

**INSPECTION REPORT**  
**Coastal Inspection Service, Inc.**  
**P.O. Box 4628**  
**Salinas, CA 93912**  
**(831) 214-6048**



Report #: 201706-1281  
Dwelling Address: 167 School Way  
Watsonville CA 95076

Client Name: Louise Smith  
Inspector: Chuck Bolner

PRESENT AT INSPECTION:

Client  Buyer's Agent  Seller's Agent  Seller  Other:

INSPECTION DATE: June 2, 2017    START TIME: 9:30 AM    STOP TIME: 11:30 AM

THE WEATHER AT THE TIME OF THE INSPECTION WAS: Clear and warm.

PROPERTY INFORMATION:

The subject property inspected was a(an): Single Family  
Approximate age of building: 66  
Approximate age of roof: 5  
Additions / Alterations:            Number of Units: 1

This inspection was performed in accordance with and exceeds the minimum "Standards of Practice and Code of Ethics" of the American Society of Home Inspectors Inc.

This is a confidential report.

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**Exclusions**

This inspection was performed according to the "Authorization and Contract for Inspection Services". Items and conditions which are not within the scope of the inspection shall include, but are not limited to, the following: swimming pools and spas; private sewer systems and wells; solar heating systems, and heating system accessories. Pest infestation is excluded although an inspection may have been scheduled through us. No inspection is made for hazardous materials. Only items listed on this report are inspected. Any items not listed are therefore, excluded from the report.

Realizing that all properties experience some degree of wear, cosmetic considerations are not within the scope of this report. Some items which may be considered as cosmetic in nature may be noted to assist you in evaluating maintenance items which are in need of attention. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. If you feel that an item was overlooked, please inform us as soon as possible so that we may review and/or correct the situation.

The "American Society of Home Inspectors" (ASHI) does set general guidelines and minimum requirements for the home inspection and we strive to meet and exceed these requirements. Many of the items noted on the Inspection Report are considered as general maintenance items and may not be recognized as a condition of your sales contract. Recommendations for further review may be noted as we do not want to represent ourselves as being more knowledgeable than a qualified professional.

**DEFINITION OF TERMS**

**SERVICEABLE** - Performing its function and its condition is appropriate for its age and use.

**MAINTENANCE IS SUGGESTED** - Performing some or all of its functions, but not as intended, and/or its condition is not appropriate for its age and use. Requires repair or maintenance to become **SERVICEABLE**.

**REPAIRS ARE RECOMMENDED** - Not performing its function or its condition is not appropriate for its age or use. Replacement or extensive repair will be required to make **SERVICEABLE**.

**HAZARDOUS** - A potential or current safety hazard. Correction of condition is recommended.

**COMMENTS** - condition requiring further explanation. Does not necessarily represent an improper condition or need for repair.

**NT/NI** - Not tested/not inspected.

**N/A** - Not applicable/not inspected.

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**General Conditions**

Occupation Status	Occupied by the seller.
Attending the Inspection	Seller, Seller's Agent.
Inspection Orientation	The front door is considered the front of the structure for perspective/orientation purposes. All references to left, right, front and rear are from this orientation.

**Location of Emergency Controls**

Main Electric Service Disconnect	<b>Serviceable.</b> Located at the front of the property.
Gas Shut-Off	<b>Serviceable.</b> Propane tank.
Main Water Shut-Off Valve	<b>Serviceable.</b> Located at the well.

**Exterior**

Driveway	<b>Serviceable.</b> Asphalt. Normal cracking noted.
Walkways	<b>Serviceable.</b> Concrete pavers.
Fences/Gates	<b>Serviceable.</b> Wood, Metal.
Siding	<b>Serviceable.</b> Stucco. Common type (hairline) cracks noted in the stucco siding material. While these types of cracks are common, it is possible that water may get into the structure through them.



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**Foundation/Basement**

Note: sub-slab or underground drainage systems are not visible or accessible. Foundation and framing components behind walls or above finished ceilings are also not accessible. These items cannot be inspected or evaluated.

Foundation Type

**Serviceable.**

A concrete slab foundation system is installed under this structure.

The floor covering was not removed to check for cracks.

No visible evidence of cracking was noted in the foundation at the time of the inspection.

Plumbing, HVAC or other components located within or under slab are not accessible and, therefore, were not inspected.

**Roofs, Flashing & Chimneys**

During winter it is important to keep gutters clear when possible. Damming can result and cause interior leakage under certain conditions. Subsurface gutter discharge conductors cannot be evaluated as part of a home inspection.

Gutters/Downspouts

**MAINTENANCE SUGGESTED.** Metal.

Debris noted in the gutters. Recommend cleaning.



Method of Inspection

Walked the roof.

Roof Design

**Serviceable.**

Material

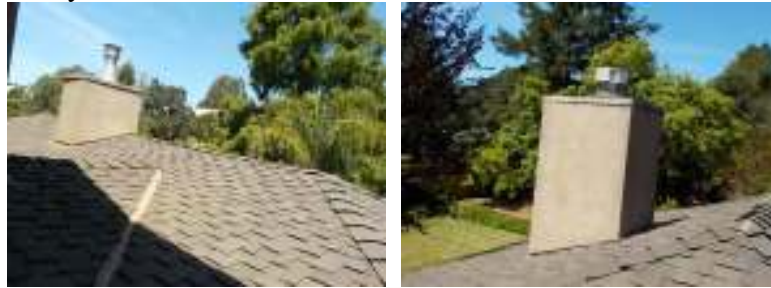
**Serviceable.** Asphalt composition shingles.

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Flashings **Serviceable.**

Skylights **Serviceable.**

Chimneys/Flues **Serviceable.**  
Three metal chimney pipes are installed and appear to be true and plumb with no visible signs of structure cracking.  
PLEASE NOTE: INSPECTION OF THE FLUE LININGS IS OUTSIDE THE SCOPE OF THIS INSPECTION.  
A qualified chimney contractor can be contacted to evaluate this portion of the chimney.  
A spark arrestor is installed on each metal chimney pipe as a safety feature.



**Porch/Patio Front Entry**

Cover **Serviceable.** Porch roof.

Electrical **Serviceable.**  
Ground fault circuit interrupters (GFCI's) are installed in this area.  
GFCI's are devices that provide an additional level of safety when using the electrical outlets near a water source.

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The homeowner should operate the GFCI test button once a month to verify the function of this safety device.

Deck                      **Serviceable.** Pavers.

**Porch/Patio Rear Entry**

Electrical                **Serviceable.**  
Ground fault circuit interrupters (GFCI's) are installed in this area.  
GFCI's are devices that provide an additional level of safety when using the electrical outlets near a water source.  
The homeowner should operate the GFCI test button once a month to verify the function of this safety device.

Deck                      **Serviceable.** Pavers.

**Garage/Carport**

Location                 Three-car garage located at the left rear.

Exterior Walls           **Serviceable.** See the comments in the exterior section.

Roofing                   **Serviceable.** Structure covering.

Floors                     **Serviceable.** Concrete.

Garage Door              **Serviceable.** Metal, 2 doors, Overhead.

Garage Door Hardware **Serviceable.**

Garage Door Opener    **Serviceable.** Safety reverse feature installed.

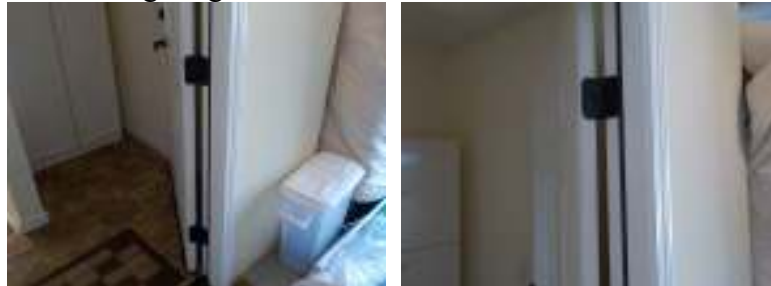


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Windows                      **Serviceable.**

Service Door                **Serviceable.**

Fire Door                    **REPAIRS ARE RECOMMENDED.**  
Self closing hinges are needed.



Firewall/Ceiling            **Serviceable.**

Walls                        **Serviceable.**

Electrical                    **Serviceable.**  
Ground fault circuit interrupters (GFCI's) are installed in this area.  
GFCI's are devices that provide an additional level of safety when using the electrical outlets near a water source.  
The homeowner should operate the GFCI test button once a month to verify the function of this safety device.

**Attic**

Attic Access                **Serviceable.**  
Lower access is located in the left rear bedroom closet.  
Upper access is located in the master bedroom.

Accessibility                **Serviceable. Full.**

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Structure

**COMMENTS.** 2 x 6 rafters.  
Cut rafters noted in remodeled areas above the bedroom.



Sheathing

**Serviceable.** Plywood.

Water Leaking

**Serviceable.** No active leaking noted.

Ceiling Structure

**Serviceable.** 2 x 6 joists.

Insulation

**Serviceable.** Fiberglass battens.  
Approximately 8 inches thick. R-30.

Ventilation

**Serviceable.** Eave vents, Roof vents.

Heater Ducting

**Serviceable.** Wrapped for energy efficiency and supported.

Electrical

**Serviceable.**

Chimney Piping

**Serviceable.**

Bath Exhaust Venting

**Serviceable.**

Gas Vents

**Serviceable.**

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Attic Comments

**COMMENTS.**

No continuous path noted to the attic mounted furnace.  
Recommend installing a walkway to the furnace.



**Heating System #1**

A home inspection does not include a complete visual inspection of the heat exchanger of a forced air furnace as the unit must be partially dismantled for access.

Heating System  
Description

**Serviceable.**

A Amana brand, propane gas, forced air unit is installed in the lower attic.

The gas shut off valve and electrical disconnect are provided near the heater as a safety feature.

Conditions

**Serviceable.** Unit is clean.



Exhaust Venting

**Serviceable.**

Thermostat

**Serviceable.** Located in the lower floor.

Ducting

**Serviceable.** Wrapped for energy efficiency and supported.



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**Plumbing/Waste Lines**

Sub-slab or underground plumbing components are not visible or accessible. Plumbing components behind walls or above finished ceilings are also not accessible. These items cannot be inspected or evaluated.

**Water Pipe System**      **Serviceable.** Copper, Private/Shared well.  
Copper piping is desirable due to its low maintenance and durability.  
The inspection of well systems is not within the scope of this inspection.  
Recommend further evaluation by a licensed contractor prior to the close of escrow.

**Sewer Pipe System**      **Serviceable.** ABS.  
This property is connected to a septic system.  
The inspection of septic systems is not within the scope of this inspection.  
Recommend further evaluation by a licensed contractor prior to the close of escrow.

**Water Heater #1**

**Description**      **Serviceable.** American Standard brand, 50 gal, Electric type.  
Located in the garage.  
A gas shut off is installed near the water heater as a safety consideration.

**Conditions**      **Serviceable.** Unit was built in 2010.

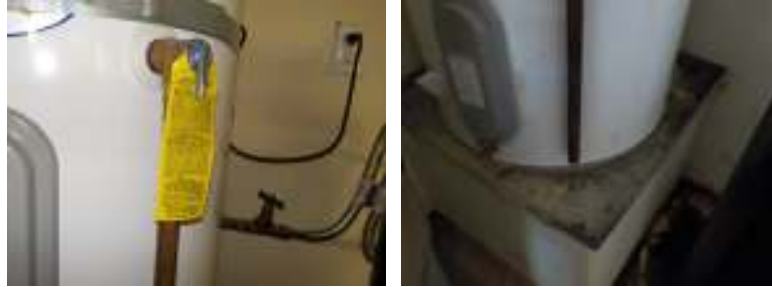


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Pressure Relief System

**Serviceable.**

Temperature pressure relief valve with drain line installed as a safety device.



Earthquake Bracing

**Serviceable.**

The water heater has been secured to the wall using two seismic straps of 3/4" width or greater and 20 gage or greater metal.

The strapping method appears to conform to the requirements of the California Office of the State Architect.



Recirculation Pump

**Serviceable.**

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**Water Heater #2**

**Description**                    **Serviceable.** American Standard brand, 50 gal, Electric type. Located in the upper attic. A gas shut off is installed near the water heater as a safety consideration.

**Conditions**                    **Serviceable.** Unit was built in 2013.



**Pressure Relief System**    **Serviceable.** Temperature pressure relief valve with drain line installed as a safety device.



**Earthquake Bracing**        **Serviceable.** The water heater has been secured to the wall using two seismic straps of 3/4" width or greater and 20 gage or greater metal. The strapping method appears to conform to the requirements of the California Office of the State Architect.



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Venting

**Serviceable.**



**Electrical Service**

Electric components and wiring enclosed in finished areas or otherwise concealed from view is not accessible for inspection and not evaluated. Low voltage wiring, central vacuums, and security systems are not evaluated as part of this home inspection.

Electrical Service

**Serviceable.** 200 amp, Underground.  
Located at the driveway at the front of the property.



Overload Protection

**Serviceable.** Breakers.

Electrical Sub-panel

**Serviceable.**  
Located in the left front bedroom closet, garage and two in the mud room.

Wiring Methods

**Serviceable.** Copper.





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Grounding                      **Serviceable.**

**Emergency Alarm Systems**

Carbon monoxide and smoke detectors are tested by using the test button only. All detectors should be tested when moving into the house and on a periodic basis after that.

Smoke Detectors              **Serviceable.**  
Located in the upper and lower hall and in each sleeping room.

Carbon Monoxide              **Serviceable.**  
Detectors                      A carbon monoxide detector is installed on each level within  
three feet of the floor.  
This is the ideal location for carbon monoxide sampling.

**Kitchen**

Floor                              **Serviceable.** Hardwood veneer.

Walls                              **Serviceable.**

Ceiling                           **Serviceable.**

Doors                              **Serviceable.**

Windows                         **Serviceable.**

Cabinets                         **Serviceable.**

Counter Tops                  **Serviceable.** Granite.

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Electrical	<b>Serviceable.</b> Ground fault circuit interrupters (GFCI's) are installed in this area. GFCI's are devices that provide an additional level of safety when using the electrical outlets near a water source. The homeowner should operate the GFCI test button once a month to verify the function of this safety device.
Sink	<b>Serviceable.</b> Porcelain/cast iron.
Faucets	<b>Serviceable.</b>
Trap/Drains/Water Supply	<b>Serviceable.</b>
Disposal	<b>Serviceable.</b> Insinkerator brand.
Dishwasher	<b>Serviceable.</b> General Electric brand.
Stove/Cooktop	<b>Serviceable.</b> Gas, Wolf brand.
Oven	<b>Serviceable.</b> Electric, General Electric brand.
Hood/Fan/Light	<b>Serviceable.</b> General Electric brand.
Microwave Oven	<b>Serviceable.</b> General Electric brand.
Refrigerator/Freezer	<b>Serviceable.</b> General Electric brand. Built in 2014.

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**Laundry Area**

Location	<b>Serviceable.</b> Located off of the master bedroom.
Floors	<b>Serviceable.</b> Hardwood veneer.
Walls	<b>Serviceable.</b>
Ceilings	<b>Serviceable.</b>
Doors	<b>Serviceable.</b>
Windows	<b>Serviceable.</b>
Cabinet/Shelf	<b>Serviceable.</b>
Laundry Sink	<b>Serviceable.</b>
Electrical	<b>Serviceable.</b> Ground fault circuit interrupters (GFCI's) are installed in this area. GFCI's are devices that provide an additional level of safety when using the electrical outlets near a water source. The homeowner should operate the GFCI test button once a month to verify the function of this safety device.
Exhaust Fan	<b>Serviceable.</b>
Washer Hook-ups	<b>Serviceable.</b>

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Dryer Hook-ups                    **Serviceable.**    Electric and gas hook-ups available.  
240 volt outlet tested serviceable.  
Gas is stubbed at the wall.

**Bathroom - Lower Left Front Bedroom**

Fixtures are tested for leaks where visible. We do not fill tubs. We look for water damage in all areas of the bathroom where visible.

Floor                                    **Serviceable.**    Tile.

Walls                                   **Serviceable.**

Ceiling                                **Serviceable.**

Doors                                  **MAINTENANCE SUGGESTED.**  
Latch noted on the wrong side of the pocket door.



Windows                              **Serviceable.**

Electrical                            **Serviceable.**  
Ground fault circuit interrupters (GFCI's) are installed in this area.  
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Exhaust Fan                        **Serviceable.**

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Heat Source	<b>Serviceable.</b> Forced air vent.
Tub	<b>Serviceable.</b>
Tub Enclosure	<b>Serviceable.</b>
Tub Faucet	<b>Serviceable.</b>
Shower Surround	<b>Serviceable.</b>
Shower Door	<b>Serviceable.</b>
Shower Faucet	<b>Serviceable.</b>
Sink	<b>Serviceable.</b> Double vanity.
Sink Faucet	<b>Serviceable.</b>
Sink Hook-ups	<b>Serviceable.</b>
Toilet	<b>Serviceable.</b> 1.28 gallon, low flow toilet installed.
Counter/Cabinets	<b>Serviceable.</b>

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**Bathroom - Left Rear Bedroom**

Floor	<b>Serviceable.</b> Tile.
Walls	<b>Serviceable.</b>
Ceiling	<b>Serviceable.</b>
Doors	<b>Serviceable.</b>
Windows	<b>Serviceable.</b>
Electrical	<b>Serviceable.</b> Ground fault circuit interrupters (GFCI's) are installed in this area. GFCI's are devices that provide an additional level of safety when using the electrical outlets near a water source. The homeowner should operate the GFCI test button once a month to verify the function of this safety device.
Exhaust Fan	<b>Serviceable.</b>
Heat Source	<b>Serviceable.</b> Forced air vent.
Shower Surround	<b>Serviceable.</b>
Shower Door	<b>Serviceable.</b>
Shower Faucet	<b>Serviceable.</b>
Sink	<b>Serviceable.</b> Double vanity.

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Sink Faucet                    **Serviceable.**

Sink Hook-ups                **Serviceable.**

Toilet                            **Serviceable.** 1.6 gallon, low flow toilet installed.

Counter/Cabinets            **Serviceable.**

**Bathroom – Master**

Floor                            **Serviceable.** Tile.

Walls                            **Serviceable.**

Ceiling                         **Serviceable.**

Doors                            **Serviceable.**

Windows                        **Serviceable.**

Electrical                      **Serviceable.**  
Ground fault circuit interrupters (GFCI's) are installed in this area.  
GFCI's are devices that provide an additional level of safety when using the electrical outlets near a water source.  
The homeowner should operate the GFCI test button once a month to verify the function of this safety device.

Exhaust Fan                    **Serviceable.**

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Heat Source                    **Serviceable.** Forced air vent.

Tub                                **Serviceable.** Jacuzzi style tub installed.



Tub Enclosure                **Serviceable.**

Tub Faucet                    **Serviceable.**

Shower Surround            **Serviceable.**

Shower Door                 **Serviceable.**

Shower Faucet              **Serviceable.**

Sink                             **Serviceable.** Double vanity.

Sink Faucet                  **Serviceable.**

Sink Hook-ups               **Serviceable.**

Toilet                          **Serviceable.** 1.6 gallon, low flow toilet installed.

Counter/Cabinets            **Serviceable.**



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**Living Room**

The condition of carpeting, wallpaper, and paint on the interior surfaces of all rooms is largely cosmetic. The evaluation of the condition of these components is subject to individual tastes and interpretations. Evaluation of floors, walls, and ceilings refers to the structural condition of these items and not just the surface finishing or covering material unless noted.

- Floors                               **Serviceable.** Hardwood veneer.
  
- Walls                               **Serviceable.**
  
- Ceilings                           **Serviceable.**
  
- Doors                               **Serviceable.**
  
- Windows                          **Serviceable.**
  
- Electrical                         **Serviceable.**
  
- Closet/Built-ins                 **Serviceable.**
  
- Fireplace                         **Serviceable.** Prefab unit, Gas burning, Marble front.  
Fireplace is clean.



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**Dining Room**

Floors	<b>Serviceable.</b> Hardwood veneer.
Walls	<b>Serviceable.</b>
Ceilings	<b>Serviceable.</b>
Doors	<b>Serviceable.</b>
Windows	<b>Serviceable.</b>
Electrical	<b>Serviceable.</b>
Fireplace	<b>Serviceable.</b> Prefab unit, Gas burning, Marble front. Fireplace is clean.



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**Bonus Room - Office**

Floors                    **Serviceable.** Carpet.

Walls                    **Serviceable.**

Ceilings                **Serviceable.**

Doors                    **Serviceable.**

Windows                **Serviceable.**

Electrical               **Serviceable.**

Closet/Built-ins        **Serviceable.**

Comments               **Serviceable.** Decks noted.

**Bedroom - Left Front**

Floors                    **Serviceable.** Hardwood veneer.

Walls                    **Serviceable.**

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Ceilings                      **MAINTENANCE SUGGESTED.**  
Minor damage noted at the ceiling.



Doors                         **Serviceable.**

Windows                    **Serviceable.**

Electrical                   **Serviceable.**

Closet/Wardrobe           **Serviceable.**

Comments                   **Serviceable.** Ceiling fan installed.

**Bedroom - Left Rear**

Floors                        **Serviceable.** Carpet.

Walls                        **Serviceable.**

Ceilings                    **Serviceable.**

Doors                        **Serviceable.**

Windows                    **Serviceable.**

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Electrical                      **Serviceable.**

Closet/Wardrobe              **Serviceable.**

**Bedroom - Master**

Floors                          **Serviceable.** Hardwood veneer.

Walls                          **Serviceable.**

Ceilings                        **Serviceable.**

Doors                          **Serviceable.**

Windows                       **Serviceable.**

Electrical                       **Serviceable.**

Closet/Wardrobe              **Serviceable.**

Fireplace                      **Serviceable.** Tile front. Prefab unit. Gas burning.  
Fireplace is clean.



Comments                      **Serviceable.** Ceiling fan installed.