

Myers Home Inspection LLC Report Confidential - for Client use only.  
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# Home Inspection Report

Prepared for: Walter Gularte

715 Shannon Hill dr.  
Paso Robles, CA 93446

    
**Myers Home Inspection LLC**  
**805-470-9191**  
**Tom Myers Inspector**

Inspected by:  
Tom Myers  
Myers Home Inspection LLC  
805-470-9191

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# Myers Home Inspection LLC LLC

2 of 53  
02/12/2026

805-470-9191

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715 Shannon Hill dr.

## Definitions

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NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Not Present	(Black) Item not present or not found.
Not Inspected	(Brown) Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection. Item not included in this inspection.
Acceptable	(Green) Functional at time of inspection with no obvious signs of defect.
Maintenance required	(Blue) Recommend Monitoring or Maintenance required.
Marginal	(Magenta) Item is not fully functional or requires Repair, Replacement or Servicing.
Defective	(Red) Item needs immediate repair or replacement. It is unable to perform its intended function.

## General Information

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### Property Information

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Property Address: 715 Shannon Hill dr.  
City: Paso Robles State: CA Zip: 93446

### Client Information

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Client Name: Walter Gularte  
Client Address:  
City: State: Zip:  
Phone: 831 Email: wgularte@sbcglobal.net

Referrer Name: Heather Roda  
Phone: 805-226-4204 Email: heatherroda@gmail.com

### Inspection Company

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Inspector Name Tom Myers  
Company Name Myers Home Inspection LLC  
Address: 10180 San Marcos rd.  
City: Atascadero State: CA. Zip: 93422  
Phone: 805-470-9191  
Email: myershomeinspection@gmail.com Web: myershomeinspection.com  
Amount Due: 550 Amount Received: 550

### Conditions

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Others Present: None Property Occupied: Vacant  
Estimated Age: 1996 Entrance Faces: East  
Inspection Date: 2026-02-12  
Start Time: 9:00 AM End Time: 2:20 PM  
Utilities On: Yes  
Temperature: 52  
Weather: Cloudy Soil Conditions: Damp  
Space Below Grade: None  
Building Type: Single family Garage: Attached  
Water Source: City How Verified: Visual only  
Sewage Disposal: City How Verified: Multiple Listing Service

## General Information (Continued)

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Additions/Modifications: Additional dwelling

Permits Obtained: No permits pulled for inspection How Verified: Sellers Agent

## Final Comments

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Please review individual notes for each space for further recommendations. The pictures in this report are only a partial representation of the current conditions and are not inclusive of every finding. Some similar areas of need may not be photographed in this report. Hidden damage may be present.

State Requirements: Water, Smoke and CO Detectors, Water heater earthquake strapping...

\*Acceptable State compliance - House water fixtures and toilets were found to be low flow.

\*Acceptable State Compliance - Smoke detectors were found in all required locations.

--Maintenance Required for State Compliance - CO Carbon Monoxide detectors needed in Hallway of bedrooms.

--Maintenance: The water heater needs to be 'blocked' and strapped for earthquake safety.

Roofing:

Recommend further evaluation by a licensed, qualified roofing contractor for repair of Damaged shingles, ridge caps, pergola roof holding water and pergola roof connection to house. Further evaluation to remaining material life span. Repair gutters and downspouts to move water away from foundation. Seal all penetrations at vents, skylight and flashing as needed.

Please see pest report for further repair request. Animal feces found on roof.

Repair:

There was no attic access above primary bathroom or bedroom. Recommend contractor addition in closet or exterior. Check for hidden water damage needed.

Repair of fences needed

Contractor / Siding:

Recommend further evaluation by a licensed, qualified Stucco and siding contractor for all needed repairs to stucco, fibrous siding and wood trim. Assess possible water intrusion into structure walls. Assess possibility of mold and advise. Repair and paint as needed. This is a visual inspection only and Hidden damage may be present.

Recommend further evaluation by a licensed, qualified structural engineer for any movement of the slab and house walls including garage and patio slab. Advice on grading at front of house to move water away from house and foundation.

Landscaping contractor:

Recommend further evaluation by a licensed, qualified landscaper and arborist for trimming or removal of plantings near house foundation and possible tree and roots removal. Assess drainage and advise any options to move water away from garage and house. Hidden damage may be present. Efflorescence observed, This is a white chalk substance usually a result of moisture. Recommend monitoring and correcting cause.

Windows/glazer:

Recommend further evaluation by a licensed, qualified glazer for repair of windows and sliding door as needed. Assess

## Final Comments (Continued)

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integrity of windows and advice.

### Electric:

Recommend further evaluation by a licensed, qualified electrician to assess dual 100amp breakers in main panel and repair as needed. Repair or replace any non GFCI outlets and exterior weather covers as needed.

### Plumbing:

Recommend further evaluation by a licensed, qualified plumber to repair leaking spigots, faucets and water line connections in house and exterior. See individual room notes. Adjust water pressure to between 60-80psi. Secure water lines and pipes as needed.

Hard water can damage pipes and fixtures prematurely causing valves to fail or leak. Recommend a water conditioning unit be installed. Recommend further review by a licensed plumber to replace any corroded valves at toilets and under sinks.

Recommend plumber assess added shower installation in primary bathroom.

### HVAC:

Recommend further evaluation by a licensed, qualified HVAC contractor to service and repair AC exterior unit and Heater in attic as needed. Advise to life expectancy.

The window mounted unit in the primary bedroom was not included in this inspection and is out of inspection scope. It is advised to remove unit for safety. Hidden damage may be present.

### Chimney sweep:

A wood stove was present, which operates at high temperatures and should only be installed and operated in complete accordance with the manufactures instructions. Be sure to keep children well away from the stove when in use. All wood stoves should be cleaned and inspected by a qualified chimney sweep prior use and the start of each season. Repair exterior chimney and clean flue as needed.

Please see pest report for further repair request.

Fungi growth was present. Recommend testing to determine the type of growth, and appropriate follow up by a qualified professional.

Hidden damage may be present.

1, We are proud of our service and trust you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet and opened every door or window or identified every problem. Also because our inspection is essentially visual, latent defects could exist. We can not see behind cabinets or walls, or see a roof leak if water is not present. Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a visual report on the general conditions of a property as a given point in time.

As a home owner, you should expect problems to occur. Roofs can leak, Structural water problems may occur and systems may fail without warning. We can not predict future events, For these reasons you should keep a comprehensive insurance policy current.

2, The Pre-closing Walk Though is an important time for the client to inspect the property. Conditions change between

## Final Comments (Continued)

the time of the home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk through.

It is advised you check Heating and Cooling systems - Operate all Appliances - Run water at all fixtures - Operate all Doors and Windows - Check Smoke and Carbon Monoxide detectors.

Any defect or problem discovered should be negotiated with the owners/sellers of the property prior to final closing. Purchasing the property with a known defect releases Myers Home Inspection LLC from all responsibility. Clients assume all defects after final closing.

3, You are advised to seek two professional opinions and acquire estimates of repairs to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs inspect the property further, in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, conditions and cost estimates be completed and documented prior to closing of escrow and purchase of property. You may choose to have other professionals inspect the property prior to closing including HVAC professionals, roofers, septic, electricians, engineers or propane and gas professionals.

4, No warranty, guaranty or insurance by Myers Home Inspection LLC is express or implied. This report does not include inspection for Wood Destroying Insects, Mold, Lead or Asbestos. If you have concerns regarding these inspection, please schedule an independent professional inspection prior to closing. A representative sampling of the building components is viewed in areas that are accessible at the time of inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during the inspection. Unexpected repairs should be anticipated.

The person conducting your inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or any of its components or parts.



## Lots and Grounds

1. Acceptable

Driveway: Concrete - **Recommend monitoring.**



2. Acceptable

Walks: Concrete

3. Acceptable

Steps/Stoops: Concrete

## Lots and Grounds (Continued)

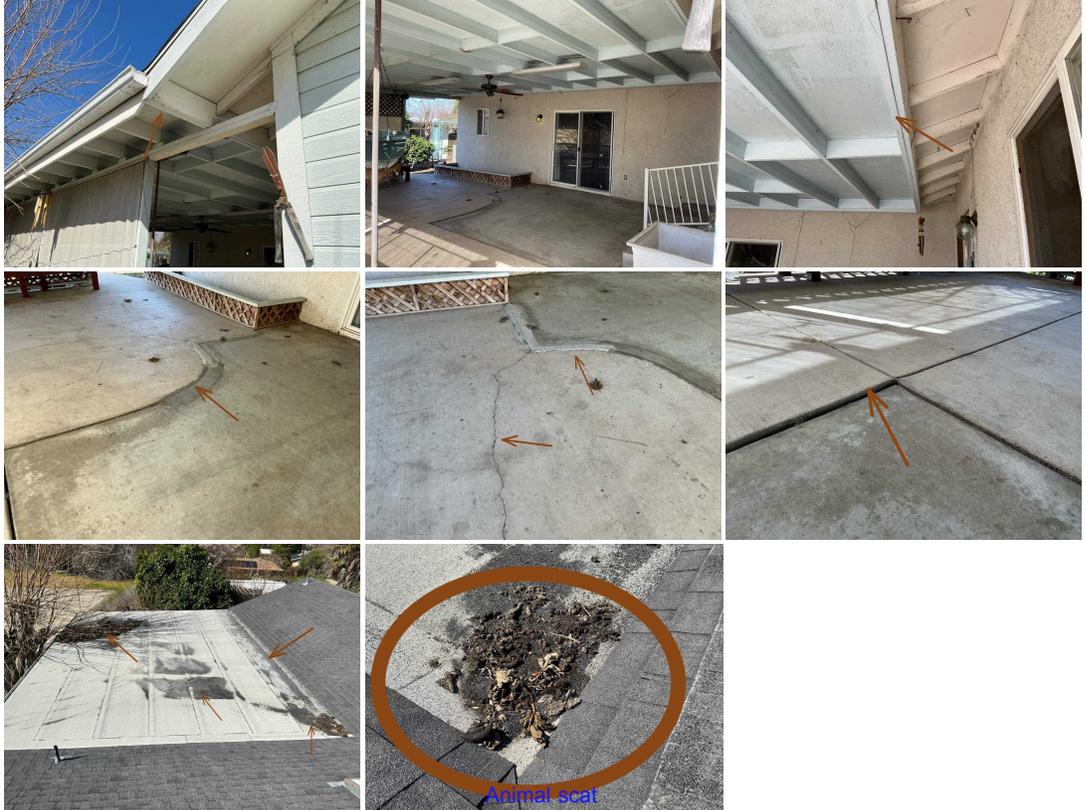
4. Not Present

Porch:

5. Maintenance required

Patio: Poured, Pergola - **MAINTENANCE:**

, Evidence of poor drainage, Heavily cracked and unevenly settled causing trip hazard. Pergola attached to house fascia . , A qualified contractor is recommended to evaluate and estimate repairs. Animal excrement on roof



6. Not Present

Deck:

7. Not Present

Balcony:

8. Maintenance required

Grading: Negative slope, Moderate slope - **MAINTENANCE:**, Landscape grading should be sloped away from Garage, house and foundation. Recommend a licensed landscaper to correct grading issues. Hidden moisture damage may be present., Driveway Grading has negative slope and water is pooling and running against the foundation. Water can cause foundation settling and erosion problems.. drainage needed at garage.



Lots and Grounds (Continued)

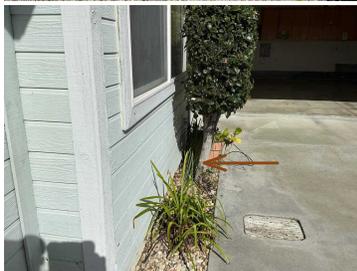
Grading: (continued)



9. Not Present

Swale:

10. Maintenance required Vegetation: Trees and shrubs - MAINTENANCE: Planting should be maintained away from exterior of structure. , Tree limbs over hang the roof and should be cut back



11. Maintenance required Retaining Walls: Concrete - MAINTENANCE: Tree damage



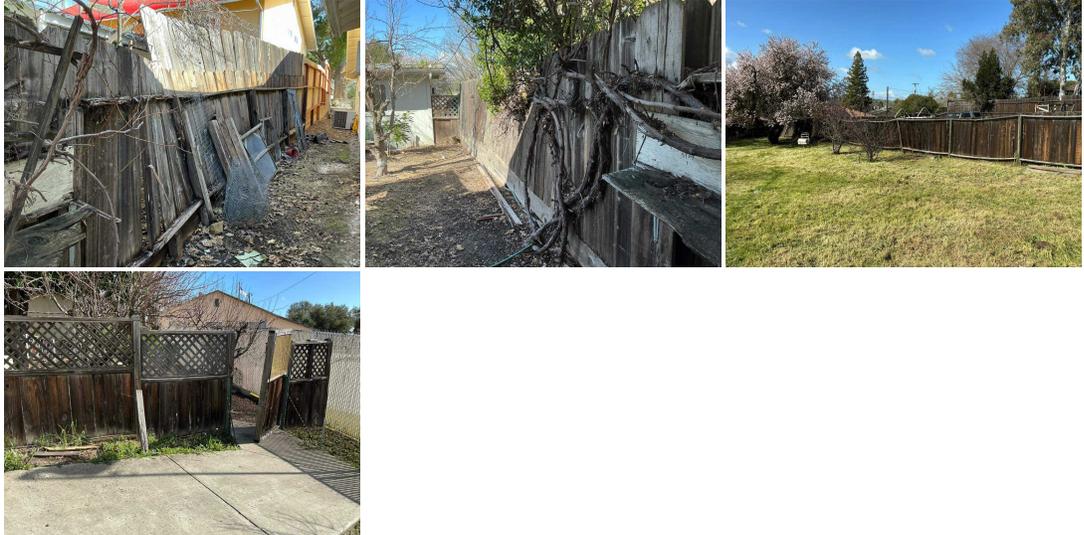
12. Not Present

Exterior Surface Drain:

13. Maintenance required Fences: Wood, Chain link - MAINTENANCE: , Damaged, Wood rot or pest damage. Falling over into neighbor. A qualified contractor is recommended to evaluate and estimate repairs

Lots and Grounds (Continued)

Fences: (continued)



14. Not Inspected

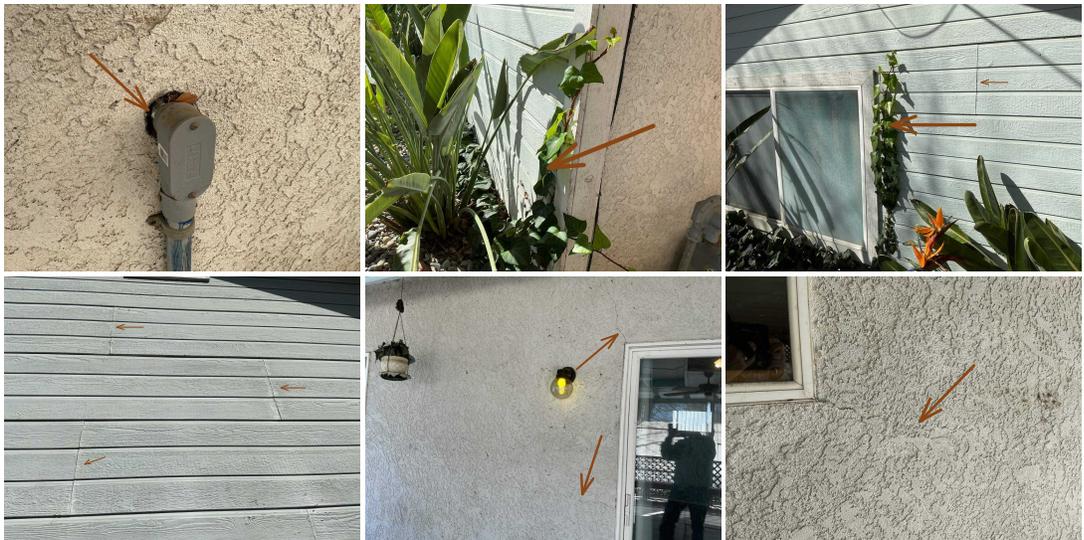
Lawn Sprinklers: NOT TESTED AS PART OF THIS INSPECTION:

Exterior

Main house Exterior Surface

1. Maintenance required Type: Fibrous, Stucco - MAINTENANCE:

, Visible settling, Gaps not properly sealed at through wall fittings and fiber siding. Moisture stains present. No flashing or caulking at wall intersection, Recommend sealant or caulking be replaced and painted by a stucco contractor. Stucco has many horizontal and vertical cracks an may allow water intrusion into wall especially at rear of house. Recommend stucco siding contractor address all noted concerns as well as others they find. , Recommend siding and painting contractor for fibrous siding and all wood trim repairs and further evaluation. This is a visual inspection only and Hidden damage may be present.



## Exterior (Continued)

Type: (continued)



2. Maintenance required Trim: Wood - MAINTENANCE:

, Wood rot, Damaged, Also, Refer to pest report for further information., Repair and/or painting needed



3. Maintenance required Fascia: Wood - MAINTENANCE:

, Areas of Moisture, Wood rot or pest damage noticed., A qualified contractor is recommended to evaluate and estimate repairs, Also, Refer to pest report for further information.



Exterior (Continued)

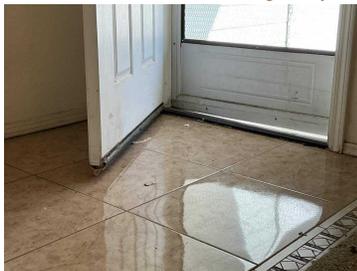
Fascia: (continued)



4. Maintenance required Soffits: Wood - **MAINTENANCE:**  
, Wood rot, Also, Refer to pest report for further information.

5. Acceptable Door Bell: Hard wired

6. Maintenance required Entry Doors: Wood with glass - **MAINTENANCE:**  
, Recommend sealing to prevent water or pest entrance. , Loose or missing threshold



7. Maintenance required Patio Door: Vinyl sliding - **MAINTENANCE:**  
Damaged lock in kitchen



8. Maintenance required Windows: Vinyl slider - Maintenance, See individual room notes, Window seal broken or damaged. Due to time of day, not all windows will show fogging of broken seal.



9. Not Present Storm Windows:

10. Maintenance required Window Screens: Metal - **MAINTENANCE:**  
, Screen is torn and will need repair

11. Acceptable Exterior Lighting: Surface mount

Exterior (Continued)

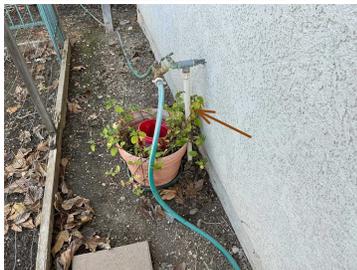
12. Marginal

Exterior Electric Outlets: 110 VAC - **MARGINAL:**  
, Exposed wiring present, Loose or missing moisture cover, Non-GFCI outlet, Improper wiring for exterior application, Review by an electrician suggested.



13. Maintenance required

Hose Bibs: Rotary - **MAINTENANCE:**, Install of anti siphon device recommend at all exterior hose bibs to prevent reverse water contamination.. leaking spigots. Loose pipes need secured. , Exterior PVC pipe are not UV protected and need wrapped and supported to prevent damage., Note: Valves are not operated as part of this inspection, any reference to any valve inspected is visual only unless otherwise noted., A licensed plumber is recommended to evaluate and estimate repairs



14. Acceptable

Gas Meter: Front of house

15. Acceptable

Main Gas Valve: Located at gas meter



Roof

Main House Roof Surface

- 1. Method of Inspection: On roof
- 2. Acceptable
- 3. Marginal

Unable to Inspect: 10%

Material: Composition Shingle - **MARGINAL:**

, Loose or damaged shingles, Shingles nailed improperly or nails loose. This can lead to water intrusion. , Signs of cracking, Roof near end of useful life, Algae growth noted and should be cleaned to prevent deterioration. , A qualified roofing contractor is recommended to evaluate and estimate repairs



- 4. Type: Gable and Valley
- 5. Approximate Age: 30?
- 6. Acceptable
- 7. Maintenance required

Flashing: Aluminum

Valleys: Composition shingle - **MAINTENANCE:**

, Valley shingles not trimmed and sealed properly, A qualified roofing contractor is recommended to evaluate and estimate repairs

Roof (Continued)

8. Maintenance required Skylights: Plastic - MAINTENANCE:

, Skylights are visually inspected only and not water tested., Hidden damage may be present. Recommend a contractor investigate as necessary to determine the full extent of damage and make proper repairs.



9. Maintenance required Plumbing Vents: ABS, Galvanized - MAINTENANCE:



10. Acceptable

Electrical Mast: Mast with tie back at roof



11. Maintenance required Gutters: Aluminum - MAINTENANCE:

, Need cleaning



Roof (Continued)

12. Maintenance required Downspouts: Aluminum - MAINTENANCE:  
, Leaking



13. Maintenance required Leader/Extension: Missing, In ground drainage - MAINTENANCE:  
, Leaders do not extend 6 feet beyond the foundation perimeter and should be corrected to move water away from foundation



Front of house Chimney

14. Maintenance required Chimney: Framed - MAINTENANCE:  
, Recommend a contractor evaluate, check for hidden damage, eliminate source of moisture and properly repair all deteriorated components.



15. Acceptable Flue/Flue Cap: Metal



16. Acceptable Chimney Flashing: Galvanized

## Structure

- |                         |   |
|-------------------------|---|
| 1. Acceptable           | Structure Type: Wood frame  |
| 2. Not Inspected        | Foundation:   |
| 3. Maintenance required | Differential Movement: possible movement or displacement noted at rear - <b>MAINTENANCE: Cracks will require patching monitoring by a professional in this field. A structural engineer is recommended to evaluate and estimate repairs</b>   |
| 4. Acceptable           | Beams: Solid wood   |
| 5. Not Inspected        | Bearing Walls: Frame - <b>Unable to view in finished home, This is a visual inspection only and Hidden damage may be present.</b>   |
| 6. Acceptable           | Joists/Trusses: 2x4   |
| 7. Not Present          | Piers/Posts:  |
| 8. Not Inspected        | Floor/Slab: Poured slab - <b>The concrete slab is not visible. This inspection does not cover any hidden damage concealed in a finished home, Items like flooring, tile, carpeting, rugs or furniture do not allow us to see actual foundation under such items. Cracks, moisture or slab defects are out of this inspection scope. Hidden damage may be present.</b> |
| 9. Not Present          | Stairs/Handrails:   |
| 10. Not Present         | Subfloor:   |

## Attic

### Main House Attic

1. Method of Inspection: In the attic



## Attic (Continued)

Method of Inspection: (continued)



- 2. Maintenance required Unable to Inspect: 50% - **MAINTENANCE:**  
, Cathedral or vaulted ceiling are not able to be inspected as they have no access., No access or entry at primary bathroom
- 3. Acceptable Roof Framing: 2x4 Truss
- 4. Acceptable Sheathing: Strand board
- 5. Acceptable Ventilation: Gable and soffit vents
- 6. Acceptable Insulation: Blown in
- 7. Acceptable Insulation Depth: 6
- 8. Not Present Vapor Barrier:
- 9. Not Present Attic Fan:
- 10. Not Present House Fan:
- 11. Acceptable Wiring/Lighting: 110 VAC lighting circuit
- 12. Acceptable Moisture Penetration: Not noticed
- 13. Acceptable Bathroom Fan Venting: Electric fan

## Garage/Carport

Attached Garage

- 1. Type of Structure: Attached Car Spaces: 2
- 2. Acceptable Garage Doors: Metal
- 3. Acceptable Door Operation: Mechanized
- 4. Acceptable Door Opener: Lift Master
- 5. Acceptable Roof Structure: 2x4 Truss



- 6. Acceptable Service Doors: Wood
- 7. Acceptable Ceiling: Paint
- 8. Acceptable Walls: Paint

## Garage/Carport (Continued)

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9. Maintenance required Floor/Foundation: Poured concrete - **MAINTENANCE:**  
, Efflorescence is a white powdery substance of minerals left behind from moisture intrusion.



10. Acceptable  
11. Not Present  
12. Not Present

Electrical: 110 VAC GFCI

Smoke Detector:

Heating:

13. Maintenance required Windows: Vinyl slider - **MAINTENANCE:**

, The window will not open, Current or previous water damage present. Recommend windows be review and repaired by a qualified glazer or contractor. Hidden damage may be present.



## Electrical

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1. Service Size Amps: 100 Volts: 110-240 VAC  
2. Acceptable Service: Copper  
3. Acceptable 120 VAC Branch Circuits: Copper  
4. Acceptable 240 VAC Branch Circuits: Copper  
5. Not Present Aluminum Wiring:  
6. Acceptable Conductor Type: Non-metallic sheathed cable  
7. Acceptable Ground: Rod in ground only  
8. Not Present Smoke Detectors:  
9. Not Present Carbon Monoxide Detectors:  
Garage Electric Panel
-

## Electrical (Continued)

10. Acceptable

Manufacturer: Murray



11. Maximum Capacity: 100 Amps

12. Acceptable Main Breaker Size: 100 Amps

13. Maintenance required Breakers: Copper - **MAINTENANCE:**

There are two 100amp breakers, one main so the other shouldn't be there., Evaluation and repairs from a qualified electrician is needed



14. Not Present

Fuses:

15. Not Present

AFCI:

16. Not Present

GFCI:

17. Is the panel bonded? Yes

## Heating System

### Main House Heating System

- 1. Maintenance required Heating System Operation: Appears functional - **MAINTENANCE:**  
Service recommended



- 2. Manufacturer: Tempstar
- 3. Model Number: GNJ075M16A1 Serial Number: L953922351
- 4. Type: Forced air Capacity: 75 btuhr
- 5. Area Served: Whole building Approximate Age: 1996
- 6. Fuel Type: Natural gas
- 7. Acceptable Heat Exchanger: 3 Burner
- 8. Unable to Inspect: 20%
- 9. Maintenance required Blower Fan/Filter: Direct drive with disposable filter - **MAINTENANCE:**  
Filter is extremely dirty



- 10. Acceptable Distribution: Insulflex duct
- 11. Acceptable Circulator: Gravity
- 12. Acceptable Draft Control: Manual
- 13. Maintenance required Flue Pipe: Double wall - **MAINTENANCE:**  
, Rust holes in piping-replace rusted sections at roof

## Heating System (Continued)

Flue Pipe: (continued)



- 14. Not Present
- 15. Not Present
- 16. Not Present
- 17. Acceptable
- 18. Not Present
- 19. Suspected Asbestos: No

Controls:  
Devices:  
Humidifier:  
Thermostats: Individual

## Air Conditioning

Main House AC System

- 1. Acceptable A/C System Operation: Appears serviceable
- 2. Acceptable Condensate Removal: PVC
- 3. Maintenance required Exterior Unit: Pad mounted - **MAINTENANCE:**  
, Not properly supported, sitting out of level. Exterior box has excessive rust. Recommend service.



- 4. Manufacturer: Tempstar
- 5. Model Number: CA5542VKD1 Serial Number: L960776787
- 6. Area Served: Whole building Approximate Age: 1996
- 7. Fuel Type: 220-240 VAC Temperature Differential: 8
- 8. Type: Central A/C Capacity: 3.5 Ton
- 9. Maintenance required Visible Coil: Aluminum - **MAINTENANCE:**  
, Fins damaged
- 10. Maintenance required Refrigerant Lines: Serviceable condition - **MAINTENANCE:**  
, Torn insulation
- 11. Acceptable Electrical Disconnect: Breaker disconnect
- 12. Acceptable Exposed Ductwork: Insulated flex
- 13. Acceptable Blower Fan/Filters: Direct drive with disposable filter - **See heater**
- 14. Acceptable Thermostats: Individual

## Plumbing

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1. Maintenance required Service Line: Copper - **MAINTENANCE:**  
, Pressure should be between 60 - 80 PSI max (82psi) , Recommend adjusting pressure regulator.



2. Maintenance required Main Water Shutoff: Garage - **MAINTENANCE:**  
Remove vines for access



3. Acceptable Water Lines: Copper - **Water line has available hookup for conditioning unit. Recommend installing**



4. Acceptable Drain Pipes: ABS, PVC  
5. Acceptable Service Caps: Accessible  
6. Acceptable Vent Pipes: ABS, Galvanized - **See roof notes**  
7. Acceptable Gas Service Lines: Cast iron, Insulflex

### Garage Water Heater

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8. Maintenance required Water Heater Operation: Adequate - **MAINTENANCE:**  
, Earthquake support straps and or blocking missing or not properly installed



## Plumbing (Continued)

### Water Heater Operation: (continued)



- 9. Manufacturer: A.O. Smith
- 10. Model Number: GCR 40 400 Serial Number: 1911114119074
- 11. Type: Natural gas Capacity: 40 Gal.
- 12. Approximate Age: 2019 Area Served: Whole building
- 13. Acceptable Flue Pipe: Single wall
- 14. Acceptable TPRV and Drain Tube: Copper

## Kitchen

### Kitchen with dining Kitchen

- 1. Maintenance required Cooking Appliances: No tag - **MAINTENANCE:**  
, Recommend anti tip device be added to stove for child safety , recommend cleaning and service



- 2. Maintenance required Ventilator: In microwave above, Through roof venting - **MAINTENANCE:**  
, Not properly vented, leaking at microwave. Recommend repair



- 3. Acceptable Disposal: In-Sinkerator
- 4. Maintenance required Dishwasher: Whirlpool - **MAINTENANCE:**  
, Ran with loud noise during inspection
- 5. Air Gap Present? Yes
- 6. Not Present Trash Compactor:
- 7. Not Present Refrigerator:

## Kitchen (Continued)

8. Maintenance required Microwave: Whirlpool - MAINTENANCE:  
, Leakage detected at the door seal, loose panel may need replacing



9. Maintenance required Sink: Porcelain Coated - MAINTENANCE:  
, Pitting stem, Leaking, recommend plumber repair  
Stains under sink. No standing water at time of inspection



10. Maintenance required Electrical: 110 VAC GFCI - MAINTENANCE:  
, Ceiling fan inoperative

11. Maintenance required Plumbing/Fixtures: Metal and PVC - MAINTENANCE:  
, The supply piping under the sink is corroded. It may be desirable to replace it before leaks develop., Recommend a plumber evaluation and repairs.



12. Maintenance required Counter Tops: Tile - MAINTENANCE:  
, Needs caulking



13. Acceptable Cabinets: Wood - Cabinets have normal wear. Items in the cabinets hide the walls and the walls behind the cabinets are not visible for inspection.

Kitchen (Continued)

14. Not Present Pantry:

15. Maintenance required Ceiling: Paint - MAINTENANCE:  
Exhaust stains present from oven vent



16. Maintenance required Walls: Paint - MAINTENANCE: clearing needed  
Normal Cracks present



17. Maintenance required Floor: Tile, Wood - MAINTENANCE:  
Tile cracks present , Water damage



18. Maintenance required Doors: Slider - MAINTENANCE:  
, Lockset(s) not latching-requires adjustment



19. Acceptable Windows: Vinyl slider, Skylight  
20. Acceptable HVAC Source: Ceiling

## Bathroom

### Guest Bathroom

- 1. Not Present
- 2. Acceptable
- 3. Acceptable

Closet:  
Ceiling: Paint  
Walls: Paint



- 4. Acceptable
- 5. Acceptable
- 6. Acceptable
- 7. Acceptable

Floor: Tile  
Doors: Hollow wood  
Windows: Vinyl slider  
Electrical: 110 VAC GFCI

8. Maintenance required Counter/Cabinet: Tile and wood - **MAINTENANCE:**  
**, Needs caulking**

9. Maintenance required Sink/Basin: Molded single bowl - **MAINTENANCE:**  
**Rust present in the sink bowl**

10. Maintenance required Faucets/Traps: Metal with PVC trap - **MAINTENANCE:**  
**, Leaking supply line, Shower diverter not functioning properly, all water is not flowing to showerhead, Build up found in aerator of fixtures possibly caused by deteriorated water., Missing or faulty drain stopper, Recommend a plumber evaluate, check for hidden damage, eliminate source of moisture and properly repair all deteriorated components.**



Bathroom (Continued)

Faucets/Traps: (continued)



11. Maintenance required Tub/Surround: Porcelain tub and ceramic tile surround - **MAINTENANCE:**  
, Loose grout, Recommend caulking to prevent water intrusion



12. Acceptable Shower/Surround: In tub surround  
13. Not Present Spa Tub/Surround:  
14. Acceptable Toilets: 1.6 Gallon Tank or less  
15. Acceptable HVAC Source: Ceiling  
16. Acceptable Ventilation: Window

Primary Bedroom Bathroom

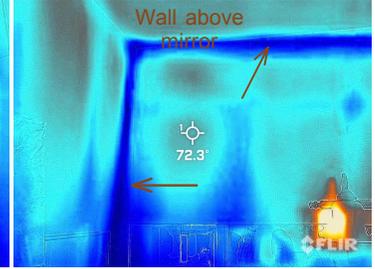
17. Acceptable Closet: Cabinets  
18. Marginal Ceiling: Paint - **MARGINAL:**  
, Evidence of past or present water at ceiling near exterior. Recommend a qualified siding contractor investigate and seal all penetrations as needed. Water can intrude through exterior cracks and hidden damage or mold may be present.

19. Marginal Walls: Paint - **MARGINAL:**  
, Evidence of past or present water leakage, Moisture or current water present on drywall from exterior . Recommend a contractor investigate and repair as needed. Possible mold, recommend a specialist review and mitigate if needed. This is a visual inspection only and Hidden damage may be present.



Bathroom (Continued)

Walls: (continued)



- 20. Acceptable
- 21. Acceptable
- 22. Acceptable
- 23. Acceptable
- 24. Acceptable
- 25. Acceptable
- 26. Maintenance required

Floor: Tile  
 Doors: Hollow wood  
 Windows: Vinyl slider  
 Electrical: 110 VAC GFCI  
 Counter/Cabinet: Tile and wood  
 Sink/Basin: Molded dual bowl  
 Faucets/Traps: Metal with PVC trap - **MAINTENANCE:**

, Build up found in aerator of fixtures possibly caused by deteriorated water., Missing or faulty drain stopper



27. Not Present

Tub/Surround:

Bathroom (Continued)

28. Maintenance required Shower/Surround: Fiberglass pan and fiberglass surround - MAINTENANCE:  
, Recommend chalking to prevent water intrusion, custom install may need further review,  
ask owner for warranty information



29. Not Present

Spa Tub/Surround:

30. Maintenance required Toilets: 1.6 Gallon Tank or less - MAINTENANCE:  
, The toilet is loose at the floor and will require replacement of the wax seal

31. Acceptable

HVAC Source: Ceiling

32. Acceptable

Ventilation: Window

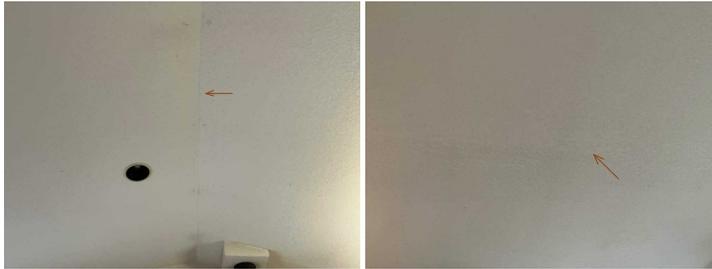
Living Space

Living Room Living Space

1. Acceptable

Closet: Single

2. Maintenance required Ceiling: Paint - MARGINAL:  
, Cracks present



3. Maintenance required Walls: Paint - MAINTENANCE:  
, Cracks present, Evidence of past or present water leakage, A qualified contractor is  
recommended to evaluate and estimate repairs, This is a visual inspection only and Hidden  
damage may be present.



### Living Space (Continued)

Walls: (continued)



- 4. Maintenance required Floor: Carpet, Tile - MAINTENANCE:  
    , Damaged carpet
- 5. Maintenance required Doors: Wood w/ glass - MAINTENANCE:  
    , Weather seal needs maintenance/replaced
- 6. Maintenance required Windows: Vinyl slider - MAINTENANCE:  
    , Hard operation, Replace weather stripping, Current or previous water damage present.  
    Recommend windows be review and repaired by a qualified glazer or contractor. Hidden  
    damage may be present.



- 7. Acceptable Electrical: 110 VAC
- 8. Acceptable HVAC Source: Ceiling
- 9. Acceptable Smoke Detector: Hard wired
- 10. Maintenance required Carbon Monoxide Detector: Not present - MAINTENANCE:  
    , Recommend installing , Gas /wood fireplace present

### Fireplace/Wood Stove

Living Room Fireplace

- 1. Maintenance required Freestanding Stove: Wood burning - Maintenance, Recommend cleaning and inspection  
    prior to use and Annually.



Fireplace/Wood Stove (Continued)

Freestanding Stove: (continued)



- 2. Acceptable Fireplace Construction: Prefab
- 3. Type: Wood burning
- 4. Acceptable Fireplace Insert: Standard
- 5. Acceptable Smoke Chamber: Block, Metal
- 6. Maintenance required Flue: Metal - **MAINTENANCE:**
- 7. Not Present Damper:
- 8. Acceptable Hearth: Raised

, The majority of the fireplace flue was not visible. Recommend further evaluation and inspection by a qualified chimney sweep., Recommend cleaning and inspection by a qualified chimney sweep.

Bedroom

Front bedroom Bedroom

- 1. Acceptable Closet: Large
- 2. Acceptable Ceiling: Paint
- 3. Acceptable Walls: Paint
- 4. Maintenance required Floor: Carpet - **MAINTENANCE:**

, Damaged carpet



- 5. Acceptable Doors: Hollow wood
- 6. Acceptable Windows: Vinyl slider
- 7. Acceptable Electrical: 110 VAC
- 8. Acceptable HVAC Source: Ceiling
- 9. Not Present Smoke Detector: Hard wired
- 10. Marginal Carbon Monoxide Detector: Not present - **MARGINAL:**

, **REQUIRED;** Recommend installing in hall near bedroom

Bed 2 middle Bedroom

- 11. Acceptable Closet: Large

Bedroom (Continued)

12. Acceptable

Ceiling: Paint

13. Acceptable

Walls: Paint



14. Acceptable

Floor: Linoleum

15. Acceptable

Doors: Hollow wood

16. Acceptable

Windows: Vinyl slider

17. Maintenance required Electrical: 110 VAC - **MAINTENANCE:**  
**Missing outlet/switch cover plates**



18. Acceptable

HVAC Source: Ceiling

19. Acceptable

Smoke Detector: Hard wired

20. Marginal

Carbon Monoxide Detector: Not present - **MARGINAL:**  
**, REQUIRED; Recommend installing in hall near bedroom**

Bed 3 primary Bedroom

21. Acceptable

Closet: Walk In

22. Acceptable

Ceiling: Paint

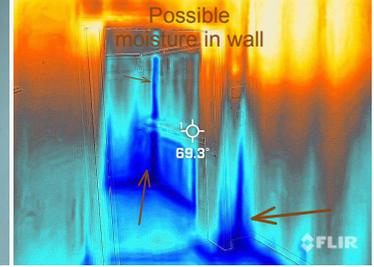
23. Maintenance required Walls: Paint - **MAINTENANCE:** cracks present.

, Evidence of past or present water behind drywall near and in closet., A qualified contractor is recommended to evaluate and estimate repairs and check for water damage. This is a visual inspection only and Hidden damage may be present.



## Bedroom (Continued)

Walls: (continued)



- 24. Acceptable
  - 25. Acceptable
  - 26. Not Inspected, Maintenance required
- Floor: Laminate wood flooring  
Doors: Hollow wood, Slider  
Windows: Vinyl slider

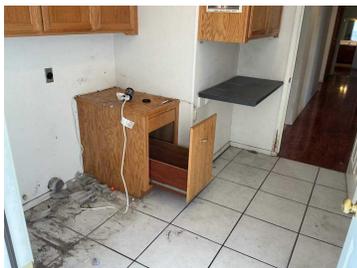


- 27. Acceptable
  - 28. Acceptable
  - 29. Acceptable
  - 30. Marginal
- Electrical: 110 VAC  
HVAC Source: Ceiling  
Smoke Detector: Battery operated  
Carbon Monoxide Detector: Not present - **MARGINAL:**  
**, REQUIRED; Recommend installing in hall near bedroom**

## Laundry Room/Area

Garage Laundry Room/Area

- 1. Acceptable
  - 2. Acceptable
  - 3. Acceptable
- Closet: Cabinets - **Water stains noted**  
Ceiling: Paint  
Walls: Paint



- 4. Acceptable
  - 5. Acceptable
  - 6. Not Present
  - 7. Not Present
  - 8. Acceptable
  - 9. Not Present
- Floor: Tile  
Doors: Hollow wood, Exterior  
Windows:  
Smoke Detector:  
HVAC Source: Ceiling  
Laundry Tub:

## Laundry Room/Area (Continued)

---

10. Not Present

Laundry Tub Drain:

11. Maintenance required

Washer Hose Bib: Ball valves - **MAINTENANCE:**

, Faucet leaking, A licensed plumber is recommended to evaluate and estimate repairs



12. Maintenance required

Washer and Dryer Electrical: 110-240 VAC - **MAINTENANCE:**

, **Non-GFCI** recommend installing

13. Acceptable

Dryer Vent: Rigid metal

14. Not Inspected

Dryer Gas Line: Cast iron - **Capped**

15. Acceptable

Washer Drain: Wall mounted drain

16. Not Present

Floor Drain:

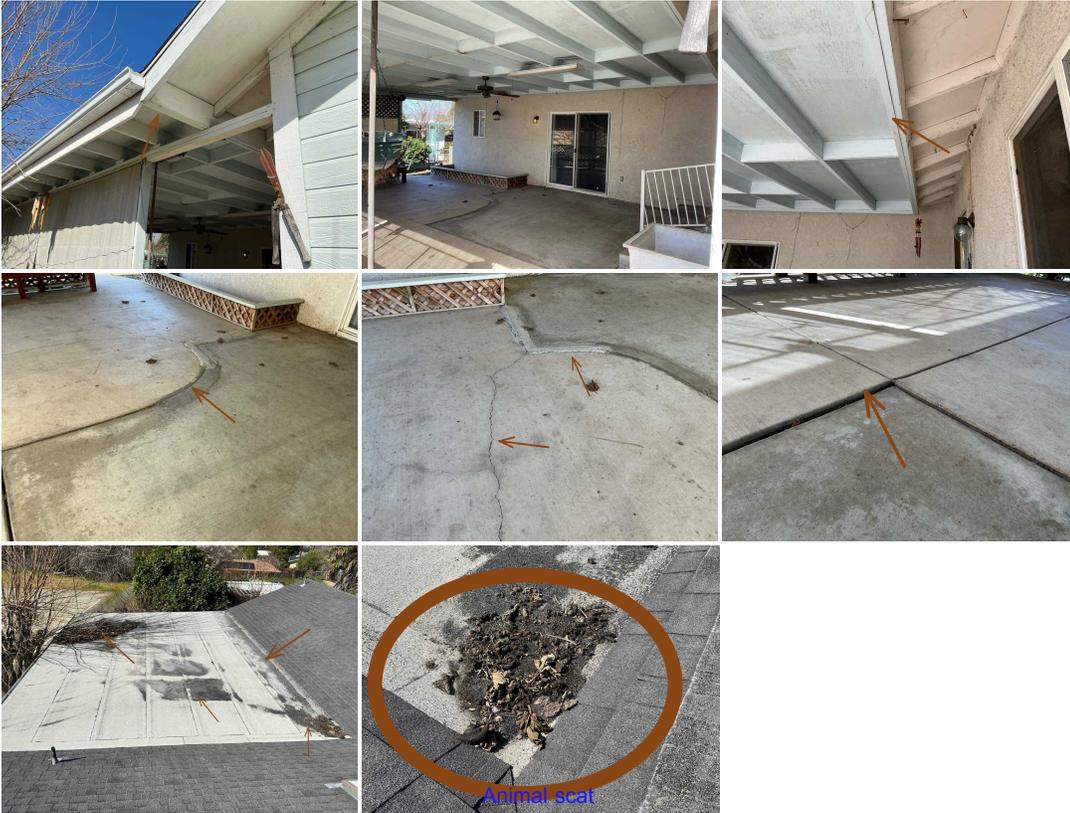
## Maintenance required Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report

### Lots and Grounds

#### 1. Patio: Poured, Pergola - MAINTENANCE:

, Evidence of poor drainage, Heavily cracked and unevenly settled causing trip hazard. Pergola attached to house fascia . , A qualified contractor is recommended to evaluate and estimate repairs. Animal excrement on roof



#### 2. Grading: Negative slope, Moderate slope - MAINTENANCE:, Landscape grading should be sloped away from Garage, house and foundation. Recommend a licensed landscaper to correct grading issues. Hidden moisture damage may be present., Driveway Grading has negative slope and water is pooling and running against the foundation. Water can cause foundation settling and erosion problems.. drainage needed at garage.



## Lots and Grounds (Continued)

### Grading: (continued)



3. Vegetation: Trees and shrubs - **MAINTENANCE:**, Planting should be maintained away from exterior of structure. , Tree limbs over hang the roof and should be cut back



4. Retaining Walls: Concrete - **MAINTENANCE:**  
Tree damage



5. Fences: Wood, Chain link - **MAINTENANCE:**  
, Damaged, Wood rot or pest damage. Falling over into neighbor. A qualified contractor is recommended to evaluate and estimate repairs



Lots and Grounds (Continued)

Fences: (continued)



Exterior

6. Main house Exterior Surface Type: Fibrous, Stucco - MAINTENANCE:  
, Visible settling, Gaps not properly sealed at through wall fittings and fiber siding. Moisture stains present. No flashing or caulking at wall intersection, Recommend sealant or caulking be replaced and painted by a stucco contractor. Stucco has many horizontal and vertical cracks an may allow water intrusion into wall especially at rear of house. Recommend stucco siding contractor address all noted concerns as well as others they find. , Recommend siding and painting contractor for fibrous siding and all wood trim repairs and further evaluation. This is a visual inspection only and Hidden damage may be present.

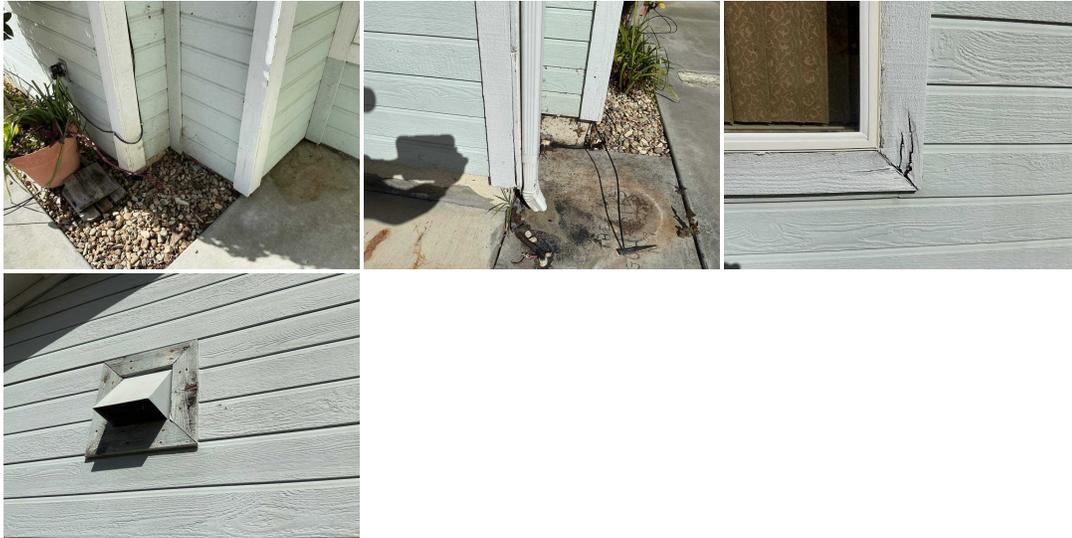


Exterior (Continued)

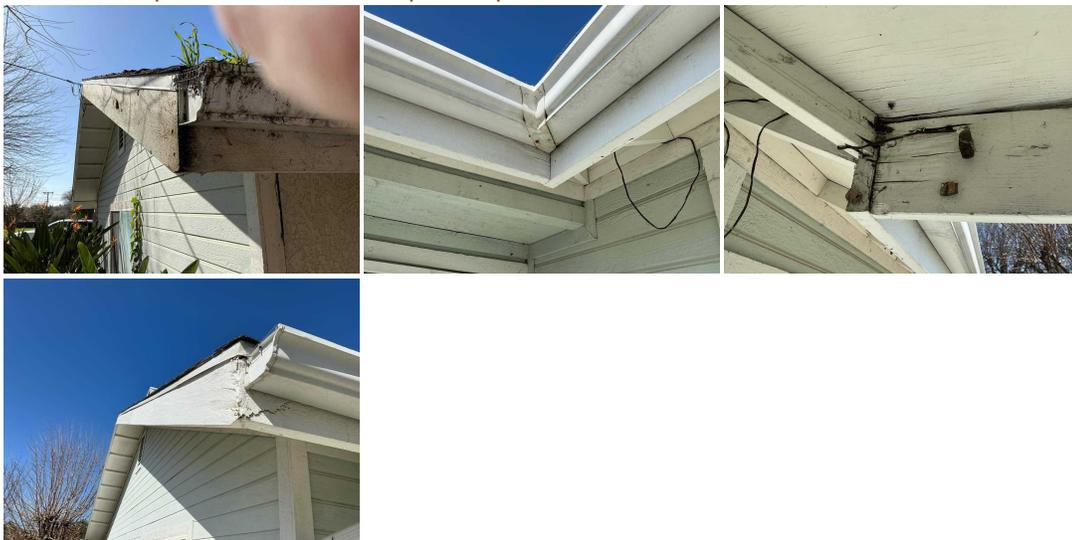
Type: (continued)



7. Trim: Wood - MAINTENANCE:  
, Wood rot, Damaged, Also, Refer to pest report for further information., Repair and/or painting needed



8. Fascia: Wood - MAINTENANCE:  
, Areas of Moisture, Wood rot or pest damage noticed., A qualified contractor is recommended to evaluate and estimate repairs, Also, Refer to pest report for further information.



## Maintenance required Summary (Continued)

9. Soffits: Wood - **MAINTENANCE:**

, Wood rot, Also, Refer to pest report for further information.

10. Entry Doors: Wood with glass - **MAINTENANCE:**

, Recommend sealing to prevent water or pest entrance. , Loose or missing threshold



11. Patio Door: Vinyl sliding - **MAINTENANCE:**

Damaged lock in kitchen



12. Windows: Vinyl slider - **Maintenance,** See individual room notes, Window seal broken or damaged. Due to time of day, not all windows will show fogging of broken seal.



13. Window Screens: Metal - **MAINTENANCE:**

, Screen is torn and will need repair

14. Hose Bibs: Rotary - **MAINTENANCE:**, Install of anti siphon device recommend at all exterior hose bibs to prevent reverse water contamination.. leaking spigots.

Loose pipes need secured. , Exterior PVC pipe are not UV protected and need wrapped and supported to prevent damage., Note: Valves are not operated as part of this inspection, any reference to any valve inspected is visual only unless otherwise noted., A licensed plumber is recommended to evaluate and estimate repairs



## Maintenance required Summary (Continued)

### Roof

15. Valleys: Composition shingle - **MAINTENANCE:**

, Valley shingles not trimmed and sealed properly, A qualified roofing contractor is recommended to evaluate and estimate repairs

16. Skylights: Plastic - **MAINTENANCE:**

, Skylights are visually inspected only and not water tested., Hidden damage may be present. Recommend a contractor investigate as necessary to determine the full extent of damage and make proper repairs.



17. Plumbing Vents: ABS, Galvanized - **MAINTENANCE:**



18. Gutters: Aluminum - **MAINTENANCE:**

, Need cleaning



19. Downspouts: Aluminum - **MAINTENANCE:**

, Leaking



## Maintenance required Summary (Continued)

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20. Leader/Extension: Missing, In ground drainage - **MAINTENANCE:**  
, Leaders do not extend 6 feet beyond the foundation perimeter and should be corrected to move water away from foundation



21. Front of house Chimney Chimney: Framed - **MAINTENANCE:**  
, Recommend a contractor evaluate, check for hidden damage, eliminate source of moisture and properly repair all deteriorated components.



### Structure

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22. Differential Movement: possible movement or displacement noted at rear - **MAINTENANCE:**  
Cracks will require patching monitoring by a professional in this field. A structural engineer is recommended to evaluate and estimate repairs

### Attic

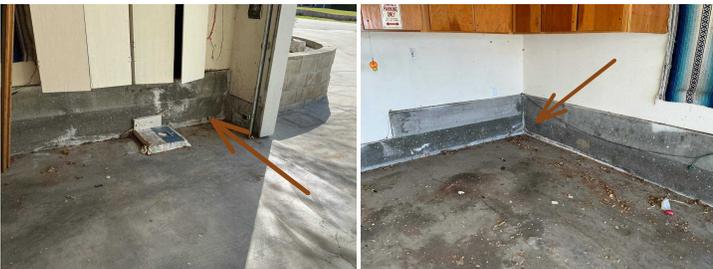
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23. Main House Attic Unable to Inspect: 50% - **MAINTENANCE:**  
, Cathedral or vaulted ceiling are not able to be inspected as they have no access., No access or entry at primary bathroom

### Garage/Carport

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24. Attached Garage Floor/Foundation: Poured concrete - **MAINTENANCE:**  
, Efflorescence is a white powdery substance of minerals left behind from moisture intrusion.



## Maintenance required Summary (Continued)

25. Attached Garage Windows: Vinyl slider - **MAINTENANCE:**

, The window will not open, Current or previous water damage present. Recommend windows be review and repaired by a qualified glazer or contractor. Hidden damage may be present.



### Electrical

26. Garage Electric Panel Breakers: Copper - **MAINTENANCE:**

There are two 100amp breakers, one main so the other shouldn't be there., Evaluation and repairs from a qualified electrician is needed



### Heating System

27. Main House Heating System Heating System Operation: Appears functional - **MAINTENANCE:**

Service recommended





## Plumbing (Continued)

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Service Line: (continued)



34. Main Water Shutoff: Garage - **MAINTENANCE:**  
Remove vines for access



35. Garage Water Heater Water Heater Operation: Adequate - **MAINTENANCE:**  
, Earthquake support straps and or blocking missing or not properly installed



## Kitchen

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36. Kitchen with dining Kitchen Cooking Appliances: No tag - **MAINTENANCE:**  
, Recommend anti tip device be added to stove for child safety , recommend cleaning and service

## Kitchen (Continued)

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### Cooking Appliances: (continued)



37. Kitchen with dining Kitchen Ventilator: In microwave above, Through roof venting - **MAINTENANCE:**  
, Not properly vented, leaking at microwave. Recommend repair



38. Kitchen with dining Kitchen Dishwasher: Whirlpool - **MAINTENANCE:**  
, Ran with loud noise during inspection
39. Kitchen with dining Kitchen Microwave: Whirlpool - **MAINTENANCE:**  
, Leakage detected at the door seal, loose panel may need replacing



40. Kitchen with dining Kitchen Sink: Porcelain Coated - **MAINTENANCE:**  
, Pitting stem, Leaking, recommend plumber repair  
Stains under sink. No standing water at time of inspection



41. Kitchen with dining Kitchen Electrical: 110 VAC GFCI - **MAINTENANCE:**  
, Ceiling fan inoperative
42. Kitchen with dining Kitchen Plumbing/Fixtures: Metal and PVC - **MAINTENANCE:**  
, The supply piping under the sink is corroded. It may be desirable to replace it before leaks develop., Recommend a plumber evaluation and repairs.

## Kitchen (Continued)

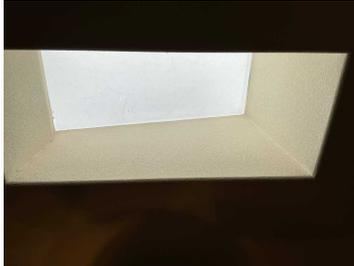
### Plumbing/Fixtures: (continued)



43. Kitchen with dining Kitchen Counter Tops: Tile - **MAINTENANCE:**  
, Needs caulking



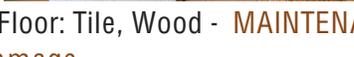
44. Kitchen with dining Kitchen Ceiling: Paint - **MAINTENANCE:**  
Exhaust stains present from oven vent



45. Kitchen with dining Kitchen Walls: Paint - **MAINTENANCE:** clearing needed  
Normal Cracks present



46. Kitchen with dining Kitchen Floor: Tile, Wood - **MAINTENANCE:**  
Tile cracks present , Water damage



## Kitchen (Continued)

Floor: (continued)



47. Kitchen with dining Kitchen Doors: Slider - **MAINTENANCE:**  
, Lockset(s) not latching-requires adjustment



## Bathroom

48. Guest Bathroom Counter/Cabinet: Tile and wood - **MAINTENANCE:**  
, Needs caulking
49. Guest Bathroom Sink/Basin: Molded single bowl - **MAINTENANCE:**  
Rust present in the sink bowl
50. Guest Bathroom Faucets/Traps: Metal with PVC trap - **MAINTENANCE:**  
, Leaking supply line, Shower diverter not functioning properly, all water is not flowing to showerhead, Build up found in aerator of fixtures possibly caused by deteriorated water., Missing or faulty drain stopper, Recommend a plumber evaluate, check for hidden damage, eliminate source of moisture and properly repair all deteriorated components.



Bathroom (Continued)

Faucets/Traps: (continued)



51. Guest Bathroom Tub/Surround: Porcelain tub and ceramic tile surround - **MAINTENANCE:**  
, Loose grout, Recommend caulking to prevent water intrusion



52. Primary Bedroom Bathroom Faucets/Traps: Metal with PVC trap - **MAINTENANCE:**  
, Build up found in aerator of fixtures possibly caused by deteriorated water., Missing or faulty drain stopper



## Maintenance required Summary (Continued)

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53. Primary Bedroom Bathroom Shower/Surround: Fiberglass pan and fiberglass surround - **MAINTENANCE:**  
, Recommend chalking to prevent water intrusion, custom install may need further review, ask owner for warranty information

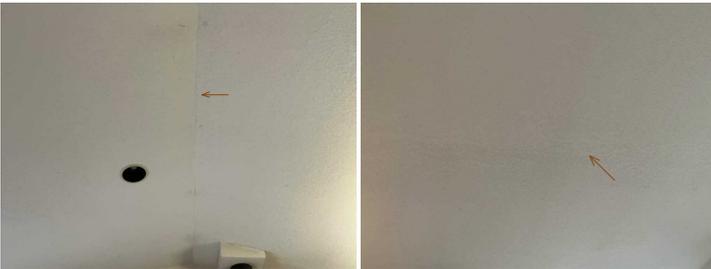


54. Primary Bedroom Bathroom Toilets: 1.6 Gallon Tank or less - **MAINTENANCE:**  
, The toilet is loose at the floor and will require replacement of the wax seal

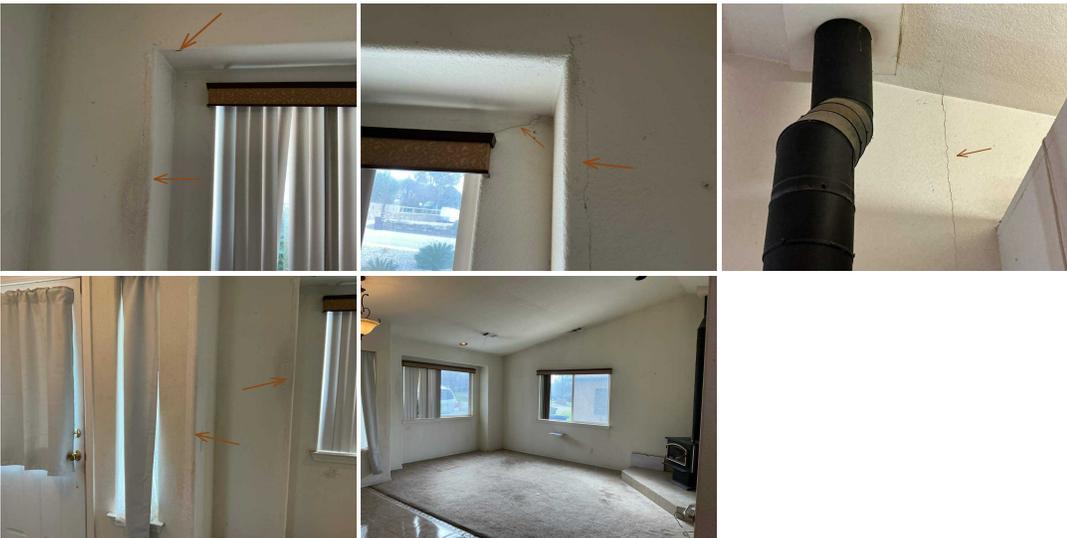
### Living Space

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55. Living Room Living Space Ceiling: Paint - **MARGINAL:**  
, Cracks present



56. Living Room Living Space Walls: Paint - **MAINTENANCE:**  
, Cracks present, Evidence of past or present water leakage, A qualified contractor is recommended to evaluate and estimate repairs, This is a visual inspection only and Hidden damage may be present.



57. Living Room Living Space Floor: Carpet, Tile - **MAINTENANCE:**  
, Damaged carpet

## Maintenance required Summary (Continued)

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58. Living Room Living Space Doors: Wood w/ glass - **MAINTENANCE:**

, Weather seal needs maintenance/replaced

59. Living Room Living Space Windows: Vinyl slider - **MAINTENANCE:**

, Hard operation, Replace weather stripping, Current or previous water damage present. Recommend windows be review and repaired by a qualified glazer or contractor. Hidden damage may be present.



60. Living Room Living Space Carbon Monoxide Detector: Not present - **MAINTENANCE:**

, Recommend installing , Gas /wood fireplace present

### Fireplace/Wood Stove

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61. Living Room Fireplace Freestanding Stove: Wood burning - **Maintenance, Recommend cleaning and inspection prior to use and Annually.**



62. Living Room Fireplace Flue: Metal - **MAINTENANCE:**

, The majority of the fireplace flue was not visible. Recommend further evaluation and inspection by a qualified chimney sweep., Recommend cleaning and inspection by a qualified chimney sweep.

### Bedroom

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63. Front bedroom Bedroom Floor: Carpet - **MAINTENANCE:**

, Damaged carpet

## Bedroom (Continued)

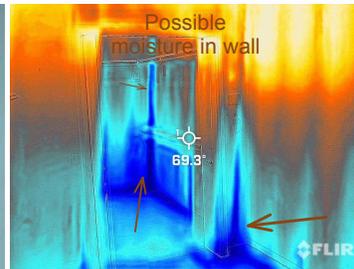
Floor: (continued)



64. Bed 2 middle Bedroom Electrical: 110 VAC - **MAINTENANCE:**  
Missing outlet/switch cover plates



65. Bed 3 primary Bedroom Walls: Paint - **MAINTENANCE:** cracks present.  
, Evidence of past or present water behind drywall near and in closet., A qualified contractor is recommended to evaluate and estimate repairs and check for water damage. This is a visual inspection only and Hidden damage may be present.



66. Bed 3 primary Bedroom Windows: Vinyl slider



## Maintenance required Summary (Continued)

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### Laundry Room/Area

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67. Garage Laundry Room/Area Washer Hose Bib: Ball valves - **MAINTENANCE:**  
, Faucet leaking, A licensed plumber is recommended to evaluate and estimate repairs



68. Garage Laundry Room/Area Washer and Dryer Electrical: 110-240 VAC - **MAINTENANCE:**  
, Non-GFCI recommend installing

## Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Exterior

1. Exterior Electric Outlets: 110 VAC - **MARGINAL:**  
, Exposed wiring present, Loose or missing moisture cover, Non-GFCI outlet, Improper wiring for exterior application, Review by an electrician suggested.



### Roof

2. Main House Roof Surface Material: Composition Shingle - **MARGINAL:**  
, Loose or damaged shingles, Shingles nailed improperly or nails loose. This can lead to water intrusion. , Signs of cracking, Roof near end of useful life, Algae growth noted and should be cleaned to prevent deterioration. , A qualified roofing contractor is recommended to evaluate and estimate repairs



## Roof (Continued)

Material: (continued)



## Bathroom

3. Primary Bedroom Bathroom Ceiling: Paint - **MARGINAL:**  
, Evidence of past or present water at ceiling near exterior. Recommend a qualified siding contractor investigate and seal all penetrations as needed. Water can intrude through exterior cracks and hidden damage or mold may be present.
4. Primary Bedroom Bathroom Walls: Paint - **MARGINAL:**  
, Evidence of past or present water leakage, Moisture or current water present on drywall from exterior . Recommend a contractor investigate and repair as needed. Possible mold, recommend a specialist review and mitigate if needed. This is a visual inspection only and Hidden damage may be present.



## Bedroom

5. Front bedroom Bedroom Carbon Monoxide Detector: Not present - **MARGINAL:**  
, **REQUIRED;** Recommend installing in hall near bedroom
6. Bed 2 middle Bedroom Carbon Monoxide Detector: Not present - **MARGINAL:**  
, **REQUIRED;** Recommend installing in hall near bedroom
7. Bed 3 primary Bedroom Carbon Monoxide Detector: Not present - **MARGINAL:**  
, **REQUIRED;** Recommend installing in hall near bedroom