



Inspection Report

Paige McLaughlin

Property Address:
110 8th St
Templeton CA 93465

2/23/2026



Harper Homes: Home Inspection Services

Dylan Linnenkamp
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San Luis Obispo, CA, 93401
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Table of Contents

Cover Page.....	1
Table of Contents.....	2
Summary.....	3
Intro Page.....	5
1 Grounds.....	7
2 Exterior.....	10
3 Heating / Air Conditioning.....	15
4 Plumbing System.....	18
5 Electrical System.....	22
6 Bathrooms.....	24
7 Interiors.....	25
8 Kitchen.....	27
9 Structure.....	28

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:

2.0 ROOF

Action Required

REPAIR AS NEEDED

Areas of the roofing material are weathered and showing signs of age. The roof also appears to have over 3 layers which is more than allowed. 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.

2.4 SIDING / TRIM

Action Required

(3) REPAIR NEEDED

Areas of the fascia contain moisture damage. Refer to the pest report for further information on this condition and make repairs as prescribed.

(4) REPAIR NEEDED

Areas of the trim and siding of the shed contain moisture damage. Refer to the pest report for more information on this condition and make repairs as prescribed.

3. Heating / Air Conditioning

Defect / Functionally Deficient Items:

3.4 COOLING AND AIR HANDLER EQUIPMENT

Action Required

(5) REPAIR NEEDED

The condensate drain line terminates in the sub-area and needs to be extended out to the exterior at an approved location.

4. Plumbing System

Safety / Health Deficient Items:

4.3 GAS LINES (VISIBLE ONLY)

Action Required

(3) REPAIR NEEDED

Steel gas pipe is buried in the soil without the protective coating, noted at the left exterior, and rusted pipe was noted. Recommend further evaluation and repairs made to prevent a leak from damaged pipe.

Defect / Functionally Deficient Items:

4.1 SEWER / DRAINS / VENTS (VISIBLE ONLY)

Action Required

REPAIR NEEDED

Plumbing vent terminates too close to the roof at rear exterior and needs properly extended to ensure proper ventilation of drain line gasses.

5. Electrical System

Safety / Health Deficient Items:**5.3 CIRCUIT WIRING (where visible)****Action Required****ALTERATION NEEDED**

Wire terminates improperly in the sub area. Exposed wire needs installed in a junction box or removed back to the previous connection point.

7. Interiors

Defect / Functionally Deficient Items:**7.1 FLOORS****Action Required****(3) FURTHER EVALUATION**

Signs of possible damage was noted at the wood flooring. Refer to the pest report for further information on this condition and make repairs as prescribed.

9. Structure

Defect / Functionally Deficient Items:**9.0 FOUNDATION / SLAB (where visible)****Action Required****(1) FURTHER EVALUATION**

Foundation movement noted in a few areas and full evaluation by a qualified engineering contractor is recommended to determine the cause, significance, and remedy for this condition.

9.2 SUB-AREA / VENTILATION / INSULATION**Action Required****(3) REPAIR NEEDED**

Moisture damage noted under the bathroom in the sub area. Refer to the pest report or have further evaluated by the pest inspector, and make repairs as prescribed. No current moisture was noted.

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

Date: 2/23/2026	Time: 08:30:00 AM	Report ID: 022326DL1
Property: 110 8th St Templeton CA 93465	Customer: Paige McLaughlin	Real Estate Professional: Camille Schwaegerle

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 70 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. The proposed buyer can hire a different inspector if desired. Different inspectors can find different things sometimes on the same home. My inspection company is not responsible for any discoveries included or not found. As this inspection report ages, the condition of this home and its components can change.

It is a pleasure serving you,

Standards of Practice:

CREIA California Real Estate Inspection Association

In Attendance:

Inspector, Seller

Type of building:

Single Family (2 story)

Square Footage Approximate:

872

Approximate year of construction:

1949

Temperature:

Below 50

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 7 days:

Yes

Property is:

Parially furnished, 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:

Above or at grade to road
Flat pad / site

Fences and Gates:

Wood

Walkways / Parking:

Asphalt
Concrete

Exterior Decks:

Composite deck
Concrete patio

Items

1.0 GRADE / DRAINAGE

Comments: Appears Serviceable

1.1 DECKS / PATIOS

Comments: Action Required

REPAIR NEEDED

The concrete support bases at the front handrail posts were observed to have minor cracking. This type of cracking is common over time due to normal settling and shrinkage of concrete. At the time of inspection, the handrails appeared secure and functional. As a preventative maintenance measure, the cracked areas can be sealed and monitored to help reduce moisture intrusion and prolong the life of the concrete. If cracking becomes more pronounced or movement is observed in the posts, further evaluation and repair may be warranted.



1.1 Item 1(Picture)



1.1 Item 2(Picture)

1.2 DRIVEWAY / WALKWAYS

Comments: Action Required

MAINTENANCE NEEDED

Asphalt cracks noted on the driveway. Recommend cracks be properly sealed in these areas to prevent further or excessive damage to the asphalt driveway.



1.2 Item 1(Picture)

1.3 FENCES / GATES

Comments: Action Required

REPAIR AS NEEDED

Loose or damaged fence posts were noted and sections of the fence are loose and leaning. Fence repairs can be made, as needed.



1.3 Item 1(Picture)

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.



1.4 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:

Hip
 Combination
 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:

Metal gutters

Exterior Siding:

Stucco

Trim:

Wood trim
 Wood fascia

Window / Skylights:

Vinyl frame dual pane

Items

2.0 ROOF

Comments: Action Required

REPAIR AS NEEDED

Areas of the roofing material are weathered and showing signs of age. The roof also appears to have over 3 layers which is more than allowed. 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)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)



2.0 Item 5(Picture)

2.1 FLASHINGS

Comments: Action Required

REPAIR NEEDED

Exposed nails improperly "face nailed" into the bottom of the metal flashings and need sealed with roof repair caulk. Proper installation at the next roof replacement interval will help prevent the need for caulking maintenance.

2.2 CHIMNEYS AND ROOF PENETRATIONS

Comments: Appears Serviceable

2.3 GUTTERS / DOWNSPOUTS

Comments: Action Required

(1) INSTALLATION NEEDED

Downspout extension needed at various locations to channel rain water away from the foundation and help promote functional drainage.



2.3 Item 1(Picture)

(2) MAINTENANCE NEEDED

The gutters contain debris in areas and need cleaned and an annual maintenance schedule established to allow intended drainage of roof runoff water away from the home.

2.4 SIDING / TRIM

Comments: Action Required

(1) ALTERATION NEEDED

Stucco extending into the soil, typical for the era of construction. Recommend drainage improved to limit the significance of this condition and limit the opportunity of run off water to wick up into the walls.

(2) MAINTENANCE NEEDED

Slight stucco cracking noted at various areas around the building. This can be typical with stucco siding, and cracks should be sealed at the next paint maintenance interval to improve cosmetics and prevent further weather exposure.

(3) REPAIR NEEDED

Areas of the fascia contain moisture damage. Refer to the pest report for further information on this condition and make repairs as prescribed.



2.4 Item 1(Picture)

(4) REPAIR NEEDED

Areas of the trim and siding of the shed contain moisture damage. Refer to the pest report for more information on this condition and make repairs as prescribed.



2.4 Item 2(Picture)



2.4 Item 3(Picture)

2.5 EXTERIOR DOORS

Comments: Appears Serviceable

2.6 WINDOWS / SKYLIGHTS

Comments: Action Required

REPAIR AS NEEDED

Damaged screen noted at various locations 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 2014

Furnace Location:

In the attic

Ductwork:

Insulated flexible duct

Cooling Equipment Type/Size/Age:

Electric Split System
 2.5 ton unit
 MFG 2004

Filter Locations/Type/Size:

Disposable
 Hallway ceiling
 14x24x1

Items

3.0 HEATING EQUIPMENT

Comments: Appears Serviceable

INFORMATIONAL NOTE

The furnace was tested and functional at the time of the inspection.



3.0 Item 1(Picture)

3.1 THERMOSTATS

Comments: Appears Serviceable

3.2 FILTER

Comments: Action Required

MAINTENANCE NEEDED
HVAC return air filter is dirty and in need of replacement.

3.3 DUCTS / REGISTERS / DISTRIBUTION SYSTEMS

Comments: Appears Serviceable

3.4 COOLING AND AIR HANDLER EQUIPMENT

Comments: Action Required

(1) FURTHER EVALUATION
Air conditioner was not operated due to exterior temperatures too low to safely operate the system, and should be further evaluated and verified functional.

(2) REPAIR NEEDED
Foam sleeve on the suction line is damaged or missing near the condenser at the exterior of the building, causing energy loss, and should be properly installed or replaced for intended efficiency of the system



3.4 Item 1(Picture)

(3) 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) REPAIR AS NEEDED

Air conditioner is over 22 years old and may be near the end of its serviceable life. Recommend replacement, as necessary, by a qualified HVAC contractor.

(5) REPAIR NEEDED

The condensate drain line terminates in the sub-area and needs to be extended out to the exterior at an approved location.



3.4 Item 2(Picture)

(6) REPAIR NEEDED

Perforation in the evaporator coil housing at the suction line, noted in the attic, needs suction line insulation improved and proper sealing at the housing to prevent conditioned air from blowing into the attic, insure maximum efficiency of the system, and prevent condensation dripping at the furnace platform.



3.4 Item 3(Picture)

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>Water Shut Off Location: Handle shut off Pressure regulator Left exterior of the home</p>	<p>Water Supply Aproximate Size / Material: Not accessible PEX Extra Info : blocked by pipe foam</p>	<p>Plumbing Water Distribution:</p>
<p>Water Source: Public</p>	<p>Water Pressure (normal is 40 to 80 psi): Water pressure approx. 60PSI (Normal)</p>	<p>Plumbing Waste (visible only): ABS Cast iron Galvanized</p>
<p>Sewer Clean-out Location: Rear of the building</p>	<p>Gas Type / Primary Energy Heat Source: Natural gas</p>	<p>Gas Shut Off Location: Left exterior of the home</p>
<p>Gas Line Type: Galvanized gas pipe Steel gas pipe</p>	<p>Water Heater Power Source / Vent Type: Pressure relief valve not tested Natural gas Sheet metal vent</p>	<p>Water Heater Capacity / Age: 40 Gallon MFG 2012</p>
<p>Water Heater Location: In the laundry room</p>	<p>Laundry Type Venting and Accessories: Washer connections Electric dryer connection Dryer vents at exterior wall</p>	

Items

4.0 WATER HEATERS

Comments: Action Required

REPAIR AS NEEDED
 The water heater appears to be in working condition, but is 14 years old, past the warranty period, and at or near the end of it's usable life. Recommend replacement as needed.

4.1 SEWER / DRAINS / VENTS (VISIBLE ONLY)

Comments: Action Required

REPAIR NEEDED

Plumbing vent terminates too close to the roof at rear exterior and needs properly extended to ensure proper ventilation of drain line gasses.



4.1 Item 1(Picture)

4.2 WATER LINES (VISIBLE ONLY)

Comments: Appears Serviceable

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



4.3 Item 1(Picture)

(3) REPAIR NEEDED

Steel gas pipe is buried in the soil without the protective coating, noted at the left exterior, and rusted pipe was noted. Recommend further evaluation and repairs made to prevent a leak from damaged pipe.



4.3 Item 2(Picture)

4.4 PLUMBING VALVES / ACCESSORIES

Comments: Appears Serviceable

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.



4.4 Item 1(Picture)

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:

Left exterior of the home

Electrical Service Conductors:

Overhead service

120/240 volt service

Exterior main service panel

Distribution Systems and Accessories:

Circuit breakers

Nonmetallic sheathed cable

Copper wires

Items

5.0 SERVICE ENTRANCE CONDUCTORS

Comments: Appears Serviceable

5.1 MAIN / SUB-PANELS

Comments: Appears Serviceable

5.2 BREAKERS / FUSES

Comments: Appears Serviceable

5.3 CIRCUIT WIRING (where visible)

Comments: Action Required

ALTERATION NEEDED

Wire terminates improperly in the sub area. Exposed wire needs installed in a junction box or removed back to the previous connection point.

5.4 JUNCTION BOXES / CONDUITS

Comments: Action Required

ALTERATION NEEDED

Conduit needs properly secured at the air conditioner power supply.



5.4 Item 1(Picture)

5.5 LIGHTING / SWITCHES

Comments: Appears Serviceable

5.6 RECEPTACLE OUTLETS

Comments: Appears Serviceable

5.7 SYSTEM GROUNDING / GROUND FAULT CIRCUIT INTERRUPT

Comments: Appears Serviceable

6. Bathrooms

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:

Enameled steel tub
 Tile surround

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 TUBS, SHOWERS

Comments: Appears Serviceable

6.1 TOILETS

Comments: Appears Serviceable

6.2 SINKS

Comments: Appears Serviceable

6.3 VANITYS, COUNTERS

Comments: Appears Serviceable

6.4 VENTILATION

Comments: Appears Serviceable

6.5 CEILINGS, WALLS, FLOORS

Comments: Appears Serviceable

6.6 CAULKING AND SEALING

Comments: Appears Serviceable

6.7 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):

Tile
Wood

Interior Styles:

Nominal 8 foot ceilings
Furnished and not occupied

Alarms / Safety Equip.:

Smoke alarms
Carbon monoxide alarm

Items

7.0 CEILINGS, WALLS

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.

7.1 FLOORS

Comments: Action Required

(1) FURTHER EVALUATION

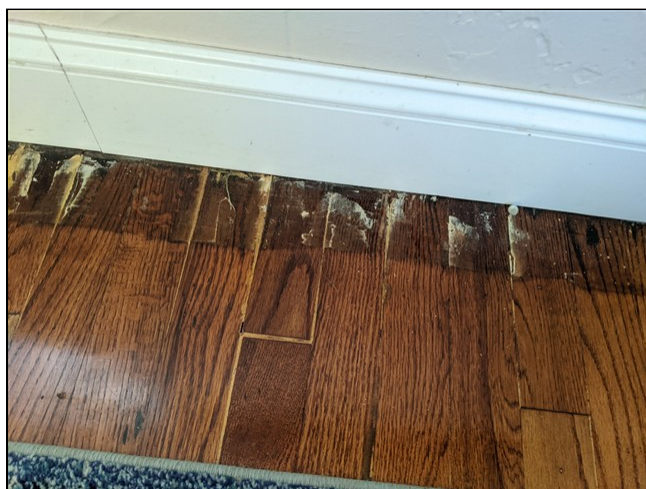
Areas of the interior were not fully viewed or evaluated due to furniture and storage, and should be further evaluated after the contents of the home are removed.

(2) REPAIR AS NEEDED

Areas of the floor are sloped. This can be typical for the type and age of construction, and alterations or improvements can be made, as needed, for floor covering requirements.

(3) FURTHER EVALUATION

Signs of possible damage was noted at the wood flooring. Refer to the pest report for further information on this condition and make repairs as prescribed.



7.1 Item 1(Picture)

7.2 DOORS (REPRESENTATIVE NUMBER)

Comments: Appears Serviceable

7.3 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Appears Serviceable

7.4 ALARMS / SAFETY / SECURITY

Comments: Action Required

INSTALLATION NEEDED

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

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: 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 VENTILATION

Comments: Action Required

MAINTENANCE NEEDED

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

8.2 DISHWASHER

Comments: Appears Serviceable

8.3 DISPOSAL / TRASH COMPACTOR

Comments: Appears Serviceable

8.4 COUNTERTOPS / 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:

2 bedroom
1 bathroom

Roof Structure:

Wood site framed roof system

Ceiling and Wall Structure:

Wood framed site built

Floor Structure:

Site framed floor system

Foundation:

Concrete perimeter foundation

Method Used To Observe Sub-Area:

Entered through sub-area access door
Partially crawled and viewed
Insulation covered sub-floor and joists and blocked full viewing
Low framing blocked full access

Sub-Area Access Location:

Rear exterior of the building
In a bedroom closet

Sub-area insulation type and thickness:

Fiberglass batts
3-5 inches

Method Used To Observe Attic:

Entered through attic access
Partially traversed and viewed

Attic Access Locations:

Hallway ceiling

Attic insulation and ventilation:

Fiberglass batts
3-5 inches
Roof vents

Items

9.0 FOUNDATION / SLAB (where visible)

Comments: Action Required

(1) FURTHER EVALUATION

Foundation movement noted in a few areas and full evaluation by a qualified engineering contractor is recommended to determine the cause, significance, and remedy for this condition.



9.0 Item 1(Picture)

(2) RECOMMENDED IMPROVEMENT

While typical for the age of construction, areas of the foundation do not meet current standards. Seismic upgrades can be made to help prevent displacement during earthquake activity.



9.0 Item 2(Picture)

9.1 BUILDING FRAMING MEMBERS

Comments: Appears Serviceable

9.2 SUB-AREA / VENTILATION / INSULATION

Comments: Action Required

(1) ALTERATION NEEDED

A few areas of displaced insulation were noted in the sub-area and need properly reinstalled to insure full efficiency of the home.



9.2 Item 1(Picture)

(2) ALTERATION NEEDED

The front exterior deck is installed above the lower portion of the sub-area foundation vents. Due to this configuration, rainwater runoff from the deck area may enter or collect near the vents, which could allow

moisture into the sub-area during wet conditions. Recommend alterations are made as needed to prevent excess moisture from entering the sub area.



9.2 Item 2(Picture)



9.2 Item 3(Picture)

(3) REPAIR NEEDED

Moisture damage noted under the bathroom in the sub area. Refer to the pest report or have further evaluated by the pest inspector, and make repairs as prescribed. No current moisture was noted.



9.2 Item 4(Picture)

9.3 ATTIC / VENTILATION / INSULATION

Comments: Action Required

(1) ALTERATION NEEDED

Attic insulation is installed upside-down and can be removed and properly re-installed to improve efficiency and prevent the slight chance of moisture collection between the insulation and ceiling drywall.

(2) INSTALLATION NEEDED

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

(3) MAINTENANCE NEEDED

Signs of rodent activity (mouse droppings) were noted in the attic and pest control should be performed as needed.