



Inspection Report

Michael Toke

Property Address:
6520 Mira Cielo (Main, Pool, Barn)
San Luis Obispo CA 93401

3/12/2026



Harper Homes: Home Inspection Services

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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

(2) REPAIR NEEDED

Areas of the ledger at the barn contains fungal growth. Refer to the pest report for further information on this condition and make repairs as prescribed.

2.6 WINDOWS / SKYLIGHTS

REPAIR NEEDED

Failed seals in dual pane windows, noted at the rear right second story bedroom and condensation build up or stains were noted within the window. Recommend windows repaired or replaced to ensure full insulation capabilities and improve aesthetics.

3. Pool

Defect / Functionally Deficient Items:

3.0 POOL / SPA

(2) REPAIR NEEDED

Corrosion and signs of a leak were noted at the pool equipment. Recommend further evaluation and repairs are made to prevent water waste and ensure proper function.

7. Electrical System

Safety / Health Deficient Items:

7.5 LIGHTING / SWITCHES

REPAIR NEEDED

The wall switch located at the front exterior that controls the gas patio heater did not operate properly at the time of the inspection. When the switch was activated, the heater did not turn on as intended and a loud buzzing noise was noted from the switch area during operation. This condition is not typical and may indicate a faulty switch, wiring issue, or problem with the heater control system. Recommend further evaluation and repair by a qualified electrician or appropriate contractor to determine the cause and restore proper and safe operation of the heater. The heater should not be relied upon until repairs have been completed.

7.6 RECEPTACLE OUTLETS

INSTALLATION NEEDED

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

8(E) . Half Bathroom Near Garage

Defect / Functionally Deficient Items:

8.1.E SINKS

REPAIR NEEDED

A leak was noted at the faucet under the sink. Recommend repairs are needed before further use of the sink.

8(I) . Pool House Bathroom

Defect / Functionally Deficient Items:

8.0.I TUBS, SHOWERS

REPAIR NEEDED

The shower valve was noted to turn off when rotated fully to the hot position rather than continuing to supply water as intended. This condition indicates the valve may be worn or improperly adjusted. Recommend evaluation and repair by a qualified plumber to restore proper operation.

9. Interiors

Safety / Health Deficient Items:

9.5 ALARMS / SAFETY / SECURITY

INSTALLATION NEEDED

Carbon monoxide (CO) detectors are recommended for safety and are typically required to be installed on each level of the home and in the hallway outside sleeping areas. No standalone carbon monoxide detectors were clearly identified during the inspection. It appears that the smoke alarms in the home may be integrated with the security system, and they may also function as combination smoke and carbon monoxide detectors; however, this could not be verified at the time of the inspection. Recommend confirming with the homeowner or security system provider whether the existing devices provide carbon monoxide detection. If they do not, installation of approved carbon monoxide detectors in the appropriate locations is needed to meet current safety requirements.

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

General Info

Property Address 6520 Mira Cielo (Main, Pool, Barn) San Luis Obispo CA 93401	Date of Inspection 3/12/2026	Report ID 031226DL12
Customer(s) Michael Toke	Time of Inspection 09:00:00 AM	Real Estate Agent Steven Ferrario BHGRE Haven

Inspection Details

Standards of Practice: CREIA California Real Estate Inspection Association	In Attendance: Inspector, Listing Agent, Seller	Type of building: Single Family (2 story)
Square Footage Approximate: 9200	Approximate year of construction: 2012	Temperature: Over 70
Weather: Clear	Ground/Soil surface condition: Dry	Rain in last 7 days: No

Property is:

Occupied, Furnished

Comment Key & Definitions

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

Due to the size and complexity of this property, which includes approximately 9,200 square feet of living space, numerous building components, mechanical systems, and concealed areas exist throughout the structure. A home inspection is a limited, visual evaluation of accessible components at the time of the inspection and does not involve dismantling systems or accessing concealed spaces. While this inspection was conducted carefully and thoroughly, homes of this scale inherently contain a greater number of components and systems than a typical residence, and some conditions may not become apparent until the home is fully occupied and systems are used under normal living conditions. Buyers should anticipate that additional maintenance items or minor defects may be discovered over time, which is typical for properties of this size.

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:

Metal

Walkways / Parking:

Concrete
Flag stone (possible trip hazard)

Exterior Decks:

Concrete patio
Paver stones
Stone

Items

1.0 GRADE / DRAINAGE

Comments: Action Required

ALTERATION NEEDED

Soil or landscape materials are pushed up against the stucco siding at various areas around the home. Landscape maintenance is needed to remove material from holding moisture at the siding while maintaining functional drainage away from the foundation.

1.1 DECKS / PATIOS

Comments: Action Required

FURTHER EVALUATION

The water resistant deck at the master bedroom appears serviceable but was not water tested to determine the moisture resistance of the deck covering. Recommend further evaluation as needed.

1.2 STAIRS

Comments: Appears Serviceable

1.3 DRIVEWAY / WALKWAYS

Comments: Appears Serviceable

1.4 FENCES / GATES

Comments: Appears Serviceable

1.5 SHRUBBERY / PLANTER / RETAINING WALLS

Comments: Action Required

MAINTENANCE NEEDED

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



1.5 Item 1(Picture)

2. Exterior

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

Styles & Materials

Roof Deck Styles:

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

Roof Covering Material:

Clay tiles

Roof Flashing:

Metal flashings
Mortar flashings

Viewed Roof Covering From:

Viewed from the ground
Viewed from the eaves

Gutters / Roof Drains:

Metal gutters

Exterior Siding:

Stucco
Brick
Stone

Trim:

Wood trim

Window / Skylights:

Vinyl frame dual pane
Skylights
Solar tubes

Garage Door and Safety Reverse:

Wood
Sliding
Automatic opener
Photoelectric eye safety sensor

Items

2.0 ROOF

Comments: Action Required

MAINTENANCE NEEDED

Tree limbs need trimmed back at the barn to prevent contact with the roof and excessive debris buildup.



2.0 Item 1(Picture)

2.1 FLASHINGS

Comments: Action Required

INSTALLATION NEEDED

Kick out flashing not installed at the various locations around the home 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) ALTERATION NEEDED

Staining was noted on the stucco siding near the roof drain and downspout at the front exterior of the home. This condition may indicate that water has been contacting the stucco in this area. Recommend sealing the connection points and ensuring the drain and downspout are properly secured to help prevent continued moisture exposure to the stucco. Routine maintenance and sealing will help protect the exterior wall surface and reduce the potential for moisture-related deterioration over time.



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) 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.

(2) REPAIR NEEDED

Areas of the ledger at the barn contains fungal growth. Refer to the pest report for further information on this condition and make repairs as prescribed.



2.4 Item 1(Picture)

2.5 EXTERIOR DOORS

Comments: Appears Serviceable

2.6 WINDOWS / SKYLIGHTS

Comments: Action Required

REPAIR NEEDED

Failed seals in dual pane windows, noted at the rear right second story bedroom 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: Appears Serviceable

2.8 PAINT / CAULK / SEAL / MISCELLANEOUS.

Comments: Action Required

MAINTENANCE NEEDED

Peeling paint was noted at the right exterior patio cover and paint maintenance is needed.



2.8 Item 1(Picture)

3. Pool

Styles & Materials

POOL/ SPA TYPE:

Pool and spa

Items

3.0 POOL / SPA**Comments:** Action Required**(1) FURTHER EVALUATION**

A limited inspection was performed and all visibly accessible pool/spa components appear functional. Recommend full evaluation and maintenance performed by a qualified pool contractor, and consultation for additional child safety features. : Inspection requirements State Law SB442 - Pool Safety Act. This new requirement signed into law requires a home inspector to determine if a pool/spa has at least two of seven safety features to prevent the accidental drowning of children. This requirement was not around at the time of construction. This also does not effect the sale of the home but we are required by law to state that this pool/spa has fewer than two of these safety features

(2) REPAIR NEEDED

Corrosion and signs of a leak were noted at the pool equipment. Recommend further evaluation and repairs are made to prevent water waste and ensure proper function.



3.0 Item 1(Picture)

4. Fireplace

Styles & Materials

Types of Fireplaces:

Gas appliance fireplaces

Chimney Vent:

Metal chimney

Items

4.0 CHIMNEYS / FIREPLACES

Comments: Appears Serviceable

4.1 GAS/LP FIRELOGS AND FIREPLACES

Comments: Appears Serviceable

INFORMATIONAL NOTE

The fireplaces were tested and functional at the time of the inspection.



4.1 Item 1(Picture)



4.1 Item 2(Picture)



4.1 Item 3(Picture)

5. 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/

Hydronic radiant floor heat

Age:

Whole house fan

Extra Info : chiller for wine cellar

Items

5.0 HEATING EQUIPMENT

Comments: Appears Serviceable

5.1 THERMOSTATS

Comments: Appears Serviceable

6. 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 Rear exterior of the home</p>	<p>Water Supply Aproximate Size / Material: 1 1/2" Copper</p>	<p>Plumbing Water Distribution: Copper PEX</p>
<p>Water Source: Private well (not inspected)</p>	<p>Water Pressure (normal is 40 to 80 psi): Water pressure aprox. 80PSI (Normal)</p>	<p>Water Filters: Water conditioning system Drinking water RO system</p>
<p>Plumbing Waste (visible only): PVC</p>	<p>Sewer Clean-out Location: Front exterior of the home</p>	<p>Gas Type / Primary Energy Heat Source: Natural gas</p>
<p>Gas Shut Off Location: The left front exterior of the building</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 Plastic vent</p>
<p>Water Heater Capacity / Age: Tankless MFG 2017 Extra Info : MFG 2026</p>	<p>Water Heater Location: In the garage In an outside closet Extra Info : in the shop, in the pool house storage room</p>	<p>Laundry Type Venting and Accessories: Washer connections Gas dryer connection Dryer vents at exterior wall</p>

Items

6.0 WATER HEATERS

Comments: Action Required

REPAIR AS NEEDED

The water heater at the pool house appears to be in working condition, but is 15 years old, past the warranty period, and at or near the end of it's usable life. Recommend replacement as needed.

6.1 SEWER / DRAINS / VENTS (VISIBLE ONLY)

Comments: Action Required

FURTHER EVALUATION

The property appears to be served by a private septic system. Septic systems, including the septic tank, distribution lines, leach field, and underground piping, are outside the scope of a

standard home inspection and cannot be fully evaluated through a visual inspection. A complete evaluation of the septic system typically requires pumping and specialized inspection procedures. If verification of the condition and functionality of the septic system is desired, evaluation by a licensed septic contractor or septic service provider is recommended.

6.2 WATER LINES (VISIBLE ONLY)

Comments: Action Required

FURTHER EVALUATION

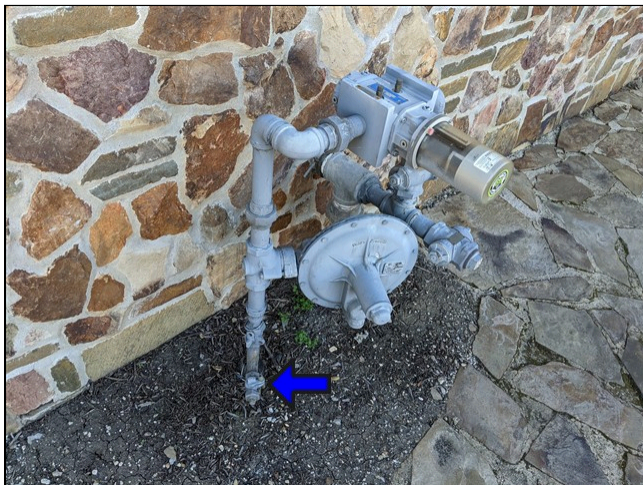
The property appears to be served by a private well system. Evaluation of the well equipment, pump operation, water quality, storage capacity, and underground piping is outside the scope of a standard home inspection. The inspection of the well system typically requires specialized equipment and testing procedures. If further information regarding the condition, capacity, or water quality of the well is desired, evaluation and testing by a qualified well contractor or water testing laboratory is recommended.

6.3 GAS LINES (VISIBLE ONLY)

Comments: Appears Serviceable

INFORMATIONAL NOTE

The gas shutoff is located at the front left corner of the home. To turn the gas off turn the valve perpendicular to the piping.



6.3 Item 1(Picture)

6.4 PLUMBING VALVES / ACCESSORIES

Comments: Appears Serviceable

INFORMATIONAL NOTE

The water shutoff is located at the rear exterior of the home. To turn the water off turn the

handle perpendicular to the piping.



6.4 Item 1(Picture)

6.5 EXTERIOR WATER FAUCETS

Comments: Action Required

REPAIR NEEDED

Exterior hose spigot at the rear exterior drips when turned off and should be repaired or replaced to prevent water waste and moisture saturation in this area.



6.5 Item 1(Picture)

6.6 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.



6.6 Item 1(Picture)

7. 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

<p>Panel capacity: 100 AMP 400 amp Extra Info : 2 400 amp panels</p>	<p>Main Panel/Main Disconnect Location: Left side of the yard</p>	<p>Electrical Service Conductors: Below ground service 120/240 volt service Exterior main service panel</p>
<p>Sub Panel Location(s): In the garage Near the pool equipment Near the well equipment In the utility closet Extra Info : in the data room, in the upstairs bedroom closet, in the barn, in the pool house storage room</p>	<p>Distribution Systems and Accessories: Sub-panel(s) Circuit breakers ARC fault breakers Nonmetallic sheathed cable Copper wires</p>	

Items

7.0 SERVICE ENTRANCE CONDUCTORS

Comments: Appears Serviceable

7.1 MAIN / SUB-PANELS

Comments: Appears Serviceable

7.2 BREAKERS / FUSES

Comments: Appears Serviceable

7.3 CIRCUIT WIRING (where visible)

Comments: Appears Serviceable

7.4 JUNCTION BOXES / CONDUITS

Comments: Appears Serviceable

7.5 LIGHTING / SWITCHES

Comments: Action Required

REPAIR NEEDED

The wall switch located at the front exterior that controls the gas patio heater did not operate properly at the time of the inspection. When the switch was activated, the heater did not turn on as intended and a loud buzzing noise was noted from the switch area during operation. This condition is not typical and may indicate a faulty switch, wiring issue, or problem with the heater control system. Recommend further evaluation and repair by a qualified electrician or appropriate contractor to determine the cause and restore proper and safe operation of the heater. The heater should not be relied upon until repairs have been completed.



7.5 Item 1(Picture)



7.5 Item 2(Picture)

7.6 RECEPTACLE OUTLETS

Comments: Action Required

INSTALLATION NEEDED

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



7.6 Item 1(Picture)

7.7 SYSTEM GROUNDING / GROUND FAULT CIRCUIT INTERRUPT

Comments: Appears Serviceable

7.8 DOOR BELL / COMMUNICATION WIRING

Comments: Appears Serviceable

8(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:

Tile shower floor
 Tile surround
 Air bath

Ventilation:

Openable window
 Exhaust fan

Electrical / GFCI:

Counter outlets
 GFCI protection

Bathroom Type/Size:

Full Bath

Toilet Type:

1.28 GPF Ultra Low Flow

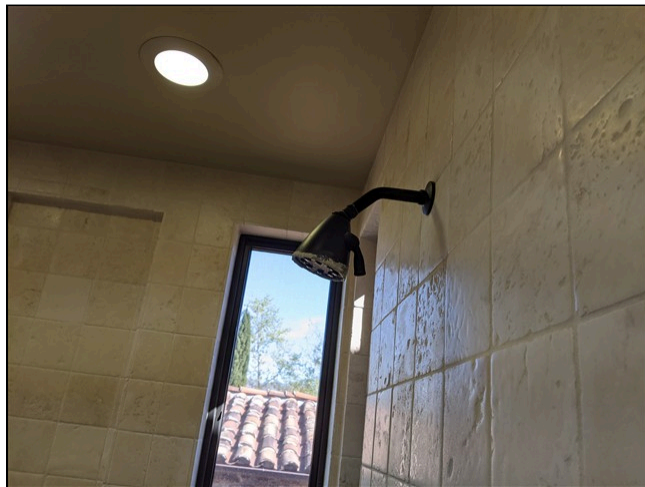
Items

8.0.A TUBS, SHOWERS

Comments: Action Required

MAINTENANCE NEEDED

Corrosion was noted at the showerhead in the master bathroom. Corrosion can occur over time due to mineral deposits and moisture exposure and may eventually affect the performance or longevity of the fixture. Recommend cleaning or replacement of the showerhead as needed to restore proper function and improve overall condition.



8.0.A Item 1(Picture)

8.1.A TOILETS

Comments: Appears Serviceable

8.2.A SINKS

Comments: Appears Serviceable

8.3.A VANITYS, COUNTERS

Comments: Appears Serviceable

8.4.A VENTILATION

Comments: Appears Serviceable

8.5.A CEILINGS, WALLS, FLOORS

Comments: Appears Serviceable

8.6.A CAULKING AND SEALING

Comments: Appears Serviceable

8.7.A TOWEL HOLDERS, MISC

Comments: Appears Serviceable

8(B) . Second Story Rear Right Ensuite 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:

Clawfoot tub
 Tile shower floor
 Tile surround

Ventilation:

Openable window
 Exhaust fan

Electrical / GFCI:

Counter outlets
 GFCI protection

Bathroom Type/Size:

Full Bath

Toilet Type:

1.28 GPF Ultra Low Flow

Items

8.0.B TUBS, SHOWERS

Comments: Appears Serviceable

8.1.B TOILETS

Comments: Appears Serviceable

8.2.B SINKS

Comments: Appears Serviceable

8.3.B VANITYS, COUNTERS

Comments: Appears Serviceable

8.4.B VENTILATION

Comments: Appears Serviceable

8.5.B CEILINGS, WALLS, FLOORS

Comments: Appears Serviceable

8.6.B CAULKING AND SEALING

Comments: Appears Serviceable

8.7.B TOWEL HOLDERS, MISC

Comments: Appears Serviceable

8(C) . Downstairs Front Right Half 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

Ventilation:

Exhaust fan

Electrical / GFCI:

Counter outlets
GFCI protection

Bathroom Type/Size:

1/2 bath

Toilet Type:

1.28 GPF Ultra Low Flow

Items

8.0.C TOILETS

Comments: Appears Serviceable

8.1.C SINKS

Comments: Appears Serviceable

8.2.C VANITYS, COUNTERS

Comments: Appears Serviceable

8.3.C VENTILATION

Comments: Appears Serviceable

8.4.C CEILINGS, WALLS, FLOORS

Comments: Appears Serviceable

8.5.C CAULKING AND SEALING

Comments: Appears Serviceable

8.6.C TOWEL HOLDERS, MISC

Comments: Appears Serviceable

8(D) . Rear Exterior Half 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

Ventilation:

Exhaust fan

Electrical / GFCI:

Counter outlets
GFCI protection

Bathroom Type/Size:

1/2 bath

Toilet Type:

1.28 GPF Ultra Low Flow

Items

8.0.D TOILETS

Comments: Appears Serviceable

8.1.D SINKS

Comments: Appears Serviceable

8.2.D VANITYS, COUNTERS

Comments: Appears Serviceable

8.3.D VENTILATION

Comments: Appears Serviceable

8.4.D CEILINGS, WALLS, FLOORS

Comments: Appears Serviceable

8.5.D CAULKING AND SEALING

Comments: Appears Serviceable

8.6.D TOWEL HOLDERS, MISC

Comments: Appears Serviceable

8(E) . Half Bathroom Near Garage

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

Ventilation:

Exhaust fan

Electrical / GFCI:

Counter outlets
GFCI protection

Bathroom Type/Size:

1/2 bath

Toilet Type:

1.28 GPF Ultra Low Flow

Items

8.0.E TOILETS

Comments: Appears Serviceable

8.1.E SINKS

Comments: Action Required

REPAIR NEEDED

A leak was noted at the faucet under the sink. Recommend repairs are needed before further use of the sink.



8.1.E Item 1(Picture)

8.2.E VANITYS, COUNTERS

Comments: Appears Serviceable

8.3.E VENTILATION

Comments: Appears Serviceable

8.4.E CEILINGS, WALLS, FLOORS

Comments: Appears Serviceable

8.5.E CAULKING AND SEALING

Comments: Appears Serviceable

8.6.E TOWEL HOLDERS, MISC

Comments: Appears Serviceable

8(F) . Second Story Front Right Ensuite 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:

Tile shower floor
 Tile surround

Ventilation:

Openable window
 Exhaust fan

Electrical / GFCI:

Counter outlets
 GFCI protection

Bathroom Type/Size:

3/4 bath

Toilet Type:

1.28 GPF Ultra Low Flow

Items

8.0.F TUBS, SHOWERS

Comments: Appears Serviceable

8.1.F TOILETS

Comments: Appears Serviceable

8.2.F SINKS

Comments: Action Required

ALTERATION NEEDED

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

8.3.F VANITYS, COUNTERS

Comments: Appears Serviceable

8.4.F VENTILATION

Comments: Appears Serviceable

8.5.F CEILINGS, WALLS, FLOORS

Comments: Appears Serviceable

8.6.F CAULKING AND SEALING

Comments: Appears Serviceable

8.7.F TOWEL HOLDERS, MISC

Comments: Appears Serviceable

8(G) . Downstairs Rear Right 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:

Tile shower floor
 Tile surround

Ventilation:

Openable window
 Exhaust fan

Electrical / GFCI:

Counter outlets
 GFCI protection

Bathroom Type/Size:

3/4 bath

Toilet Type:

1.28 GPF Ultra Low Flow

Items

8.0.G TUBS, SHOWERS

Comments: Appears Serviceable

8.1.G TOILETS

Comments: Appears Serviceable

8.2.G SINKS

Comments: Appears Serviceable

8.3.G VANITYS, COUNTERS

Comments: Appears Serviceable

8.4.G VENTILATION

Comments: Appears Serviceable

8.5.G CEILINGS, WALLS, FLOORS

Comments: Appears Serviceable

8.6.G CAULKING AND SEALING

Comments: Appears Serviceable

8.7.G TOWEL HOLDERS, MISC

Comments: Appears Serviceable

8(H) . Barn 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

Ventilation:

Openable window
Exhaust fan

Electrical / GFCI:

Counter outlets
GFCI protection

Bathroom Type/Size:

1/2 bath

Toilet Type:

1.28 GPF Ultra Low Flow

Items

8.0.H TOILETS

Comments: Appears Serviceable

8.1.H SINKS

Comments: Appears Serviceable

8.2.H VANITYS, COUNTERS

Comments: Appears Serviceable

8.3.H VENTILATION

Comments: Appears Serviceable

8.4.H CEILINGS, WALLS, FLOORS

Comments: Appears Serviceable

8.5.H CAULKING AND SEALING

Comments: Appears Serviceable

8.6.H TOWEL HOLDERS, MISC

Comments: Appears Serviceable

8(I) . Pool House 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:

Tile shower floor
Tile surround

Ventilation:

Openable window
Exhaust fan

Electrical / GFCI:

Counter outlets
GFCI protection

Bathroom Type/Size:

3/4 bath

Toilet Type:

1.28 GPF Ultra Low Flow

Items

8.0.I TUBS, SHOWERS

Comments: Action Required

REPAIR NEEDED

The shower valve was noted to turn off when rotated fully to the hot position rather than continuing to supply water as intended. This condition indicates the valve may be worn or improperly adjusted. Recommend evaluation and repair by a qualified plumber to restore proper operation.

8.1.I TOILETS

Comments: Appears Serviceable

8.2.I SINKS

Comments: Appears Serviceable

8.3.I VANITYS, COUNTERS

Comments: Appears Serviceable

8.4.I VENTILATION

Comments: Appears Serviceable

8.5.I CEILINGS, WALLS, FLOORS

Comments: Appears Serviceable

8.6.I CAULKING AND SEALING

Comments: Appears Serviceable

8.7.I TOWEL HOLDERS, MISC

Comments: Appears Serviceable

9. 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:

Exposed beam
Plaster
Stone
Tongue and groove wood

Garage Door To Interior:

Fire resistant self closing door

Floor Covering(s):

Carpet
Tile
Wood

Interior Styles:

High ceilings (over 8 feet)
Furnished and occupied

Alarms / Safety Equip.:

Smoke alarms
Fire sprinklers (not tested)

Items

9.0 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) FURTHER EVALUATION

Signs of a drywall repair was noted on the ceiling in the rear right second story ensuite bathroom. Recommend referring to the sellers disclosures for more information on previous repairs made at this location.



9.0 Item 1(Picture)

9.1 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.

9.2 DOORS (REPRESENTATIVE NUMBER)

Comments: Appears Serviceable

9.3 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Appears Serviceable

9.4 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Appears Serviceable

9.5 ALARMS / SAFETY / SECURITY

Comments: Action Required

INSTALLATION NEEDED

Carbon monoxide (CO) detectors are recommended for safety and are typically required to be installed on each level of the home and in the hallway outside sleeping areas. No standalone carbon monoxide detectors were clearly identified during the inspection. It appears that the smoke alarms in the home may be integrated with the security system, and they may also function as combination smoke and carbon monoxide detectors; however, this could not be verified at the time of the inspection. Recommend confirming with the homeowner or security system provider whether the existing devices provide carbon monoxide detection. If they do not, installation of approved carbon monoxide detectors in the appropriate locations is needed to meet current safety requirements.

10. 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)
Electric oven (built in)

Ventilation:

Mechanical exhaust

Electrical:

Counter outlets
GFCI protection

Other Appliances:

Dishwasher
Garbage disposal
Wine refrigerator

Items

10.0 RANGES / OVENS / MICROWAVE

Comments: Appears Serviceable

10.1 VENTILATION

Comments: Appears Serviceable

10.2 DISHWASHER

Comments: Appears Serviceable

10.3 DISPOSAL / TRASH COMPACTOR

Comments: Appears Serviceable

10.4 COUNTERS / CABINETS

Comments: Appears Serviceable

10.5 SINK / FAUCET / DRAIN

Comments: Appears Serviceable

11. 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:

Extra Info : 7 bedroom 7 bath

Roof Structure:

Engineered wood trusses
OSB roof sheathing

Ceiling and Wall Structure:

Wood framed site built

Floor Structure:

Site framed floor system
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:

Master bedroom closet
In the garage
In a bedroom

Attic insulation and ventilation:

Fiberglass batts
Loose-fill wool
10+ inches
Roof vents
Wall vents

Items

11.0 FOUNDATION / SLAB (where visible)

Comments: Appears Serviceable

11.1 BUILDING FRAMING MEMBERS

Comments: Appears Serviceable

11.2 ATTIC / VENTILATION / INSULATION

Comments: Action Required

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