



Inspection Report

Vinny Martines

Property Address:
4115 Orinda Ct
Atascadero CA 93422

1/9/2026



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**.

2. Exterior

Defect / Functionally Deficient Items:

2.4 SIDING / TRIM

Action Required

(1) FURTHER EVALUATION

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

2.5 EXTERIOR DOORS

Action Required

(1) REPAIR NEEDED

Moisture damage noted on the door and jamb material at the left garage door, rear living room door and rear master bedroom door. Refer to the pest report for further information on this condition and make repairs as prescribed.

2.6 WINDOWS / SKYLIGHTS

Action Required

REPAIR NEEDED

Failed seals in dual pane windows, noted at the left master bathroom window and condensation build up or stains were noted within the window. Recommend windows repaired or replaced to ensure full insulation capabilities and improve aesthetics.

2.7 GARAGE / CARPORT

Action Required

FURTHER EVALUATION

The left garage door was unplugged and appeared inoperable at the time of the inspection. Recommend further evaluation and repairs are made as needed to allow for proper function of the garage door.

5. Plumbing System

Defect / Functionally Deficient Items:

5.4 PLUMBING VALVES / ACCESSORIES

Action Required

(1) REPAIR NEEDED

Main water shutoff valve leaks and should be repaired or replaced to prevent moisture saturation in the area and water waste.

6. Electrical System

Safety / Health Deficient Items:

6.1 MAIN / SUB-PANELS

Action Required

(1) REPAIR NEEDED

Main panel hinge is missing on the front cover. Recommend reinstallation of the proper hinge to insure the panel cover remains in place.

(2) INSTALLATION NEEDED

Front cover screw missing at the main panel and needs to be installed to prevent a possible unsafe condition.

6.2 BREAKERS / FUSES**Action Required**

(1) REPAIR NEEDED

The ARC fault breaker for the bedrooms receptacles did not trip when tested at the main panel. Recommend replacement of the breaker to insure intended safety.

(2) FURTHER EVALUATION

The breaker at the bottom of the panel was off at the time of the inspection and when operated showed signs of overheating. It is recommended this condition is further evaluated and repairs made by a licensed electrician.

Defect / Functionally Deficient Items:**6.6 RECEPTACLE OUTLETS****Action Required**

(1) REPAIR NEEDED

The receptacle at the rear left corner of the home where the pump is located was inoperative at the time of inspection and repairs are needed.

(2) REPAIR NEEDED

Hot and neutral connections reversed on a receptacle to the left of the rear master bedroom door. This can create an unsafe condition or cause damage to an appliance, and should be re-installed to prevent damage and/or an unsafe condition.

7(A) . Master Bathroom

Defect / Functionally Deficient Items:**7.2.A SINKS****Action Required**

(2) REPAIR NEEDED

Leak noted on the drain line in the cabinet under the right sink and repairs should be made before further use.

8. Interiors

Safety / Health Deficient Items:**8.2 DOORS (REPRESENTATIVE NUMBER)****Action Required**

(1) ALTERATION NEEDED

Fire resistant door into the garage needs self-closing hinges adjusted so the door will fully close and latch automatically.

8.4 ALARMS / SAFETY / SECURITY**Action Required**

(2) INSTALLATION NEEDED

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

(3) INSTALLATION NEEDED

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

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

Date: 1/9/2026	Time: 01:00:00 PM	Report ID: 010926DL2
Property: 4115 Orinda Ct Atascadero CA 93422	Customer: Vinny Martines	Real Estate Professional: Marissa Lomeli

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.

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.

Standards of Practice:

CREIA California Real Estate Inspection
Association

In Attendance:

Inspector

Type of building:

Single Family (1 story)

Square Footage Approximate:

2368

Approximate year of construction:

2003

Temperature:

Over 60

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 7 days:

Yes

Property is:

Vacant

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:

Yard drain(s)
Below grade to road
Moderate slope

Retaining Walls:

Mortarless block

Fences and Gates:

Wood

Walkways / Parking:

Concrete

Exterior Decks:

Concrete patio

Items

1.0 GRADE / DRAINAGE

Comments: Action Required

ALTERATION NEEDED

Soil or landscape materials pushed up against the wood siding at front right corner. 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)

1.1 DECKS / PATIOS

Comments: Appears Serviceable

1.2 DRIVEWAY / WALKWAYS

Comments: Appears Serviceable

1.3 FENCES / GATES

Comments: Appears Serviceable

1.4 SHRUBBERY / PLANTER / RETAINING WALLS

Comments: Action Required

MAINTENANCE NEEDED

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

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
 Combination
 Medium pitch (3 1/2 to 6 1/2 in 12)
 Extra Info : roof is approx 23 years old on a 30 year shingle

Roof Covering Material:

Composition shingles

Roof Flashing:

Metal flashings

Viewed Roof Covering From:

Fully traversed and viewed

Gutters / Roof Drains:

Metal gutters
 Underground drainlines (should be flushed and verified functional)

Exterior Siding:

Pressed wood

Trim:

Wood trim
 Wood fascia

Window / Skylights:

Vinyl frame dual pane

Garage Door and Safety Reverse:

Metal
 Sliding
 Automatic opener
 Photoelectric eye safety sensor

Items

2.0 ROOF

Comments: Appears Serviceable

2.1 FLASHINGS

Comments: Action Required

INSTALLATION NEEDED

Kick out flashing not installed at the front exterior where the roof returns back into the siding. Recommend kick out flashing be properly installed to prevent moisture intrusion at the siding in this area.



2.1 Item 1(Picture)

2.2 CHIMNEYS AND ROOF PENETRATIONS

Comments: Appears Serviceable

2.3 GUTTERS / DOWNSPOUTS

Comments: Action Required

(1) MAINTENANCE NEEDED

Gutter seams show signs of leaking. Recommend cleaning and sealing the seams with gutter sealant to prevent continued moisture exposure at the fascia.



2.3 Item 1(Picture)

(2) INSTALLATION NEEDED

Downspout extensions should be installed into the underground drain lines to promote functional drainage of rain water into the drains.



2.3 Item 2(Picture)

2.4 SIDING / TRIM

Comments: Action Required

(1) FURTHER EVALUATION

Moisture damage noted at the fascia and 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)



2.4 Item 3(Picture)



2.4 Item 4(Picture)



2.4 Item 5(Picture)



2.4 Item 6(Picture)



2.4 Item 7(Picture)



2.4 Item 8(Picture)

(2) REPAIR NEEDED

Wood siding is buckling in areas. Probable moisture absorption at the siding due to left exterior has caused the siding to expand and push outward between connection points. Not of structural concern. Recommend replacement of the siding as needed.



2.4 Item 9(Picture)

2.5 EXTERIOR DOORS

Comments: Action Required

(1) REPAIR NEEDED

Moisture damage noted on the door and jamb material at the left garage door, rear living room door and rear master bedroom door. Refer to the pest report for further information on this condition and make repairs as prescribed.



2.5 Item 1(Picture)



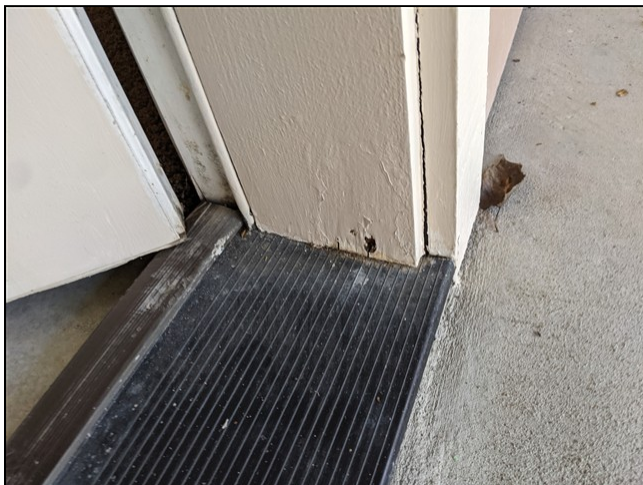
2.5 Item 2(Picture)



2.5 Item 3(Picture)



2.5 Item 4(Picture)



2.5 Item 5(Picture)

(2) RECOMMENDED IMPROVEMENT

No dead bolt lock installed on the front and rear doors door. Recommend dead bolt style lock for all exterior doors for improved security.

2.6 WINDOWS / SKYLIGHTS

Comments: Action Required

REPAIR NEEDED

Failed seals in dual pane windows, noted at the left master bathroom window and condensation build up or stains were noted within the window. Recommend windows repaired or replaced to ensure full insulation capabilities and improve aesthetics.



2.6 Item 1(Picture)

2.7 GARAGE / CARPORT

Comments: Action Required

FURTHER EVALUATION

The left garage door was unplugged and appeared inoperable at the time of the inspection. Recommend further evaluation and repairs are made as needed to allow for proper function of the garage door.



2.7 Item 1(Picture)

2.8 PAINT / CAULK / SEAL / MISCELLANEOUS.

Comments: Appears Serviceable

3. Fireplace

Styles & Materials

Types of Fireplaces:

Gas appliance fireplace

Chimney Vent:

Metal chimney

Items

3.0 CHIMNEYS / FIREPLACES

Comments: Appears Serviceable

3.1 GAS/LP FIRELOGS AND FIREPLACES

Comments: Action Required

FURTHER EVALUATION

Gas appliance fireplace was not on at the main control valve, and was not operated. Recommend further evaluation as needed.

4. 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 2003

Furnace Location:

In the attic

Ductwork:

Insulated flexible duct

Cooling Equipment Type/Size/Age:

Electric Split System
 5 ton unit
 PG&E "Smart A/C" device installed
 MFG 2003

Filter Locations/Type/Size:

Disposable
 Hallway ceiling
 14x24x1
 20x25x1

Items

4.0 HEATING EQUIPMENT

Comments: Action Required

REPAIR AS NEEDED

The furnace appears to be in working condition, but is over 23 years old and at or near the end of it's serviceable life. Recommend service performed by a qualified HVAC contractor to help conserve the remaining life of the unit and have replaced as necessary.



4.0 Item 1(Picture)

4.1 THERMOSTATS

Comments: Appears Serviceable

4.2 FILTER

Comments: Action Required

MAINTENANCE NEEDED
HVAC return air filters are dirty and in need of replacement.


4.3 DUCTS / REGISTERS / DISTRIBUTION SYSTEMS

Comments: Appears Serviceable

4.4 COOLING AND AIR HANDLER EQUIPMENT

Comments: Action Required

REPAIR AS NEEDED
Air conditioner is functioning as intended but over 23 years old and may be near the end of it's serviceable life. Recommend replacement, as necessary, by a qualified HVAC contractor.



4.4 Item 1(Picture)

The image shows a thermal camera's viewfinder. The screen displays a color-coded thermal image of a rectangular object, likely an air filter, with a temperature scale on the right side. The scale ranges from 36.2 to 53.7. The object is mostly yellow and orange, indicating a temperature between 40 and 50 degrees Celsius. The background is dark, and there are some blurred lights in the distance.

5. 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:	Water Supply Aproximate Size / Material:	Plumbing Water Distribution:
Handle shut off	1"	Copper
Pressure regulator	Copper	PEX
Left exterior of the garage		
Water Source:	Water Pressure (normal is 40 to 80 psi):	Water Filters:
Public	Water pressure approx. 45PSI (Normal)	Water conditioning system
		Drinking water RO system
Plumbing Waste (visible only):	Sewer Clean-out Location:	Gas Type / Primary Energy Heat Source:
ABS	Left exterior of the building	Natural gas
PVC	Right exterior of the home	
Gas Shut Off Location:	Gas Line Type:	Water Heater Power Source / Vent Type:
Front exterior of the home	Galvanized gas pipe	Pressure relief valve not tested
	Steel gas pipe	Natural gas
		Sheet metal vent
Water Heater Capacity / Age:	Water Heater Location:	Laundry Type Venting and Accessories:
50 Gallon	In the garage	Washer connections
Extra Info : MFG 2025		Electric dryer connection
		Gas dryer connection
		Dryer vents at exterior wall

Items

5.0 WATER HEATERS

Comments: Appears Serviceable

5.1 SEWER / DRAINS / VENTS (VISIBLE ONLY)

Comments: Action Required

FURTHER EVALUATION

A pump was observed at the rear left corner of the property. Pumps and related components are specialized systems and are outside the scope of a standard home inspection. The pump was not evaluated for proper operation or condition. Further evaluation and servicing by a qualified technician is recommended as needed.



5.1 Item 1(Picture)

5.2 WATER LINES (VISIBLE ONLY)

Comments: Action Required

INSTALLATION NEEDED

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

5.3 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 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 front exterior of the home. To turn the gas off turn the valve perpendicular to the piping.



5.3 Item 1(Picture)

5.4 PLUMBING VALVES / ACCESSORIES

Comments: Action Required

(1) REPAIR NEEDED

Main water shutoff valve leaks and should be repaired or replaced to prevent moisture saturation in the area and water waste.



5.4 Item 1(Picture)

(2) INFORMATIONAL NOTE

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

5.5 EXTERIOR WATER FAUCETS

Comments: Action Required

REPAIR NEEDED

Leak noted on the supply line for the irrigation at the left and right exterior and repairs should be made to prevent further deterioration, soil saturation, and water waste.



5.5 Item 1(Picture)



5.5 Item 2(Picture)

5.6 WASHER / DRYER / LAUNDRY

Comments: Action Required

(1) 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.

(2) MAINTENANCE NEEDED

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

6. 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:

200 AMP

Main Panel/Main Disconnect Location:

Left exterior of the home

Electrical Service Conductors:

Below ground service
120/240 volt service
Exterior main service panel

Distribution Systems and Accessories:

Circuit breakers
Nonmetallic sheathed cable
Copper wires

Items

6.0 SERVICE ENTRANCE CONDUCTORS

Comments: Appears Serviceable

6.1 MAIN / SUB-PANELS

Comments: Action Required

(1) REPAIR NEEDED

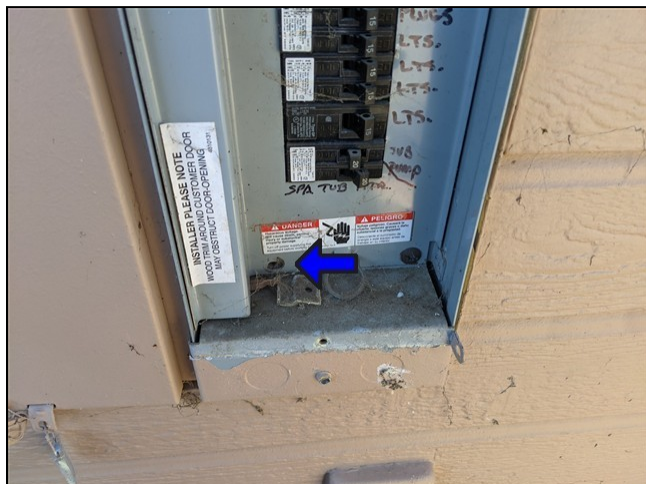
Main panel hinge is missing on the front cover. Recommend reinstallation of the proper hinge to insure the panel cover remains in place.



6.1 Item 1(Picture)

(2) INSTALLATION NEEDED

Front cover screw missing at the main panel and needs to be installed to prevent a possible unsafe condition.



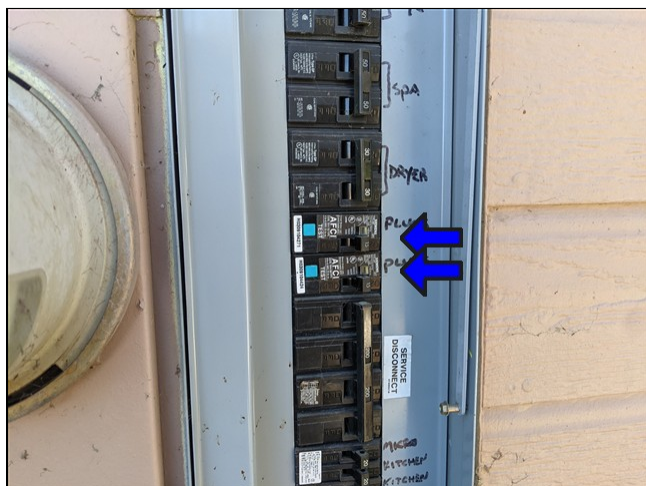
6.1 Item 2(Picture)

6.2 BREAKERS / FUSES

Comments: Action Required

(1) REPAIR NEEDED

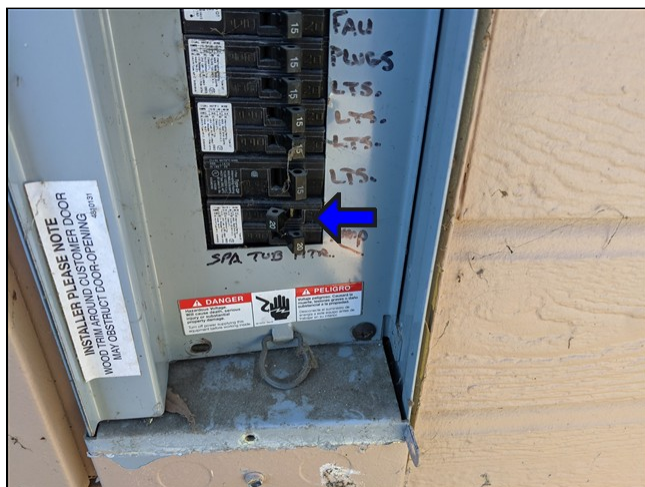
The ARC fault breaker for the bedrooms receptacles did not trip when tested at the main panel. Recommend replacement of the breaker to insure intended safety.



6.2 Item 1(Picture)

(2) FURTHER EVALUATION

The breaker at the bottom of the panel was off at the time of the inspection and when operated showed signs of overheating. It is recommended this condition is further evaluated and repairs made by a licensed electrician.



6.2 Item 2(Picture)

6.3 CIRCUIT WIRING (where visible)

Comments: Appears Serviceable

6.4 JUNCTION BOXES / CONDUITS

Comments: Appears Serviceable

6.5 LIGHTING / SWITCHES

Comments: Action Required

REPAIR NEEDED

Lighting inoperative at the master bathroom, dining area, front right living room, rear hall bathroom, front hall bathroom, kitchen, entryway and middle right bedroom. Probable bulb failures noted. Replace or repair as needed.

6.6 RECEPTACLE OUTLETS

Comments: Action Required

(1) REPAIR NEEDED

The receptacle at the rear left corner of the home where the pump is located was inoperative at the time of inspection and repairs are needed.



6.6 Item 1(Picture)

(2) REPAIR NEEDED

Hot and neutral connections reversed on a receptacle to the left of the rear master bedroom door. This can create an unsafe condition or cause damage to an appliance, and should be re-installed to prevent damage and/or an unsafe condition.



6.6 Item 2(Picture)

6.7 SYSTEM GROUNDING / GROUND FAULT CIRCUIT INTERRUPT

Comments: Appears Serviceable

6.8 DOOR BELL / COMMUNICATION WIRING

Comments: Appears Serviceable

7(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 shower insert
 Glass door
 Hydro-jet tub

Ventilation:

Openable window
 Exhaust fan

Electrical / GFCI:

Counter outlets
 GFCI protection

Bathroom Type/Size:

Full Bath

Toilet Type:

1.6 GPF Low Flow

Items

7.0.A TUBS, SHOWERS

Comments: Appears Serviceable

7.1.A TOILETS

Comments: Action Required

ALTERATION NEEDED

The toilet is slightly loose and needs to be properly tightened to the floor.

7.2.A SINKS

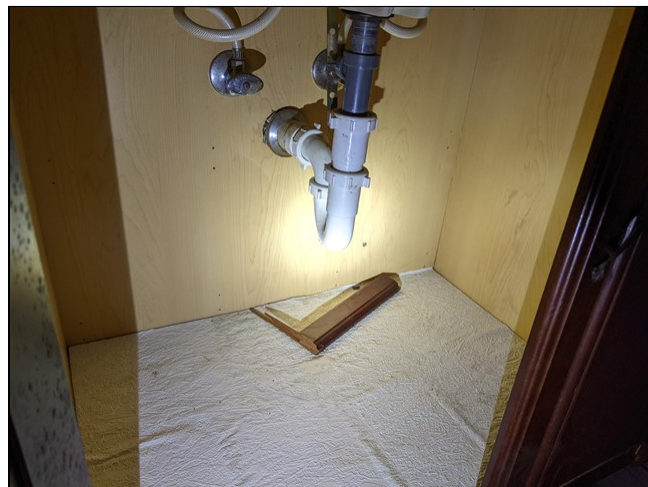
Comments: Action Required

(1) ALTERATION NEEDED

The right sink drains slow. Probable hair clog or debris in the drain line. Recommend removal and cleaning of the sink drain lines as needed.

(2) REPAIR NEEDED

Leak noted on the drain line in the cabinet under the right sink and repairs should be made before further use.



7.2.A Item 1(Picture)

7.3.A VANITYS, COUNTERS

Comments: Appears Serviceable

7.4.A VENTILATION

Comments: Action Required

REPAIR NEEDED

Exhaust fan terminates in the attic space and should be extended out to a proper screen covered vent terminal location. This will prevent moist air exposure in the attic.



7.4.A Item 1(Picture)

7.5.A CEILINGS, WALLS, FLOORS

Comments: Appears Serviceable

7.6.A CAULKING AND SEALING

Comments: Appears Serviceable

7.7.A TOWEL HOLDERS, MISC

Comments: Action Required

MAINTENANCE NEEDED

Paper holder loose on the wall and needs properly re-attached.

7(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
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

7.0.B TUBS, SHOWERS

Comments: Appears Serviceable

7.1.B TOILETS

Comments: Appears Serviceable

7.2.B SINKS

Comments: Action Required

REPAIR NEEDED

The faucet is not functioning as intended and repairs are needed to allow for proper function.

7.3.B VANITYS, COUNTERS

Comments: Appears Serviceable

7.4.B VENTILATION

Comments: Appears Serviceable

7.5.B CEILINGS, WALLS, FLOORS

Comments: Appears Serviceable

7.6.B CAULKING AND SEALING

Comments: Appears Serviceable

7.7.B TOWEL HOLDERS, MISC

Comments: Appears Serviceable

7(C) . Rear 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

7.0.C TUBS, SHOWERS

Comments: Appears Serviceable

7.1.C TOILETS

Comments: Appears Serviceable

7.2.C SINKS

Comments: Appears Serviceable

7.3.C VANITYS, COUNTERS

Comments: Appears Serviceable

7.4.C VENTILATION

Comments: Appears Serviceable

7.5.C CEILINGS, WALLS, FLOORS

Comments: Appears Serviceable

7.6.C CAULKING AND SEALING

Comments: Appears Serviceable

7.7.C TOWEL HOLDERS, MISC

Comments: Appears Serviceable

8. 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

Garage Door To Interior:

Fire resistant self closing door

Floor Covering(s):

Carpet
Tile

Interior Styles:

High ceilings (over 8 feet)
Vaulted ceilings
Vacant

Alarms / Safety Equip.:

Smoke alarms
Carbon monoxide alarms needed

Items

8.0 CEILINGS, WALLS

Comments: Action Required

REPAIR AS NEEDED
Drywall cracking noted in a few areas and can be cosmetically repaired, as needed.

8.1 FLOORS

Comments: Action Required

MAINTENANCE NEEDED
Carpet soiled in areas and excessively worn in travel areas. Recommend proper cleaning or replacement as needed.

8.2 DOORS (REPRESENTATIVE NUMBER)

Comments: Action Required

(1) ALTERATION NEEDED
Fire resistant door into the garage needs self-closing hinges adjusted so the door will fully close and latch automatically.

(2) REPAIR NEEDED

The door is off the hinges in the middle right bedroom and repairs are needed.

8.3 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Appears Serviceable

8.4 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

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

(3) INSTALLATION NEEDED

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



8.4 Item 1(Picture)



8.4 Item 2(Picture)

9. 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

GFCI protection

Other Appliances:

Dishwasher

Water filter under sink

Items

9.0 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.

9.1 VENTILATION

Comments: Action Required

MAINTENANCE NEEDED

The light in the vent hood was inoperative, probable bulb failure noted.

9.2 DISHWASHER

Comments: Action Required

INSTALLATION NEEDED

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

9.3 COUNTERTOPS / CABINETS

Comments: Action Required

REPAIR AS NEEDED

Slight moisture damage noted to the cabinet under the sink. No leaks noted at the time of inspection. Moisture damage may extend into the enclosed areas, and should be further evaluated and repaired, as needed.



9.3 Item 1(Picture)

9.4 SINK / FAUCET / DRAIN

Comments: Appears Serviceable

10. 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
3 bathroom

Roof Structure:

Engineered wood trusses
OSB roof sheathing

Ceiling and Wall Structure:

Wood framed site built

Floor Structure:

Concrete slab floor

Foundation:

Concrete slab

Method Used To Observe Attic:

Entered through attic access
Partially traversed and viewed
Insulation and low framing blocked full access and viewing

Attic Access Locations:

In the laundry room

Attic insulation and ventilation:

Fiberglass batts
10+ inches
Gable vents

Items

10.0 FOUNDATION / SLAB (where visible)

Comments: Action Required

FURTHER EVALUATION
Drywall cracking noted in a few areas along with door and window openings slightly out of square indicating some movement of the slab foundation. While this may be typical for the area, it is recommended that the drainage be improved to prevent moisture saturation at the foundation to minimize the slab movement. Recommend further evaluation, as needed, by a qualified engineering contractor.

10.1 BUILDING FRAMING MEMBERS

Comments: Appears Serviceable

10.2 ATTIC / VENTILATION / INSULATION

Comments: Action Required

(1) INSTALLATION NEEDED

No insulation installed atop the attic access hatch and should be installed and adhered in position to improve efficiency of the home.

(2) INSTALLATION NEEDED

Rafter blocking is gaped at the eaves above the front entryway, allowing pest or rodent intrusion into the attic space. Recommend gaps sealed or screened to prevent pest intrusion.



10.2 Item 1(Picture)