



Inspection Report

Sam Smith

Property Address:
126 Flag Way B
Paso Robles CA 93446

6/16/2026



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:

2.0 ROOF

(2) REPAIR NEEDED

Damaged shingles noted at the ridge and need repaired to prevent weather exposure to the roofing materials and further deterioration in this area.

6. Electrical System

Safety / Health Deficient Items:

6.2 BREAKERS / FUSES

REPAIR NEEDED

Breaker tie improper at the sub panel. Recommend proper installation of a breaker tie or double pole breaker to prevent an unsafe condition.

7(B) . Hall Bathroom

Defect / Functionally Deficient Items:

7.1.B TOILETS

REPAIR NEEDED

The toilet is excessively loose and needs removed and properly re-installed with a new wax ring to insure connection to the floor and prevent future leaks.

General Info

Property Address 126 Flag Way B Paso Robles CA 93446	Date of Inspection 6/16/2026	Report ID 061626DL1
Customer(s) Sam Smith	Time of Inspection 09:00:00 AM	Real Estate Agent

Inspection Details

Standards of Practice: CREIA California Real Estate Inspection Association	In Attendance: Inspector, Seller	Type of building: Condominium
Square Footage Approximate: 1120	Approximate year of construction: 1979	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.

This home is older than 30 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.

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

Walkways / Parking:

Concrete

Exterior Decks:

Concrete patio

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: Appears Serviceable

1.2 DRIVEWAY / WALKWAYS

Comments: Appears Serviceable

1.3 FENCES / GATES

Comments: Appears Serviceable

1.4 SHRUBBERY / PLANTER / RETAINING WALLS

Comments: Action Required

MAINTENANCE NEEDED

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

2. Exterior

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

Hip
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
Wood

Trim:

Wood trim

Window / Skylights:

Vinyl frame dual pane
Metal frame single pane

Items

2.0 ROOF

Comments: Action Required

(1) REPAIR AS NEEDED

Areas of the roofing material are weathered and showing signs of age. 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) REPAIR NEEDED

Damaged shingles noted at the ridge and need repaired to prevent weather exposure to the roofing materials and further deterioration in this area.



2.0 Item 1(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.



2.1 Item 1(Picture)

2.2 CHIMNEYS AND ROOF PENETRATIONS

Comments: Action Required

(1) MAINTENANCE NEEDED

Plumbing vents need resealed at the roof.

(2) ALTERATION NEEDED

The chimney chase cap is concaved slightly and will hold water, creating a probable moisture leak over time. Recommend alteration or replacement of the chimney chase cap, as needed.



2.2 Item 1(Picture)

(3) RECOMMENDED IMPROVEMENT

Proper chimney "cricket" metal flashing is not installed. While this may not have been required at the time of construction, installation of this component is recommended to prevent excessive debris build up and pooling moisture that may enter the building.



2.2 Item 2(Picture)

2.3 GUTTERS / DOWNSPOUTS

Comments: Action Required

(1) 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) MAINTENANCE NEEDED

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



2.3 Item 1(Picture)

2.4 SIDING / TRIM

Comments: Appears Serviceable

2.5 EXTERIOR DOORS

Comments: Appears Serviceable

2.6 WINDOWS / SKYLIGHTS

Comments: Action Required

MAINTENANCE NEEDED

Retrofit windows utilized in this building. This type of window installation is sealed at the surface mounted vinyl

flange and it was not determined if proper flashings were installed. Caulking will need maintained at the perimeter of the windows.

2.7 PAINT / CAULK / SEAL / MISCELLANEOUS.

Comments: Action Required

MAINTENANCE NEEDED

Peeling paint was noted at a few areas of the wood siding, fascia, and trim, and paint maintenance is needed.



2.7 Item 1(Picture)

3. Fireplace

Styles & Materials

Types of Fireplaces:	Chimney Vent:
Gas appliance fireplace	Metal chimney

Items

3.0 CHIMNEYS / FIREPLACES

Comments: Appears Serviceable

3.1 GAS/LP FIRELOGS AND FIREPLACES

Comments: Appears Serviceable

INFORMATIONAL NOTE

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



3.1 Item 1(Picture)

4. Heating / Air Conditioning

The inspector is not equipped to inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that the inspection is almost impossible. The inspector cannot light pilot lights. Safety devices are not tested by the inspector. NOTE: Asbestos material have been commonly used in heating systems. Determining the presence of asbestos can only be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or even distribution of air through out a home cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on cooling systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not part of the inspection. Normal service and maintenance is recommended on a yearly basis. It is suggested that all homes with fuel burning systems have a carbon monoxide installed for added safety. All fireplaces should be cleaned on a regular basis to make sure no cracks have developed.

Styles & Materials

Heat Type/Power Source/Age:

Forced Air
Natural Gas
MFG 2019

Furnace Location:

In a hallway closet

Ductwork:

Insulated flexible duct

Cooling Equipment Type/Size/Age:

Electric Split System
2 ton unit
MFG 2019

Filter Locations/Type/Size:

Disposable
Under the furnace
14x24x1

Items

4.0 HEATING EQUIPMENT

Comments: Appears Serviceable

INFORMATIONAL NOTE

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



4.0 Item 1(Picture)

4.1 THERMOSTATS

Comments: Appears Serviceable

4.2 FILTER

Comments: Action Required

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

4.3 DUCTS / REGISTERS / DISTRIBUTION SYSTEMS

Comments: Appears Serviceable

4.4 COOLING AND AIR HANDLER EQUIPMENT

Comments: Action Required

(1) INFORMATIONAL NOTE

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



4.4 Item 1(Picture)

(2) RECOMMENDED IMPROVEMENT

Recommend a secondary drain pan or shut off switch installed in the air conditioner condensation removal system. While this may not have been required at the time of construction, the addition of this simple mechanism can help prevent a moisture leak within the home if the condensation drain system were not fail.

5. Plumbing System

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

Styles & Materials

Water Shut Off Location:	Water Supply Aproximate Size / Material:	Plumbing Water Distribution:
Handle shut off	Material:	Copper
Pressure regulator	3/4"	
Front exterior of the home	Copper	
Water Source:	Water Pressure (normal is 40 to 80 psi):	Water Filters:
Public	Not determined	Drinking water RO system
Plumbing Waste (visible only):	Gas Type / Primary Energy Heat Source:	Gas Shut Off Location:
ABS	Natural gas	Right exterior of the home
Gas Line Type:	Water Heater Power Source / Vent Type:	Water Heater Capacity / Age:
Galvanized gas pipe	Pressure relief valve not tested	40 Gallon
Steel gas pipe	Natural gas	MFG 2018
	Sheet metal vent	
Water Heater Location:	Laundry Type Venting and Accessories:	
In the hallway closet	Washer connections	
	Dryer vents at the roof	

Items

5.0 WATER HEATERS

Comments: Action Required

REPAIR AS NEEDED

The water heater appears to be in working condition, but is 8 years old, past the warranty period, and at or near the end of it's usable life. Recommend replacement as needed.

5.1 SEWER / DRAINS / VENTS (VISIBLE ONLY)

Comments: Appears Serviceable

5.2 WATER LINES (VISIBLE ONLY)

Comments: Appears Serviceable

5.3 GAS LINES (VISIBLE ONLY)

Comments: Action Required

(1) RECOMMENDED IMPROVEMENT

Recommend gas meter wrench permanently located near the gas meter. This upgrade will improve safety in the event of an emergency.

(2) INFORMATIONAL NOTE

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



5.3 Item 1(Picture)

(3) RECOMMENDED IMPROVEMENT

Gas valve at the water heater should be replaced with a modern style valve by a Social Gas representative or licensed plumbing contractor.

5.4 PLUMBING VALVES / ACCESSORIES

Comments: Appears Serviceable

INFORMATIONAL NOTE

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



5.4 Item 1(Picture)

5.5 EXTERIOR WATER FAUCETS

Comments: Appears Serviceable

5.6 WASHER / DRYER / LAUNDRY

Comments: Action Required

(1) 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.

(2) ALTERATION NEEDED

The dryer vent terminates to the roof with flex line and should be installed with smooth walled ducting to the roof to ensure proper function of the dryer vent.

6. Electrical System

Any electrical repairs should be performed by a licensed electrician. Aluminum wiring, when present, will be noted in this report and requires periodic inspection and maintenance by a licensed electrician. Electrical panels and outlets which are not attached to the home are outside the scope of this inspection. The Main Electrical Disconnect is located inside the Main Panel unless otherwise noted.

Styles & Materials

Panel capacity:

100 AMP

Main Panel/Main Disconnect Location:

Rear exterior of the home

Electrical Service Conductors:

Below ground service

120/240 volt service

Exterior main service panel

Sub Panel Location(s):

In the hallway closet

Distribution Systems and Accessories:

Sub-panel(s)

Circuit breakers

Nonmetallic sheathed cable

Copper wires

Items

6.0 SERVICE ENTRANCE CONDUCTORS

Comments: Appears Serviceable

6.1 MAIN / SUB-PANELS

Comments: Action Required**(1) INSTALLATION NEEDED**

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



6.1 Item 1(Picture)

(2) FURTHER EVALUATION

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

6.2 BREAKERS / FUSES

Comments: Action Required

REPAIR NEEDED

Breaker tie improper at the sub panel. Recommend proper installation of a breaker tie or double pole breaker to prevent an unsafe condition.

6.3 CIRCUIT WIRING (where visible)

Comments: Appears Serviceable

6.4 JUNCTION BOXES / CONDUITS

Comments: Action Required

ALTERATION NEEDED

Conduit needs properly secured at the air conditioner power supply.



6.4 Item 1(Picture)

6.5 LIGHTING / SWITCHES

Comments: Appears Serviceable

6.6 RECEPTACLE OUTLETS

Comments: Appears Serviceable

6.7 SYSTEM GROUNDING / GROUND FAULT CIRCUIT INTERRUPT

Comments: Appears Serviceable

6.8 DOOR BELL / COMMUNICATION WIRING

Comments: Appears Serviceable

7(A) . Master Bathroom

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surround are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath wet areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper on going maintenance will be required in the future.

Styles & Materials

Bathtub/Shower Types:

Fiberglass tub/shower enclosure

Ventilation:

Exhaust fan

Electrical / GFCI:

Counter outlets

GFCI protection

Bathroom Type/Size:

Full Bath

Toilet Type:

1.6 GPF Low Flow

Items

7.0.A TUBS, SHOWERS

Comments: Appears Serviceable

7.1.A TOILETS

Comments: Appears Serviceable

7.2.A SINKS

Comments: Action Required**REPAIR NEEDED**

Flex drain line utilized in the drain system under the sink. Recommend proper drain parts and methods utilized to prevent unnecessary clogging or displacement and leaks in the drain line.



7.2.A Item 1(Picture)

7.3.A VANITYS, COUNTERS

Comments: Appears Serviceable

7.4.A VENTILATION

Comments: Appears Serviceable

7.5.A CEILINGS, WALLS, FLOORS

Comments: Appears Serviceable

7.6.A CAULKING AND SEALING

Comments: Appears Serviceable

7.7.A TOWEL HOLDERS, MISC

Comments: Appears Serviceable

7(B) . Hall Bathroom

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surround are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath wet areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper on going maintenance will be required in the future.

Styles & Materials

Bathtub/Shower Types:

Fiberglass shower insert
Glass door

Ventilation:

Openable window

Electrical / GFCI:

Counter outlets
GFCI protection

Bathroom Type/Size:

3/4 bath

Toilet Type:

1.28 GPF Ultra Low Flow

Items

7.0.B TUBS, SHOWERS

Comments: Appears Serviceable

7.1.B TOILETS

Comments: Action Required

REPAIR NEEDED

The toilet is excessively loose and needs removed and properly re-installed with a new wax ring to insure connection to the floor and prevent future leaks.

7.2.B SINKS

Comments: Appears Serviceable

7.3.B VANITYS, COUNTERS

Comments: Appears Serviceable

7.4.B VENTILATION

Comments: Appears Serviceable

7.5.B CEILINGS, WALLS, FLOORS

Comments: Appears Serviceable

7.6.B CAULKING AND SEALING

Comments: Appears Serviceable

7.7.B TOWEL HOLDERS, MISC

Comments: Appears Serviceable

8. Interiors

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. The paint on the walls is not tested for the presence of lead based paint. Determining the source of odors or like conditions is not part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Window flashings are usually not visible, therefore their condition cannot be reported on. Inspection of window coverings is outside the scope of our inspection. Smoke and CO alarms should be tested monthly and battery replacement yearly.

Styles & Materials

Wall & Ceiling Materials:

Drywall

Floor Covering(s):

Vinyl

Tile

Interior Styles:

Nominal 8 foot ceilings

Furnished and occupied

Alarms / Safety Equip.:

Smoke alarm in the hallway only

Carbon monoxide alarm

Items

8.0 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.

8.1 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.

8.2 DOORS (REPRESENTATIVE NUMBER)

Comments: Appears Serviceable

8.3 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Appears Serviceable

8.4 ALARMS / SAFETY / SECURITY

Comments: Action Required

RECOMMENDED IMPROVEMENT

Recommend installing smoke alarms in all bedrooms.

9. Kitchen

Inspection of refrigerators, stand alone freezers and built in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected.

Styles & Materials

Range/Oven/Cooktop:

Electric Range (slide in)

Ventilation:

Openable window

Mechanical exhaust

Electrical:

Counter outlets

GFCI protection

Other Appliances:

Dishwasher

Garbage disposal

Water filter under sink

Items

9.0 RANGES / OVENS / MICROWAVE

Comments: Appears Serviceable

9.1 VENTILATION

Comments: Action Required

MAINTENANCE NEEDED

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

9.2 DISHWASHER

Comments: Action Required

INSTALLATION NEEDED

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

9.3 DISPOSAL / TRASH COMPACTOR

Comments: Appears Serviceable

9.4 COUNTERS / CABINETS

Comments: Appears Serviceable

9.5 SINK / FAUCET / DRAIN

Comments: Appears Serviceable

10. Structure

Areas hidden from view by finished walls or stored items cannot be judged and are not part of this inspection. Minor cracks are typical on many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

Styles & Materials

General Description:

2 bedroom
2 bathroom

Roof Structure:

Wood site framed roof system
OSB roof sheathing

Ceiling and Wall Structure:

Wood framed site built

Floor Structure:

Concrete slab floor

Foundation:

Concrete slab

Method Used To Observe Attic:

Viewed from access opening
Insulation and low framing blocked full access and viewing

Attic Access Locations:

In the laundry room

Attic insulation and ventilation:

Cellulose (shredded paper)
6-9 inches
Eave vents

Items

10.0 FOUNDATION / SLAB (where visible)

Comments: Appears Serviceable

10.1 BUILDING FRAMING MEMBERS

Comments: Appears Serviceable

10.2 ATTIC / VENTILATION / INSULATION

Comments: Appears Serviceable