



Inspection Report

Nancy Rossi

Property Address:
503 Red River Dr
Paso Robles CA 93446

8/4/2026



Harper Homes: Home Inspection Services

Dylan Linnenkamp
2537 A Broad Street
San Luis Obispo, CA, 93401
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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

Safety / Health Deficient Items:

2.7 GARAGE / CARPORT

Action Required

(3) REPAIR NEEDED

The fire separation between the garage and living space is gaped or damaged at the attic access and in need of proper drywall repair and fire taping to ensure intended passive fire safety.

Defect / Functionally Deficient Items:

2.0 ROOF

Action Required

REPAIR NEEDED

One damaged tile was noted on the roof, and should be replaced to prevent weather exposure at the roofing paper and a possible future leak.

2.4 SIDING / TRIM

Action Required

(1) FURTHER EVALUATION

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

2.5 EXTERIOR DOORS

Action Required

FURTHER EVALUATION

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

2.6 WINDOWS / SKYLIGHTS

Action Required

(2) REPAIR NEEDED

Failed seals in dual pane windows, noted at the front living room window, front kitchen window, left living room window and 2 front windows and condensation build up or stains were noted within the window. Recommend windows repaired or replaced to ensure full insulation capabilities and improve aesthetics.

7. Electrical System

Safety / Health Deficient Items:

7.3 CIRCUIT WIRING (where visible)

Action Required

(1) ALTERATION NEEDED

Wiring installed improperly and exposed where damage could occur, noted at the kitchen cabinet. Recommend the wiring be installed inside conduit or behind walls.

(2) ALTERATION NEEDED

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

7.4 JUNCTION BOXES / CONDUITS**Action Required****(1) INSTALLATION NEEDED**

Junction box cover plate missing at the attic above the garage and needs installed to prevent accidental contact and contain heat in the event of a circuit failure.

7.7 SYSTEM GROUNDING / GROUND FAULT CIRCUIT INTERRUPT**Action Required****INSTALLATION NEEDED**

GFCI protection not provided or not functioning at the rear kitchen receptacles. Recommend repair or installation of GFCI protection for receptacles in these locations for intended safety of the home.

8(C) . Half Bathroom

Defect / Functionally Deficient Items:**8.0.C TOILETS****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.

9. Interiors

Safety / Health Deficient Items:**9.5 ALARMS / SAFETY / SECURITY****Action Required****INSTALLATION NEEDED**

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

10. Kitchen

Safety / Health Deficient Items:**10.3 DISPOSAL / TRASH COMPACTOR****Action Required****INSTALLATION NEEDED**

Wire clamp not installed on the power supply cord under the food disposal and should be properly installed to prevent wire strain damage.

Defect / Functionally Deficient Items:**10.1 VENTILATION****Action Required****ALTERATION NEEDED**

Ventilation inadequate (technically). Recommend installing an exhaust fan with a vent to the exterior.

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Date: 8/4/2026	Time: 12:30:00 PM	Report ID: 080426DL1
Property: 503 Red River Dr Paso Robles CA 93446	Customer: Nancy Rossi	Real Estate Professional: Michael Massey RE/MAX Success

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 20 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.

Standards of Practice: CREIA California Real Estate Inspection Association	In Attendance: Inspector, Seller	Type of building: Single Family (2 story)
Square Footage Approximate: 2460	Approximate year of construction: 2003	Temperature: Over 85
Weather: Clear	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:	Retaining Walls:	Fences and Gates:
Yard drain(s)	Mortarless block	Wood
Above or at grade to road	Stucco covered concrete	Metal
Moderate to steep slope		
Walkways / Parking:	Exterior Decks:	
Concrete	Concrete patio	
Paver stones		

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.



1.0 Item 1(Picture)

1.1 DECKS / PATIOS

Comments: Appears Serviceable

1.2 DRIVEWAY / WALKWAYS

Comments: Action Required

REPAIR NEEDED

Concrete cracks were noted on the walkways, likely due to tree roots or expansive soil. Walkway cracking is

not affecting the structure. Any walkway height variance over 3/4" should be altered or repaired to prevent a possible trip hazard.



1.2 Item 1(Picture)

1.3 FENCES / GATES

Comments: Action Required

REPAIR AS NEEDED

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



1.3 Item 1(Picture)

1.4 SHRUBBERY / PLANTER / RETAINING WALLS

Comments: Action Required

REPAIR AS NEEDED

Landscape retaining wall at the front driveway is leaning and alterations or repairs should be made as needed.



1.4 Item 1(Picture)



1.4 Item 2(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 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 Medium pitch (3 1/2 to 6 1/2 in 12)	Roof Covering Material: Concrete tile	Roof Flashing: Metal flashings
Viewed Roof Covering From: Partially traversed and or viewed Viewed from the ground Viewed from the eaves	Gutters / Roof Drains: Metal gutters	Exterior Siding: Stucco
Trim: Wood trim Wood fascia	Window / Skylights: Vinyl frame dual pane	Garage Door and Safety Reverse: Metal Sliding Automatic opener Photoelectric eye safety sensor

Items

2.0 ROOF

Comments: Action Required

REPAIR NEEDED

One damaged tile was noted on the roof, and should be replaced to prevent weather exposure at the roofing paper and a possible future leak.



2.0 Item 1(Picture)

2.1 FLASHINGS

Comments: Action Required

ALTERATION NEEDED

Metal roof flashing is lifting and gaped at right exterior allowing possible moisture intrusion. Recommend all flashings be secured or altered as needed.



2.1 Item 1(Picture)

2.2 CHIMNEYS AND ROOF PENETRATIONS

Comments: Action Required

MAINTENANCE NEEDED

Plumbing vents need resealed at the roof.



2.2 Item 1(Picture)

2.3 GUTTERS / DOWNSPOUTS

Comments: Action Required

(1) MAINTENANCE NEEDED

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



2.3 Item 1(Picture)

(2) INSTALLATION NEEDED

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

(3) ALTERATION NEEDED

Downspout at the front right corner needs properly connected to the drain line to insure intended drainage.



2.3 Item 2(Picture)

2.4 SIDING / TRIM

Comments: Action Required

(1) FURTHER EVALUATION

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



2.4 Item 1(Picture)



2.4 Item 2(Picture)

(2) MAINTENANCE NEEDED

Areas of the fascia are separated and in need of proper reattachment and caulking. This will help prevent damage to the wood building materials.



2.4 Item 3(Picture)

(3) FURTHER EVALUATION

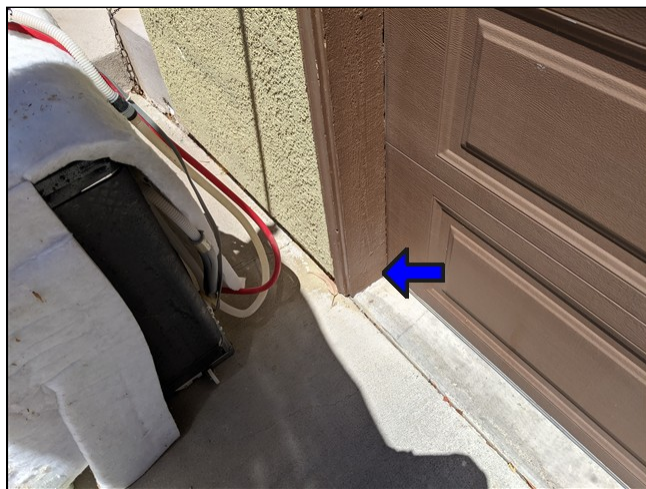
The concrete patio at the front exterior is installed improperly and in contact with the bottom of the stucco. This can interfere with the function of the stucco weep screed and trap moisture in the wall. No signs of current moisture or previous damage were noted. Recommend further evaluation and repairs, as needed, by a qualified licensed contractor.



2.4 Item 4(Picture)

(4) ALTERATION NEEDED

Wood trim is in contact with the concrete at the garage door jambs and needs to be cut back to prevent moisture intrusion into the wood and future damage.



2.4 Item 5(Picture)

(5) REPAIR NEEDED

Perforations in the siding at the right exterior should be patched or repaired to prevent pest or moisture intrusion.



2.4 Item 6(Picture)

2.5 EXTERIOR DOORS

Comments: Action Required

FURTHER EVALUATION

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



2.5 Item 1(Picture)

2.6 WINDOWS / SKYLIGHTS

Comments: Action Required

(1) REPAIR AS NEEDED

Damaged screen noted at various locations and can be repaired as needed.

(2) REPAIR NEEDED

Failed seals in dual pane windows, noted at the front living room window, front kitchen window, left living room

window and 2 front windows 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)



2.6 Item 2(Picture)



2.6 Item 3(Picture)



2.6 Item 4(Picture)



2.6 Item 5(Picture)

(3) 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 GARAGE / CARPORT

Comments: Action Required

(1) FURTHER EVALUATION

Access impaired to the garage. Storage blocked complete inspection. Recommend further inspection, as needed.

(2) REPAIR NEEDED

Drywall material damaged around the water heater due to probable previous tank failure and water leak. Possible microbial growth was noted. Repairs can be made as desired.



2.7 Item 1(Picture)

(3) REPAIR NEEDED

The fire separation between the garage and living space is gaped or damaged at the attic access and in need of proper drywall repair and fire taping to ensure intended passive fire safety.



2.7 Item 2(Picture)

2.8 PAINT / CAULK / SEAL / MISCELLANEOUS.

Comments: Action Required

MAINTENANCE NEEDED

Peeling paint was noted at the wood trim and paint maintenance is needed.



2.8 Item 1(Picture)

3. Pool

Styles & Materials

POOL/ SPA TYPE:

Spa

Items

3.0 POOL / SPA

Comments: Action Required

FURTHER EVALUATION

Spas and related equipment are not inspected, recommend evaluation by a licensed swimming pool contractor. Consult pool contractor for child safety options.

4. Fireplace

Styles & Materials

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

Items

4.0 CHIMNEYS / FIREPLACES

Comments: Appears Serviceable

INFORMATIONAL NOTE

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



4.0 Item 1(Picture)

4.1 GAS/LP FIRELOGS AND FIREPLACES

Comments: Appears Serviceable

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:	Furnace Location:	Ductwork:
Forced Air	In the attic	Insulated flexible duct
Natural Gas		
MFG 2003		
Cooling Equipment Type/Size/Age:	Filter Locations/Type/Size:	
Electric Split System	Disposable	
5 ton unit	Hallway ceiling	
MFG 2020	20x30x1	

Items

5.0 HEATING EQUIPMENT

Comments: Action Required

REPAIR AS NEEDED

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



5.0 Item 1(Picture)

5.1 THERMOSTATS

Comments: Appears Serviceable

5.2 FILTER

Comments: Action Required

5.3 DUCTS / REGISTERS / DISTRIBUTION SYSTEMS

Comments: Appears Serviceable

5.4 COOLING AND AIR HANDLER EQUIPMENT

Comments: Action Required

(1) RECOMMENDED IMPROVEMENT

The A/C condenser/compressor at the exterior of the home should be properly attached to the ground to prevent displacement in seismic activity.

(2) INFORMATIONAL NOTE

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



5.4 Item 1(Picture)

(3) FURTHER EVALUATION

Moisture stains noted on the wood platform under the A/C evaporator coil in the attic from a probable condensation leak. No current leaks were noted. Recommend further evaluation by a qualified HVAC contractor to determine if a current condensate drain issue is present, and make repairs, as prescribed, to help prevent a future leak.



5.4 Item 2(Picture)

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

Water Shut Off Location:	Water Supply Aproximate Size / Material:	Plumbing Water Distribution:
Handle shut off	1"	Copper
Pressure regulator	Copper	
Front exterior of the home		
Water Source:	Water Pressure (normal is 40 to 80 psi):	Water Filters:
Public	Water pressure approx. 60PSI (Normal)	Water conditioning system
Plumbing Waste (visible only):	Sewer Clean-out Location:	Gas Type / Primary Energy Heat Source:
PVC	Not located	Natural gas
Gas Shut Off Location:	Gas Line Type:	Water Heater Power Source / Vent Type:
Right exterior of the home	Galvanized gas pipe	Pressure relief valve not tested
	Steel gas pipe	Natural gas
		Plastic vent
		Expansion tank
Water Heater Capacity / Age:	Water Heater Location:	Laundry Type Venting and Accessories:
Tankless	In the garage	Washer connections
MFG 2020		Gas dryer connection
		Dryer vents at exterior wall

Items

6.0 WATER HEATERS

Comments: Appears Serviceable

6.1 SEWER / DRAINS / VENTS (VISIBLE ONLY)

Comments: Action Required

FURTHER EVALUATION

Sewer clean-out location not located at the exterior perimeter of the home, likely due to landscape materials. Recommend clean out located or established within 5' of the perimeter in direct line with the building drain and sewer/septic for ease of access to the drain system in the event of maintenance or service needed.

6.2 WATER LINES (VISIBLE ONLY)

Comments: Appears Serviceable

6.3 GAS LINES (VISIBLE ONLY)

Comments: Action Required

(1) RECOMMENDED IMPROVEMENT

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

(2) RECOMMENDED IMPROVEMENT

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

(3) INFORMATIONAL NOTE

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

6.5 EXTERIOR WATER FAUCETS

Comments: Appears Serviceable

6.6 WASHER / DRYER / LAUNDRY

Comments: Appears Serviceable

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

Panel capacity: 200 AMP	Main Panel/Main Disconnect Location: Right exterior of the building	Electrical Service Conductors: Below ground service 120/240 volt service Exterior main service panel
Sub Panel Location(s): At the right exterior	Distribution Systems and Accessories: Sub-panel(s) Circuit breakers Screw in fuses Nonmetallic sheathed cable Copper wires Liquid tight flexible conduit Metal conduit Solar panels (not inspected)	

Items

7.0 SERVICE ENTRANCE CONDUCTORS

Comments: Appears Serviceable

7.1 MAIN / SUB-PANELS

Comments: Appears Serviceable

7.2 BREAKERS / FUSES

Comments: Action Required

REPAIR NEEDED

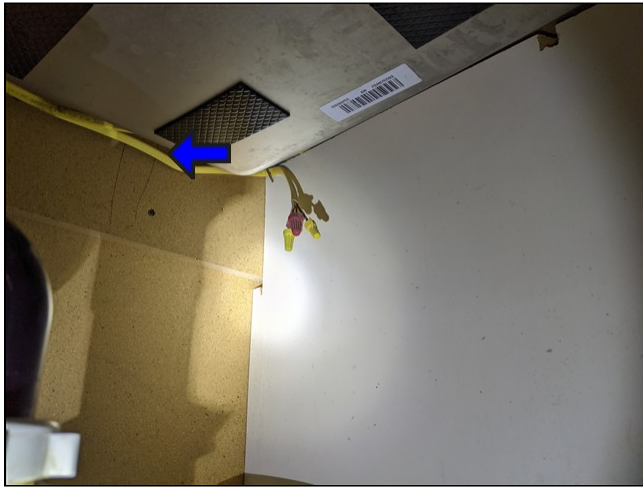
Air conditioner condenser circuit breaker is improperly sized. 50 amp breaker installed and the compressor manufacturer's rating plate specifies 40 amp maximum. Recommend improvements made to insure intended power supply and over current protection.

7.3 CIRCUIT WIRING (where visible)

Comments: Action Required

(1) ALTERATION NEEDED

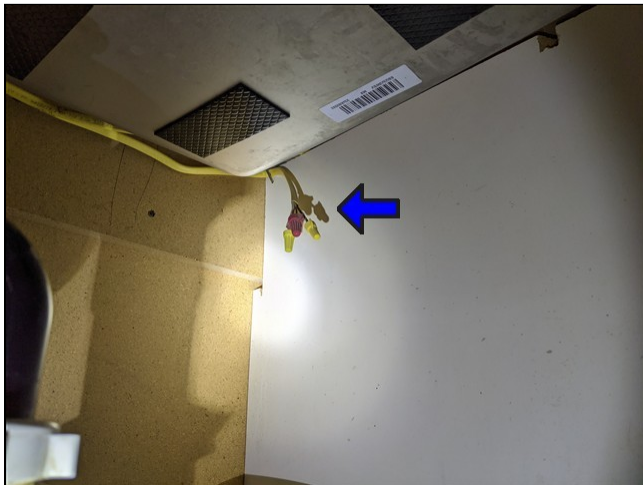
Wiring installed improperly and exposed where damage could occur, noted at the kitchen cabinet. Recommend the wiring be installed inside conduit or behind walls.



7.3 Item 1(Picture)

(2) ALTERATION NEEDED

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



7.3 Item 2(Picture)

7.4 JUNCTION BOXES / CONDUITS

Comments: Action Required

(1) INSTALLATION NEEDED

Junction box cover plate missing at the attic above the garage and needs installed to prevent accidental contact and contain heat in the event of a circuit failure.



7.4 Item 1(Picture)

(2) ALTERATION NEEDED

Conduit needs properly secured at the air conditioner power supply.



7.4 Item 2(Picture)

7.5 LIGHTING / SWITCHES

Comments: Appears Serviceable

7.6 RECEPTACLE OUTLETS

Comments: Appears Serviceable

7.7 SYSTEM GROUNDING / GROUND FAULT CIRCUIT INTERRUPT

Comments: Action Required

INSTALLATION NEEDED

GFCI protection not provided or not functioning at the rear kitchen receptacles. Recommend repair or installation of GFCI protection for receptacles in these locations for intended safety of the home.

7.8 DOOR BELL / COMMUNICATION WIRING

Comments: Action Required

REPAIR NEEDED

Doorbell was inoperative at the time of inspection. Recommend repairs made as needed.

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:	Ventilation:	Electrical / GFCI:
Tile shower floor	Openable window	Counter outlets
Tile surround	Exhaust fan	GFCI protection
Bathroom Type/Size:	Toilet Type:	
3/4 bath	1.6 GPF Low Flow	

Items

8.0.A TUBS, SHOWERS

Comments: Appears Serviceable

INFORMATIONAL NOTE

Exposed plumbing was noted in the master bedroom and appears a possible previous tub was located here.

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: Action Required

MAINTENANCE NEEDED

Grout needs improved in the shower floor and walls.

8.7.A TOWEL HOLDERS, MISC

Comments: Appears Serviceable

8(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:	Ventilation:	Electrical / GFCI:
Tile shower floor	Openable window	Counter outlets
Tile surround	Exhaust fan	GFCI protection
Glass door		
Bathroom Type/Size:	Toilet Type:	
3/4 bath	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: 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.



8.2.B Item 1(Picture)

- 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) . 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:	Electrical / GFCI:	Bathroom Type/Size:
Exhaust fan	Counter outlets GFCI protection	1/2 bath
Toilet Type:		
1.28 GPF Ultra Low Flow		

Items

8.0.C 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.

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

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:

Drywall

Garage Door To Interior:

Fire resistant self closing door

Floor Covering(s):

Vinyl
Tile
Engineered Wood
Wood

Interior Styles:

Furnished and occupied

Alarms / Safety Equip.:

Smoke alarms
Carbon monoxide alarms

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) REPAIR AS NEEDED

Common drywall cracking noted in a few areas and can be cosmetically repaired, as needed.

(3) FURTHER EVALUATION

Signs of a previous ceiling repair was noted in the master 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

(1) FURTHER EVALUATION

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

(2) REPAIR AS NEEDED

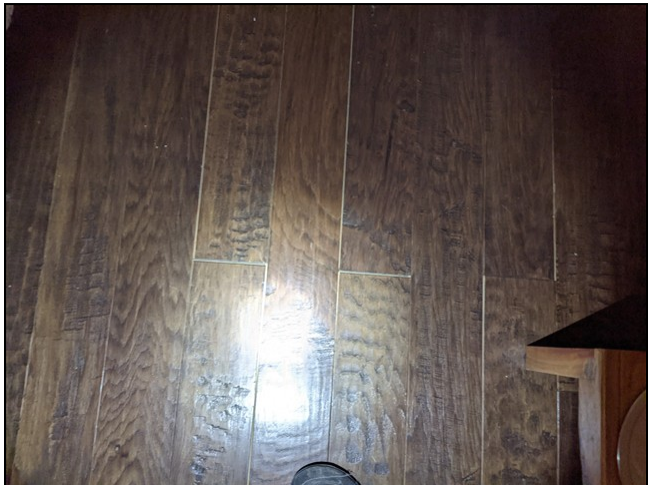
Cracked tiles noted at the kitchen appear stable and can be replaced as needed.



9.1 Item 1(Picture)

(3) REPAIR AS NEEDED

Flooring is separating at a few seams and should be repaired or replaced to prevent further deterioration.



9.1 Item 2(Picture)



9.1 Item 3(Picture)

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

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 cooktop (built in) Electric Range (built in)	Ventilation: No ventilation noted	Electrical: Counter outlets Partial GFCI protection
Other Appliances: Dishwasher Garbage disposal Wine refrigerator		

Items

10.0 RANGES / OVENS / MICROWAVE

Comments: Appears Serviceable

10.1 VENTILATION

Comments: Action Required

ALTERATION NEEDED

Ventilation inadequate (technically). Recommend installing an exhaust fan with a vent to the exterior.

10.2 DISHWASHER

Comments: Appears Serviceable

10.3 DISPOSAL / TRASH COMPACTOR

Comments: Action Required

INSTALLATION NEEDED

Wire clamp not installed on the power supply cord under the food disposal and should be properly installed to prevent wire strain damage.



10.3 Item 1(Picture)

10.4 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.



10.4 Item 1(Picture)

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: 4 bedroom 2.5 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 Storage blocked full viewing Insulation and low framing blocked full access and viewing
Attic Access Locations: Hallway ceiling In the garage	Attic insulation and ventilation: Fiberglass batts 10+ inches Roof vents Eave 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.