



Inspection Report

Kyle Perhac

Property Address:
770 Beverly Drive
Nipomo CA 93444

2/18/2026



Harper Homes: Home Inspection Services

Dylan Linnenkamp
3940 Broad Street Suite 7 PMB 200
San Luis Obispo, CA, 93401
805-975-9440

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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**.

1. Grounds

Defect / Functionally Deficient Items:

1.1 DECKS / PATIOS

Action Required

(2) REPAIR NEEDED

Cracking was noted in the concrete at the base of the front support post. In many installations, a metal post extends through the center and provides the primary structural support, with the surrounding concrete mainly serving as a protective or stabilizing surface. Recommend sealing or repairing the cracked concrete as needed to help prevent moisture intrusion and further deterioration.

(3) REPAIR NEEDED

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

2. Exterior

Safety / Health Deficient Items:

2.2 CHIMNEYS AND ROOF PENETRATIONS

Action Required

INSTALLATION NEEDED

Exhaust vent cap is missing vent and should be installed immediately to prevent moisture or debris from entering the exhaust vent.

Defect / Functionally Deficient Items:

2.0 ROOF

Action Required

(1) REPAIR NEEDED

Roof sheathing contains moisture damage under the eave at the rear exterior. Refer to the pest report for further information on this condition and make repairs as prescribed. Roofing materials should be further evaluated and repaired in these areas to prevent continued deterioration.

(2) FURTHER EVALUATION

The flat roof on the mobile home appears aged and is showing bubbling and visible signs of deterioration. These conditions are commonly associated with wear and breakdown of roofing materials and can reduce the roof's ability to properly shed water over time. Repairs or replacement of the affected roofing sections are recommended to help maintain proper performance and prevent further deterioration. Evaluation by a qualified roofing contractor is advised.

2.4 SIDING / TRIM

Action Required

(1) FURTHER EVALUATION

Moisture damage noted at the trim. Recommend further evaluation by a structural pest control operator and make repairs as prescribed.

4. Plumbing System

Safety / Health Deficient Items:

4.0 WATER HEATERS

Action Required

(2) INSTALLATION NEEDED

Water heater safety valve piping missing and needs properly installed to prevent an unsafe condition if the TPR is activated.

(3) REPAIR NEEDED

Water heater safety valve piping is improper material and needs properly re-installed to prevent an unsafe condition if the TPR is activated.

Defect / Functionally Deficient Items:

4.2 WATER LINES (VISIBLE ONLY)

Action Required

REPAIR NEEDED

Supply line leak noted at the rear exterior and should be repaired to prevent further deterioration and water waste.

5. Electrical System

Safety / Health Deficient Items:

5.1 MAIN / SUB-PANELS

Action Required

(1) FURTHER EVALUATION

Zinsco brand electrical panel noted for the main panel. This brand of panel has been known to fail prematurely or not trip properly, creating an unsafe condition. No signs of failure were noted at the time of inspection. Recommend further evaluation, as needed, by a qualified licensed electrician.

(3) REPAIR NEEDED

The bus bar where the breakers connect to the upstairs bedroom sub panel is loose. This condition should be further evaluated and repaired by a licensed electrician to ensure the safety of the home.

5.2 BREAKERS / FUSES

Action Required

(1) REPAIR NEEDED

Double wires improperly installed on a breaker in the downstairs laundry room sub panel. Alteration or repairs should be made to prevent an unsafe condition.

5.3 CIRCUIT WIRING (where visible)

Action Required

ALTERATION NEEDED

Wiring installed improperly and exposed where damage could occur, noted at the front exterior. Recommend the wiring be installed inside conduit or behind walls.

5.6 RECEPTACLE OUTLETS

Action Required

(1) REPAIR NEEDED

Receptacle is damaged at the cabinet under the upstairs kitchen sink and should be replaced before further use.

(2) INSTALLATION NEEDED

Exterior receptacle without a weather cover noted at the front exterior. Installation is needed to insure full safety of this system.

(3) REPAIR NEEDED

3 prong receptacle without a ground connection noted at the upstairs front bedroom. Recommend proper grounding established to prevent a possible unsafe condition.

Defect / Functionally Deficient Items:**5.2 BREAKERS / FUSES****Action Required****(2) REPAIR NEEDED**

Loose breaker noted at the top right breaker in the laundry room sub panel and need properly re-installed or replaced to prevent arcing and heat damage due to poor connections.

7. Interiors

Safety / Health Deficient Items:**7.4 ALARMS / SAFETY / SECURITY****Action Required****(1) INSTALLATION NEEDED**

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

(2) INSTALLATION NEEDED

Smoke alarm has been removed from upstairs hallway and should be replaced to ensure intended safety of the home.

Defect / Functionally Deficient Items:**7.0 CEILINGS, WALLS****Action Required****(2) REPAIRS NEEDED**

Signs of moisture intrusion and possible microbial growth was noted in the laundry room. Recommend further evaluation and repairs are made at this location to prevent further moisture intrusion.

(3) FURTHER EVALUATION

Moisture stains noted on the ceiling and walls bathroom ceiling. Recommend the roof and flashings be further evaluated in these areas to determine the cause and remedy of this moisture intrusion.

8(A) . Main Kitchen

Defect / Functionally Deficient Items:**8.2.A DISPOSAL / TRASH COMPACTOR****Action Required****REPAIR NEEDED**

The food disposal did not function due to being stuck, likely due to lack of use, and needs made functional or replaced.

8.4.A SINK / FAUCET / DRAIN**Action Required**

(1) REPAIR NEEDED

Drain line leak noted under the sink. Recommend repairs made before further use of the sink.

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

Date: 2/18/2026	Time: 09:00:00 AM	Report ID: 021826DL2
Property: 770 Beverly Drive Nipomo CA 93444	Customer: Kyle Perhac	Real Estate Professional:

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 front door.

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 60 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.

This home appears to have undergone extensive modifications and additions over time. The original structure (reported to be a manufactured/mobile home) has been elevated onto a concrete block perimeter foundation, with an additional living space constructed below, along with other alterations and additions. The configuration and construction methods observed are atypical and differ significantly from standard residential construction practices. Due to the complexity and non-standard nature of these modifications, the full design, structural adequacy, engineering, permitting history, and code compliance could not be determined as part of a visual home inspection. Verification of permits, approvals, and structural design is outside the scope of a standard home inspection. Recommend obtaining all available building permits, plans, and documentation from the local jurisdiction, and consulting with qualified structural and/or building professionals for further evaluation of the design, construction, and long-term performance of the structure as desired. This inspection is limited to visible and accessible components only and does not determine code compliance, engineering adequacy, or permit status.

In Attendance:

Inspector, Listing Agent

Type of building:

Mobile Home

Square Footage Approximate:

1977

Approximate year of construction:

1964

Temperature:

Over 55

Weather:

Recent rain

Ground/Soil surface condition:

Wet

Rain in last 7 days:

Yes

Property is:

Furnished

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:

Moderate to steep slope

Retaining Walls:

Concrete Block

Fences and Gates:

Cement block

Chain link

Walkways / Parking:

Concrete

Exterior Decks:

Concrete patio

Extra Info : concrete deck

Items

1.0 GRADE / DRAINAGE

Comments: Appears Serviceable

1.1 DECKS / PATIOS

Comments: Action Required

(1) MAINTENANCE NEEDED

The metal support brackets at the front concrete patio show signs of rust and corrosion. Surface rust can lead to further deterioration if not addressed over time. Recommend cleaning and painting the brackets with an appropriate rust-inhibiting coating to help protect the metal and slow further deterioration.



1.1 Item 1(Picture)



1.1 Item 2(Picture)

(2) REPAIR NEEDED

Cracking was noted in the concrete at the base of the front support post. In many installations, a metal post extends through the center and provides the primary structural support, with the surrounding concrete mainly

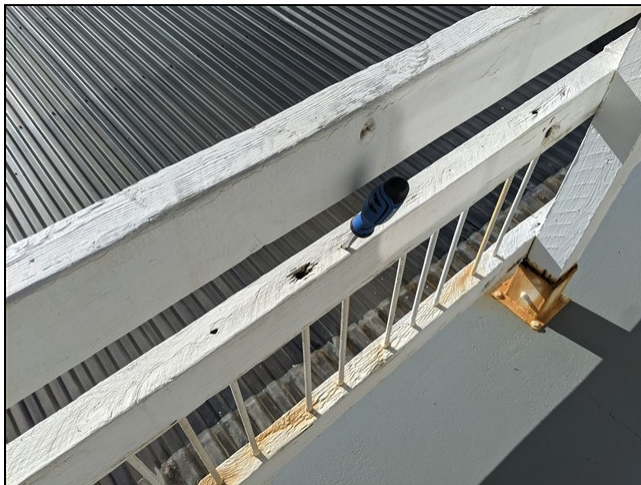
serving as a protective or stabilizing surface. Recommend sealing or repairing the cracked concrete as needed to help prevent moisture intrusion and further deterioration.



1.1 Item 3(Picture)

(3) REPAIR NEEDED

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



1.1 Item 4(Picture)



1.1 Item 5(Picture)

(4) REPAIR NEEDED

The front patio cover trim is separating and needs to be properly reattached.



1.1 Item 6(Picture)

1.2 DRIVEWAY / WALKWAYS

Comments: Action Required

(1) REPAIR NEEDED

Concrete cracks were noted on the walkways, likely due to tree roots or expansive soil. Walkway cracking is not affecting the structure. Any walkway height variance over 3/4" should be altered or repaired to prevent a possible trip hazard.

(2) ALTERATION NEEDED

Uneven walkways noted at various areas of the home, creating possible trip hazards. Any variance in walkway height more than 3/4" needs properly ground down or filled in to improve the safety of the walkways.

1.3 FENCES / GATES

Comments: Appears Serviceable

1.4 OUTBUILDINGS

Comments: Action Required

FURTHER EVALUATION

Sheds are outside the scope of a standard home inspection. Recommend further evaluation is made as needed.



1.4 Item 1(Picture)

1.5 SHRUBBERY / PLANTER / RETAINING WALLS

Comments: Appears Serviceable

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:

- Flat
- Low pitch roof (up to 3 in 12)

Viewed Roof Covering From:

- Fully traversed and viewed

Roof Covering Material:

- Membrane roof
- Metal with elastomeric coating

Gutters / Roof Drains:

- No gutters installed

Roof Flashing:

- Metal flashings
- Rubber flashings

Exterior Siding:

- Metal siding
- Wood
- Vinyl siding

Trim:

- Wood trim
- Wood fascia

Window / Skylights:

- Vinyl frame dual pane

Items

2.0 ROOF

Comments: Action Required

(1) REPAIR NEEDED

Roof sheathing contains moisture damage under the eave at the rear exterior. Refer to the pest report for further information on this condition and make repairs as prescribed. Roofing materials should be further evaluated and repaired in these areas to prevent continued deterioration.



2.0 Item 1(Picture)

(2) FURTHER EVALUATION

The flat roof on the mobile home appears aged and is showing bubbling and visible signs of deterioration. These conditions are commonly associated with wear and breakdown of roofing materials and can reduce the roof's ability to properly shed water over time. Repairs or replacement of the affected roofing sections are

recommended to help maintain proper performance and prevent further deterioration. Evaluation by a qualified roofing contractor is advised.



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)



2.0 Item 5(Picture)



2.0 Item 6(Picture)

2.1 FLASHINGS

Comments: Appears Serviceable

2.2 CHIMNEYS AND ROOF PENETRATIONS

Comments: Action Required

INSTALLATION NEEDED

Exhaust vent cap is missing vent and should be installed immediately to prevent moisture or debris from entering the exhaust vent.



2.2 Item 1(Picture)

2.3 GUTTERS / DOWNSPOUTS

Comments: Appears Serviceable

2.4 SIDING / TRIM

Comments: Action Required

(1) FURTHER EVALUATION

Moisture damage noted at the trim. Recommend further evaluation by a structural pest control operator and make repairs as prescribed.



2.4 Item 1(Picture)



2.4 Item 2(Picture)

(2) ALTERATION NEEDED

Siding and trim is in contact with concrete noted at the rear exterior. Recommend wood materials be cut back from contacting the concrete to help prevent further moisture intrusion.



2.4 Item 3(Picture)

(3) REPAIR NEEDED

Perforations in the siding at the right exterior should be patched or repaired to prevent pest or moisture intrusion.



2.4 Item 4(Picture)

2.5 EXTERIOR DOORS

Comments: Appears Serviceable

2.6 WINDOWS / SKYLIGHTS

Comments: Action Required

MAINTENANCE NEEDED

Retrofit windows utilized in this building. This type of window installation is sealed at the surface mounted vinyl flange and it was not determined if proper flashings were installed. Caulking will need maintained at the perimeter of the windows.

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:	Cooling Equipment Type/Size/Age:
Natural Gas	No A/C in home
Wall Heaters	

Items

3.0 HEATING EQUIPMENT

Comments: Appears Serviceable

INFORMATIONAL NOTE

The wall heaters were tested and functional at the time of the inspection.



3.0 Item 1(Picture)

3.1 THERMOSTATS

Comments: Appears Serviceable

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

Water Shut Off Location:

Spade wrench shut off
Near the street

Water Supply Aproximate Size / Material: Plumbing Water Distribution:

Not accessible
Copper
PEX

Water Source:

Public

Water Pressure (normal is 40 to 80 psi): Water Filters:

Not determined
Water conditioning system

Plumbing Waste (visible only):

ABS

Gas Type / Primary Energy Heat Source: Gas Shut Off Location:

Natural gas
Rear exterior of the home

Gas Line Type:

Galvanized gas pipe
Steel gas pipe

Water Heater Power Source / Vent Type: Water Heater Capacity / Age:

Pressure relief valve not tested
Natural gas
Direct vent
40 Gallon
Two units
Tankless
Extra Info : over 10 years data tag
damaged, MFG 2022

Water Heater Location:

Rear exterior of the home
Extra Info : in the laundry area

Laundry Type Venting and Accessories:

Washer connections
Gas dryer connection
Dryer vents at exterior wall

Items

4.0 WATER HEATERS

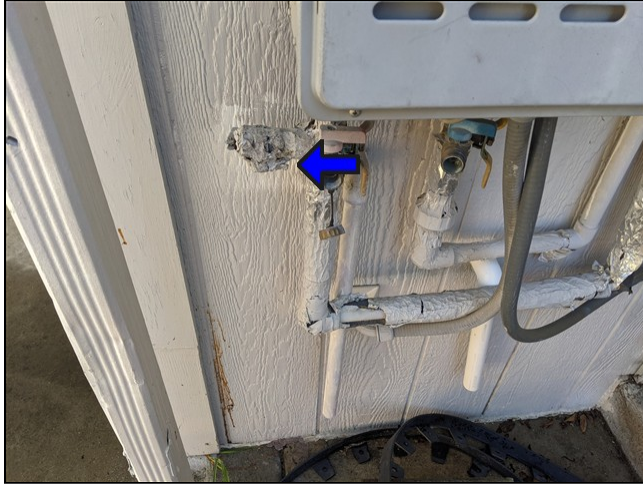
Comments: Action Required

(1) REPAIR AS NEEDED

The water heater appears to be in working condition, but is 10 years old, past the warranty period, and at or near the end of it's usable life. Recommend replacement as needed.

(2) INSTALLATION NEEDED

Water heater safety valve piping missing and needs properly installed to prevent an unsafe condition if the TPR is activated.



4.0 Item 1(Picture)

(3) REPAIR NEEDED

Water heater safety valve piping is improper material and needs properly re-installed to prevent an unsafe condition if the TPR is activated.



4.0 Item 2(Picture)

4.1 SEWER / DRAINS / VENTS (VISIBLE ONLY)

Comments: Appears Serviceable

4.2 WATER LINES (VISIBLE ONLY)

Comments: Action Required

REPAIR NEEDED

Supply line leak noted at the rear exterior and should be repaired to prevent further deterioration and water waste.



4.2 Item 1(Picture)

4.3 GAS LINES (VISIBLE ONLY)

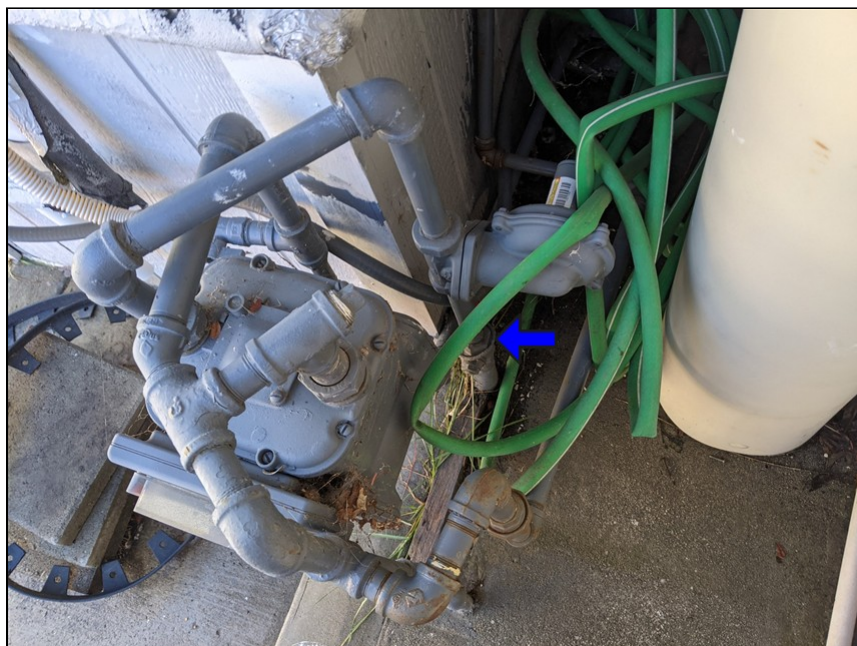
Comments: Action Required

(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) INFORMATIONAL NOTE

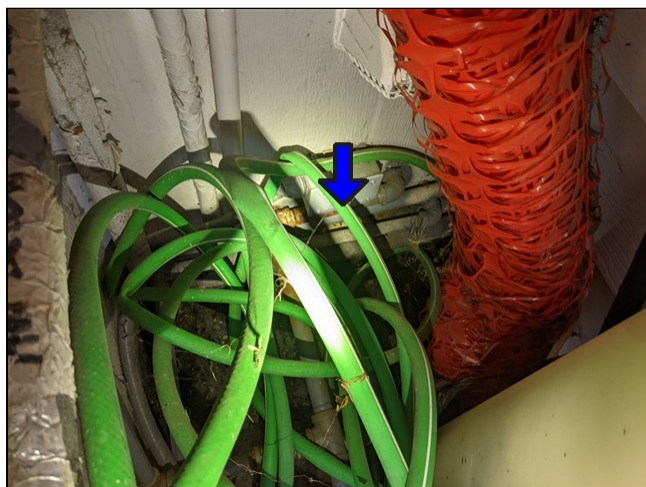
The gas shutoff is located at the rear exterior of the home. To turn the gas off turn the valve perpendicular to the piping.



4.3 Item 1(Picture)

(3) MAINTENANCE NEEDED

Steel gas line is rusted at the rear 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

4.5 EXTERIOR WATER FAUCETS

Comments: Appears Serviceable

4.6 WASHER / DRYER / LAUNDRY

Comments: Action Required

MAINTENANCE NEEDED

Dryer vent is partially blocked by dryer lint and the vent flap is stuck open. Recommend proper cleaning of the dryer vent to insure maximum efficiency and prevent pest or rodent intrusion.

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:

Rear exterior of the building

Electrical Service Conductors:

Below ground service

120/240 volt service

Exterior main service panel

Sub Panel Location(s):

In the laundry room

In a bedroom

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

(1) FURTHER EVALUATION

Zinsco brand electrical panel noted for the main panel. This brand of panel has been known to fail prematurely or not trip properly, creating an unsafe condition. No signs of failure were noted at the time of inspection. Recommend further evaluation, as needed, by a qualified licensed electrician.

(2) INSTALLATION NEEDED

Upstairs sub panel front cover screws have pointed ends and are improper. Recommend proper non-pointed fasteners utilized to prevent damage to the wires and a possible unsafe condition.

(3) REPAIR NEEDED

The bus bar where the breakers connect to the upstairs bedroom sub panel is loose. This condition should be further evaluated and repaired by a licensed electrician to ensure the safety of the home.

(4) FURTHER EVALUATION

The dead front cover for the downstairs bedroom sub panel could not be removed do to storage. Recommend further evaluation is made as needed.



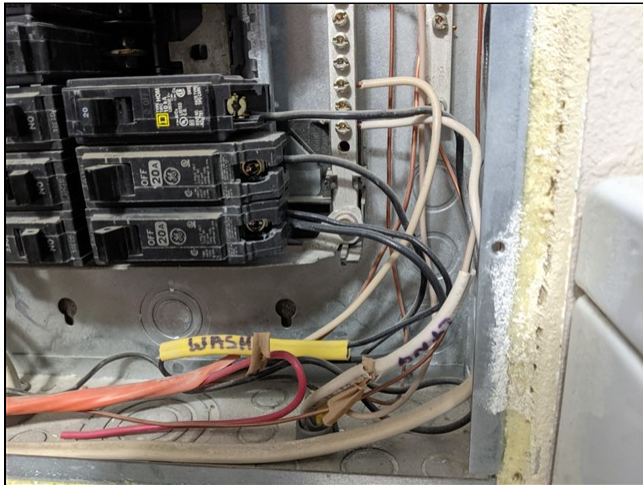
5.1 Item 1(Picture)

5.2 BREAKERS / FUSES

Comments: Action Required

(1) REPAIR NEEDED

Double wires improperly installed on a breaker in the downstairs laundry room sub panel. Alteration or repairs should be made to prevent an unsafe condition.



5.2 Item 1(Picture)

(2) REPAIR NEEDED

Loose breaker noted at the top right breaker in the laundry room sub panel and need properly re-installed or replaced to prevent arcing and heat damage due to poor connections.

5.3 CIRCUIT WIRING (where visible)

Comments: Action Required

ALTERATION NEEDED

Wiring installed improperly and exposed where damage could occur, noted at the front exterior. Recommend the wiring be installed inside conduit or behind walls.



5.3 Item 1(Picture)

5.4 JUNCTION BOXES / CONDUITS

Comments: Appears Serviceable

5.5 LIGHTING / SWITCHES

Comments: Action Required

(1) INSTALLATION NEEDED

Missing light bulbs were noted in the laundry area and installation is needed.

(2) INSTALLATION NEEDED

No switched light source noted for the exterior near the door off the living room. Recommend proper installation of a light fixture that is switched near the interior of the door for intended illumination in this area.

(3) RECOMMENDED IMPROVEMENT

Hallway lighting does not have switches at each end of the hallway. While this may have been acceptable at the time of original construction, recommend installation of proper 3 way light switches, one at each end of the hallway, for full illumination in this area.

(4) REPAIR NEEDED

Lighting inoperative at the upstairs closet. Probable bulb failures noted. Replace or repair as needed.

5.6 RECEPTACLE OUTLETS

Comments: Action Required

(1) REPAIR NEEDED

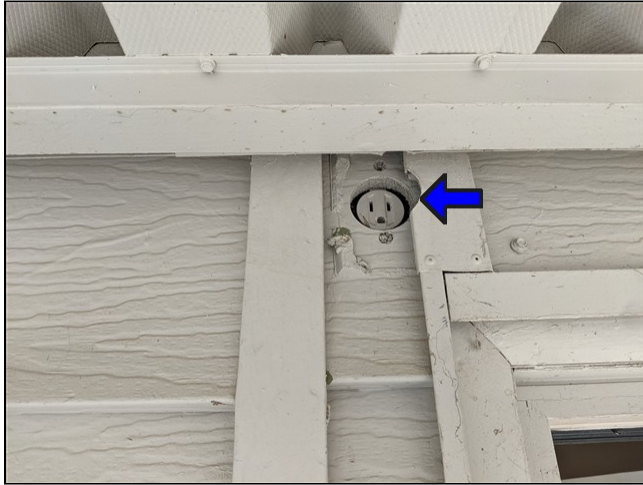
Receptacle is damaged at the cabinet under the upstairs kitchen sink and should be replaced before further use.



5.6 Item 1(Picture)

(2) INSTALLATION NEEDED

Exterior receptacle without a weather cover noted at the front exterior. Installation is needed to insure full safety of this system.



5.6 Item 2(Picture)

(3) REPAIR NEEDED

3 prong receptacle without a ground connection noted at the upstairs front bedroom. Recommend proper grounding established to prevent a possible unsafe condition.

5.7 SYSTEM GROUNDING / GROUND FAULT CIRCUIT INTERRUPT

Comments: Action Required

RECOMMENDED IMPROVEMENT

GFCI protection not provided for receptacles at the kitchen and bathrooms. While this was not required at the time of construction, recommend installation of GFCI protection for these receptacles, by a licensed electrician, for improved safety of the home.

6(A) . Upstairs 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

Electrical / GFCI:

Counter outlets
GFCI protection

Bathroom Type/Size:

Full Bath

Toilet Type:

1.28 GPF Ultra Low Flow

Items

6.0.A TUBS, SHOWERS

Comments: Action Required

REPAIR AS NEEDED

Tub spout diverter valve does not completely seal when activated and should be repaired or replaced.

6.1.A TOILETS

Comments: Appears Serviceable

6.2.A SINKS

Comments: Appears Serviceable

6.3.A VANITYS, COUNTERS

Comments: Action Required

REPAIR NEEDED

Slight moisture damage noted to the cabinet under the sink. No leaks noted at the time of inspection. Cosmetic repairs can be made as needed.



6.3.A Item 1(Picture)

6.4.A VENTILATION

Comments: Appears Serviceable

6.5.A CEILINGS, WALLS, FLOORS

Comments: Appears Serviceable

6.6.A CAULKING AND SEALING

Comments: Appears Serviceable

6.7.A TOWEL HOLDERS, MISC

Comments: Appears Serviceable

6(B) . Downstairs 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 shower insert

Ventilation:

Exhaust fan

Electrical / GFCI:

Counter outlets

No GFCI protection

Bathroom Type/Size:

3/4 bath

Toilet Type:

1.6 GPF Low Flow

Items

6.0.B TUBS, SHOWERS

Comments: Appears Serviceable

6.1.B TOILETS

Comments: Appears Serviceable

6.2.B SINKS

Comments: Action Required

ALTERATION NEEDED

Sink faucet is connected improperly. The hot and cold water are reversed. Recommend alteration or repair as needed.

6.3.B VANITYS, COUNTERS

Comments: Appears Serviceable

6.4.B VENTILATION

Comments: Appears Serviceable

6.5.B CEILINGS, WALLS, FLOORS

Comments: Appears Serviceable

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
Paneling

Floor Covering(s):

Vinyl
Tile

Interior Styles:

Low ceilings (under 8 feet)
Furnished and occupied

Alarms / Safety Equip.:

Smoke alarms
Carbon monoxide alarm is needed

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) REPAIRS NEEDED

Signs of moisture intrusion and possible microbial growth was noted in the laundry room. Recommend further evaluation and repairs are made at this location to prevent further moisture intrusion.



7.0 Item 1(Picture)

(3) FURTHER EVALUATION

Moisture stains noted on the ceiling and walls bathroom ceiling. Recommend the roof and flashings be further evaluated in these areas to determine the cause and remedy of this moisture intrusion.



7.0 Item 2(Picture)

(4) FURTHER EVALUATION

A bowed or uneven section of wall was observed in the upstairs hallway. The cause and extent of this condition could not be determined during the inspection. Recommend further evaluation is made as needed.



7.0 Item 3(Picture)

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: Appears Serviceable

7.3 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Appears Serviceable

7.4 ALARMS / SAFETY / SECURITY

Comments: Action Required

(1) INSTALLATION NEEDED

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

(2) INSTALLATION NEEDED

Smoke alarm has been removed from upstairs hallway and should be replaced to ensure intended safety of the home.



7.4 Item 1(Picture)

8(A) . Main 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:

Mechanical exhaust

Electrical:

Counter outlets

No GFCI protection

Other Appliances:

Garbage disposal

Items

8.0.A RANGES / OVENS / MICROWAVE

Comments: Action Required

INSTALLATION NEEDED

Anti-tip device not functioning or has not been installed on the range. Recommend alteration or installation of this inexpensive device to help prevent accidental tipping of the range and improved safety.

8.1.A VENTILATION

Comments: Action Required

INSTALLATION NEEDED

Exhaust fan screen is missing and should be installed to insure maximum efficiency of the system.

8.2.A DISPOSAL / TRASH COMPACTOR

Comments: Action Required

REPAIR NEEDED

The food disposal did not function due to being stuck, likely due to lack of use, and needs made functional or replaced.

8.3.A COUNTERS / CABINETS

Comments: Appears Serviceable

8.4.A SINK / FAUCET / DRAIN

Comments: Action Required

(1) REPAIR NEEDED

Drain line leak noted under the sink. Recommend repairs made before further use of the sink.



8.4.A Item 1(Picture)

(2) REPAIR NEEDED

Faucet leaks around the handle. Moisture noted on the countertop. Recommend repairs made to prevent further leaks around the faucet.

8(B) . Lower Level 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:

Mechanical exhaust

Electrical:

Counter outlets

No GFCI protection

Items

8.0.B RANGES / OVENS / MICROWAVE

Comments: Action Required

INSTALLATION NEEDED

Anti-tip device not functioning or has not been installed on the range. Recommend alteration or installation of this inexpensive device to help prevent accidental tipping of the range and improved safety.

8.1.B VENTILATION

Comments: Appears Serviceable

8.2.B COUNTERS / CABINETS

Comments: Appears Serviceable

8.3.B 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:

4 bedroom
2 bathroom

Roof Structure:

Access impaired, no visual inspection

Ceiling and Wall Structure:

Wood framed pre-fabrication

Floor Structure:

Pre-fabricated

Foundation:

Concrete slab
Masonry block perimeter foundation

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: Action Required

FURTHER EVALUATION

The rear laundry room is permanently attached to the main structure of the modular home. The attaching of additional structures to a manufactured home is typically not approved by the manufacturer. Recommend further evaluation of this portion of the home by a qualified contractor to determine if alterations or improvements are needed.



9.1 Item 1(Picture)