



# Inspection Report

**Josh Farris**

**Property Address:**  
51 Quinta Court  
Paso Robles CA 93446

1/15/2026



**Harper Homes: Home Inspection Services**

**Dylan Linnenkamp**  
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## Summary

The following items or discoveries are either **defective** and **do not function as intended** or to be considered **health and safety items**. Recommend further evaluation and repair by a **licensed contractor or specialty tradesperson**. This summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer **read the complete report**.

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### 1. Grounds

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#### Defect / Functionally Deficient Items:

##### 1.1 DECKS / PATIOS

REPAIR NEEDED

Moisture damage noted left deck. Recommend further evaluation by a structural pest control operator and make repairs as prescribed.

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### 2. Exterior

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#### Defect / Functionally Deficient Items:

##### 2.2 CHIMNEYS AND ROOF PENETRATIONS

ALTERATION NEEDED

The water heater vent is gaped and should be properly sealed or a storm collar installed to prevent moisture intrusion.

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### 4. Plumbing System

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#### Defect / Functionally Deficient Items:

##### 4.2 WATER LINES (VISIBLE ONLY)

(1) REPAIR NEEDED

Supply line leak noted at water line in the water heater closet and should be repaired to prevent further deterioration and water waste.

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### 6(A) . Master Bathroom

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#### Defect / Functionally Deficient Items:

##### 6.0.A TUBS, SHOWERS

REPAIR NEEDED

Fiberglass tub/shower is damaged and needs repaired to prevent further deterioration and a possible leak behind the shower wall.

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### 6(B) . Hall Bathroom

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#### Defect / Functionally Deficient Items:

##### 6.1.B TOILETS

REPAIR NEEDED

The toilet is excessively loose. Recommend reinstalling the toilet with a new wax ring and proper tightening. Sub-flooring should be evaluated and repaired, as needed.

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**7. Interiors**

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**Safety / Health Deficient Items:**

**7.4 ALARMS / SAFETY / SECURITY**

(2) INSTALLATION NEEDED

Smoke alarm should be installed in the hallway(s) serving the sleeping rooms.

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Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Dylan Linnenkamp

General Info

|  |  |                               |
|--|--|-------------------------------|
| <b>Property Address</b><br>51 Quinta Court<br>Paso Robles CA 93446 | <b>Date of Inspection</b><br>1/15/2026   | <b>Report ID</b><br>011526DL1 |
| <b>Customer(s)</b><br>Josh Farris                                  | <b>Time of Inspection</b><br>01:00:00 PM | <b>Real Estate Agent</b>      |

Inspection Details

|  |   |   |
|--|---|---|
| <b>Standards of Practice:</b><br>CREIA California Real Estate Inspection Association | <b>In Attendance:</b><br>Inspector, Listing Agent, Seller | <b>Type of building:</b><br>Manufactured Home |
| <b>Square Footage Approximate:</b><br>1296   | <b>Approximate year of construction:</b><br>2007          | <b>Temperature:</b><br>Over 70                |
| <b>Weather:</b><br>Clear   | <b>Ground/Soil surface condition:</b><br>Dry              | <b>Rain in last 7 days:</b><br>Yes            |

**Property is:**  
Occupied, Furnished

Comment Key & Definitions

In the report the location of items will be referred to as being located on the front, rear, left and right of the property. Our perspective is from the exterior of the building looking at the home from the street.

**Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**APPEARS SERVICEABLE** = This component or system was visually observed and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**MAINTENANCE NEEDED** = This area, system or component is in need of maintenance which should be considered typical of the age or style of construction.

**ALTERATION NEEDED** = The necessary components are installed but need adjusted or altered to function as intended.

**INSTALLATION NEEDED** = The necessary components are not installed.

**REPAIR NEEDED** = The item, component or unit is not functioning as intended and needs repaired or replaced. Items, components, or units that can be repaired to satisfactory condition may not need replacement.

**FURTHER EVALUATION** = The condition of the system or component is beyond the expertise of the inspector and further evaluation by a qualified licensed contractor is advised.

This home is older than 15 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be

expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

This inspection was performed for the home owner selling this home and was inspected according to standards and practices. The comments made in this report were based on the condition of the home at time of inspection. There is no warranty from the inspection company. For a fee, our company can return and review the inspection, or inspect the home again. As this inspection report ages, the condition of this home and its components can change.

# 1. Grounds

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of the foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others are too low to enter, or in some other manner not accessible, are excluded from the inspection and are not part of our inspection. Fences gates and retaining walls are not part of this inspection but may be reported on. Our inspection of the driveway or parking area is limited to within 100 feet of the building.

### Styles & Materials

**Grading & Drainage:**

Above or at grade to road  
Flat pad / site

**Retaining Walls:**

Wood

**Fences and Gates:**

Wood  
Chain link

**Walkways / Parking:**

Concrete

**Exterior Decks:**

Wood decks

### Items

## 1.0 GRADE / DRAINAGE

**Comments:** Action Required

**ALTERATION NEEDED**

Soil or landscape materials pushed up against the wood siding at the front and rear exterior. No moisture damage was noted. Refer to the pest report for more information on this condition and have material removed to prevent earth to wood contact while allowing drainage to remain effective.



1.0 Item 1(Picture)



1.0 Item 2(Picture)

## 1.1 DECKS / PATIOS

**Comments:** Action Required

**REPAIR NEEDED**

Moisture damage noted left deck. Recommend further evaluation by a structural pest control operator and make repairs as prescribed.



1.1 Item 1(Picture)

**1.2 STAIRS**

**Comments:** Appears Serviceable

**1.3 DRIVEWAY / WALKWAYS**

**Comments:** Appears Serviceable

**1.4 FENCES / GATES**

**Comments:** Appears Serviceable

**1.5 SHRUBBERY / PLANTER / RETAINING WALLS**

**Comments:** Action Required

(1) MAINTENANCE NEEDED

Foliage needs trimmed back from contacting the siding. This will decrease the probability of moisture and pest intrusion.

(2) REPAIR AS NEEDED

Landscape retaining wall at the rear exterior is leaning slightly and can be altered or re-installed, as needed.



1.5 Item 1(Picture)

## 2. Exterior

The foregoing is an opinion of the general quality and condition of the roofing, siding, and exterior building materials. The inspector cannot and does not offer an opinion or warranty as to whether these components and systems may be subject to future leakage. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. Determining the condition of insulated glass windows is not always possible due to dirty windows, temperature, weather and lighting conditions.

### Styles & Materials

**Roof Deck Styles:**

Gable  
Medium pitch (3 1/2 to 6 1/2 in 12)

**Roof Covering Material:**

Composition shingles

**Roof Flashing:**

Metal flashings

**Viewed Roof Covering From:**

Fully traversed and viewed

**Gutters / Roof Drains:**

No gutters installed

**Exterior Siding:**

Fiber cement

**Trim:**

Pressed wood

**Window / Skylights:**

Vinyl frame dual pane  
Skylight  
Solar tube

### Items

#### 2.0 ROOF

**Comments:** Action Required

**REPAIR AS NEEDED**

Areas of the roofing material are weathered and showing signs of age. No leaks were noted in the attic or interior. Recommend further evaluation with cost to replace and remaining life determined by a licensed roofing contractor.



2.0 Item 1(Picture)

#### 2.1 FLASHINGS

**Comments:** Appears Serviceable

#### 2.2 CHIMNEYS AND ROOF PENETRATIONS

**Comments:** Action Required

ALTERATION NEEDED

The water heater vent is gaped and should be properly sealed or a storm collar installed to prevent moisture intrusion.



2.2 Item 1(Picture)

### 2.3 GUTTERS / DOWNSPOUTS

**Comments:** Action Required

#### RECOMMENDED IMPROVEMENT

Recommend gutters and downspouts installed where applicable to promote functional drainage of rain water away from the home.

### 2.4 SIDING / TRIM

**Comments:** Appears Serviceable

### 2.5 EXTERIOR DOORS

**Comments:** Appears Serviceable

### 2.6 WINDOWS / SKYLIGHTS

**Comments:** Action Required

#### REPAIR AS NEEDED

Damaged screen noted front window and can be repaired as needed.

### 2.7 PAINT / CAULK / SEAL / MISCELLANEOUS.

**Comments:** Appears Serviceable

### 3. Heating / Air Conditioning

The inspector is not equipped to inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that the inspection is almost impossible. The inspector cannot light pilot lights. Safety devices are not tested by the inspector. NOTE: Asbestos material have been commonly used in heating systems. Determining the presence of asbestos can only be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or even distribution of air through out a home cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on cooling systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not part of the inspection. Normal service and maintenance is recommended on a yearly basis. It is suggested that all homes with fuel burning systems have a carbon monoxide installed for added safety. All fireplaces should be cleaned on a regular basis to make sure no cracks have developed.

#### Styles & Materials

**Heat Type/Power Source/Age:**

Forced Air  
 Natural Gas  
 MFG 2006

**Furnace Location:**

In the laundry room

**Ductwork:**

Insulated flexible duct

**Cooling Equipment Type/Size/Age: Filter Locations/Type/Size:**

Electric Split System  
 3 ton unit  
 Extra Info : MFG 2023

Washable  
 On the HVAC unit

#### Items

### 3.0 HEATING EQUIPMENT

**Comments:** Action Required

**REPAIR AS NEEDED**

The furnace appears to be in working condition, but is over 20 years. Recommend service performed by a qualified HVAC contractor to help conserve the remaining life of the unit and have replaced as necessary.



3.0 Item 1(Picture)

### 3.1 THERMOSTATS

**Comments:** Appears Serviceable

### 3.2 FILTER

**Comments:** Appears Serviceable

### 3.3 DUCTS / REGISTERS / DISTRIBUTION SYSTEMS

**Comments:** Appears Serviceable

**3.4 COOLING AND AIR HANDLER EQUIPMENT**

**Comments:** Action Required

(1) INFORMATIONAL NOTE

The cooling system was tested and functional at the time of the inspection.



3.4 Item 1(Picture)

(2) RECOMMENDED IMPROVEMENT

The A/C condenser/compressor at the exterior of the home should be properly attached to the ground to prevent displacement in seismic activity.

## 4. Plumbing System

Water quality or hazardous materials (lead) is available from local labs. All underground piping related water supply, waste or sprinkler use are excluded from this inspection. City sewer service, septic systems and all underground pipes are not part of this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. Only the hose faucets which are attached to the home are tested during our inspection. You may wish to test any which are away from the home. The temperature pressure relief valve, at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above the floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The stem caused by a blow off can cause scalding. Improper installations should be corrected. Laundry appliances are not tested or moved. We highly recommend removal and cleaning of the dryer vent at least once a year. Cleaning the vent pipe can significantly reduce the risk of a fire.

### Styles & Materials

|   |   |  |
|---|---|--|
| <p><b>Water Shut Off Location:</b><br/>                 Handle shut off<br/>                 Pressure regulator<br/>                 Right exterior of the home</p> | <p><b>Water Supply Aproximate Size / Material:</b><br/>                 3/4"<br/>                 Copper</p>  | <p><b>Plumbing Water Distribution:</b><br/>                 Copper<br/>                 CPVC</p> |
| <p><b>Water Source:</b><br/>                 Public</p>   | <p><b>Water Filters:</b><br/>                 Whole house filtration system</p>   | <p><b>Plumbing Waste (visible only):</b><br/>                 ABS</p>                            |
| <p><b>Sewer Clean-out Location:</b><br/>                 Right exterior of the home</p>   | <p><b>Gas Type / Primary Energy Heat Source:</b><br/>                 Natural gas</p>   | <p><b>Gas Shut Off Location:</b><br/>                 Right exterior of the home</p>             |
| <p><b>Gas Line Type:</b><br/>                 Galvanized gas pipe<br/>                 Steel gas pipe</p>   | <p><b>Water Heater Power Source / Vent Water Heater Capacity / Age:</b><br/>                 Type:<br/>                 Pressure relief valve not tested<br/>                 Natural gas<br/>                 Sheet metal vent</p> | <p>40 Gallon<br/>                 MFG 2020</p>   |
| <p><b>Water Heater Location:</b><br/>                 In an outside closet</p>  | <p><b>Laundry Type Venting and Accessories:</b><br/>                 Washer connections<br/>                 Gas dryer connection<br/>                 Dryer vents at exterior wall</p>   |  |

### Items

#### 4.0 WATER HEATERS

**Comments:** Action Required

**REPAIR NEEDED**

Water heater safety valve piping is routed improperly and should be properly re-installed by a qualified contractor to meet current standards and help prevent a possible unsafe condition if the TPR is activated. The TPR piping should terminate outside the sub area

#### 4.1 SEWER / DRAINS / VENTS (VISIBLE ONLY)

**Comments:** Appears Serviceable

#### 4.2 WATER LINES (VISIBLE ONLY)

**Comments:** Action Required

(1) REPAIR NEEDED

Supply line leak noted at water line in the water heater closet and should be repaired to prevent further deterioration and water waste.



4.2 Item 1(Picture)

(2) ALTERATION NEEDED

A moderate amount of corrosion was noted at the fitting in the sub area. No leaks were noted. Recommend cleaning all corrosion off of the pipes as needed and monitor for leaks.



4.2 Item 2(Picture)

(3) INSTALLATION NEEDED

Water supply lines need complete insulation at the main entrance to the building to help prevent damage in freezing weather.



4.2 Item 3(Picture)

**4.3 GAS LINES (VISIBLE ONLY)**

**Comments:** Action Required

**(1) RECOMMENDED IMPROVEMENT**

Recommend gas meter wrench permanently located near the gas meter. This upgrade will improve safety in the event of an emergency.

**(2) RECOMMENDED IMPROVEMENT**

Gas line sediment trap not installed near the water heater and furnace, and should be installed to help prevent the possibility of gas line debris from entering the gas appliances.

**(3) INFORMATIONAL NOTE**

The gas shutoff is located at the right exterior of the home. To turn the gas off turn the valve perpendicular to the piping.



4.3 Item 1(Picture)

**(4) MAINTENANCE NEEDED**

Steel gas line is rusted at the right exterior and should have loose rust removed and painted with proper corrosion inhibiting paint to prevent further deterioration.



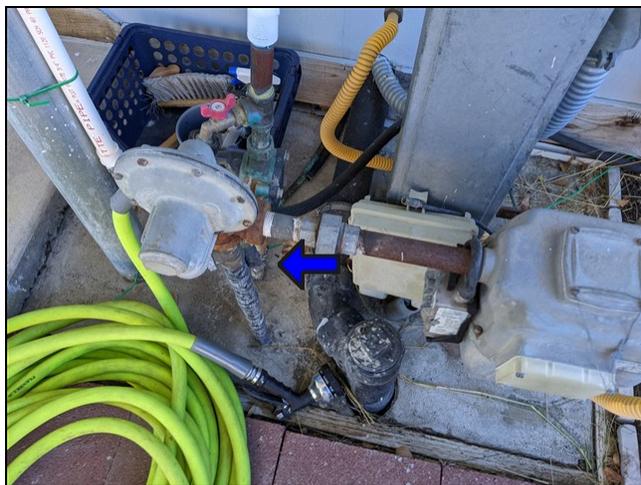
4.3 Item 2(Picture)

**4.4 PLUMBING VALVES / ACCESSORIES**

Comments: Appears Serviceable

INFORMATIONAL NOTE

The water shutoff is located at the right exterior of the home. To turn the water off turn the handle perpendicular to the piping.



4.4 Item 1(Picture)

**4.5 EXTERIOR WATER FAUCETS**

Comments: Appears Serviceable

**4.6 WASHER / DRYER / LAUNDRY**

Comments: Appears Serviceable

# 5. Electrical System

Any electrical repairs should be performed by a licensed electrician. Aluminum wiring, when present, will be noted in this report and requires periodic inspection and maintenance by a licensed electrician. Electrical panels and outlets which are not attached to the home are outside the scope of this inspection. The Main Electrical Disconnect is located inside the Main Panel unless otherwise noted.

### Styles & Materials

**Panel capacity:**

100 AMP

**Main Panel/Main Disconnect**

**Location:**

Right exterior of the building

**Electrical Service Conductors:**

Below ground service

120/240 volt service

Exterior main service panel

**Sub Panel Location(s):**

At the right exterior

**Distribution Systems and**

**Accessories:**

Sub-panel(s)

Circuit breakers

Nonmetallic sheathed cable

Copper wires

### Items

## 5.0 SERVICE ENTRANCE CONDUCTORS

**Comments:** Appears Serviceable

## 5.1 MAIN / SUB-PANELS

**Comments:** Action Required

**INSTALLATION NEEDED**

Unused breaker slot remains exposed at the main panel and needs the appropriate breaker slot cover installed.



5.1 Item 1(Picture)

## 5.2 BREAKERS / FUSES

**Comments:** Appears Serviceable

## 5.3 CIRCUIT WIRING (where visible)

**Comments:** Appears Serviceable

## 5.4 JUNCTION BOXES / CONDUITS

**Comments:** Appears Serviceable

**5.5 LIGHTING / SWITCHES**

Comments: Appears Serviceable

**5.6 RECEPTACLE OUTLETS**

Comments: Action Required

**REPAIR NEEDED**

Weather cover for the exterior receptacle at the left exterior is damaged and needs replaced to insure intended safety.



5.6 Item 1(Picture)

**5.7 SYSTEM GROUNDING / GROUND FAULT CIRCUIT INTERRUPT**

Comments: Appears Serviceable

## 6(A) . Master Bathroom

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surround are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath wet areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper on going maintenance will be required in the future.

### Styles & Materials

**Bathtub/Shower Types:**

Fiberglass tub  
 Fiberglass shower insert  
 Glass door

**Ventilation:**

Openable window  
 Exhaust fan

**Electrical / GFCI:**

Counter outlets  
 GFCI protection

**Bathroom Type/Size:**

Full Bath

**Toilet Type:**

1.6 GPF Low Flow

### Items

#### 6.0.A TUBS, SHOWERS

**Comments:** Action Required

**REPAIR NEEDED**

Fiberglass tub/shower is damaged and needs repaired to prevent further deterioration and a possible leak behind the shower wall.



6.0.A Item 1(Picture)



6.0.A Item 2(Picture)

#### 6.1.A TOILETS

**Comments:** Appears Serviceable

#### 6.2.A SINKS

**Comments:** Appears Serviceable

#### 6.3.A VANITYS, COUNTERS

**Comments:** Appears Serviceable

#### 6.4.A VENTILATION

**Comments:** Appears Serviceable

#### 6.5.A CEILINGS, WALLS, FLOORS

**Comments:** Appears Serviceable

#### 6.6.A CAULKING AND SEALING

**Comments:** Action Required

(1) MAINTENANCE NEEDED

Grout needs improved at the countertop backsplash area. Recommend color matched grout caulk for these areas.



6.6.A Item 1(Picture)

(2) MAINTENANCE NEEDED

Caulking needs improved where the shower meets the bathroom floor.



6.6.A Item 2(Picture)

**6.7.A TOWEL HOLDERS, MISC**

**Comments:** Appears Serviceable

## 6(B) . Hall Bathroom

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surround are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath wet areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper on going maintenance will be required in the future.

### Styles & Materials

**Bathtub/Shower Types:**

Fiberglass tub/shower enclosure

**Ventilation:**

Openable window  
Exhaust fan

**Electrical / GFCI:**

Counter outlets  
GFCI protection

**Bathroom Type/Size:**

Full Bath

**Toilet Type:**

1.6 GPF Low Flow

### Items

#### 6.0.B TUBS, SHOWERS

**Comments:** Appears Serviceable

#### 6.1.B TOILETS

**Comments:** Action Required

**REPAIR NEEDED**

The toilet is excessively loose. Recommend reinstalling the toilet with a new wax ring and proper tightening. Sub-flooring should be evaluated and repaired, as needed.

#### 6.2.B SINKS

**Comments:** Appears Serviceable

#### 6.3.B VANITYS, COUNTERS

**Comments:** Appears Serviceable

#### 6.4.B VENTILATION

**Comments:** Action Required

**MAINTENANCE NEEDED**

Vent fan grill is excessively dirty and needs cleaned to ensure intended ventilation.

#### 6.5.B CEILINGS, WALLS, FLOORS

**Comments:** Action Required

**REPAIR AS NEEDED**

Slight moisture damage noted at the baseboard near the shower/tub edges due to probable typical shower splash and misuse of the shower curtain. Cosmetic repairs can be made at the baseboard, as needed, and moisture exposure avoided.



6.5.B Item 1(Picture)

**6.6.B CAULKING AND SEALING**

**Comments:** Appears Serviceable

**6.7.B TOWEL HOLDERS, MISC**

**Comments:** Appears Serviceable

## 7. Interiors

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. The paint on the walls is not tested for the presence of lead based paint. Determining the source of odors or like conditions is not part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Window flashings are usually not visible, therefore their condition cannot be reported on. Inspection of window coverings is outside the scope of our inspection. Smoke and CO alarms should be tested monthly and battery replacement yearly.

### Styles & Materials

#### Wall & Ceiling Materials:

Drywall

#### Floor Covering(s):

Vinyl

#### Interior Styles:

High ceilings (over 8 feet)

Vaulted ceilings

Furnished and occupied

#### Alarms / Safety Equip.:

Smoke alarms

Carbon monoxide alarm

### Items

#### 7.0 CEILINGS, WALLS

**Comments:** Action Required

##### (1) FURTHER EVALUATION

Areas of the interior were not fully viewed or evaluated due to furniture and storage, and should be further evaluated after the contents of the home are removed.

##### (2) REPAIR AS NEEDED

Common drywall cracking noted in a few areas and can be cosmetically repaired, as needed.

#### 7.1 FLOORS

**Comments:** Action Required

##### FURTHER EVALUATION

Areas of the interior were not fully viewed or evaluated due to furniture and storage, and should be further evaluated after the contents of the home are removed.

#### 7.2 DOORS (REPRESENTATIVE NUMBER)

**Comments:** Action Required

##### INSTALLATION NEEDED

Bypass door floor-guides needed at the bedroom closet.

#### 7.3 WINDOWS (REPRESENTATIVE NUMBER)

**Comments:** Appears Serviceable

#### 7.4 ALARMS / SAFETY / SECURITY

**Comments:** Action Required

**(1) INSTALLATION NEEDED**

Smoke alarms are past their serviceable life (10 years) and should be replaced to ensure maximum safety of the home.

**(2) INSTALLATION NEEDED**

Smoke alarm should be installed in the hallway(s) serving the sleeping rooms.

## 8. Kitchen

Inspection of refrigerators, stand alone freezers and built in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected.

### Styles & Materials

**Range/Oven/Cooktop:**

Gas range (slide in)

**Ventilation:**

Openable window

Mechanical exhaust

**Electrical:**

Counter outlets

GFCI protection

**Other Appliances:**

Dishwasher

Garbage disposal

### Items

**8.0 RANGES / OVENS / MICROWAVE**

**Comments:** Appears Serviceable

**8.1 VENTILATION**

**Comments:** Appears Serviceable

**8.2 DISHWASHER**

**Comments:** Action Required

INSTALLATION NEEDED

Dishwasher air gap needed to prevent cross contamination of potable and waste water.

**8.3 DISPOSAL / TRASH COMPACTOR**

**Comments:** Appears Serviceable

**8.4 COUNTERS / CABINETS**

**Comments:** Appears Serviceable

**8.5 SINK / FAUCET / DRAIN**

**Comments:** Appears Serviceable

## 9. Structure

Areas hidden from view by finished walls or stored items cannot be judged and are not part of this inspection. Minor cracks are typical on many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

### Styles & Materials

**General Description:**

3 bedroom  
2 bathroom

**Roof Structure:**

Access impaired, no visual inspection

**Ceiling and Wall Structure:**

Wood framed pre-fabrication

**Floor Structure:**

Pre-fabricated

**Foundation:**

Metal foundational jacks

**Method Used To Observe Sub-Area:**

Entered through sub-area access door  
Partially crawled and viewed  
Drain lines blocked full access  
Vapor barrier blocked full viewing

**Sub-Area Access Location:**

At the right exterior side of the home

**Sub-area insulation type and thickness:**

Fiberglass with vapor barrier

**Method Used To Observe Attic:**

This building has no attic  
No access

### Items

**9.0 FOUNDATION / SLAB (where visible)**

**Comments:** Appears Serviceable

**9.1 BUILDING FRAMING MEMBERS**

**Comments:** Appears Serviceable

**9.2 SUB-AREA / VENTILATION / INSULATION**

**Comments:** Action Required

**FURTHER EVALUATION**

Access impaired. The sub-floors and floor framing were not fully viewed from the sub-area due to the presence of a vapor barrier. The vapor barrier also covers the HVAC ducting, electrical wiring and water lines.