly sloped in a couple locations around the foundation not allowing for the appropriate fall away from the home. Recommend creating the proper slope away from the foundation to allow for proper drainage and prevent moisture damage to the home. Remediation by licensed contractor recommended.<br>• Signs of moisture settlement noted in side yard at the time of the inspection. Recommend remediation by qualified contractor. |
| **Page 7 Item: 4** | **Grounds Electrical** | • Open ground three prong outlets present at the time of the inspection. An open ground is when you have a three prong outlet not connected to an equipment grounding conductor. The lack of an equipment grounding conductor will limit the use of certain appliances such washing machines, computers, etc. that require a ground. Recommend electrician remediate, assess entire electrical system and add GFCI protection to all necessary outlets. |

| | | |
|---|---|---|
| **Page 8 Item: 5** | **GFCI** | • MIssing Ground Fault Circuit Interrupter (GFCI) protection in the home at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, consider upgrading the electrical system to include GFCI protection at the following locations:<br>• Bathrooms<br>• All exterior<br>• Garages<br>• Crawlspace (at or below grade)<br>• Kitchens<br>• Laundry rooms<br>• Within 6 feet of water |
| **Page 9 Item: 6** | **Main Gas Valve Condition** | • Main gas meter was located within 36 inches of door and electrical at the time of the inspection. The main gas meter regulator vent terminations should not be within 36 inches of an ignition source, electrical equipment and openings to the building. This clearance extends ten feet above and 36 inches below the regulator vent terminations. Recommend contacting utility company for further evaluation and remediation of gas valve clearances. Please see diagram. |
| **Page 10 Item: 9** | **Stairs & Handrail** | • Spindle spacing exceeds the 4 3/8 inch spacing which is considered safe by today's child safety standards. Recommend remediation by qualified contractor to prevent falling hazard. |
| **Page 11 Item: 11** | **Plumbing** | • The exterior hose bib(s) lack a visible anti-siphon device (vacuum breaker/backflow preventer). This device is intended to prevent contaminated water from being siphoned back into the homes potable water supply. Recommend licensed plumber remediate. |
| **Page 12 Item: 12** | **Patio and Porch Condition** | • Start of rust observed on the patio posts at the time of the inspection. Recommend painting and sealing to prevent additional damage. |
| **Page 12 Item: 13** | **Chimney Condition** | • Chimney clean out, observed as blocked by gas line at the time of the inspection. Recommend further review of gas line by licensed plumber to relocate in order to allow proper use of chimney clean out.<br>• White PTFE thread tape observed on gas line at the time of the inspection. While no gas leaks were observed at the time of the inspection, yellow PTFE tape (or approved tape compound) is the standard material specified for natural gas piping due to its higher density and compatibility with fuel gases, white tape is typically for water lines and may not provide long term reliability on gas threads. Recommend verification from licensed plumber to confirm the tape is an approved high-density type suitable for gas use. If not correction is advised to meet industry standards and best practices. |
| **Roof** | | |
| **Page 15 Item: 1** | **Roof Condition** | • Cracking observed in corner above roof. Recommend sealing all gaps and cracks to prevent moisture/pest intrusion.<br>• Low spot on roof edge allowing for moisture to pool at the time of the inspection. Recommend further evaluation and remediation by licensed roofing contractor.<br>• Slight hump in roof at the time of the inspection. Recommend further evaluation and remediation by licensed roofing contractor.<br>• Moisture pooling behind skylight at the time of the inspection. Recommend roofing contractor further evaluate to prevent pooling and possible deterioration.<br>• Organic debris build up on the roof at the time of the inspection. This can harbor moisture and deteriorate the roof. Recommend further evaluation by licensed roofer and continued maintenance.<br>• Multiple "soft spots" observed on the roof at the time of the inspection. These soft spots may be indications of multiple different defects. Recommend further evaluation and appropriate remediation by licensed and insured roofing contractor.<br>• Tree branches observed as resting directly above the roof at the time of the inspection. Recommend removal of all tree branches in contact with the roof to prevent additional damage to the roof. |

| | | |
|---|---|---|
| **Page 17 Item: 2** | **Flashing** | • Flashing observed as lifted allowing for moisture and pest intrusion. Recommend further evaluation and remediation by licensed roofing contractor. |
| **Page 17 Item: 3** | **Chimney** | • No chimney cap/spark arrestor visible at the time of the inspection. Recommend installation to prevent premature weathering, water intrusion, and nesting of wildlife. |
| **Garage** | | |
| **Page 19 Item: 1** | **Walls** | • Crack extending from rock built into foundation wall. Recommend qualified contractor seal all cracking to prevent additional deterioration. |
| **Page 21 Item: 4** | **Electrical** | • Exposed Romex (electrical conductor) within reach in the garage at the time of the inspection. This is a safety defect as a child could pull of the live conductor in the garage. Recommend licensed and insured electrician further evaluate the need to protect said Romex in the garage and prevent electrical safety issue.<br>• Electrical conductors observed entering metal junction box(s) without a clamp and protective bushing. This is defect and hazard. Recommend licensed electrician further evaluate and remediate as appropriate.<br>• Outlet missing cover in the garage at the time of the inspection. Recommend licensed electrician remediate for safety of use.<br>• Exposed electrical splice observed in the garage (above back door), connecting older ungrounded cloth-insulated wiring (typical of 1940s construction) to modern grounded NM cable using orange twist-on connectors. No junction box is present, which is required for all splices to protect connections and prevent hazards. This setup poses risks of arcing, fire, shock, or damage due to exposed conductors, potential insulation degradation on the old wire, and improper mixing of ungrounded/grounded systems. Recommend immediate evaluation and correction (e.g., install proper junction box, secure wiring, and address grounding inconsistencies) by a licensed electrician for safety.<br>• Cloth wiring observed exposed in the garage at the time of the inspection. Considered to be outdated and potentially hazardous. This is a safety concern and should be further evaluated by a licensed and insured Electrician.<br>• Unsupported electrical conduit observed in the garage at the time of the inspection. Recommend remediation by qualified electrician. |
| **Page 22 Item: 5** | **GFCI** | • Missing GFCI protection in the garage at the time of the inspection. Recommend remediation by qualified electrician for safety. |
| **Page 23 Item: 6** | **Garage Door Condition** | • Garage door only functional when holding down the open button the whole time at the inspection. Recommend remediation by qualified contractor.<br>• Garage door observed as rubbing heat pump lines at the time of the inspection. Recommend remediation to prevent damage. |
| **Foundation** | | |
| **Page 24 Item: 1** | **Foundation Walls** | • Efflorescence noted on foundation walls- common sign of moisture passing through concrete. Recommend qualified contractor evaluate and remediate as appropriate, see "grading"<br>• Horizontal crack observed on the foundation at the time of the inspection. Recommend further evaluation/remediation by qualified contractor or structural engineer. Recommend remediating any drainage issues and sealing all cracks to prevent addition deterioration. |
| **Heat/AC** | | |
| **Page 26 Item: 1** | **Refrigerant Lines** | • Recommend resealing lines at the wall to prevent additional moisture and pest intrusion. |

| | | |
|---|---|---|
| **Water Heater** | | |
| **Page 28 Item: 2** | **Venting** | • Unable to confirm, flexible, exhaust vent is double walled, and made for the purpose of combustion venting. Recommend further evaluation of flue and remediation by qualified plumber for safety of use.<br>• Incorrect use of rubber gasket on combustible flue vent above water heater. Recommend evaluation of water heater flue by licensed and insured plumber for safety of use.<br>• Recommend full review of water heater for correct materials and clearance to combustibles from the top of the water heater and the interior the of flue enclosure above the garage. |
| **Page 29 Item: 3** | **Water Heater Condition** | • Water temperature measured at 128 which is a scalding hazard. Recommend reduction of temperature to 120 to prevent scalding. |
| **Page 29 Item: 4** | **TPRV** | • Recommend TPR valve be extending to the exterior of the structure in an easily viewed area. In the event of failure you can damage the home and any surround belongings. Recommend qualified contractor. |
| **Electrical** | | |
| **Page 31 Item: 1** | **Electrical Panel** | • Insufficient labeling observed on the electrical panels at the time of the inspection. Recommend licensed electrician troubleshoot to label in a fashion that anyone would be able to tell what the breaker feeds.<br>• Open breaker panel slot(s) at panel box cover observed at the time of the inspection. Electrocution hazard. Recommend repair by licensed Electrician.<br>• Damaged to conductor insulation observed at the time of the inspection. This is electrical defect that needs remediation by a licensed and insured electrician for safety of use. |
| **Page 32 Item: 4** | **Cable Feeds** | • The Service Entrance Cables were observed as being shorter than the allowable 18 inches from the roof and missing drip loops at the time of the inspection. Recommend qualified electrical contractor remediate.<br>• Damage to the service conductors above the roof observed at the time of the inspection. Recommend further evaluation/remediation by qualified electrical contractor. |
| **Page 33 Item: 5** | **Breakers** | • Mismatched Breakers- The electrical panel breakers not labeled for use in the panel at the time of the inspection. Most panel manufacturers call for specific type and brand circuit breakers to be used. A description of allowable breakers on underside of the panel. A qualified electrical contractor should evaluate this panel follow manufacturers instructions and replace breakers not permitted to be used for safety of use of the electrical panel. |
| **Interior Areas** | | |
| **Page 35 Item: 3** | **Ceiling Condition** | • "Popcorn" textured ceilings observed at the time of the inspection. Due to the age of the home it is possible the material contains asbestos. The U.S. Environmental Protection Agency (EPA) and the Consumer Product Safety Commission report that asbestos represents a health hazard if friable damaged, crumbling or in a state that allows the release of fibers into the air. The client may wish to have this ceiling material tested by a qualified lab to determine if it does contain asbestos. Recommend licensed and insured abatement company for evaluation and removal if decided.<br><br>Due to the age of the construction, there may be other materials within the home that contain asbestos but are not identified by this inspection report. |
| **Page 36 Item: 5** | **Electrical** | • Multiple Open ground three prong outlets noted at the time of the inspection. This is a defect. Recommend remediation by a licensed electrician. |

| | | |
|---|---|---|
| **Page 36 Item: 6** | **Fireplace** | • Gap at hearth observed. Recommend review/remediation by licensed contractor.<br>• Significant creasode build up inside of the fireplace at the time of the inspection. Recommend cleaning and evaluation of fireplace/chimney by qualified professional.<br>• Missing grout observed in the hearth of the fireplace at the time of the inspection. Recommend remediation by qualified fireplace professional. |
| **Kitchen** | | |
| **Page 38 Item: 1** | **Electrical** | • Outlet with open ground observed in the kitchen. This is a defect. Recommend qualified electrician remediate.<br>• Exposed Romex electrical cable in the kitchen storage cabinets at the time of the inspection. This is defect and safety hazard. Recommend licensed electrician remediate |
| **Page 38 Item: 2** | **GFCI** | • 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. |
| **Page 39 Item: 3** | **Wall Condition** | • Missing grout in back spash. Recommend remediation to prevent moisture intrusion. |
| **Bedrooms** | | |
| **Page 40 Item: 2** | **Electrical** | • Open ground three prong outlets noted throughout the home at the time of the inspection. This constitutes a safety hazard. Recommend full electrical evaluation. Recommend remediation by licensed Electrician. |
| **Bathroom** | | |
| **Page 41 Item: 1** | **Electrical** | • Exposed electrical providing power to the in cabinet oulets at the inspection. This is defect. Recommend further evaluation for solutions that do not included exposed electrical lines. |
| **Page 41 Item: 2** | **Exhaust Fan** | • While functional, bathroom fan(s) observed as excessively noisy at the time of the inspection. This may be a sign of age. Recommend remediation by qualified contractor. |
| **Page 42 Item: 3** | **Shower Walls** | • Glass shower walls observed as leaking at the time of the inspection. Recommend remediation by qualified contractor to prevent additional moisture intrusion.<br>• Cracking in caulking observed at the time of the inspection. Recommend cleaning and replacing all cracked caulking to prevent moisture intrusion. Recommend remediation by qualified contractor. |
| **Page 42 Item: 4** | **Bath Tubs** | • The bathtub was observed as not attached to the floor and shows signs of movement. This can stress plumbing connections, cause leaks, or create instability. Recommend securing by qualified contractor or plumber.<br>• Exposed plumbing/wall at tub plumbing. Recommend sealing to prevent any moisture intrusion. |
| **Page 43 Item: 5** | **Sinks** | • An S-trap configuration is present beneath the bathroom sink. S-traps are prohibited in modern plumbing because they allow siphoning of the trap seal, which can release sewer gases into the home and create a health hazard. Recommend replacement with a properly vented P-trap by a licensed plumber to meet current standards and ensure safe drainage. |

| Basement/Crawlspace | | |
|---|---|---|
| **Page 44 Item: 1** | **Plumbing Materials** | • Rust observed on cast iron drain line. Cast iron drain line observed at the time of the inspection. Cast iron drain lines have a life expectancy of 30-50 years. Recommend budgeting for replacement at areas where rust cysts are visible, BEFORE leaks occur. Recommend further evaluation and remediation by qualified plumber.<br>• Active leak observed at one or more drain pipe/s. Recommend review and repair by a qualified plumber.<br>• A manual gas shutoff valve on the black iron supply line is suspended from the crawlspace joist using twine/string. Gas valves and piping must be securely supported and mounted to prevent movement, strain on fittings, or accidental damage. Hanging via twine is improper and poses a risk of disconnection or leak over time. Recommend evaluation and proper securing (e.g., metal strap or bracket) by a licensed plumber or gas fitter. |
| **Page 46 Item: 2** | **Basement Electric** | • Three NM cables observed entering a single cable clamp on the metal junction box with a loose top. Standard clamps are typically listed for one cable (max two for duplex types); three exceeds ratings and may not secure cables properly or protect insulation. Recommend evaluation by a licensed electrician to add separate clamps/connectors as needed for compliant, safe installation.<br>• Outdated cloth wiring observed in the crawlspace at the time of the inspection. Recommend further evaluation by licensed electrician regarding the need to upgrade outdated conductors.<br>• Romex splice observed outside of a junction box simply taped together at the inspection. This is a defect and a fire hazard. Recommend review of electrical in crawlspace by licensed and insured electrician.<br>• Improperly supported Romex in the crawlspace at the time of the inspection. Recommend remediation by licensed electrician to support line every 4.5 ft or in a fashion that allows for access.<br>• Unsupported NM (Romex) cable observed lying directly on the dirt floor of the crawlspace. NM cable must be supported and secured within 12 inches of boxes and protected from physical damage (e.g., by running along joists or using approved supports). Contact with soil increases risk of moisture damage, insulation degradation, rodent chewing, and abrasion. Recommend elevation and proper securing by a licensed electrician to meet installation standards and prevent future issues.<br>• An uncapped, cut live ungrounded cloth-insulated wire (likely original 1940s NM) was observed abandoned in the crawlspace. Exposed live conductors present a serious shock and fire hazard; abandoned wiring must be properly terminated or removed. Recommend immediate evaluation and safe disconnection or full removal by a licensed electrician to eliminate the hazard.<br>• Capped, cut live cloth wire outside a junction box. Recommend remediation by licensed electrician.<br>• See "garage electrical" regarding junction boxes and combining grounded and ungrounded conductors. |
| **Page 49 Item: 4** | **Drainage** | • Evidence of past moisture intrusion in the crawlspace at the time of the inspection. See "grading". Recommend monitoring moisture settlement and maintaining all moisture flow away from the foundation.<br>• Evidence of moisture intrusion on posts in the crawlspace. Recommend remediation to prevent moisture from entering the crawlspace to prevent addition deterioration and possible microbial growth. see "grading" |
| **Page 49 Item: 5** | **Subfloor** | • Moisture intrusion and possible microbial growth observed on the underside of the flooring at the time of the inspection. Recommend further evaluation and remediation by qualified contractor. |
| **Page 50 Item: 6** | **Piers** | • One or more support posts have direct wood to dirt contact at the time of the inspection. This is a defect that can lead to the deterioration of the support post and needs to be evaluated and remediated by a qualified foundation contractor. |
| **Page 51 Item: 7** | **Basement/Crawlspace Ductwork** | • Damage to duct work insulation observed in crawlspace. Recommend sealing up failed seams for efficiency of use. Recommend qualified contractor. |