



# HOME INSPECTION REPORT

Prepared for exclusive use by  
**Joan and Jerry Irvine**



For the property located at  
**1240 Hillcrest Dr., Arroyo Grande, CA**

**NOTICE: This report is for the exclusive use of the Client(s) listed above and is not transferable to any third parties. Our inspection and this report has been performed in association with a written contract that limits its scope and usefulness. Unauthorized recipients are advised not to rely upon this report in any way or for any purpose. This report is not to be used for the purposes of substitute disclosure.**

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Inspection Address: 1240 Hillcrest Dr., Arroyo Grande, CA  
Inspection Date/Time: 4/18/2023 9:30 am to 2:00 pm

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## General Information

**Inspection Address:** 1240 Hillcrest Dr., Arroyo Grande, CA  
**Inspection Date:** 4/18/2023 Time: 9:30 am to 2:00 pm  
**Weather:** Clear and Dry - Temperature at time of inspection: 60-70 Degrees

**Inspected by:** Martin Hewitt, ASHI Certified Inspector #202935, Master CREIA Inspector #39

**Client Information:** Joan and Jerry Irvine

**Buyer's Agent:** Keller Williams Central Coast  
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350 James Way, Pismo Beach, CA  
Phone: 805-801-5833  
Email: mollylannen@kw.com

**Seller's Agent:** Keller Williams Central Coast  
Kathy Fissori  
350 James Way, Pismo Beach, CA 93449  
Phone: 805-773-7760  
Email: fissorihomes@gmail.com

**Inspection Fee:** \$ 825.00

**Structure Type:** Wood Frame  
**Foundation Type:** Raised Foundation  
**Furnished:** No  
**Number of Stories:** One

**Structure Style:** Single Family

**Structure Orientation:** Front Faces South

**Estimated Year Built:** 1955  
**People on Site At Time of Inspection:** No one present

Report File: Irvine-AG230419A



## Heading Definitions

All findings or comments contained within this report are categorized under one or more of the headings listed below. These headings are defined as follows:

**Safety Concern:** Condition(s) noted that poses a threat or danger to life, the property, or both, and that warrants immediate further evaluation and correction by an appropriate specialist in the appropriate trade.

**Further Evaluation:** Condition(s) noted that warrants further evaluation and/or correction by an appropriate specialist in the appropriate trade. All further evaluations should take place prior to the end of your inspection contingency period.

**Correction Recommended:** Condition(s) noted that warrants improvement, maintenance, repair, or replacement. We recommend that all corrections be made by appropriate specialists in the appropriate trades.

**Upgrade Recommended:** Upgrades are systems and/or components that may not have been available or that were not required to be installed at the time the building was constructed, or where installation was required but never enforced, or that may have been improved upon or the requirements for installation made more stringent. These may include, but are not limited to, safety related items such as GFCI and AFCI protection, smoke and CO alarms, baluster spacing in guardrails, safety glass, etc.

**Preventative Maintenance:** Condition(s) noted that warrants maintenance and/or preventative-type service or improvement to help prevent an item, system, or component from failing to perform its intended task or function and/or to prolong its lifespan.

**Pest Control:** Condition(s) noted that normally falls under the authority or jurisdiction of the CA Structural Pest Control Board, and that warrants further evaluation by an appropriately qualified and licensed pest control operator or field representative.

**Inspection Limitation:** Condition(s) noted that prevented or significantly limited an evaluation and/or testing of an item, system, or component. Further evaluation will be necessary after the condition or conditions have been corrected and allow for unhindered evaluation and/or testing. Includes items or conditions outside the scope of a home inspection and/or our services.

**Important Information:** Typically an observation of condition(s) where a determination may be considered subjective, inconclusive, incomplete, and/or where a determination of correctness, functionality or worthiness cannot be readily ascertained without further investigation and/or evaluation.

**Important Observation:** An observation of condition(s) where no significant defects were visible or apparent at the time of the inspection.

**Informational:** Typically an observation or description of type, material, or location of an inspected system or component.

To provide those individuals directly involved in the transaction a convenient and cursory preview of the report, we have highlighted in yellow those conditions and components ("items") that we have identified within our report as being in need of further evaluation or service by an appropriate specialist and/or that pose a health and safety risk, immediate or otherwise. The highlights are not to be used as a substitute for reading the entire report, or to be viewed as a tacit endorsement of the condition of components or features that have not been highlighted.

## **Section 1.0 - Foundation, Basement, and Under-floor Areas**

*Items to be inspected/reported: 1. Foundation 2. Floor framing 3. Under-floor ventilation 4. Foundation anchoring 5. Cripple wall bracing 6. Wood separation from soil 7. Insulation*

### **Raised Foundation**

#### **General Raised Foundation Comments**

##### *Informational*

1.1 - The residence has a raised foundation. Such foundations typically permit entry to a crawlspace beneath the home, often providing convenient access to the water supply pipes, drain pipes, vent pipes, electrical conduits, etc.

#### **Foundation Walls**

##### *Important Observation*

1.2 - Where accessible, the perimeter concrete block foundation walls are serviceable.

#### **Underfloor Areas and Access**

##### *Important Information*

1.3 - The crawlspace was entered for inspection of the underfloor areas, systems, and components. Access to the crawlspace is located at the west side of the home.

#### **Moisture Intrusion and Drainage Conditions**

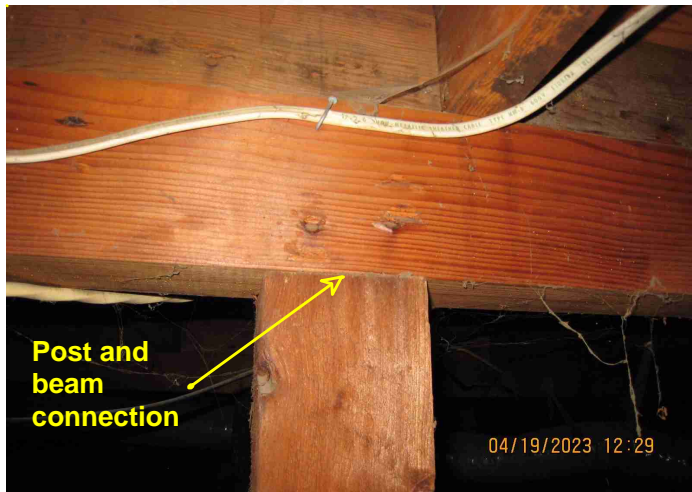
##### *Important Information*

1.4 - No evidence of excessive moisture penetration of the underfloor areas was observed at the time of the inspection.

#### **Floor Framing and Support**

##### *Upgrade Recommended*

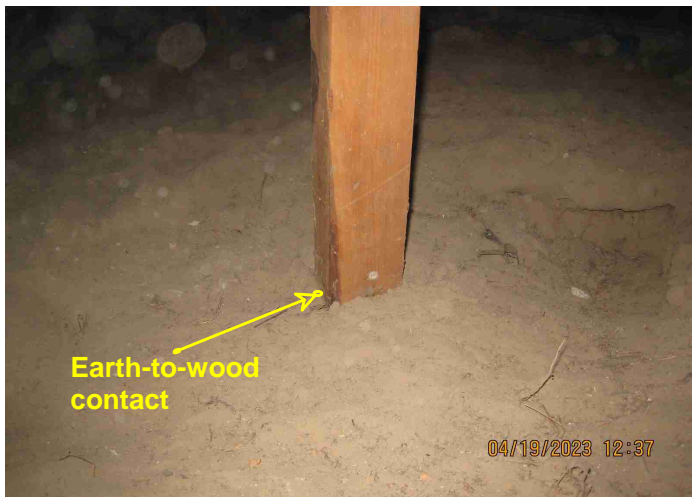
1.5 - Although it may not have been a requirement at the time the home was constructed, consideration should be given to strengthening the nailed post/beam connections with metal ties or straps as a preventative strengthening upgrade.



#### **Wood Separation from Soil**

##### *Correction Recommended*

1.6 - Most of the original post supports do not have the recommended 6 inches of clearance from the soil, and some direct earth-to-wood contact was observed. This condition can lead to termite infestation and moisture damage/decay, and correction is recommended as a preventive measure. This condition should also receive mention in the pest control inspection report.



### **Anchorage of Sill Plates**

#### *Important Information*

1.7 - Bolting of the framing sill plate to the foundation concrete was observed under the home.

### **Ventilation**

#### *Correction Recommended*

1.8 - The crawlspace beneath the home is not adequately ventilated. This can accelerate the deterioration of the framing, and generally contribute to unhealthy conditions, and improved ventilation is recommended.

### **Floor Insulation**

#### *Upgrade Recommended*

1.9 - No insulation was installed in the unfinished sub-floor areas of the home. Although it may not have been a requirement at the time of construction, retrofitting the home with insulation can significantly increase the energy efficiency of the home.

### **Limitations and Exclusions**

#### *Important Information*

1.10 - This inspection was limited solely to those foundation system areas and components that were visible and accessible. In accordance with industry standards, we will not attempt to enter any area of the crawlspace that is restricted and/or has less than the necessary headroom or where restricted mobility may present a hazard, in which case we will inspect the crawlspace as well as would be possible from all available vantage points. In evaluating the type and amount of crawlspace insulation, we use only generic terms and approximate measurements. Also, we do not move or disturb any portion of the insulation, which may well obscure plumbing lines, electrical conduits, junction boxes, ventilation screens, or similar components.

1.11 - Inspector cannot and does not verify presence, depth, width, or adequacy of footings below grade/soil line.

### **Slab Foundation**

#### **General Slab Foundation Comments**

#### *Important Information*

1.12 - This residence also has a concrete slab foundation at the east end of the home. Such foundations vary considerably, from older slabs that have no moisture barrier under them and no reinforcing steel within them, to newer ones that have both. Our inspection of slab foundations includes checking the visible portions of the slab and perimeter stem walls for any significant cracks or structural deformation. However, we do not move furniture or remove floor coverings, nor do we employ the use any specialized equipment. It is important to note that many, if not most, concrete slabs are found to contain cracks when the carpet and padding is removed, but cracks that are less than 1/4" and which exhibit no significant

vertical or horizontal displacement are generally not regarded as being structurally significant.

### Slab Foundation Observations

#### Important Observation

1.13 - There were no visible or apparent deficiencies with the concrete slab foundation at the time of the inspection.

### Limitations and Exclusions

#### Important Information

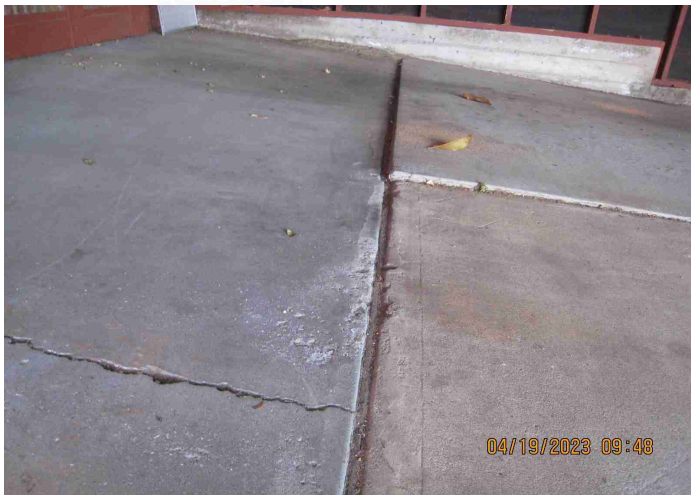
1.14 - Your Inspector does not verify the presence and/or depth of footings below the soil line. Also, anchorage or bolting of the sill plates to the foundation slab concrete could not be verified due to the wall coverings. In some areas the concrete slab on grade foundation was not visible due to the floor coverings. Removal of the floor coverings is normally the only way to confirm the presence of cracks in slabs. Note: We are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural or geotechnical engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We recommend that you ask the owner(s)/seller(s) if they have knowledge of any prior foundation or structural repairs.

### Garage Foundation

#### Garage Foundation Observations

##### Further Evaluation

1.15 - The garage slab, which is significantly sloped and appears to have been a driveway before the garage was built on top of it, is cracked and settled and is load bearing. In addition, it is highly unlikely that perimeter footings were installed to accommodate the load of the garage structure when it was built, or that it was done with a building permit and jurisdictional approval. Differential offsets and trip hazards exist. We recommend that you have a licensed structural and/or geo-technical engineer evaluate the garage structure and its foundation system in its entirety at this time and provide you with a qualified specialist opinion on how best to proceed with correcting this condition.



##### Correction Recommended

1.16 - There is efflorescence and evidence of moisture intrusion at the east side of the garage that will need to be evaluated and corrected by an appropriately qualified site drainage specialist.



## **Section 2.0 - Exterior**

*Items to be inspected/reported: 1. Surface grade directly adjacent to the building 2. Doors and windows 3. Attached decks, porch and balconies 4 Stairways that are attached to the building, attached decks or porch 5. Wall cladding and trim 6. Portions of patios, walkways and driveways that are adjacent to the building 7. Pool/spa drowning prevention features, for the sole purpose of identifying which, if any, are present 8. Pool/spa drowning prevention safety features, for the sole purpose of identifying if less than two are present*

### **Site Features**

#### **Site and Property**

##### *Important Information*

2.1 - Because the home is built on a hillside or sloping lot, it is important that you be aware that our knowledge of geological conditions is general and limited and is not a substitute for a geologic report. Hillsides (and the homes built upon them) have a greater potential for movement and visual signs of instability may not be present or evident to a generalist. If you have concerns about the stability of the site we recommend further evaluation by a geotechnical engineer, a geologist or a civil engineer (listed in the order of preference).

#### **Fences and Gates**

##### *Correction Recommended*

2.2 - The property gates are in poor condition and need to be replaced or serviced to be fully functional and/or function smoothly.

##### *Preventative Maintenance*

2.3 - Sections of the fence are leaning or damaged and you may wish to have these areas repaired or replaced.



#### **Yard Walls**

##### *Correction Recommended*

2.4 - The concrete retaining walls (multiple) at the north side of the property have cracked and failed and are leaning heavily. Replacement is needed at this time. The failure of these walls may be due to site instability and you may therefore wish to have this possibility investigated further by an appropriate specialist at this time.



## **Irrigation and Sprinklers**

### *Important Information*

2.5 - A sprinkler and/or grounds watering system and/or portions/remnants thereof was installed on the property. However, as your inspector does not evaluate sprinkler systems (outside scope of a home inspection), we suggest that the system be demonstrated by the seller(s) to assure that they are functional. Also, it is important to make sure that the sprinklers do not spray against the home, or create water pooling around the base of the home, as water is the principal cause of damage to a home's foundation and it's exterior surfaces, and can also lead to moisture intrusion and mold growth within the home.

## **Vegetation**

### *Further Evaluation*

2.6 - There is a tree growing directly adjacent to the concrete retaining wall at the north side of the home that you should have evaluated by an appropriate specialist, as the tree may need to be removed to prevent further damage to the wall (or to its replacement).

### *Inspection Limitation*

2.7 - There are trees on or adjacent to this property that we do not have the expertise to evaluate, but which you may wish to have examined by an appropriate specialist (an arborist is considered best qualified) in order to determine if any of them are dead or dying or suffering from any type of insect infestation or disease that might necessitate their removal.

## **Detached Steps and Handrails**

### *Safety Concern*

2.8 - The steps at the N/W corner of the property have unequal treads or risers. Steps are required to be uniform to prevent trip-hazards. The rise of any step should be no less than four inches and no greater than seven inches, and the run should be no less than eleven inches. Also, the dimensions of the largest step should not exceed that of the smallest by more than three-eighths of an inch.





**Upgrade Recommended**

2.9 - Whether or not it was required at the time the home was built, we recommend installing graspable handrails on the stairs at the north side of the property. Stairs with three or more risers that lack handrails are a known trip/fall hazard.



**Limitations and Exclusions**

**Important Information**

2.10 - Except where otherwise noted, our site inspection was limited to those items/systems/components located directly adjacent to the inspected structure(s). Any comments made regarding items or systems greater than 10 feet from the inspected structure(s) was provided as a courtesy only. If this is a concern, you may wish to have any areas, systems, and components outside of the 10 foot limitation that are concerning to you inspected prior to the close of your inspection contingency period.

2.11 - Your home inspector is not a licensed geologist or geotechnical engineer. It is important that you be aware that your inspector's knowledge of geological conditions is general and limited and is not a substitute for a geologic report. Visual signs of instability may not be present or evident to a generalist. It is your responsibility to schedule any specialist inspections for information regarding geological conditions or site stability. If you have any concerns about the stability of the site we recommend further evaluation by a Geotechnical Engineer, a Geologist or a Civil Engineer (listed in the order of preference).

2.12 - There are RV hookups/provisions (plumbing, electrical, etc.) on the property that were not evaluated or tested as a part of our inspection. If this is a concern you may wish to have them evaluated at this time by an appropriate specialist.



2.13 - The waterfall and related equipment at the east side of the property was not inspected. Also, the electrical provisions for the equipment that are located inside the garage on the south wall, are not energized or operational. Further evaluation by an appropriate specialist is needed in order to determine in any of this equipment is functional or serviceable.



## Grading and Drainage

### General Grading and Drainage Comments

#### *Preventative Maintenance*

2.14 - Because of the adverse effects, both direct and indirect, that moisture can have on a home, the ideal property will have hard surfaces or soils that slope away from the home, and the interior areas will be at least several inches higher than the exterior grade. Also, the home will have a system of gutters and downspouts that discharge into area drains or catch basins that carry water away to hard surfaces. If a property does not meet this ideal, and this one does not, it remains subject to water damage and/or moisture intrusion.



## Drainage and Grading Observations

### *Correction Recommended*

2.15 - A concrete curb or swale has been installed along the base of the wall at the north side of the home. Curbs were once installed as a preventive measure to keep surface water from intruding but are no longer considered an acceptable remedy, and do nothing to address subterranean water. We recommend that you have this condition evaluated by an appropriate grading/drainage specialist for correction at this time. Note: The soil level along the north side of the home is too high and should be lowered and sloped to drain away from the home.



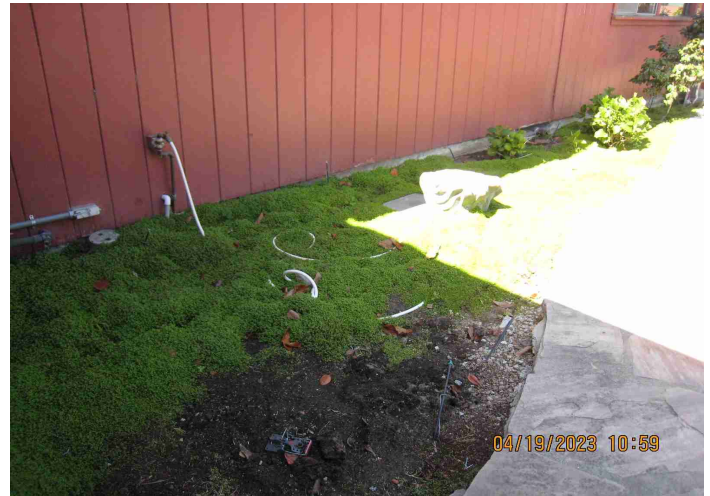
### *Preventative Maintenance*

2.16 - The soil or surface grade is not sufficiently graded or sloped to drain runoff water away from the north side of the home. Inadequate drainage and grading can lead to moisture intrusion and create an environment conducive to the growth of mold, fungus and other microorganisms. It can lead to non-uniform structural settlement and damage to the foundation. As a preventative measure we recommend that the soil and hardscaping be sufficiently sloped to drain surface water away from the home for six or more feet, or that an appropriate underground drainage system be installed.



2.17 - There are multiple bordered planter beds around the home that can allow surface water to collect or pool against the base of the home. Wet soil or poor drainage directly adjacent to the home can result in a high moisture level beneath the home, water intrusion, foundation damage/settlement, termite and/or ant infestation and may create an environment conducive to the growth of mold, fungus and other

microorganisms. We recommend that you take preventative measures to help prevent these conditions from occurring.



## Interior-Exterior Elevations

### Important Information

2.18 - There are rooms at the north side of the home that are below grade, which will be susceptible to moisture intrusion. There is no evidence of intrusion at this time, but one could not guarantee that it would not occur. The exterior foundation walls below grade are likely to have been coated or lined with waterproofing compounds, but of course we cannot confirm this, and, regardless, these materials can lose their resilience and may eventually permit intrusion. Therefore, it will be important to monitor these areas and particularly during the rainy season.

## Hardscaping

### Driveways

#### Correction Recommended

2.19 - Although functional, the concrete driveway is excessively cracked or damaged in areas. Correction/repair is recommended.



2.20 - There is an offset where the asphalt drive intersects the concrete driveway that is a trip hazard.



Correction/repair is recommended for safety.



#### *Preventative Maintenance*

2.21 - Although functional, the asphalt driveways (2) on the property have not been maintained and are significantly cracked/deteriorating. As a preventative measure, we recommend that all cracks be filled/sealed and that the driveways be recoated or resurfaced to extend their lifespan.



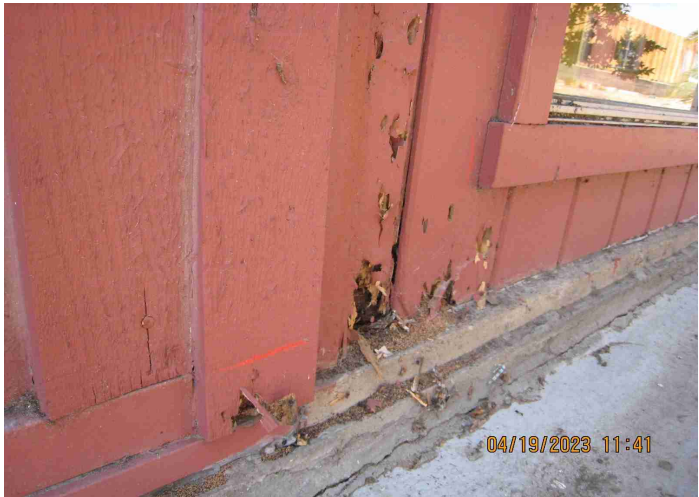
## **Exterior Features**

### **General Exterior Comments**

#### *Pest Control*

2.22 - A pest control (WDO) inspection and report should confirm the presence of wood damage/decay at a significant number of exterior wood components (siding, fascia, trim, eaves, etc.) and the need and cost for repair/replacement. Your home inspector is neither licensed or qualified to report on the presence of wood destroying insects or organisms (i.e. termites, dry rot, etc.).





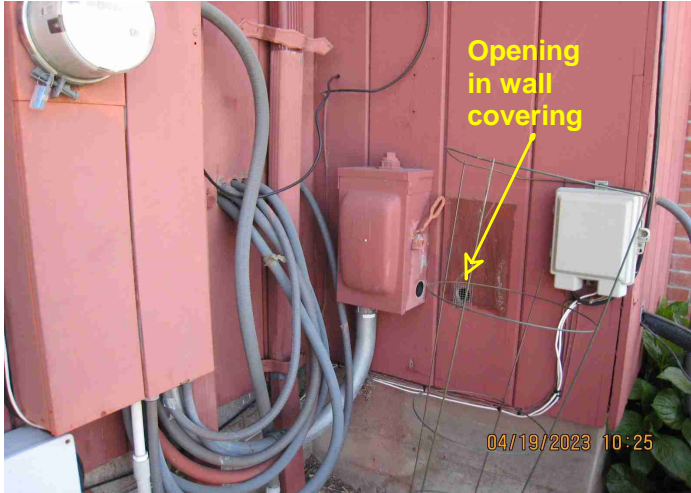
**Wall Coverings**  
*Correction Recommended*



2.23 - The wood siding is loose at the west side of the home and south side of the garage.

*Preventative Maintenance*

2.24 - There are multiple small holes in the wood siding at various locations that need to be properly repaired or sealed to help prevent against moisture or pest intrusion.



2.25 - A minimum 6 inches of clearance from the wood siding to the soil is needed in a number of areas/locations to help prevent moisture or termite damage.



2.26 - There is wood siding in direct contact with the concrete hardscaping in some areas. Providing a min. 1 inch clearance is recommended, as this will help prevent the moisture in the concrete from being drawn up into the wood and subjecting it to moisture damage/decay.



2.27 - Older/original stove exhaust vent cover at the north side of the kitchen needs screening or removal to help prevent pest intrusion. The vent is not in use at this time.



#### *Pest Control*

2.28 - A Branch 3 pest control (WDO) inspection and report should confirm considerable damage/decay to the wood siding and the need/cost for repair/replacement.



#### **Fascia and Trim**

##### *Pest Control*

2.29 - A Branch 3 pest control (WDO) inspection and report should confirm the presence of wood damage/decay to the wood trim and/or fascia at one or more areas/locations around the home and the need for any repairs/service.

#### **Eaves and Soffits**

##### *Pest Control*

2.30 - A Branch 3 pest control (WDO) inspection and report should confirm wood damage/decay to the eaves at multiple locations and the need for repair/replacement.

#### **Screens**

##### *Important Information*

2.31 - The south sliding glass door screen is missing, and you may wish to have one installed.

##### *Preventative Maintenance*

2.32 - The window screens are damaged and/or excessively worn, and you may wish to have them repaired.

2.33 - A significant number of window screens are missing, and you may wish to have them replaced as necessary.

#### **Limitations and Exclusions**

##### *Important Information*

2.34 - Foliage prevented access to, and a complete evaluation of, the exterior walls. Hidden defects may exist.

#### **Attached Appurtenances**

##### **Patio Enclosures**

##### *Important Information*

2.35 - There are multiple enclosed patios, breezeways, etc. that have been added to the original home that we recommend you obtain the permits and certificates of occupancy for. This is important for a number of reasons, but structurally speaking, it is important to determine if the loads for these enclosed additions properly transfer to the ground and that proper foundation footings were provided, if needed. This cannot be determined during the course of a visual home inspection. If permits cannot be located or obtained, we recommend further investigation by an appropriate structural specialist at this time.



## Stairs and Landings

### *Safety Concern*

2.36 - The risers at the north concrete entry stairs are not uniform and could therefore prove to be a trip-hazard. The rise is that distance between the steps, and the difference in rise between any step should not exceed three-eighths of an inch.



## Handrailings and Guardrailings

### *Safety Concern*

2.37 - Although it may not have been required at the time the handrail was installed, we recommend that you have the ends of the main entry stair handrailing turned into the wall to help prevent snagging of clothing (a potential fall hazard).



## Limitations and Exclusions

### *Important Information*

2.38 - The underside of the perimeter decking is not accessible for evaluation.

## **Section 3.0 - Roof**

*Items to be inspected/reported: 1. Covering 2. Drainage 3. Flashings 4. Penetrations 5. Skylights*

### **Primary Roof**

#### **General Gravel or Rock Information**

##### *Important Information*

3.1 - Tar and gravel roofs are designed to last for approximately 15 to 20 years, sometimes longer. They are comprised of layers of asphalt paper and a heavier mineral cap sheet that is swabbed with boiling tar and then covered with gravel, which is designed to deflect the deteriorating rays of the sun. They are low-pitched and often do not drain efficiently. Drainage is often impeded by the gravel, and moisture can be held at the edges by metal that is designed to prevent the gravel from spilling over. For this reason, flat tar and gravel roofs must be kept clean and inspected regularly. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage. This is important because our inspection does not include any guarantee against leaks. For such a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

#### **Gravel or Rock Roof Covering**

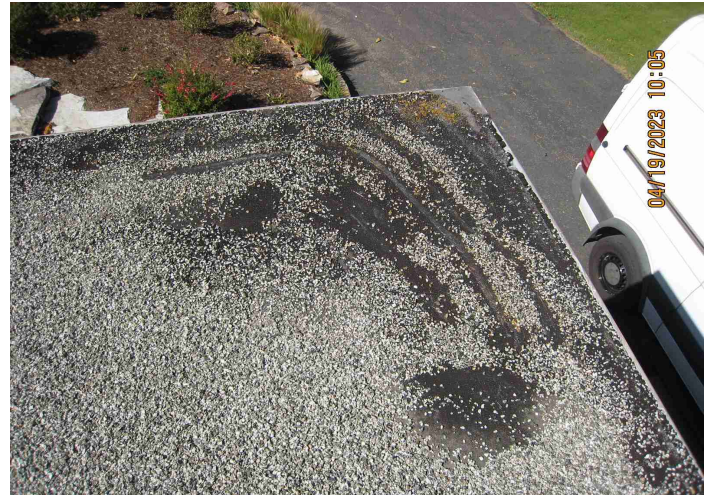
##### *Further Evaluation*

3.2 - The roof is an obsolete gravel type with an initial service life of 20 to 25 years. There are numerous bare spots that need to be covered and some obvious decomposition of the exposed mineral cap sheet. However, because the roof has well exceeded its initial design/service life and we have no knowledge of its service history or the number of roof layers that exist, we recommend that you have a core sample taken by an appropriate specialist at this time. This is important, as a core sample will reveal whether or not the roof has ever been replaced and can simply be serviced again, or if it beyond servicing due to an excessive number of roof layers and will need to be replaced completely. In any event, the roof will need to be evaluated further at this time by an appropriate specialist for further remarks and recommendations.

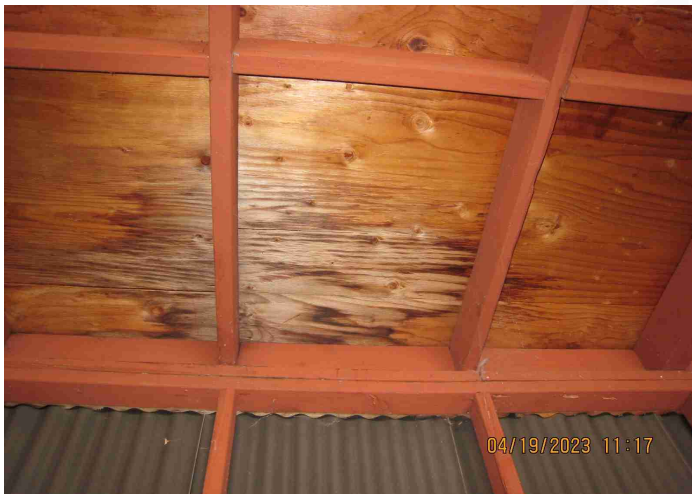




The gravel roof is on an older home and we have no knowledge of its service history - *Continued*



3.3 - There are moisture stains on the ceilings throughout the garage and east workshop areas that imply that the gravel roof has leaked at some point in the past and may still be leaking. However, an active leakage condition can be very difficult to confirm, even when it is raining, and you may wish to have the roof evaluated by a licensed roofing contractor at this time, as we cannot guarantee that the roof does not leak.

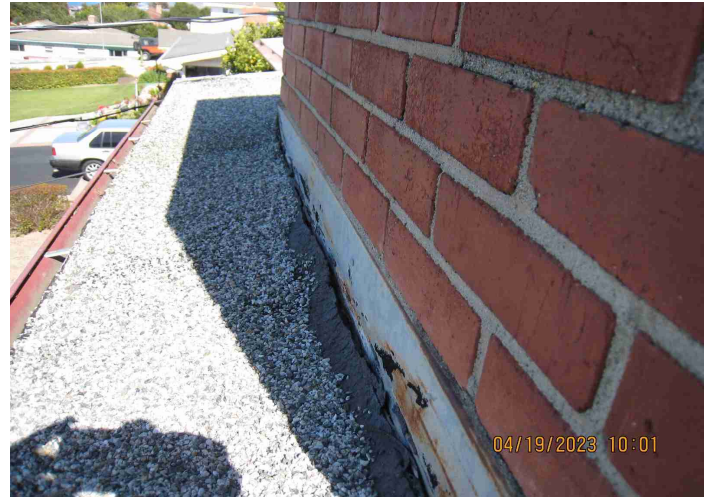


### Flashing

#### *Correction Recommended*

3.4 - The flashing around the base of the chimney is in poor condition and needs repair/replacement to help avoid leakage.





### Skylights

#### Important Information

3.5 - The roof includes multiple skylights, which are a common point of leaks. Therefore, it will be important to keep the area around them clean and to monitor them regularly for evidence of leakage.

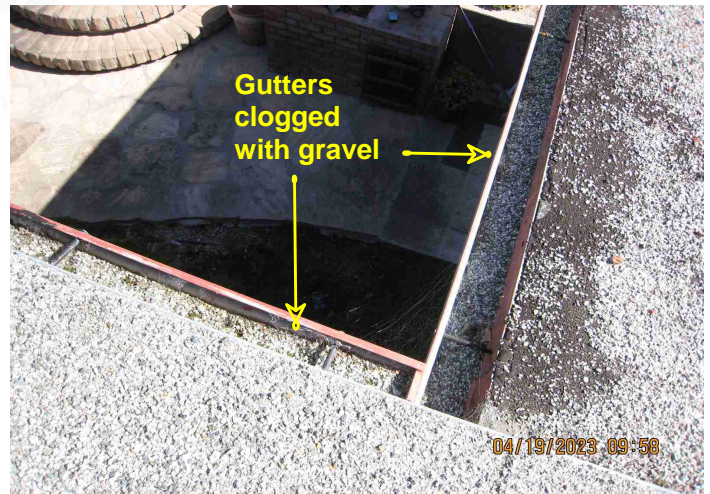
### Gutters and Drainage

#### Correction Recommended

3.6 - Some downspouts are missing/damaged/incomplete and need to be serviced.

#### Preventative Maintenance

3.7 - The gutters are clogged with gravel and should be cleaned and serviced as needed to drain properly.



3.8 - The roof gutters are older/original and in poor overall condition and, if not replaced, will need repairs and/or maintenance service such as sealing seams, securing them in places, et cetera in order to extend their service life.

### Limitations and Exclusions

#### Important Information

3.9 - The roof coverings are not tested for watertightness or leakage, and our visual-only inspection does not include any guarantee against roof leakage. For such a guarantee, you would need to have a licensed roofing contractor perform a water test and/or issue a roof certification.

3.10 - Some of the skylights have been covered with tarps and are not visible and should be uncovered and evaluated for defects at this time.



## **Section 4.0 - Attic Areas and Roof Framing**

*Items to be inspected/reported: 1. Framing 2. Ventilation 3. Insulation*

### **Attic Areas**

#### **Attic Observations**

##### *Important Information*

4.1 - There are no accessible attic areas in this home.

### **Roof Framing**

#### **Ceiling and Roof Structure**

##### *Important Information*

4.2 - The ceiling and roof structure is conventionally framed with wood beams and planks.

#### **Ceiling and Roof Structure Observations**

##### *Important Observation*

4.3 - There are no visible or apparent ceiling and/or roof structure deficiencies.

#### **Limitations and Exclusions**

##### *Important Information*

4.4 - The roof framing components are evaluated in compliance with CREIA Standards of Practice. In accordance with these standards, we describe and identify the type of roof framing and look for any obvious defects and/or evidence of structural failure that, in the inspector's opinion and from a generalist's standpoint, would warrant further evaluation by a structural engineer or similarly qualified structural specialist..

## **Section 5.0 - Plumbing**

*Items to be inspected/reported: 1. Water supply piping 2. Drain, waste, and vent piping 3. Faucets, toilets, sinks, tubs, showers 4. Fuel gas piping 5. Water heaters*



## Water Supply System

### Water Main Size and Material

#### Important Information

5.1 - Where the main water line enters the home the line is 1-1/4 inch copper.

### Water Main Shut Off

#### Informational

5.2 - The main water shut-off valve is located at the west side of the home.

### Pressure Regulator

#### Important Information

5.3 - A water pressure regulator was in place on the main water line. Internal water pressure (measured just downstream of regulator) was approx. 55 psi. at the time of the inspection, which is considered acceptable.

### Functional Flow at Fixtures

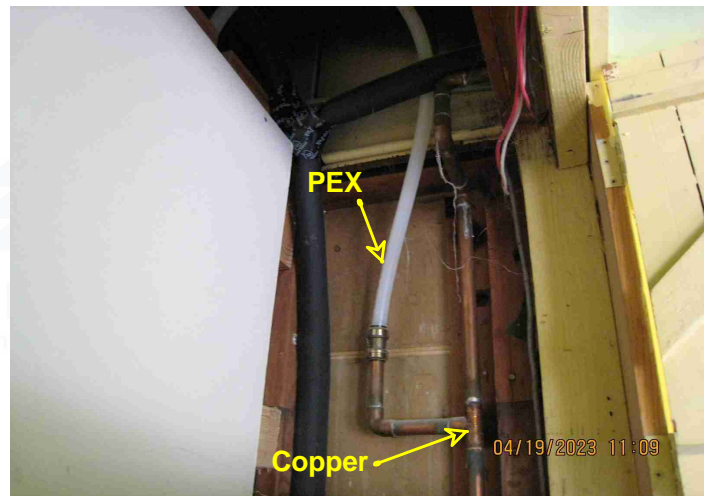
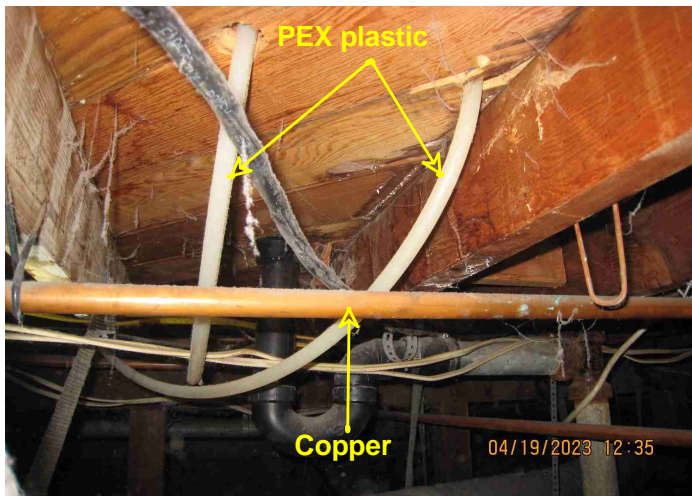
#### Important Observation

5.4 - The water flow at the plumbing fixtures appeared functional.

### Copper and PEX

#### Important Information

5.5 - Where visible, the water supply piping in the home appears to be a combination of copper and PEX plastic.



### Backflow Preventers

#### Correction Recommended

5.6 - The backflow preventer at the west side of the home is leaking and needs repair or replacement.



### Water Softener

#### Inspection Limitation

5.7 - A water softener was observed on the premises but was evaluated for leaks and cross connections only (evaluation of water softeners falls outside the scope of a home inspection). If the unit is to convey with the property, you may wish to have the system evaluated for defects and proper function by an appropriate specialist at this time. The system was disconnected and not functional at the time of the inspection.



### Hose Bibs

#### Correction Recommended

5.8 - The valve at the west hose bib was leaking and needs repair or replacement.

### Potential Cross Connections

#### Upgrade Recommended

5.9 - We recommend you install anti-backflow devices at all exterior faucets (hose bibs) to help prevent back-siphonage and contamination of the potable water supply. These devices are inexpensive and easily installed.

## Plumbing Fixtures

### Sinks

#### *Correction Recommended*

5.10 - The sink drain line in the easternmost bathroom is incorrect because the water seal can be easily siphoned away, which would allow sewer gases to back flow into the residence.



### Toilets

#### *Important Information*

5.11 - The toilets in the home are identified as being 1.6 GPF.

#### *Correction Recommended*

5.12 - The toilet in the master bathroom is loose, and needs to be firmly anchored to the floor and caulked around the base, or leakage may result (easily remedied).

5.13 - The toilet in the easternmost bathroom has less than the required clearances (min. 15 inches to center) from the side cabinet and you should have this condition corrected for safety.



5.14 - The toilet tank at the easternmost bathroom is loose and should be secured for safety/other.

### Tubs

#### *Important Observation*

5.15 - The tub in the hall bathroom was functional.

## Stall Shower

### *Correction Recommended*

5.16 - The mixing valve at the master bathroom shower is loose and/or does not function properly and needs servicing. Also, any gaps or openings around the valve need sealing to help prevent moisture intrusion and resultant damage/decay.

### *Preventative Maintenance*

5.17 - The stall showers are older and due to lack of maintenance there are gaps, cracks and open grout-joints in the bathroom stall shower floor and curb tiles that should be sealed or repaired as needed to prevent possible moisture intrusion.

## Limitations and Exclusions

### *Important Information*

5.18 - Shower (and tub-shower) stall surrounds, pans, curbs, enclosures, and doors are not tested for watertightness.

5.19 - Tub and sink overflows were not filled or tested as a part of our inspection.

5.20 - Stall shower pans, curbs and enclosures are not tested for watertightness.

## Drain Waste and Vent System

### General Drain and Vent System Comments

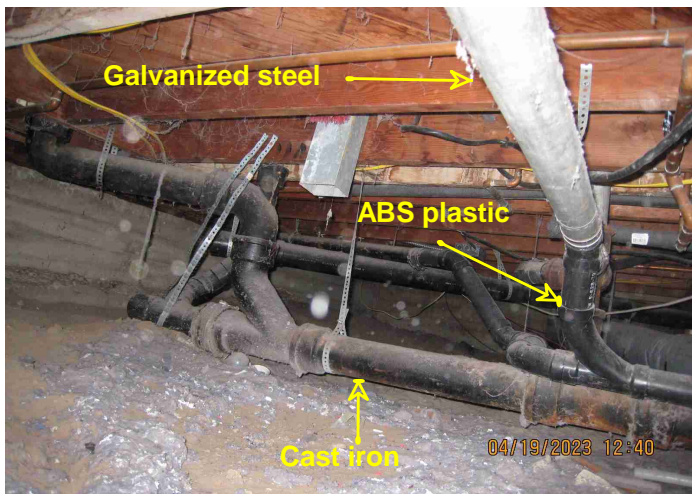
#### *Important Information*

5.21 - We test the drain, waste and vent (DWV) system by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur at some point in the life of any system, usually relative in severity to the age of the system and materials used, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if the main drain line is blocked or damaged, repairs could become expensive, and for this reason we recommend that you have it video scanned by an appropriate specialist at this time.

### Drain and Vent Piping Materials

#### *Important Information*

5.22 - The drainage and vent piping is predominately older/original cast iron and galvanized steel with a significant amount of newer ABS plastic.



### Drain and Vent Piping Observations

#### *Important Information*



5.23 - Your inspector could not or did not locate an exterior cleanout for the main waste line (from the building to the street). Although it is possible that one may never have been installed on the system, they are required in most jurisdictions and the lack of a cleanout is commonly considered a deficiency. We therefore recommend that one be installed if a cleanout cannot be located.

#### *Further Evaluation*

5.24 - Based on the age of the home, it is likely that the main drainpipe is a type made of clay or orangeburg (wood pulp) that is susceptible to damage/deterioration. Unless you are in possession of documentation showing that the main drain line from the house to the street sewer has been recently replaced, it is strongly recommended that you have the main sewer line scoped for damage/defects at this time by an appropriate specialist. The cost to replace the main waste line, if needed, is a significant one (i.e. very costly).

#### *Correction Recommended*

5.25 - There is an older galvanized steel drain line beneath the home that is beginning to rust through (from the inside out) and blister and which should be replaced before it has an opportunity to leak.



### **Functional Drainage at Fixtures**

#### *Important Information*

5.26 - Using the industry recommended water test, the drain and vent pipes at the plumbing fixtures within the home were found to be functional at the time of the inspection. However, this is not a guarantee that the installation of the piping is correct throughout or that future blockages or backups will not occur or that blockages have not occurred in the past. We recommend that you ask the seller(s) to disclose any known problems, past or present, with the plumbing system, and that you have a licensed plumber video scan the main waste line at this time.

### **Limitations and Exclusions**

#### *Important Information*

5.27 - Determining the adequacy, number, and location of drainage and waste system cleanouts falls outside the scope of our inspection and this report.

5.28 - The main drain line was not video scanned (outside the scope of a home inspection and our services).

5.29 - RV drainage provisions were not inspected/filled/tested.

## Fuel Gas System

### General Gas Supply System Comments

#### Important Information

5.30 - The property is all electric. There is no gas supply to the home and no gas piping within the home. This is considered by some to be a deficiency, as retrofitting a home for gas can be fairly costly, but ultimately you should make your own determination.

## Water Heater

### Water Heater Location(s)

#### Important Information

5.31 - The water heater is located in the north enclosed patio.

### Water Heater

#### Important Information

5.32 - The 8 year old, 50 gallon Rheem electric water heater functioned satisfactorily at the time of the inspection.

### Electrical Connections

#### Important Observation

5.33 - The electrical connection to the water heater is serviceable.

### T&P Valve and Discharge Pipe

#### Important Information

5.34 - A temperature and pressure relief (T&P) valve was installed at the water heater as required. Testing of T&P valves, however, is not performed, as they will typically corrode over time and leak when opened. Client(s) should open/exercise the valve frequently (suggested every few months and exercising due caution) to maintain operational integrity.

#### Correction Recommended

5.35 - We recommend that you route the T&PR valve discharge pipe to the exterior as is normally required to help prevent the possibility of water damage in the event that the valve opens.

### Expansion Tank

#### Correction Recommended

5.36 - This home has a closed loop plumbing system that prevents water from exiting the system once it's inside the home. Closed systems have a check valve or pressure reducing valve at the main water line. Expansion tanks are required to be installed on such closed systems to prevent thermal expansion at the water heater. This will help prolong the life of the water heater.

### Drip Pan and Overflow Pipe

#### Correction Recommended

5.37 - The water heater was not equipped with a drip pan w/ overflow pipe (to exterior) which is recommended by the manufacturer with all newer installations in order to minimize/prevent water damage from a leak.

### Seismic Straps

#### Correction Recommended

5.38 - The water heater has been strapped and appears adequately braced to resist movement in a seismic event but the lower strap is not within four inches of the top of the controls, thus not placing it in the lower 1/3 of the tank as required. This can be easily remedied by adding a lower third strap or lowering the existing strap.



### Limitations and Exclusions

#### Important Information

5.39 - The remaining useful life of the water heater is not determinable. If a water heater has exceeded the life of its warranty, as this one has, it can fail at any time, and for this reason we recommend that you monitor it regularly for any leakage, and, if available to you, suggest that you purchase a home warranty to cover its eventual replacement.

## Section 6.0 - Electrical

Items to be inspected/reported: 1. Service equipment 2. Electrical panels 3. Circuit wiring 4. Switches, receptacles, outlets, and lighting fixtures

### Electrical System Comments

#### Numerous Electrical Defects

##### Important Information

6.1 - A significant number of modifications were noted with the electrical system on this property, and due to the number of defects observed it is likely that many/most were performed without permits and jurisdictional oversight. We therefore recommend that you have the system evaluated in its entirety by an appropriate specialist at this time, as your inspector is unable to endorse any part of it.

### Service

#### Service Entrance

##### Important Information

6.2 - The service entrance is overhead.

#### Service Lines

##### Important Observation

6.3 - The service lines, mast, weather head, and cleat appear functional.

#### Service Line Capacity

##### Important Information

6.4 - Where entering the service mast, the service line capacity appears to be 200 amps and 220 volts.

## Service Equipment Panel

### Service Equipment Panel Size and Location(s)

#### Important Information

6.5 - The residence is served by a 200 amp panel, located at the south side of the home.

### Service Equipment Panel

#### Correction Recommended

6.6 - One or more circuits within the service equipment panel are not labeled, and should be evaluated by an appropriate specialist so that the appropriate load calculations and breaker sizes could be determined and the circuits properly labeled.

### Main Service Disconnect

#### Important Information

6.7 - The 200 amp main disconnect is located inside the service equipment panel.

### Grounding

#### Important Information

6.8 - The service equipment panel is double-grounded to a driven rod and to a water pipe.

## Sub Panel

### Sub Panel Location(s)

#### Informational

6.9 - A sub panel is located at the west side of the residence inside the exterior water softener closet.

### Sub Panel Observations

#### Further Evaluation

6.10 - The sub panel is manufactured by the Zinsco company. These panels and their circuit breakers have a history of problems including bus bars made from aluminum that oxidize and corrode, breakers that don't trip under normal overload conditions, and breakers that appear to be tripped when they're not. These conditions represent a safety hazard for shock and/or fire. We recommend that an appropriate specialist carefully evaluate the panel and its components and make any necessary corrections/repairs. Once you have taken possession of the property we recommend that you immediately replace the panel altogether with a modern panel that offers more flexibility for new, safer protective technologies like arc fault circuit interrupters (AFCIs).



#### Correction Recommended

6.11 - The sub-panel does not have thirty-six inches of clear space in front of it as normally required to facilitate service or an emergency disconnect, and should be made accessible for safety. This will likely require moving the panel to a different location.



## Limitations and Exclusions

### *Further Evaluation*

6.12 - The sub panel could not be safely accessed or opened for evaluation. Hidden or undisclosed defects may exist. We recommend inspection of the panel by an appropriate specialist at this time.

## Sub Panel 2

### Sub Panel Location(s)

#### *Informational*

6.13 - A sub panel is installed in the main hallway closet.

### Sub Panel Observations

#### *Important Information*

6.14 - The sub-panel is unconventionally located inside a closet, which would not be permitted by current standards as it represents a potential fire hazard. Therefore, you may wish to verify its installation permit or have an electrician render a second opinion.

## Sub Panel 3

### Sub Panel Location(s)

#### *Important Information*

6.15 - A third sub panel is located in the office.

### Sub Panel Observations

#### *Further Evaluation*

6.16 - The sub panel is manufactured by the Zinsco company. These panels and their circuit breakers have a history of problems including bus bars made from aluminum that oxidize and corrode, breakers that don't trip under normal overload conditions, and breakers that appear to be tripped when they're not. These conditions represent a safety hazard for shock and/or fire. We recommend that an appropriate specialist carefully evaluate the panel and its components and make any necessary corrections/repairs. Once you have taken possession of the property we recommend that you immediately replace the panel altogether with a modern panel that offers more flexibility for new, safer protective technologies like arc fault circuit interrupters (AFCIs).

#### *Correction Recommended*

6.17 - Various circuits within the sub-panel are not labeled, and should be serviced by an electrician so that the appropriate load calculations and breaker sizes could be determined.

6.18 - For safety reasons, the neutral wires and grounding wires in the sub-panel should be separated, with the ground wires bonded to the panel and the neutrals "floating" so as not to be bonded or in contact with the panel.

### Panel Covers

#### *Correction Recommended*

6.19 - Some of the screws holding the interior cover in place are missing, and should be replaced for safety (easily remedied).

## Wiring

### Branch Circuit Wiring Type

#### *Important Information*

6.20 - Where visible and accessible, the wiring is primarily vinyl wrapped NM and/or PVC wrapped NM-B copper wiring.

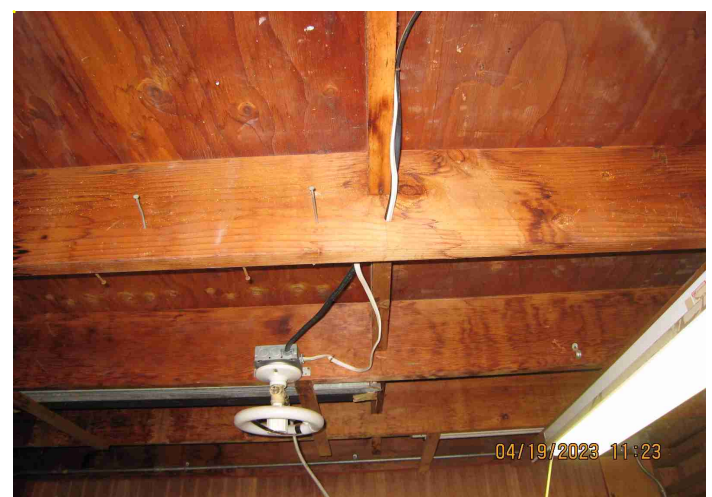
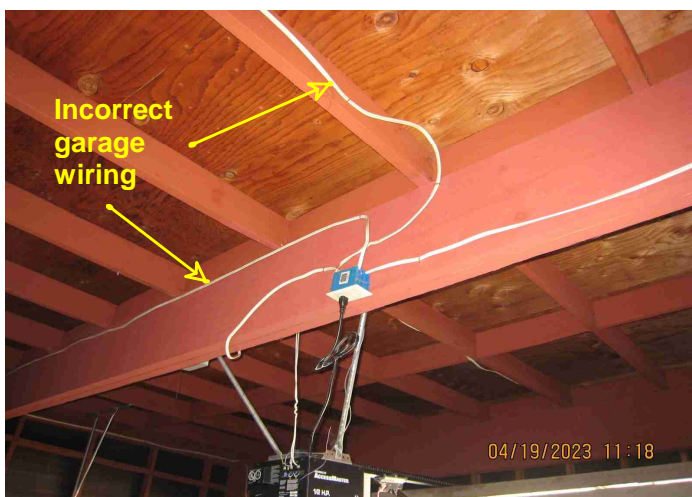
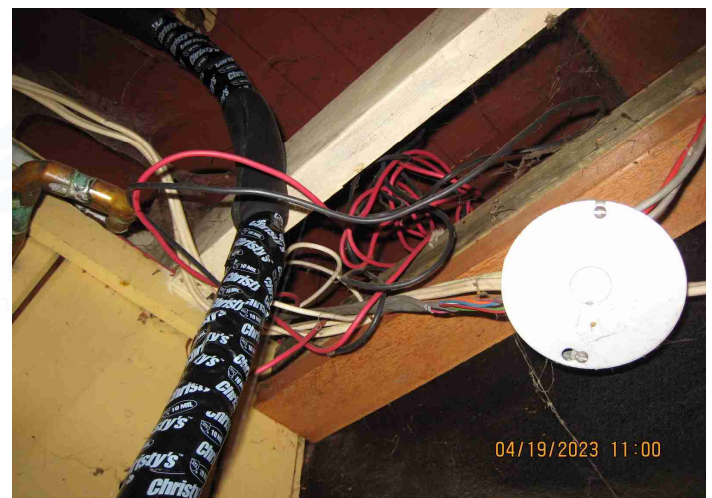
### Branch Circuit Wiring

#### *Safety Concern*

6.21 - There are numerous (dozens) of unsafe or hazardous wiring conditions within the footprint of the home and garage that require repair by a licensed electrician before the electrical system can be considered safe and the home safe for occupancy. These conditions include loose wiring, exposed

Inspection Address: 1420 Hillcrest Dr., Arroyo Grande, CA  
Inspection Date/Time: 4/18/2023 9:30 am to 2:00 pm

wiring, uncapped and exposed wiring, wiring that does not terminate inside a junction box, ungrounded receptacles, uncovered receptacles, etc. We recommend that an appropriately qualified and licensed electrician go room-to-room to investigate and repair any and all unsafe wiring conditions at this time.



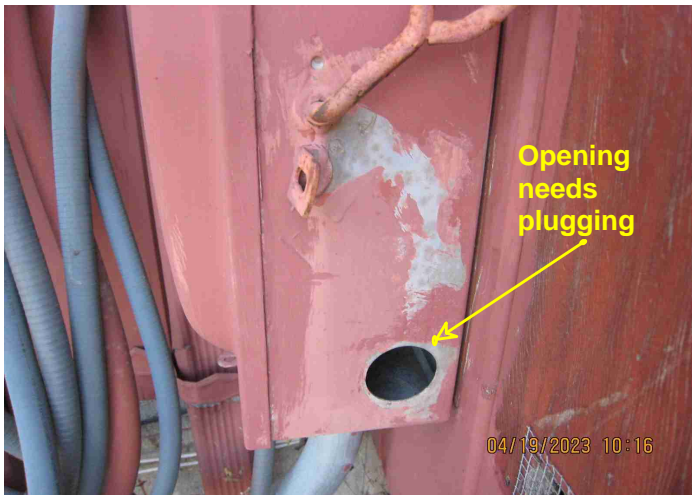
**Unsafe wiring conditions noted throughout - Continued**



**Exterior Wiring**

*Preventative Maintenance*

6.22 - There is an opening in the junction box adjacent to the service equipment panel that needs plugging to help prevent pest/moisture entry.

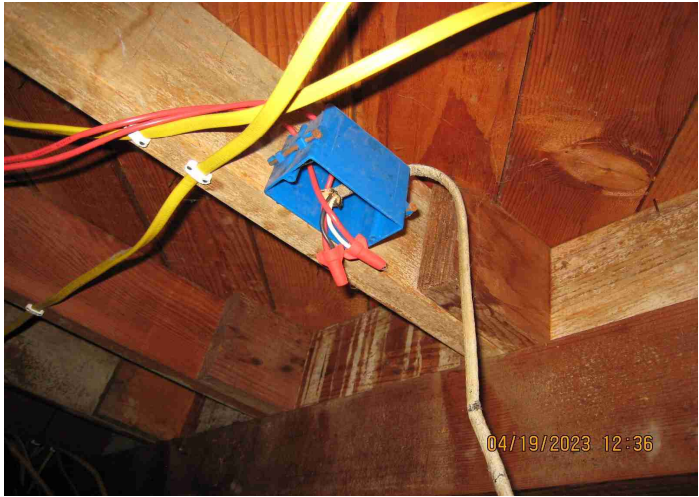


**Crawlspace Wiring**

*Safety Concern*

6.23 - There are multiple unsafe or hazardous wiring conditions beneath the home that require repair by a licensed electrician before the electrical system can be considered safe and the home safe for occupancy. These conditions include loose wiring, exposed wiring, uncapped and exposed wiring, wiring that does not terminate inside a junction box, etc. We recommend that an appropriately qualified and licensed electrician enter the crawlspace to investigate and repair any and all unsafe wiring conditions at this time.





## GFCI Protection

### General GFCI Comments

#### Important Information

6.24 - Ground fault circuit interruption (GFCI) has been proven to save lives, and its importance must not be overlooked. Also, although a GFCI device (outlet or breaker) may be functional at the time of the inspection, it may have failed by the time you occupy the premises, and for this reason we recommend that you carefully test all GFCI devices for proper function prior to occupying the premises, and on a regular basis thereafter, using the manufacturers test button(s).

### Exterior GFCI

#### Correction Recommended

6.25 - A ground-fault protected receptacle outlet directly behind the water softener was tripped and could not be reset.

#### Upgrade Recommended

6.26 - Some of the exterior receptacles are not GFCI protected. We recommend that all of the exterior receptacles be upgraded to include ground-fault protection to help guard against shock or electrocution.

### Garage GFCI

#### Upgrade Recommended

6.27 - The garage receptacles are not GFCI protected. For safety reasons we recommend that all non-dedicated garage receptacles be upgraded to include ground-fault (GFCI) for protection to help guard against shock or electrocution.

### Bathroom GFCI

#### Important Observation

6.28 - The GFCI protected bathroom receptacle outlets responded to their test buttons.

### Kitchen GFCI

#### Correction Recommended

6.29 - The receptacle at the east kitchen counter is not GFCI protected as is normally required and we recommend that you provide GFCI protection for safety.

#### Important Observation

6.30 - The GFCI protected receptacle outlets at the kitchen countertops were fully functional when tested.

## AFCI Protection

### General AFCI Comments

#### Important Information

6.31 - Arc fault circuit interruption (AFCI) has been proven to reduce the risk of fire due to arc faults in the circuit wiring and is required in all newer construction.

### AFCI Observations

#### Upgrade Recommended

6.32 - The bedroom/kitchen/laundry circuits and their receptacles (outlets) are not AFCI protected and were not required to be at the time the building was constructed. However, providing AFCI protection for these circuits/receptacles is highly recommended as a safety upgrade.

## Receptacle Outlets

### Garage Receptacle Outlets

#### Safety Concern

6.33 - Multiple ungrounded 3-pronged receptacle outlets were observed inside the garage. All 3-pronged receptacles should be grounded and all garage receptacles should be GFCI protected.

### Kitchen Receptacle Outlets

#### Correction Recommended

6.34 - The receptacle for the microwave does not function properly and needs replacing.

## Light Fixtures and Switches

### Light Fixture and Switches

#### Important Information

6.35 - A significant number of light fixtures, both inside and outside the home, did not respond/illuminate when tested, and will need to be fitted with new bulbs and retested for proper function.

## Miscellaneous Electrical

### Substandard System

#### Further Evaluation

6.36 - The electrical system in this home is substandard and rife with defects which pose a significant hazard to the structure and its occupants. We therefore recommend that you have an appropriately qualified and licensed electrical contractor evaluate the system in its entirety at this time and provide you with detailed estimates for correction/repair.

## Section 7.0 - HVAC

*Items to be inspected/reported: 1. Heating equipment 2. Central cooling equipment 3. Energy source and connections 4. Combustion air 5. Exhaust vents 5. Condensate drainage 6. Conditioned air distribution systems*

## Electric Wall Heater

### General Electric Wall Heater Comments

#### Important Information

7.1 - Electric wall heaters are generally fairly effective but the older ones are not very energy efficient and their components are not always easily replaced. Regardless, if small children are to visit or occupy these premises, you should be aware that the metal frames of such heaters can often become hot enough to burn the skin, and you should not store combustible items near the heater.

### Electric Wall Heater Observations

#### Important Information

7.2 - The three Thermador electric wall heaters inside the home did not respond to normal user controls, but we do not endorse these types of heaters as they can cause severe burns.

## Heating and Cooling System

### General Heating and Cooling System Information

#### Important Information

7.3 - There are a wide variety of forced-air heating/cooling systems, which range from newer high-efficiency ones to older low efficiency ones. Also, there are an equally wide variety of factors that can affect their performance, ranging from the size of the house, the number of its stories, the type of its roofing material, its ventilation system, and the thermal value of its insulation and window glazing. This is why our contract specifically disclaims the responsibility of evaluating the overall efficiency of any system, because only a specialist can credibly do so. Although our evaluation of forced-air systems is a conscientious one, we do not attempt to dismantle any portion of the system, nor do we evaluate the heat exchanger, or firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. Similarly, we may not be able to check every register, at which the airflow may well be uneven and will decrease proportionate to its distance from the air handler. Regardless, the sellers or the occupants of a property are often the best judges of how well a system works, and, if you get the opportunity, it is always a good idea to ask them about its maintenance history and if they have been satisfied with its performance. Most forced-air split systems have a design life of twenty years, although some components may fail prematurely, and some will last longer.



## General Heat Pump Information

### Important Information

7.4 - Heating and cooling is provided by a split system heat pump. The system consists of a condensing unit located at the south exterior, coupled with an air handler in the crawlspace. A heat pump is essentially a reversible air conditioner, but contains additional equipment not found in normal air conditioning systems. The outdoor unit contains an accumulator and a reversing valve, and the indoor component is often accompanied by electric strip heaters. The reversing valve is the key component that determines the mode of operation (heating or cooling). In the heating mode, heat is extracted from the outdoor environment to heat the interior, and in the cooling mode, heat is extracted from the indoor environment and transferred to the exterior. Heat pumps need only be tested in one mode - if it works in the heating mode it will work in the cooling mode, and vice-versa. If the inspection takes place on a cold day, it should be tested in the heating mode, and on a warm day, the cooling mode. Heat pump thermostats will typically have an "emergency heat" setting. In such a mode, the electric strip heaters will be turned on and override the other settings of the system.

## Heat Pump Location

### Important Information

7.5 - Central heating and cooling are provided by a 34 year-old, 4 ton Payne heat pump, that is located at the south exterior, with an air-handler located at the crawlspace beneath the home.

## Heat Pump Observations

### Important Information

7.6 - The heat pump responded to both the request for heating and cooling. The system should be serviced bi-annually and the filters changed every two to three months. Please note that the heat pump and related components have reached the end of their service/design life and could fail at any time.

### Correction Recommended

7.7 - The heat pump condensing unit is not level, which could compromise its performance and reduce its lifespan. Placing and securing the condensing unit on a level platform is recommended.

### Preventative Maintenance

7.8 - There is moss growth and some minor damage to the fins of the condensing coil that may effect the functionality and/or life span of the system, and that you may wish to have corrected/serviced.



## Condensate Drainage

### Important Information

7.9 - The condensate discharge pipe appears intact but was not tested.

## Refrigerant Lines

### Correction Recommended

7.10 - Insulation is missing from the larger refrigerant line and we recommend that insulation be installed to help prevent condensation leakage and for increased efficiency/energy savings (easily remedied).



#### **Air Filter**

##### *Preventive Maintenance*

7.11 - The filter is dirty and should be changed right away and then again every two or three months thereafter. A clean air filter significantly reduces particles in the breathable air and will help keep the home clean. It will also help protect the mechanical equipment and help prevent mold and bacteria from growing within the system. Most importantly, it will help prevent dirt from clogging the interior of the furnace that can cause the heat exchanger to overheat and crack. A cracked heat exchanger can circulate deadly carbon monoxide throughout the home.

#### **Return-Air Compartment**

##### *Important Observation*

7.12 - The return-air compartment was in satisfactory condition.

#### **Distribution System**

##### *Correction Recommended*

7.13 - The outer sleeve of the visible distribution ducting has been deteriorated by ultra-violet contamination, leading to failure of the ducting. Although this condition will not have any serious immediate consequences other than being energy inefficient, this older, damaged ducting is at the end of its service life and should be replaced.



## **Section 8.0 - Interior**

*Items to be inspected/reported: 1. Walls, ceilings, and floors 2. Doors and windows 3. Stairways 4. Permanently installed cabinets 5. Permanently installed cook-tops 6. ovens 7. Cooktop exhaust vents 8. Dishwashers 9. Food waste disposals 10. Absence of smoke and carbon monoxide alarms 11. Vehicle doors and openers*

### **General Interior**

#### **Limitations and Exclusions**

##### *Important Information*

8.1 - One or more room deodorizers were installed inside the residence that may cover/conceal historical clues or indicators with regards to odors and their causes. Defects or conditions may currently exist that would only become apparent with the passage of time and/or by owner disclosure(s).

### **Floors**

#### **Floor Coverings**

##### *Correction Recommended*

8.2 - The floor coverings are mostly original and at the end of their service life and will need to be replaced.

### **Walls and Ceilings**

#### **Walls and Ceilings**

##### *Important Information*

8.3 - There are stains on the dining room wall that we recommend be explained or explored further.

##### *Further Evaluation*

8.4 - There are moisture stains on some of the ceilings and walls within the garage and workshop areas that you should have explained or explored further, as our service does not warranty or certify the roof or the building envelope against leakage.

##### *Correction Recommended*

8.5 - There is a missing section of drywall in the master bedroom closet that you may wish to have repaired. Also, there is a section of missing wall covering in the hall bathroom directly behind the laundry area that you may wish to have repaired/ replaced.





## Windows

### Single-Glazed Windows

#### *Correction Recommended*

8.6 - Some of the older single-glazed windows are difficult to open and need servicing. Missing/damaged latching hardware was observed at multiple windows, including the hall bathroom, dining room and converted garage. Repair/replacement of these older windows is needed. Upgrading to dual paned windows is suggested for improved energy efficiency (reduces loss of conditioned air and heating/cooling costs).

### Dual-Glazed Windows

#### *Important Information*

8.7 - A dual-glazed windows in the master bedroom appears to have a broken hermetic seal, and you would need to have the window replaced should you find this fogging/staining condition and the loss of energy efficiency objectionable.

#### *Safety Concern*

8.8 - The fixed windows in the N/E enclosed patio or sun room are not safety-tempered and are subject to human impact. For safety reasons it is strongly advised that these windows be replaced with ones that include safety-tempered glass.



## Limitations and Exclusions

#### *Important Information*

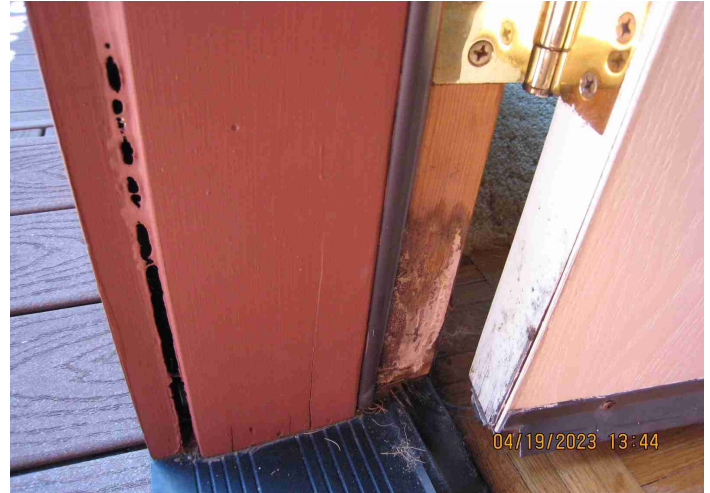
8.9 - Dual pane window seals are not physically tested for leakage. Our inspection is visual only, and detecting leakage at dual paned windows is often not possible under certain weather conditions and/or when the windows are dirty, and leaks may go undetected unless you have the windows cleaned and physically tested by a window specialist. As one or more of the dual-glazed windows in the home appear to have a broken hermetic seal, we recommend that you have all windows in the home cleaned and tested for broken seals by a qualified window specialist, as this falls outside the scope of a home inspection and hidden defects may exist.

## Doors

### Main Entry Door

#### *Correction Recommended*

8.10 - There is evidence of water intrusion at the floor at the base of the main entry door. We recommend that the door be evaluated and made watertight by an appropriate specialist. A pest control inspection and report should note the presence of any wood damage or decay and the need, if any, for repair.

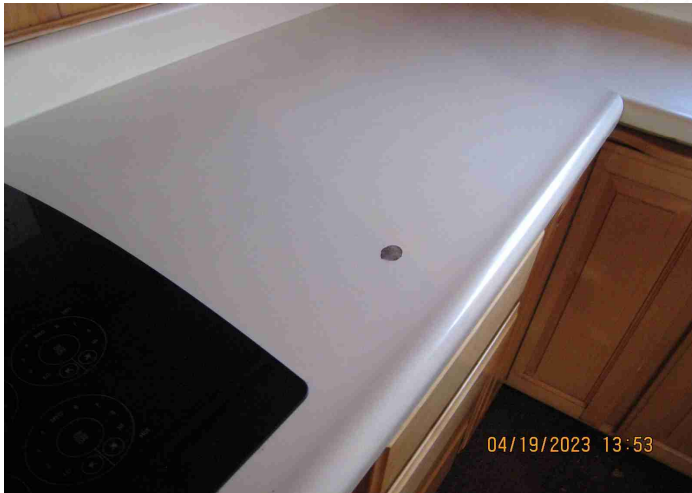


## Counters

### Counters and Countertops

#### Important Information

8.11 - The kitchen countertop has some cosmetic damage.



## Limitations and Exclusions

### Inspection Limitation

8.12 - Counter surfaces are not tested for watertightness. Sinks and tubs should be kept well-caulked to help guard against leakage into the cabinetry or concealed wall cavities below.

## Cabinets

### Cabinetry

#### *Correction Recommended*

8.13 - The under sink cabinet drawer in kitchen is difficult to open or operate.

## Built-In Appliances

### Food Waste Disposal

#### *Important Observation*

8.14 - The food waste disposal responded to normal user controls.

### Dishwasher

#### *Important Observation*

8.15 - The KitchenAid dishwasher responded to normal user controls and ran through all of its cycles in normal mode.

### Electrical Oven

#### *Important Observation*

8.16 - The KitchenAid electrical oven (and broiler component) is functional, but was neither calibrated nor tested for its performance. The oven was tested in "bake" mode only.

### Electrical Cook Top

#### *Important Observation*

8.17 - The built-in KitchenAid electrical cook top is functional.

### Microwave

#### *Correction Recommended*

8.18 - The built-in GE microwave failed to respond to normal user controls.

## Limitations and Exclusions

### *Important Information*

8.19 - We test appliances for their primary functionality by using the primary controls but we cannot and do not evaluate them for their performance nor for the variety of their settings or cycles. Please note that all appliances are subject to failure at any time and for this reason are evaluated as a courtesy only. We strongly recommend that you test them for yourself before the close of this transaction, and that you purchase a home warranty to cover their eventual repair or replacement.

8.20 - If present, evaluation of appliances (ranges, refrigerators, microwaves, dishwashers, etc.) that are not permanently installed falls outside the scope of a home inspection. If any "freestanding" appliances are to convey with the property, it is suggested that you have them tested by an appropriately qualified appliance specialist.

## Laundry Provisions

### Electrical Provisions

#### *Important Information*

8.21 - A 3-pronged, 220 volt receptacle was provided but was not tested, and we do not make a determination as to whether the receptacle outlet is compatible with any particular plug or appliance. However, newer dryers are typically equipped with a 4-pronged appliance cord, so you will need to plan accordingly.

### Dryer Vent and Backdraft Damper

#### *Correction Recommended*

8.22 - The clothes dryer vents incorrectly into the crawlspace beneath the home and should vent to the exterior and be fitted with an approved backdraft damper.

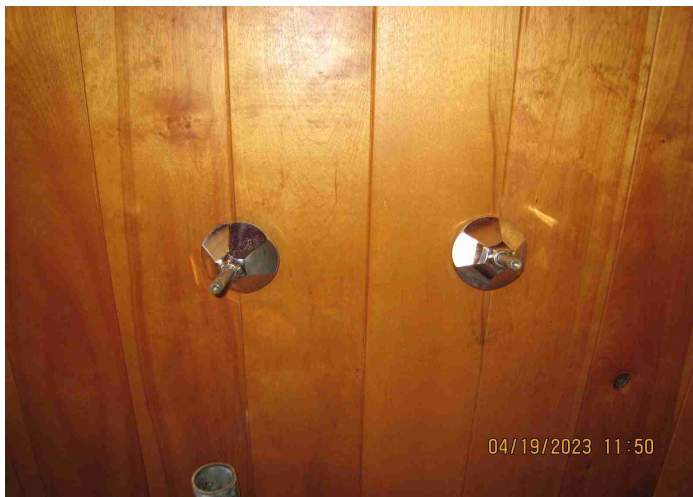




### Washer Water Supply Valves

#### *Correction Recommended*

8.23 - There are no shut-off valve handles at the washer supply lines and there should be.



### Smoke Alarms

#### General Smoke Alarm Comments

##### *Important Information*

8.24 - Smoke alarms save lives. If there is a fire in your home, smoke spreads fast and you need smoke alarms to give you time to get out. Having a working smoke alarm cuts the chances of dying in a reported fire in half. Almost two-thirds of home fire deaths resulted from fires in homes with no smoke alarms or no working smoke alarms. For further important information regarding smoke alarms, please visit <http://www.homeinspectionsservices.com/SmokeAlarms.pdf>

#### Smoke Alarms

##### *Important Information*

8.25 - There are battery operated smoke alarms installed on the master bedroom and kitchen ceilings.

##### *Correction Recommended*

8.26 - Smoke alarms have a life expectancy of 10 years. After this time the sensors start to lose their sensitivity. There is an older and obsolete battery operated smoke alarm in the bedroom hallway that

should be considered unreliable and that we recommend be replaced.



## Limitations and Exclusions

### Important Information

8.27 - Evaluation and testing of smoke alarms falls outside the scope of a home inspection and our services. We note only the absence of alarms in required areas. However, smoke alarms are an extremely important safety feature that must not be overlooked or underestimated, and it is important to make sure that any alarms that are installed at the time of our inspection are still in place and functional prior to occupying the premises.

## Carbon Monoxide Alarms

### General Carbon Monoxide Information

#### Important Information

8.28 - Carbon monoxide (CO) is an odorless, colorless and toxic gas. Because it is impossible to see, taste or smell the toxic fumes, CO can kill you before you are aware it is in your home. At lower levels of exposure, CO causes mild effects that are often mistaken for the flu. These symptoms include headaches, dizziness, disorientation, nausea and fatigue. The effects of CO exposure can vary greatly from person to person depending on age, overall health and the concentration and length of exposure. We recommend that every home have at least one centrally located carbon monoxide (CO) detector or alarm on each level of the home, and outside each sleeping area or bedroom. We also urge you to have a professional inspection of all fuel- burning appliances -- including furnaces, stoves, fireplaces, clothes dryers, water heaters, and space heaters -- to detect deadly carbon monoxide leaks. For further important information regarding carbon monoxide, please visit <https://www.homeinspectionservices.com/cosafety.pdf>

### Carbon Monoxide Devices

#### Correction Recommended

8.29 - No carbon monoxide devices (detectors or alarms) were installed in the immediate area(s) outside of the sleeping room(s). We strongly recommend that you install a carbon monoxide device outside all sleeping rooms to help guard against accidental poisoning or death from this potentially deadly gas.

## Ventilation and Exhaust

### Bathroom Exhaust Fan

#### *Correction Recommended*

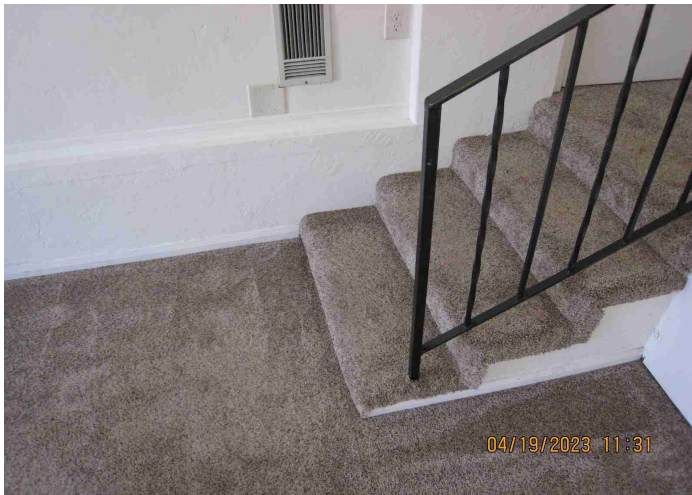
8.30 - There is no exhaust fan or openable window in the easternmost bathroom, which is recommended and required.

## Stairs and Railings

### Handrailings and Guards

#### *Correction Recommended*

8.31 - The stair handrailing in the converted garage does not extend beyond the lower step as currently required for safety. Correction is recommended for safety.



### Guard Rails

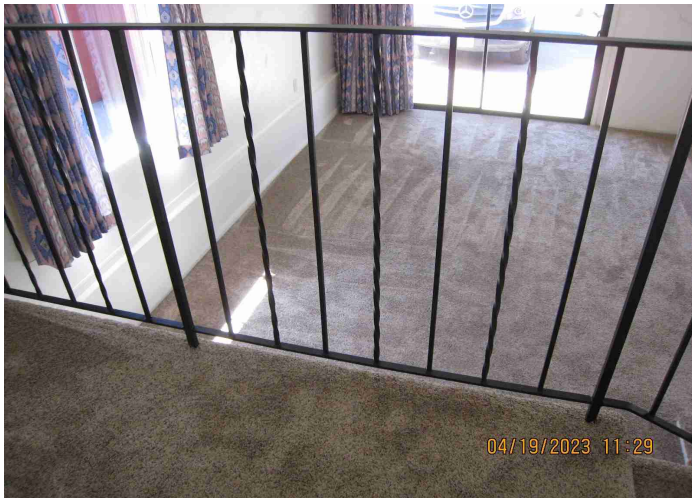
#### *Safety Concern*

8.32 - The guard railing in the converted garage is loose and the pickets are not secured. Correction is needed for safety.

#### *Upgrade Recommended*

8.33 - The openings in the guard rails/pickets in the converted garage are too wide by current standards, which require that they be no more than four inches apart, and, although not a requirement, we recommend that appropriate precautions be taken to safeguard small children and infants.

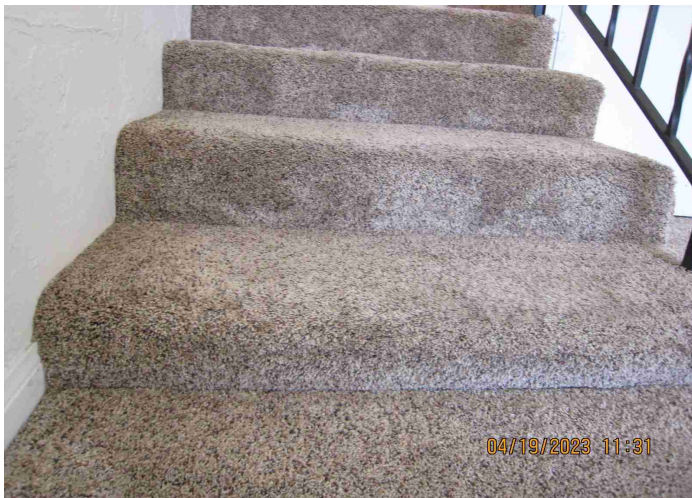




### Treads & Risers

#### *Safety Concern*

8.34 - The risers at the stairs in the converted garage are not uniform and could therefore prove to be a trip-hazard if not corrected. The rise is that distance between the steps, and the distance in rise between any step should not exceed three-eighths of an inch.



### Vehicle Door(s)

#### Sectional Vehicle Door

#### *Important Observation*

8.35 - The sectional garage vehicle door was fully functional when tested using the automatic opener.

#### Automatic Vehicle Door Opener

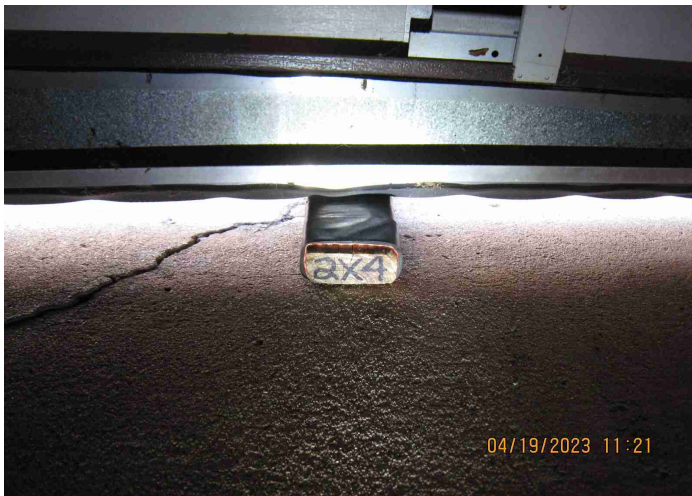
#### *Correction Recommended*

8.36 - The opener light did not illuminate when the opener was activated. The bulb should be replaced and the light retested for proper function.

#### *Safety Concern*

8.37 - When tested using the approved method (a 2x4 on its side), the automatic garage vehicle door opener did not auto-reverse. This auto-reversing feature is needed to prevent injury or entrapment to

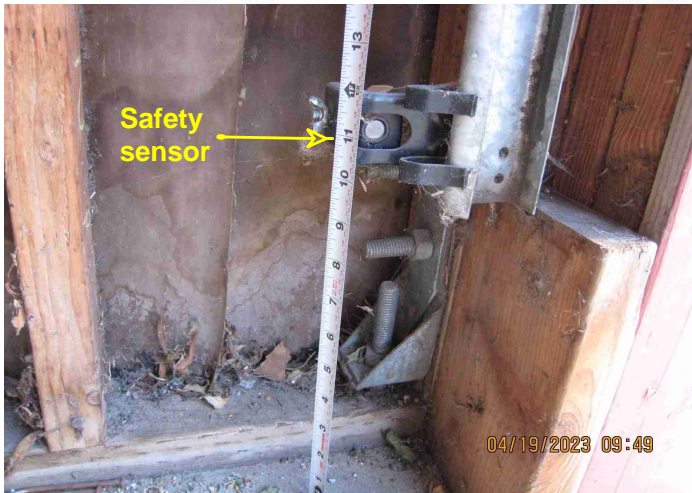
those passing beneath it, and for safety reasons the opener will need to be adjusted or otherwise made to auto-reverse.



### Safety Sensors

#### *Correction Recommended*

8.38 - The south electronic safety beam/sensor for the vehicle door is too high and should be no more than 6 inches above the garage floor. We recommend relocating/lowering these auto-reversing safety devices for safety.



### Springs and Torsion Bars

#### *Important Observation*

8.39 - The vehicle door spring and torsion bar were functional.

## Garage Interior

### Fire Resistive Wall

#### *Safety Concern*

8.40 - There is inadequate firewall separation between the garage and the living quarters which must be provided for fire safety. This means that any interior garage walls that are connected to any/all interior living areas will need to be covered with gypsum board of an approved thickness and rating. Further investigation and correction is needed.

### Doors

#### *Preventative Maintenance*

8.41 - The garage side door is not tight-fitting and is heavily gapped. Also, there is no threshold or drip show. Correction is needed to help prevent moisture entry into the garage and water damage/delamination of the door.

### Fire Resistive Door

#### *Safety Concern*

8.42 - The entry door from the garage into the house is not identified/labeled as being fire-resistive. This door must have such a rating or have a solid core and be self-closing and latching in order to maintain the necessary firewall separation between a garage and living quarters. Replacement of the door with a listed, self-closing and latching fire-resistive door is needed for fire safety.

## Other Systems and Components

### Security System

#### *Inspection Limitation*

8.43 - A security system and/or security system components were observed but were not evaluated as part of service and are outside the scope of a home inspection. You may, however, wish to employ the services of a security system specialist to evaluate the system for proper function and explain its strengths and weaknesses.

## Section 9.0 - Fireplaces and Chimneys

*Items to be inspected/reported: 1. Chimney exterior 2. Spark arrestor 3. Firebox 4. Damper 5. Hearth extension*

## Masonry Fireplace

### Type and Location

#### *Informational*

9.1 - The fireplace is a masonry one, located in the living room.

### Operation Issues

#### *Safety Concern*

9.2 - This fireplace has a smoking condition as indicated by the smoke patterns located above the fireplace opening. Dangerous gases have been exiting the fireplace into the living area. The exact cause of this condition is unknown but may be due to blockage, an undersized flue, defective construction and/or improper use of the damper. In any event, this condition is considered a potential health hazard and will need to be evaluated by an appropriately qualified fireplace specialist for further remarks and recommendations.





### **Fireplace**

#### *Preventative Maintenance*

9.3 - There are cracked and deteriorated fire brick in the rear wall of the fireplace that appear to warrant repair at this time.



### **Damper**

#### *Important Observation*

9.4 - The chimney damper is functional.

### **Ash Cleanout**

#### *Correction Recommended*

9.5 - The ash dump cover is damaged and needs repair.



### Gas Entry

#### Important Information

9.6 - There is no gas supply at the fireplace.

### Log Grate

#### Important Information

9.7 - The log grate appeared functional but is older and deteriorating and you may wish to have it replaced.

### Fireplace Screen

#### Important Observation

9.8 - The built-in fireplace screening is functional.

### Hearth Extension

#### Further Evaluation

9.9 - The hearth extension has settled away from the fireplace and should be evaluated further by an appropriate specialist to determine if correction/repair is necessary at this time.



### Chimney

#### Important Information

9.10 - The chimney is a lined masonry one located at the south side of the home.



**Correction Recommended**

9.11 - The chimney appears to have shifted or settled as evidenced by step cracks in the mortar joints. Repairs are needed. We recommend that the chimney be evaluated by a qualified fireplace specialist for further remarks and recommendations at this time.



9.12 - Excessive creosote buildup was observed within the fireplace and chimney flue. Creosote is highly flammable and thus represents a potential fire hazard. We recommend that the chimney flue be swept/cleaned and evaluated for safety defects by an appropriate professional.

**Chimney Termination**

**Correction Recommended**

9.13 - The flat screen spark arrestor needs replacing with one that surrounds the flue opening. Installing a combination spark arrestor and weather cap assembly is recommended.



**Chimney Crown**

**Preventative Maintenance**

9.14 - The chimney crown, which is designed to seal the chimney wall and shed rainwater, has some cracks/openings that should be sealed/repared to help prevent moisture intrusion.





### **Limitations and Exclusions**

#### *Important Information*

9.15 - The NFPA (National Fire Protection Agency) highly recommends an annual inspection of all chimneys, fireplaces, appliances and vents. They also recommend that an inspection take place upon the transfer of a property, the replacement of an appliance, an operating malfunction, or following an external event (such as an earthquake) likely to have caused damage. Our inspection of the fireplace and chimney is limited to the readily visible areas and components, and the inner reaches of a chimney flue are not visually accessible and our view from the top or bottom is not adequate to discover possible deficiencies or damage. A NFPA 211 Standard, Level II inspection, which includes cleaning the interior of the flue and the use of specialized tools and testing procedures, such as video cameras, is needed to thoroughly evaluate the fireplace system. This type of inspection falls outside the scope of our service. We strongly recommend such an inspection prior to the close of your inspection contingency period.

9.16 - The fireplace floor was entirely concealed by ash and its condition remains unknown. Defects may exist. We recommend that the ash be removed for further evaluation at this time.

## **Section 10.0 - General**

### **Property**

#### **Neglected Property**

##### *Important Information*

10.1 - This property is an older one and is in a poor overall condition due to neglect and/or inadequate maintenance/upkeep. Numerous deficiencies exist with many of the systems and/or their components, most notably with the electrical system. By definition, a home inspection is a search for major material defects, and this report is not an all-inclusive listing of repairs or improvements that need to be made, nor is it intended to be. If this is a concern, we recommend that you consult with the appropriate specialists in the appropriate trades to provide you with detailed evaluations of all systems and to provide you with an itemized checklist of all needed repairs along with written estimates for all repairs and improvements that you may feel are significant and/or of importance to you at this time.

#### **Room Addition or Remodel**

##### *Important Information*

10.2 - The property has undergone significant structural modifications, and multiple additions or extensions were noted. The patios have been enclosed and the original garage modified for interior use. A secondary garage has been added. Therefore, you should seek any/all documentation that would include building permits and certificates of completion. This is important, because we do not approve of, or tacitly endorse, any work that was completed without jurisdictional oversight or approval, and latent

defects could exist.

## **Environmental**

### **WDO Information**

#### *Inspection Limitation*

10.3 - Your home inspector is not a CA licensed Branch 1 or Branch 3 structural pest control operator, and is therefore not trained nor appropriately qualified to provide you with any information with regards to any type of wood destroying pests or organisms (WDO's), or the possibility of damage or potential health hazards, hidden or otherwise, caused by the presence of same. If you haven't already done so, we strongly recommend that you have the property inspected for these conditions by an appropriately qualified and licensed pest control operator of your choosing prior to the close of your inspection contingency period. Further information regarding pest control operators can be obtained by visiting <https://www.pestboard.ca.gov/howdoi/lic.shtml> on the internet.

### **Mold Information**

#### *Important Information*

10.4 - Your home inspector is not a licensed or certified environmental specialist, and is not trained nor sufficiently knowledgeable or qualified to provide you with any information with regards to mold, fungus or other microbial contamination, or the possibility of damage or health hazards, hidden or otherwise, caused by the presence of same. If you haven't already done so, we strongly recommend that you have the property inspected and tested for these conditions by a specialist or specialists in the appropriate trade(s) prior to the close of your inspection contingency period. Further, important information regarding mold can be obtained by visiting <https://www.epa.gov/mold/brief-guide-mold-moisture-and-your-home> on the internet.

### **Pre-1979 Construction Information**

#### *Important Information*

10.5 - Given the approximate age of the home, asbestos and lead-based paint could be present. In fact, any building, especially those built around or before 1979, as this one is, should not be assumed to be free from these and other well-known contaminants. Regardless, we do not have the expertise or the authority to detect the presence of environmental contaminants, but if this is a concern you should consult with an environmental specialist, and particularly if you intend to remodel areas of the home.

## Report Conclusion - Please Read Carefully

1240 Hillcrest Dr., Arroyo Grande, CA

Thank you for choosing Camelot Home Inspection Services. You have contracted with us to perform a generalist inspection in accordance with the Standards of Practice established by the California Real Estate Inspection Association (CREIA). These Standards, which appear in our Inspection Agreement at the end of this report, are considered to be an integral part of this report. 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, or 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 material defects or adverse conditions that could result in serious injury or lead to costs that would significantly affect your evaluation of the property, and to alert you to the need for any secondary specialist evaluations. Therefore, you should be aware of the limitations of this type of inspection, which are set forth in the CREIA Standards of Practice and which will be described in greater detail therein.

Primarily, we will evaluate conditions, systems, or components to determine if they are functional or not functional. We will take into consideration when a house was built and allow for the predictable wear or deterioration that would occur through time, such as the cracks that appear in concrete and in the plaster around windows and doors, scuffed walls or woodwork, worn or squeaky floors, and stiff or stuck windows. Our report is not a listing of all defects or improvements that may be desired. Therefore, unless they represent an immediate threat, we may overlook what we may consider to be relatively insignificant and predictable defects, although some may be included in the report as a courtesy to you.

Items that are reported as being functional, serviceable, satisfactory, or responsive to normal user controls were found to be capable of performing their normal, proper and characteristic action at the time of the inspection. When they are not reported as such, we have made what we believe is a reasonable conclusion that the present condition of this item may significantly effect the value, desirability, habitability or safety of the dwelling, and recommend further evaluation by an appropriate specialist in the appropriate trade to ascertain the true and exact nature of the deficiency and/or the cost to remedy said item or deficiency. When an item or condition is reported as being outside the scope of the inspection, this item or condition was not inspected but has been deferred for further evaluation by an appropriate specialist.

It is vital that all further evaluations and estimates for repair or replacement of all reported material defects be obtained prior to the close of this transaction and/or within the client's contracted inspection contingency period in order to avoid any unpleasant surprises after taking legal possession of the home. Please be aware that in most instances, further evaluations of reported deficiencies by appropriate specialists in the appropriate trades will result in the identification of additional defects and/or recommendations for upgrades that could effect your evaluation of the property. For safety reasons, it is strongly recommended that all health and safety upgrades, improvements, and repairs be made by appropriate specialists prior to occupation of the home.

We do not have the expertise nor the necessary qualifications to inspect for or comment on wood destroying pests such as termites and beetles, and organisms such as dry rot, fungus or mold. We recommend that you schedule any such specialized inspection with the appropriate professionals before the close of your contracted inspection contingency period. With regards to mold, please note that inspecting or testing for mold is not included as a part of our inspection or this report, and that the inspector's insurance company does not cover any mold-related claims. Although mold, in one form or another, is everywhere, some types of mold are known to be toxic and may present a serious health risk to some people, especially newborns, infants and those with bronchial conditions or asthma.

Notwithstanding possible statements to the contrary in the Real Estate Transfer Disclosure Statement (CA D.R.E. Form TDS-14), our inspection and this report is not a substitute disclosure as described by CA Civil Code 1102. This means Martin Hewitt of Camelot Home Inspection Services is not responsible for any errors or omissions on the disclosure statement nor any possible consequences as a result of



such errors or omissions.

This report is not intended to be used as a guide in renegotiating the sales price of the property, nor is it to be considered an all-inclusive listing of repairs needed to be made. The seller may or may not be required to repair or replace any material defects identified within the report, if any, and that determination should be made among the buyer, the seller, and any real estate agents, brokers or attorneys involved in the transaction.

We recommend that the Client(s) obtain copies of all building permits, final inspections and signatures from the local building department or AHJ. These documents should be reviewed to the clients satisfaction with the assistance of appropriate professionals in order to help identify any unapproved, and therefore potentially defective or unsafe, additions, conversions, or alterations to the original structure(s). This service is not provided by your home inspector.

Should repairs be necessary we recommend they be performed by a specialist in the appropriate trade and that all work comply with applicable laws, including governmental permits, inspections, and approval requirements. Buyer should obtain from seller receipts for repairs performed by others, a written statement indicating the date of repairs performed by seller and provide copies of receipts and statements of seller prior to final verification of condition. Re-inspections are only performed on items that were not accessible or could not be inspected or tested due to utilities not being turned on at the time of original inspection.

For your additional protection we strongly recommend that you personally perform a diligent visual inspection of the property after the seller vacates to insure that no adverse conditions were concealed by personal property and/or stored items while occupied, or that any damage was incurred at the time the property was vacated. Should any adverse conditions be revealed that were not addressed within this report prior to or after the close of this transaction, please contact our office immediately to schedule an additional inspection of these conditions.

Photographs may have been included in this report as a visual aid. As it is not practicable to photograph every defect or finding for inclusion in this report, any photographs provided in the report should therefore be considered representative only and are not intended to enhance those defects or findings or diminish any defects or findings that were not photographed or included in the report.

Finally, it is your responsibility to read and comprehend the contents of this report in its entirety and to make your own determination as to the overall condition, suitability for any purpose, and specific deficiencies that may be concerning to you. The only recommendations and opinions endorsed by Camelot Home Inspection Services are those contained within this written report, as any oral commentary made during the inspection process may be misunderstood or possibly misinterpreted by those attending the inspection. We understand that this report contains technical information that may not be easily understood by the lay person. If you were not present during this inspection, or should you require any clarification or further information with regard to our inspection or this inspection report, it is essential that you call our office for a verbal consultation.

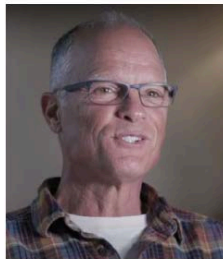
Thanks again for choosing Camelot Home Inspection Services.



Martin Hewitt  
Camelot Home Inspection Services  
www.homeinspectionsservices.com  
camelothis@charter.net  
805-471-9447

#### ABOUT YOUR INSPECTOR:

Martin Hewitt is the owner and sole proprietor of Camelot Home Inspection Services. Martin has been inspecting homes on a full-time basis since 1994 and has personally performed close to 7000 inspections. He has been a member of the California Real Estate Inspection Association ([www.creia.org](http://www.creia.org)) since 1995, and achieved CREIA Master Inspector (MCI) status in 1997. In addition to being a past President of the San Luis Obispo Chapter of CREIA (2001-2002), Martin has served on the CREIA Board of Directors for three years and as a Regional Director for two. Martin is also a certified member of the American Society of Home Inspectors ([www.ashi.org](http://www.ashi.org)), a nationally recognized association of professional home inspectors. He has been an ASHI member since 1998.



Martin P. Hewitt, MCI  
Master CREIA Inspector No. 39



Martin P. Hewitt, ACI  
Certified ASHI Member No. 202935

**STANDARD RESIDENTIAL HOME INSPECTION AGREEMENT****PLEASE READ IT CAREFULLY - THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT**Client: Joan and Jerry IrvineReport #: AG230419AAddress: 1240 Hillcrest Dr., Arroyo Grande, CAFee: \$825.00

**SCOPE OF THE INSPECTION:** A home inspection is a noninvasive, visual survey and basic operation of the accessible systems and components of a home, to identify conditions that have a significant negative effect on the value, desirability, habitability or safety of the building(s) and to identify issues that Client should further investigate prior to the release of any contingencies.

Martin Hewitt, dba Camelot Home Inspection Services ("Inspector"), will prepare and provide Client a written report for the sole use and benefit of Client. Except as otherwise provided herein, the written report must document any material defects discovered in the building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives.

The inspection must be performed in accordance with the Home Inspection Standards of Practice of the California Real Estate Inspection Association (CREIA®), attached hereto and incorporated herein by reference, and is limited to those items specified herein.

**CLIENTS DUTY:** Client understands and accepts that an inspection and report in accordance with this Agreement is intended to reduce, but cannot eliminate, the uncertainty regarding the condition of the property. Client is responsible to review the permit history and research any legal actions or insurance claims involving the property. Investigating the property, neighborhood and area are also recommended.

Client agrees to read the entire written report when it is received and promptly contact Inspector with any questions or concerns regarding the inspection or the written report. The written report must be the final and exclusive findings of Inspector. Client agrees to provide payment to Inspector in a prompt and timely manner prior to Inspector's Issuance of the written report.

Client acknowledges that Inspector is a generalist and that further investigation of a reported condition by an appropriate specialist may provide additional information which can affect Client's purchase decision. Client agrees to obtain further evaluation of reported conditions before removing any investigation contingency and prior to the close of the transaction.

In the event Client becomes aware of a reportable condition which was not reported by the Inspector, Client agrees to promptly notify Inspector and allow Inspector and/or Inspector's designated representative(s) to inspect said condition(s) prior to making any repair, alteration, or replacement. Client agrees that any failure to notify Inspector and makes repairs, alterations, or replacements, is in material breach of this Agreement.

**ENVIRONMENTAL CONDITIONS:** Client agrees what is being contracted for is a home inspection and not an environmental evaluation. The inspection is not intended to detect, identify, or disclose any health or environmental conditions regarding this building or property, including, but not limited to: the presence of asbestos, radon, lead, urea-formaldehyde, wood destroying organisms, fungi, molds, mildew, feces, urine, vermin, pests, or any animal or insect, "Chinese drywall", PCBs, or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or building materials. The Inspector is not liable for injury, health risks, or damage caused or contributed to by these conditions.

**SEVERABILITY:** Should any provision of this Agreement be held by an arbitrator or court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this Agreement must remain in full force and effect, unimpaired by the court's holding.

**MEDIATION:** If a dispute arises out of or relates to this Agreement, or the alleged breach thereof, or any alleged torts, and if the dispute cannot be settled through negotiation, the parties agree to try in good faith to settle the dispute by mediation administered by a mutually agreed upon neutral, third-party mediator and according to the rules and procedures designated by the mediator, before resorting to further litigation.

**ARBITRATION OF DISPUTES:** Any dispute concerning the interpretation or enforcement of this Agreement, the inspection, the inspection report, or any other dispute arising out of this relationship, shall be resolved between the parties by **BINDING ARBITRATION** conducted by Construction Dispute Resolution Services, LLC, utilizing their respective Rules and Procedures, which can be viewed on its website. The parties hereto must be entitled to all discovery rights

and legal motions as provided in the California Code of Civil Procedure and serving discovery must not be deemed a waiver of the right to compel arbitration. The decision of the Arbitrator must be final and binding and judgment on the Award may be entered in any Court of competent jurisdiction. The Parties understand and agree that they are waiving their right to a jury trial.

Initiation of binding arbitration or court action, whether based in tort, contract or equity, must be made no more than one year from the date Client discovers, or through the exercise of reasonable diligence should have discovered, its claim(s) under this Agreement. In no event shall the time for commencement of arbitration or court action, exceed two years from the date of the subject inspection. **THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.**

**LIMITATION ON LIABILITY:** THE PARTIES UNDERSTAND AND AGREE THAT INSPECTOR'S MAXIMUM CUMULATIVE LIABILITY FOR (A) ACTUAL AND ALLEGED ERRORS OR OMISSIONS IN THE INSPECTION OR THE INSPECTION REPORT, (B) ANY BREACH OF THIS AGREEMENT, AND (C) ALL OTHER LOSSES, CLAIMS, LIABILITIES OR CAUSES OF ACTION, WHETHER SOUNDING IN TORT OR CONTRACT WHICH ARISES FROM OR RELATES TO THIS AGREEMENT, IS LIMITED TO 3 TIMES THE INSPECTION FEE PAID. CLIENT SPECIFICALLY ACKNOWLEDGES THAT INSPECTOR IS NOT AN INSURER, AND IS NOT RESPONSIBLE FOR ANY REPAIRS, WHETHER DISCOVERED OR NOT, THAT MUST BE MADE. CLIENT ASSUMES THE RISK OF ALL LOSSES IN EXCESS OF THIS LIMITATION OF LIABILITY.

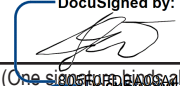
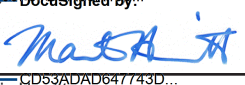
**GENERAL PROVISIONS:** The written report is not a substitute for any transferor's or agent's disclosure that may be required by law, or a substitute for Client's independent duty to reasonably evaluate the property prior to the close of the transaction. This Inspection Agreement, the real estate inspection, and the written report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever.

This Agreement must be binding upon and inure to the benefit of the parties hereto and their heirs, successors, and assigns.

This Agreement, including the attached CREIA Home Inspection Standards of Practice, constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations must change, modify, or amend any part of this Agreement.

Each party signing this Agreement warrants and represents that he/she has the full capacity and authority to execute this Agreement on behalf of the named party. If this Agreement is executed on behalf of Client by any third party, the person executing this Agreement expressly represents to Inspector that he/she has the full and complete authority to execute this Agreement on Client's behalf and to fully and completely bind Client to all of the terms, conditions, limitations, exceptions, and exclusions of this Agreement.

Client acknowledges having read and understood all the terms, conditions, and limitations of this Agreement, and voluntarily agrees to be bound thereby and to pay the fee listed herein. Client understands that the inspection fee stated is for the initial inspection and report. Client agrees to pay for the inspector's time for any re-inspection or meetings with third parties at the hourly rate of \$150.00 per hour, including travel time. Client also agrees to pay for the inspector's time to participate in any legal or administrative proceeding at the hourly rate of \$300.00 per hour. This includes time for depositions, research, and court or other appearances.

DocuSigned by:  
Client:  Date: 4/18/2023  
(One signature binds all)  
DocuSigned by:  
Inspector:  Date: 4/18/2023  
Martin Hewitt



# CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION

## RESIDENTIAL HOME INSPECTION STANDARDS OF PRACTICE FOUR OR FEWER UNITS

### Part I. Definitions and Scope

These Standards of Practice provide guidelines for a *home inspection* and define certain terms relating to these inspections. *Italicized* words in these Standards are defined in Part IV, Glossary of Terms.

**A.** A *home inspection* is a noninvasive visual survey and basic *operation* of the *systems* and *components* of a home which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the *Inspector*. The purpose of the inspection is to provide the Client with information regarding the general *condition* of the *building(s)* to assist client in determining what *corrections* or *further evaluations* the Client should have *corrected*, evaluated or obtained estimates for repair prior to the release of contingencies.

**B.** A home inspection report provides written documentation of material defects discovered in the inspected *building's systems* and *components* which, in the opinion of the *Inspector*, are *safety hazards*, are not *functioning* properly, or appear to be at the ends of their service lives. The report will include the *Inspector's* recommendations for *correction* or *further evaluation*.

**C.** All *corrections* or *further evaluations* need to be provided by an appropriate, competent, licensed and/or certified professional as stated in the CA Business and Professions Code 7195(c).

**D.** Client should consider all available information when negotiating regarding the Property.

**E.** Inspections performed in accordance with these Standards of Practice are not *technically exhaustive* and shall apply to the *primary building* and its associated *primary parking structure*.

### Part II. Standards of Practice

A *home inspection* includes the *readily accessible systems* and *components* or a *representative number* of multiple similar *components* listed in Sections 1 through 9 subject to the limitations, exceptions, and exclusions in Part III.

**SECTION 1 - Foundation, Basement, and Under-floor Areas** - Items to be inspected/reported:

1. Foundation
2. Floor framing
3. Under-floor ventilation
4. Foundation anchoring
5. Cripple wall bracing
6. Wood separation from soil
7. Insulation

**SECTION 2 - Exterior** - Items to be inspected/reported:

1. Surface grade directly adjacent to the *building*
2. Doors and windows
3. Attached decks, porch, and balconies
4. Stairways that are attached to the *building*, attached decks or porch
5. Wall cladding and trim
6. Portions of patios, walkways and driveways that are adjacent to the *building*
7. *Pool/spa drowning prevention safety features*, for the sole purpose of identifying which, if any, are present
8. *Pool/spa drowning prevention safety features*, for the sole purpose of identifying if less than two are present

**SECTION 3 - Roof** - Items to be inspected/reported:

1. Covering
2. Drainage
3. Flashings
4. Penetrations
5. Skylights

**SECTION 4 - Attic Areas and Roof Framing** - Items to be inspected/reported:

1. Framing
2. Ventilation
3. Insulation

**SECTION 5 - Plumbing** - Items to be inspected/reported:

1. Water supply piping
2. Drain, waste, and vent piping
3. Faucets, toilets, sinks, tubs, showers
4. Fuel gas piping
5. Water heaters

**SECTION 6 - Electrical** - Items to be inspected/reported:

1. Service *equipment*
2. Electrical panels
3. Circuit wiring
4. Switches, receptacles, outlets, and lighting *fixtures*

**SECTION 7 - HVAC** - Items to be inspected/reported:

1. Heating *equipment*
2. Central cooling *equipment*
3. Energy source and connections
4. Combustion air
5. Exhaust vents
6. Condensate drainage
7. Conditioned air distribution *systems*

**SECTION 8 - Interior** - Items to be inspected/reported:

1. Walls, ceilings, and floors
2. Doors and windows
3. Stairways
4. *Permanently installed* cabinets
5. *Permanently installed* cook-tops
6. Ovens
7. Cooktop exhaust vents
8. Dishwashers
9. Food waste disposals
10. Absence of smoke and carbon monoxide alarms
11. Vehicle doors and openers

**SECTION 9 - Fireplaces and Chimneys** - Items to be inspected/reported:

1. Chimney exterior
2. Spark arrestor
3. Firebox
4. Damper
5. Hearth extension

### Part 111. Limitations, Exceptions, and Exclusions

1. *Determine* size, spacing, location, or adequacy of foundation bolting or bracing *components* or reinforcing *systems*
2. *Determine* the composition or energy rating of insulation materials.
3. *Inspect* door or window screens, shutters, awnings, or security bars
4. *Inspect* fences or gates or automated door or gate openers or their safety devices, except as required by applicable law
5. Use a ladder to *inspect systems* or *components*
6. Walk on the roof if in the opinion of the *Inspector* there is risk of damage or a hazard to the *Inspector*
7. Warrant or certify that roof *systems*, coverings, or *components* are free from leakage
8. *Inspect* mechanical attic ventilation *systems* or *components*
9. Fill any fixture with water, *inspect* overflow drains or drain stops, or *evaluate* backflow devices, waste ejectors, sump pumps, or drain line cleanouts

10. *Inspect* or *evaluate* water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components
11. *Inspect* whirlpool baths, steam showers, or sauna systems or components
12. *Inspect* fuel tanks or *determine* if the fuel gas system is free of leaks
13. *Inspect* wells, private water supply or water treatment systems
14. *Operate* circuit breakers
15. *Inspect* de-icing systems or components
16. *Inspect* onsite electrical generation or storage or emergency electrical supply systems or components
17. *Inspect* heat exchangers or electric heating elements
18. *Inspect* non-central air conditioning units or evaporative coolers
19. *Inspect* radiant, solar, hydronic, or geothermal systems or components
20. *Determine* volume, uniformity, temperature, airflow, balance, or leakage of any air distribution system
21. *Inspect* electronic air filtering or humidity control systems or components
22. *Determine* whether a building is secure from unauthorized entry
23. *Operate*, test or *determine* the type of smoke or carbon monoxide alarms
24. *Inspect* chimney interiors, fireplace inserts, seals, or gaskets. *Operate* any fireplace or *determine* if a fireplace can be safely used
25. Test vehicle door safety impact reversing devices
26. *Inspect* systems or components of a building, or portions thereof, which are not readily accessible, not permanently installed, or not inspected due to circumstances beyond the control of the *Inspector* or which the Client has agreed are not to be inspected
27. *Inspect* site improvements or amenities (i.e., accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains, landscape stairs...)
28. *Inspect* auxiliary features of appliances beyond the appliance's basic function
29. *Inspect* systems or components, or portions thereof, which are under ground, under water, or where the *Inspector* must come into contact with water
30. *Inspect* common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit systems or components located in common areas
31. *Determine* compliance with manufacturers' installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, easements, setbacks, covenants, or other restrictions
32. *Determine* adequacy, efficiency, suitability, quality, age, marketability or advisability of purchase or remaining life of any building, system, or component.
33. Conduct structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
34. *Evaluate* acoustical or other nuisance characteristics of any system or component of a building, complex, adjoining property, or neighborhood
35. Report Wood Destroying Organisms (WDO) including termites or any insect, as well as rot or any fungus, that damage wood.
36. *Inspect* or identification for the presence of animals or animal activity
37. *Evaluate* risks associated with events or conditions of nature including (i.e., geological, seismic, wildfire, flood...)
38. Conduct any water testing or *determine* leakage in any body of water (i.e., shower pans, water features...)
39. *Determine* the integrity of hermetic seals or reflective coatings at multi-pane glazing
40. Differentiate between original construction or subsequent additions or modifications
41. Review or interpret information or reports from any third-party (i.e., permits, disclosures, product defects, construction documents, litigation concerning the Property, recalls, insurance requirements...)
42. Specify *correction* procedures or estimating cost to correct
43. *Inspect* communication, computer, security, or low-voltage, timer, sensor, or similarly controlled systems or components
44. *Evaluate* fire extinguishing and suppression systems and components or *determine* fire resistive qualities of materials or assemblies
45. *Inspect* elevators, lifts, and dumbwaiters
46. Lighting pilot lights or activating or *operate* any system, component, or appliance that is *shut down*, unsafe to *operate*, or does not respond to *normal user controls*
47. *Operate* shutoff valves or shutting down any system or component
48. Dismantle any system, structure or component or removing cover plates or access panels other than those provided for homeowner maintenance
49. Test, *operate* or *determine* if any drowning prevention safety feature is installed properly or is adequate, effective or meets ASTM standards

## Part IV. Glossary of Terms

Note: All definitions apply to derivatives of these terms when *italicized* in the text.

**Appears:** When the *Inspector* observes an item or defect but, cannot determine the state or cause of the item or defect, when analysis or procedures are out of the scope of the Standard of Practice, or it is beyond the *Inspector's* expertise

**Appliance:** An item such as an oven, dishwasher, heater, etc. which performs a specific function

**Building:** The subject of the *inspection* and its *primary parking structure*

**Component:** A part of a system, appliance, fixture, or device

**Condition:** Conspicuous state of being

**Correction:** The appropriate corrective action taken by the appropriate, competent, licensed and/or certified person (i.e., repair, replace, remove...)

**Determine:** Arrive at an opinion or conclusion

**Device:** A component designed to perform a particular task or function

**Drowning Prevention Safety Features (as per CA Health and Safety Code 115992):**

1 - Isolation barrier 2 - Mesh barrier 3 - Pool/spa cover 4 - Home exit alarms

5 - Self-closing and self-latching home doors 6 - Pool/spa alarm

**Equipment:** An appliance, fixture, or device

**Evaluate:** Form an idea of the amount, number, or value of; assess

**Fixture:** A plumbing or electrical component with a fixed position and function

**Function:** The normal and characteristic purpose or action of a system, component, or device

**Further Evaluation:** A recommendation when the *Inspector* can not determine the state or cause, when analysis or procedures are out of the scope of the Standard of Practice, or it is beyond the *Inspector's* expertise

**Home Inspection:** Refer to Part I, 'Definitions and Scope', Paragraph A

**Inspect:** Refer to Part I, 'Definition and Scope', Paragraph A

**Inspector:** One who performs a home inspection

**Isolation Barrier:** The barrier around the pool area that isolates the pool area from the house

**Mesh Barrier:** The barrier around the pool area that isolates the pool area from the house of which any portion is made of mesh

**Natural Barrier:** A portion of the barrier that is not man-made (cliff, lake, boulder...)

**Normal User Control:** Switch or other device that activates a system or component and is provided for use by an occupant of a building

**Operate:** Cause a system, appliance, fixture, or device to function using normal user controls

**Permanently Installed:** Fixed in place, e.g. screwed, bolted, nailed, or glued

**Primary Building:** A building that an *Inspector* has agreed to inspect

**Primary Parking Structure:** A building for the purpose of vehicle storage associated with the primary building, which may be attached or detached. Only one primary parking structure may be designated as primary.

**Readily Accessible:** Can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may harm persons or property

**Representative Number:** Example, an average of one component per area for multiple similar components such as windows, doors, and electrical outlets

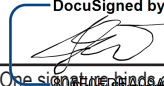
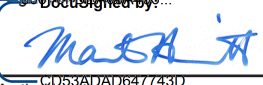
**Safety Hazard:** A condition that could result in significant physical injury

**Shut Down:** Disconnected or turned off in a way so as not to respond to normal user controls

**System:** An assemblage of various components designed to function as a whole

**Technically Exhaustive:** Examination beyond the scope of a home inspection, which may require disassembly, specialized knowledge, specialized equipment, measuring, calculating, quantifying, specialized testing, exploratory probing, research, or analysis

Client acknowledges having read and understood the CREIA Standards of Practice and understands that the inspection is to be performed in accordance with these Standards

DocuSigned by:  
Client:  Date: 4/18/2023  
(One signature binds all)  
Inspector:  Date: 4/18/2023  
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# ACTIVATION OF UTILITIES AND NOTICE OF CANCELLATION AGREEMENT

**THIS IS A LEGALLY BINDING CONTRACT - PLEASE READ IT CAREFULLY**

Client: Joan and Jerry Irvine Date and Time: Wed, April 19, 2023 @ 9:30 a.m.

Address: 1240 Hillcrest Dr., Arroyo Grande, CA Fee: \$825.00

**ACTIVATION OF UTILITIES:** In order for Inspector to be able to properly inspect and test the property's systems and components, the gas, water, and electricity ("utilities") must be turned on or otherwise fully activated prior to the time of the inspection. In buildings that are vacant, it is not uncommon for one or more of the utilities to be turned off or otherwise deactivated. Due to liability and/or safety concerns, Inspector will not turn on or activate any utility, system, or component at the time of the inspection.

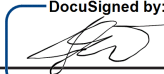
Client understands and agrees that it is Clients responsibility to ensure that the gas, water, and electricity will be activated at the time of the inspection, both inside and outside of the inspected structure(s). Unless damage or danger may result, all water and gas valves should be open, all gas pilot lights should be lit, and all electrical system components (panelboards, circuit breakers, etc.) should be activated.

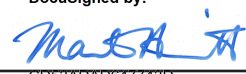
If any of the utilities, systems, or components to be inspected are not activated at the time of the inspection and Client is not present at the inspection, Client understands that Inspector will proceed with the inspection as scheduled. If any of the utilities, systems, or components to be inspected are not activated at the time of the inspection and Client is present, Client has the option of having Inspector proceed with the inspection, or to cancel the inspection (see "Notice of Cancellation" below) and paying Inspector a fee equal to 50% of the fee ("fee") listed above. If any of the utilities, systems, or components to be inspected are not activated at the time of the inspection and Client and/or Clients agent(s) or legal representative(s) opt to proceed with the inspection, Client understands that Inspector will not return to the property at a later date for any further inspections, nor issue any additional written inspection reports, unless agreed upon in writing between Inspector and Client.

**NOTICE OF CANCELLATION:** Client and/or Clients agent(s) or legal representative(s) may cancel the inspection up to 24 hours prior to the time of the inspection listed above ("Date and Time"). If, for any reason, foreseeable or unforeseeable, the inspection is cancelled or Inspector is otherwise instructed by Client and/or Clients agent(s) or legal representative(s) not to proceed with the inspection without first providing Inspector with 24 hours advance notice, Client agrees to pay Inspector a fee equal to 50% of the fee listed above.

To cancel a scheduled inspection, please call or text Inspector at 805-471-9447. To cancel by email, please email Inspector at martin@homeinspectionsservices.com.

By signing below, Client acknowledges having read and understood all the terms and conditions of this addendum to the Home Inspection Agreement and voluntarily agrees to be bound thereby.

Client:  Date: 4/18/2023  
DocuSigned by: (One signature for all)

Inspector:  Date: 4/18/2023  
DocuSigned by: Martin Hewitt