



Inspection Report

Kyle Perhac

Property Address:
864 Lawrence
San Luis Obispo CA 93401

11/5/2025



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**.

4. Plumbing System

Defect / Functionally Deficient Items:

4.0 WATER HEATERS

Action Required

FURTHER EVALUATION

The water heater shows signs of improper ventilation that is creating a condensate issue. This is dripping onto the water heater and drywall causing damage. Recommend this condition is further evaluated and repaired by a licensed plumber.

8. Kitchen

Defect / Functionally Deficient Items:

8.2 DISHWASHER

Action Required

REPAIR NEEDED

Probable drain line restriction at the dishwasher. Water runs from the air gap at the sink and under the sink when the dishwasher drains. Maintenance or repairs are needed.

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Date: 11/5/2025	Time: 01:30:00 PM	Report ID: 110525DL2
Property: 864 Lawrence San Luis Obispo CA 93401	Customer: Kyle Perhac	Real Estate Professional:

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

Comment Key or Definitions

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

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

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

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

INSTALLATION NEEDED = The necessary components are not installed.

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

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

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, Seller, Listing Agent

Type of building:
Condominium

Square Footage Approximate:
825

Approximate year of construction:
2014

Temperature:
Over 60

Weather:
Cloudy

Ground/Soil surface condition:
Dry

Rain in last 7 days:
No

Property is:
Occupied, Furnished

1. Grounds

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

Styles & Materials

Grading & Drainage: Above or at grade to road Flat pad / site	Fences and Gates: Stucco coated cement block	Walkways / Parking: Concrete
Exterior Decks: Concrete patio Water proof deck (not water tested to determine moisture resistance)		

Items

1.0 GRADE / DRAINAGE

Comments: Appears Serviceable

1.1 DECKS / PATIOS

Comments: Action Required

FURTHER EVALUATION

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

1.2 DRIVEWAY / WALKWAYS

Comments: Appears Serviceable

1.3 FENCES / GATES

Comments: Appears Serviceable

1.4 SHRUBBERY / PLANTER / RETAINING WALLS

Comments: Appears Serviceable

2. Exterior

The foregoing is an opinion of the general quality and condition of the roofing, siding, and exterior building materials. The inspector cannot and does not offer an opinion or warranty as to whether the 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

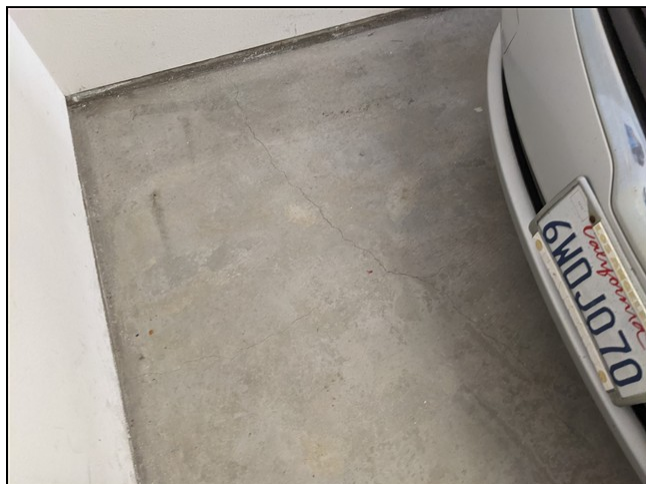
Roof Deck Styles: Combination Shed Medium pitch (3 1/2 to 6 1/2 in 12)	Roof Covering Material: Composition shingles	Roof Flashing: Metal flashings
Viewed Roof Covering From: Viewed from the ground Viewed from the eaves	Gutters / Roof Drains: Metal gutters	Exterior Siding: Stucco
Trim: Wood trim Wood fascia Stucco covered foam trim	Window / Skylights: Vinyl frame dual pane Solar tube	Garage Door and Safety Reverse: Metal Sliding Automatic opener Photoelectric eye safety sensor

Items

- 2.0 ROOF
Comments: Appears Serviceable
- 2.1 FLASHINGS
Comments: Appears Serviceable
- 2.2 CHIMNEYS AND ROOF PENETRATIONS
Comments: Appears Serviceable
- 2.3 GUTTERS / DOWNSPOUTS
Comments: Appears Serviceable
- 2.4 SIDING / TRIM
Comments: Appears Serviceable
- 2.5 EXTERIOR DOORS
Comments: Appears Serviceable
- 2.6 WINDOWS / SKYLIGHTS
Comments: Appears Serviceable
- 2.7 GARAGE / CARPORT
Comments: Action Required

REPAIR AS NEEDED

Common cracks were noted in the concrete slab, not of structural concern, and can be sealed as needed.



2.7 Item 1(Picture)

2.8 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:	Furnace Location:	Ductwork:
Forced Air	In the attic	Insulated flexible duct
Natural Gas		
MFG 2014		
Cooling Equipment Type/Size/Age:	Filter Locations/Type/Size:	
No A/C in home	Disposable	
	Hallway ceiling	
	14x30x1	

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

4. Plumbing System

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

Styles & Materials

Water Shut Off Location:	Water Supply Aproximate Size / Material:	Plumbing Water Distribution:
Handle shut off	1"	Copper
Pressure regulator	Copper	PEX
In the garage		
Water Source:	Water Pressure (normal is 40 to 80 psi):	Water Filters:
Public	Not determined	Water conditioner pipes only
Plumbing Waste (visible only):	Sewer Clean-out Location:	Gas Type / Primary Energy Heat Source:
ABS	Front exterior of the home	Natural gas
PVC		
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
		Plastic vent
Water Heater Capacity / Age:	Water Heater Location:	Laundry Type Venting and Accessories:
Tankless	In the garage	Washer connections
MFG 2014		Gas dryer connection
		Dryer vents at the roof

Items

4.0 WATER HEATERS

Comments: Action Required

FURTHER EVALUATION

The water heater shows signs of improper ventilation that is creating a condensate issue. This is dripping onto the water heater and drywall causing damage. Recommend this condition is further evaluated and repaired by a licensed plumber.



4.0 Item 1(Picture)



4.0 Item 2(Picture)



4.0 Item 3(Picture)

4.1 SEWER / DRAINS / VENTS (VISIBLE ONLY)

Comments: Appears Serviceable

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) RECOMMENDED IMPROVEMENT

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

(3) INFORMATIONAL NOTE

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



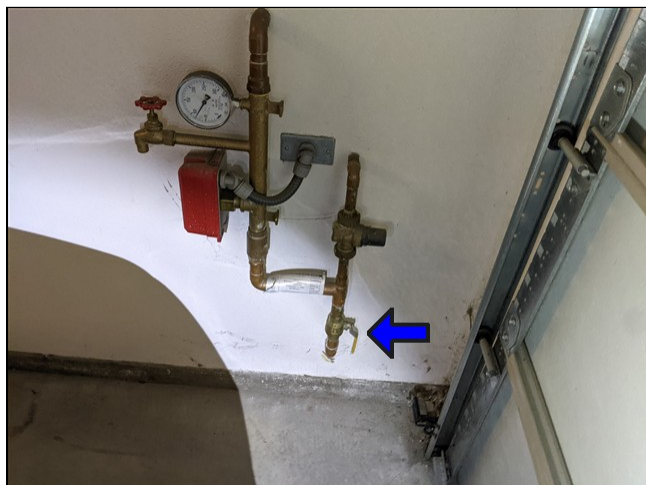
4.3 Item 1(Picture)

4.4 PLUMBING VALVES / ACCESSORIES

Comments: Appears Serviceable

INFORMATIONAL NOTE

The water shutoff is located in the garage. 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

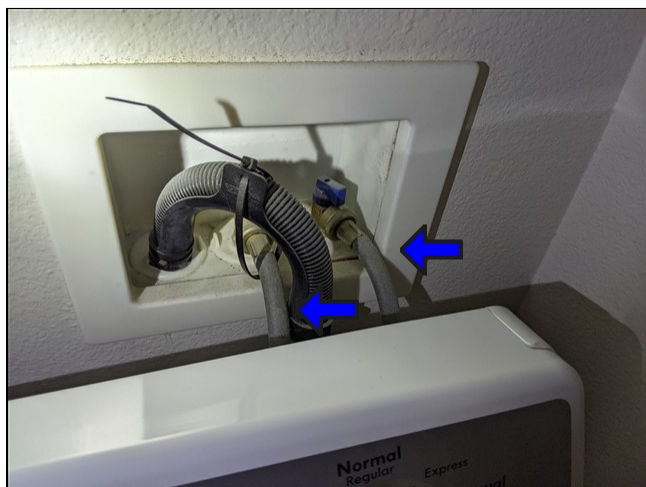
Comments: Action Required

(1) RECOMMENDED IMPROVEMENT

Recommend a drain pan installed under the washing machine with a line to a water resistant location to prevent moisture damage at the interior in the case of a leak at the laundry area.

(2) RECOMMENDED IMPROVEMENT

Recommend replacement of the rubber supply hoses to the clothes washer with leak and damage resistant steel braided hoses.



4.6 Item 1(Picture)

(3) MAINTENANCE NEEDED

Dryer exhaust vent terminates at the roof and signs of excessive lint build-up were noted. Recommend proper cleaning of the dryer vent ducting and an annual maintenance schedule established. If accessed from the roof, maintenance should be performed by a qualified person.

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:	Main Panel/Main Disconnect Location:	Electrical Service Conductors:
200 AMP	Front exterior of the home	Below ground service
		120/240 volt service
		Exterior main service panel

Distribution Systems and Accessories:

- Circuit breakers
- ARC fault breakers
- Nonmetallic sheathed cable
- Copper wires

Items

5.0 SERVICE ENTRANCE CONDUCTORS

Comments: Appears Serviceable

5.1 MAIN / SUB-PANELS

Comments: Action Required

ALTERATION NEEDED

Main panel cover does not open completely due to contact with the siding. Stucco should be properly altered to allow full access and operation of the panel cover door.



5.1 Item 1(Picture)

5.2 BREAKERS / FUSES

Comments: Appears Serviceable

5.3 CIRCUIT WIRING (where visible)

Comments: Appears Serviceable

5.4 JUNCTION BOXES / CONDUITS

Comments: Appears Serviceable

5.5 LIGHTING / SWITCHES

Comments: Action Required

REPAIR NEEDED

Lighting inoperative at the hall bathroom and garage. Probable bulb failures noted. Replace or repair as needed.

5.6 RECEPTACLE OUTLETS

Comments: Action Required

ALTERATION NEEDED

The receptacle weather cover at the front deck is loose and alterations are needed to secure the weather cover to prevent moisture intrusion.



5.6 Item 1(Picture)

5.7 SYSTEM GROUNDING / GROUND FAULT CIRCUIT INTERRUPT

Comments: Appears Serviceable

5.8 DOOR BELL / COMMUNICATION WIRING

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:	Ventilation:	Electrical / GFCI:
Fiberglass tub/shower enclosure	Exhaust fan	Counter outlets GFCI protection
Bathroom Type/Size:	Toilet Type:	
Full Bath	Dual flush 1.6/1.1 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:	Garage Door To Interior:	Floor Covering(s):
Drywall	Fire resistant self closing door	Carpet Vinyl
Interior Styles:	Alarms / Safety Equip.:	
High ceilings (over 8 feet)	Smoke alarms	
Furnished and occupied	Carbon monoxide alarms	

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

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

7.2 DOORS (REPRESENTATIVE NUMBER)

Comments: Appears Serviceable

7.3 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Appears Serviceable

7.4 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Appears Serviceable

7.5 ALARMS / SAFETY / SECURITY

Comments: Appears Serviceable

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:	Ventilation:	Electrical:
Gas range (slide in)	Mechanical exhaust	Counter outlets
		GFCI protection
Other Appliances:		
Dishwasher		
Garbage disposal		

Items

8.0 RANGES / OVENS / MICROWAVE

Comments: Appears Serviceable

8.1 VENTILATION

Comments: Appears Serviceable

8.2 DISHWASHER

Comments: Action Required

REPAIR NEEDED

Probable drain line restriction at the dishwasher. Water runs from the air gap at the sink and under the sink when the dishwasher drains. Maintenance or repairs are needed.



8.2 Item 1(Picture)



8.2 Item 2(Picture)

8.3 DISPOSAL / TRASH COMPACTOR

Comments: Appears Serviceable

8.4 COUNTERS / CABINETS

Comments: Action Required

REPAIR AS NEEDED

Slight moisture damage noted to the cabinet under the sink. Moisture damage may extend into the enclosed areas, and should be further evaluated and repaired, as needed.



8.4 Item 1(Picture)

8.5 SINK / FAUCET / DRAIN

Comments: Action Required

REPAIR NEEDED

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

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: 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
Attic Access Locations: In a bathroom	Attic insulation and ventilation: Fiberglass batts 10+ inches Roof vents	

Items

9.0 FOUNDATION / SLAB (where visible)

Comments: Appears Serviceable

9.1 BUILDING FRAMING MEMBERS

Comments: Appears Serviceable

9.2 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.