Rainbow Ventures

Real Estate Inspection Services
825 Bear Canyon Lane . Arroyo Grande . Ca 93420
Cell: 805-459-9809

Inspection Report

Prepared for:
Jerry and Gail McClure

Inspection Address:
927 Vista Del Rio, Santa Maria, Ca

Inspection Date:
October 13, 2026



This is a confidential report and the exclusive property of Rainbow Ventures Home Inspections and the above mentioned client. Use of this report by unauthorized persons is prohibited.

Report Table of Contents

INSPECTION INFORMATION	2
FOUNDATION/UNDER-FLOOR AREAS	3
EXTERIORS	4
GARAGE / CARPORT	8
ROOFING MATERIALS	9
ATTIC & ROOF FRAMING	11
PLUMBING	11
BATHROOMS	13
LAUNDRY AREA	16
ELECTRICAL SYSTEMS	17
WATER HEATER	19
HEATING SYSTEM	20
KITCHEN/APPLIANCES	22
INTERIOR ROOMS	23
FENCING	25
ADDITIONAL COMMENTS	25

© **Confidential - for client use only. Use by any unauthorized persons is prohibited.**

INSPECTION INFORMATION

The format of this report follows the CREIA Standards of Practice, some areas have been expanded for ease of review, a copy of the standards are available upon request, others may view the standards on the CREIA web site at www.creia.org .

CLIENT & SITE INFORMATION:

REPORT #:
8716.

DATE:
October 13, 2026.

TIME:
8:00 am.

CLIENT NAME:
Jerry and Gail McClure.

INSPECTION LOCATION:
927 Vista Del Rio, Santa Maria, Ca.

BUYERS AGENT:
Pamela Hogue, C-21
Telephone #: 878-0493.

LISTING AGENT:
Jason Francia, eXp Realty
Telephone #: 330-3548.

CLIMATE CONDITIONS:

WEATHER & SOIL CONDITIONS:
Sunny, Clear, 50-60 degrees, Dry.

BUILDING CHARACTERISTICS:

APPROXIMATE YEAR BUILT:
Approximately 1992 per Multiple Listing Service (MLS) printout.

LEVELS:
Manufactured Housing.

APPROXIMATE SQUARE FOOTAGE:
Unknown. Determining the square footage is beyond the scope of this inspection.
Note: The Multiple Service Listing (MLS) printout indicates approximately 1248 square feet.

BUILDING OCCUPIED:
The building was not occupied at the time of the inspection.

UTILITY SERVICES:

ELECTRICITY:
Public.

GAS:
Public.

WATER/SEWER:
Public.

UTILITIES STATUS:
All utilities were on at the time of the inspection.

OTHER INFORMATION:

PEOPLE PRESENT:
The following people were present during the inspection: the inspector only.

INSPECTED BY:
Dennis Kemble, CCI, (CREIA)

Any statements made in the body of this inspection report pertaining to left, right front or rear are referenced to standing out by the street and facing the home.
Recommend the buyer(s) ask the sellers to provide any and all owners manuals and warranties that they may have for the equipment installed on the property.

© **Confidential - for client use only. Use by any unauthorized persons is prohibited.**

Recommend asking the sellers for any permits and inspection records with final signatures for any changes or additions that may have been made to the structure, and/or any known conditions that may have been inadvertently left out of the disclosure statements.
Recommend checking with the appropriate city/county building department for permits and work conducted on the property.
Recommend having the locks on all of the exterior doors re-keyed after taking possession of the property for security reasons.

This property inspection will not include any inspection or evaluation for mold, testing related to its presence or advice concerning health or safety issues arising from mold, its remediation or eradication methods. The only way to provide any reasonable assurance that the property does not have mold or other related health hazard problems is to retain the services of an environmental expert who will conduct appropriate tests.

This is a "NON-INVASIVE LIMITED VISUAL INSPECTION" of the systems of the home on the day of the inspection ONLY.

There may be items such as windows, electrical outlets/components, cabinet/closet interiors that may be restricted from view and access due to personal items and storage. These items and areas are excluded from this inspection.

FOUNDATION/UNDER-FLOOR AREAS

Sections of the foundation and/or structural components of the building were inaccessible because they are installed at or below grade level, and/or behind walls. Assessing the structural integrity of a building is beyond the scope of a home inspection. The inspector's visual observations take into account the age of the building and the construction standards of that time. Older structures may lack many of the modern framing and seismic connections presently being utilized. Foundations may have curing cracks that do not appear to represent a problem. All concrete experiences some degree of cracking due to shrinkage in the drying process. If large cracks are present along with signs of movement are noted, then I recommend further evaluation by a Structural Engineer, Foundation Specialist and/or a Geotech/Soils Engineer before the close of escrow . All exterior grades should allow for surface and roof water to be diverted and drained away from the foundation system.

FOUNDATION:

TYPE:

Foundation types observed: Metal frame under the manufactured home and supported by adjustable metal foundation stands.
Note: The metal foundation stands are generally not fastened/secured to the house framing system.

ANCHOR BOLTS/BRACING:

Anchor bolts were observed in the garage at the unfinished walls where bolts were visible.

SLAB ON GRADE:

EXTERIOR CONDITION:

An.

CRAWL SPACE:

© **Confidential - for client use only. Use by any unauthorized persons is prohibited.**

ACCESSIBILITY:

The crawl space was accessed from: the rear of the house.
The crawl space was generally accessible during the inspection.



CRAWL SPACE FOUNDATION:

The visible foundation areas of the structure appeared to be in serviceable condition for the age of the structure.

INSULATION:

Note: The area below the floor in manufactured homes is generally sealed/enclosed with a vapor barrier. The barrier, when in tact, limits/prevents viewing water and waste lines as well as electrical and other components of the house.

There are areas in sub area where the vapor barrier and insulation has been breached/opened with visual access to plumbing and sub floor area. Recommend corrections to reduce possibility of moisture, rodent/critter issues.



VENTILATION:

The crawl space ventilation appeared to be adequate. Good ventilation is vital for moisture control. The exterior vents should be kept in good repair, clear of vegetation and inspected periodically.

SOIL CONDITION:

The soil was sandy and dry during the inspection.

EXTERIORS

EXTERIOR

MANUFACTURED HOUSING:

Common areas of the complex are not inspected, but some comments as to conditions may be made as a courtesy to the customer. Please read the "Introductory Notes" section of this report.

SIDING:

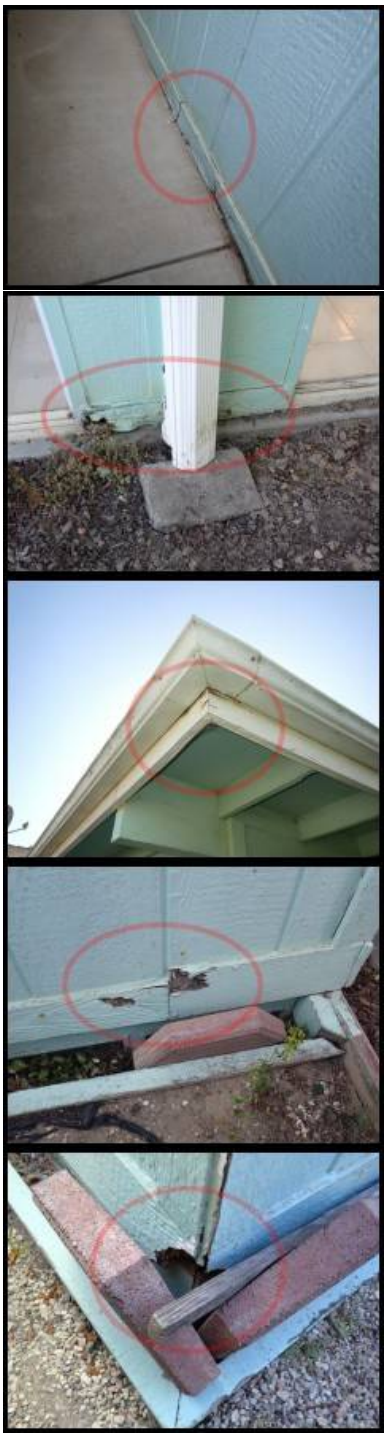
Wood siding.
Damaged siding at the left of the garage area.
Refer to pest inspector for further evaluation.



© Confidential - for client use only. Use by any unauthorized persons is prohibited.

TRIM/FASCIA/EAVES:

Wood
Damaged trim at the left of the garage.
Damaged trim at the left of the enclosed patio.
Damaged fascia at the left rear corner of the house.
Damaged trim at the rear of the house.
Damaged trim at the right rear corner of the house.
Damage trim at the right of the house.
Refer to pest inspector for further evaluation.



© Confidential - for client use only. Use by any unauthorized persons is prohibited.



PEST CONTROL:

My observations regarding evidence of damaged or deteriorated wood should not be a substitute for a complete inspection by a licensed Structural Pest Control/Termite Operator or Exterminator. I report current visible conditions only and cannot render an opinion regarding their cause or remediation.

EXTERIOR ELECTRICAL:

The light between the garage and enclosed patio is not working. Unknown if just burned out/missing bulb.
Weathered and missing bulb/globe cover at the front entry light fixture.

Open ground at the enclosed patio outlet and outlet is not GFCI protected.



All houses require regular/ongoing maintenance/repairs to keep the exterior in good condition and prevent/limit weathering and moisture issues.

GROUNDS:

MANUFACTURED HOUSING:

Common areas of the complex are not inspected, but some comments as to conditions may be made as a courtesy to the customer. Please read the "Introductory Notes" section of this report.

DRIVEWAY TYPE:

Concrete
The driveway was observed to be in serviceable condition with some weed growth.
The driveway appears to have adequate slope to allow flow of runoff water away from the house.

The asphalt roadway is common to all of the complex.





© Confidential - for client use only. Use by any unauthorized persons is prohibited.

WALKWAY(S) TYPE:

Concrete, stone sections at the front entry area, concrete pavers.
The walkways were observed to be in serviceable condition.





PORCH CONDITION:

The entry porch is in serviceable condition.

PATIO DECK TYPE:

Enclosed patio area.



PATIO COVER:

The patio cover was in serviceable condition.

The items listed below were visually observed to determine their current condition during the inspection. Areas concealed from view by any means are excluded from this report. The permanently installed components or equipment are checked for basic operation, with exception to lawn sprinklers and low voltage and 120 Volt A/C yard lighting. This inspection is a visual observation and does not attempt to determine site drainage performance or the condition of any underground piping, including municipal water and sewer service piping or concealed clean-outs. This inspection is not intended to address or include any geological conditions or site stability information. For information in these areas I recommend consulting with a qualified State Licensed Geotechnical or Soils Engineer and/or Structural Engineer.

GRADING/DRAINAGE/LANDSCAPING:

GRADE & YARD DRAINAGE:

Flat site around the perimeter of the house.
Surface and underground drains. Note: underground drains are not part of this inspection and are not tested. Condition of underground/sub drains is unknown
The grading at the foundation appeared to be adequate to drain excess surface water away from the building.

Geological conditions of the property are outside the scope of this inspection. If concerned, recommend contacting a qualified/licensed geological engineer/professional/

Yard sprinkler systems are not inspected. Yard sprinklers are outside of the scope of the inspection and are not operated. Recommend the buyer ask the seller to demonstrate the system for them and provide any instruction booklets the seller may have and/or have the sprinkler system tested by a qualified landscape professional.

© **Confidential - for client use only. Use by any unauthorized persons is prohibited.**

YARD SPRINKLERS

LAWN/LANDSCAPE SPRINKLERS:

Multi-zoned system which is automatically controlled.
The controller is located in the garage.

Note: There is heavy vegetation at the sides and rear of the property. Limits easy access and sunlight.







GARAGE / CARPORT

The visible portions of the walls, ceilings, floors, cabinets and counters were visually observed to determine their current condition during the inspection. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles and permanently installed components or equipment are checked for basic operation. The garage door balance and spring tension should be checked regularly by a garage door specialist. All garage door openers should have functional system safety features or upgraded units for child safety.

GARAGE/CARPORT:

TYPE & LOCATION:

Garage: Two car attached.

VENTS:

Info: There are no air vents in the garage.

© **Confidential - for client use only. Use by any unauthorized persons is prohibited.**

EXTERIOR DOOR:

The garage rear service door leading to the enclosed patio area was in serviceable condition.
Loose door hardware and faulty lock feature.



FRAMING:

The garage framing where visible was observed to be in serviceable condition.

INTERIOR WALLS:

Unfinished except the firewall.



INTERIOR FLOOR:

Concrete
The visible portions of the concrete floor appeared serviceable with stains and common cracks noted.

FIREWALL SEPARATION

The visible portions of the firewall/ceiling between the garage and living space appear to be in good condition.

PASSAGE/FIRE DOOR:

There is no direct access from the garage into the house.

GARAGE DOOR(S):

Door material: Metal sectional roll up door
Automatic door opener
The garage door was operated and was observed to be serviceable during the inspection.
The door opener has both self stopping and contact reverse features.
The garage door contact reverse feature is working properly.
The garage door unit light feature was operable.

LIGHTS/RECEPTACLES:

The lights and accessible outlet were in serviceable condition and were GFCI protected.

ROOFING MATERIALS

The visible portions of the roof and components were observed to determine their current condition during the inspection. Areas concealed from view by any means are excluded from this report. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall which is beyond the scope of this report. The testing of gutters, downspouts and underground drain piping is beyond the scope of this report. Unless low sloped/flat roofs are sloped to drain over roof edges, roof drains shouldl be installed at each low point of roof.
Note: If your roof is consturcted with a breakable tile material and the house is to be fumigated for pest infestation (termites), recommend the roof be re-inspected upon completion and removal of the fumagation tenting.

ROOF:

INSPECTION METHOD:

The inspector walked on the roof and visually examined the accessible roofing components.

© Confidential - for client use only. Use by any unauthorized persons is prohibited.

ROOF COVERING:

Dimensional fiberglass composition shingles over the house.
Rolled composition over the enclosed patio.

COMPOSITION SHINGLE ROOF:

The visible portions of the roofing surface were observed to be in serviceable condition.
Trees are touching or overhanging the roof. Recommend they be trimmed to prevent damage to the roofing surface, animal access and the debris be removed to allow free flow of roof runoff.





ROLLED COMPOSITION:

Older rolled composition with some stains an weathering.



ROOF FLASHINGS:

The visible roof flashings appeared to be in serviceable condition.

SKYLIGHTS:

The visible skylight over the enclosed patio area appeared to be in serviceable condition. (no evidence of past leaking observed)

RAIN GUTTERS:

Metal
The visible portions of the gutters appeared to be in serviceable condition.
Note: The gutter system was not water tested. Unknown condition of the seams/connections points.

DOWNSPOUTS:

The visible downspouts appeared to be in serviceable condition.
Recommend extending (where possible) the downspouts to allow flow of water away from the house foundation.

© **Confidential - for client use only. Use by any unauthorized persons is prohibited.**

ATTIC & ROOF FRAMING

The visible portions of the attic areas and roof framing were visually observed to determine their current condition during the inspection. This inspection is not a structural inspection of framing in the attic. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for their basic operation and current condition. Thermostatically operated attic vent fans are excluded from the inspection.

ATTIC/FRAMING:

ACCESS:

There was no attic space due to the roof design.

VENTILATION:

Vent types observed: In roof.

PLUMBING

The visible portions of the main water line, shutoff valve, water supply & drain lines, gas meter and piping were visually observed to determine their current condition during the inspection. Piping or components concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for their basic operation and current condition. Leakage or corrosion in underground or concealed piping cannot be detected by a visual observation inspection. Older fixtures or components should be budgeted for replacement. Fixture shutoff valves are not tested and some corrosion is common. I am not equipped to repair a leaky shutoff valves caused by a test. I recommend fixture shutoff valves be tested by a specialist in the appropriate trade equipped to repair or replace if necessary.

PLUMBING INFORMATION:

MAIN WATER SUPPLY LINE:

Materials observed: copper piping.

WATER SHUTOFF VALVE:

The main water shutoff valve was located at the rear of the house.
The shut off valve appeared to be operable with no sign of leaks.



WATER PRESSURE:

Street side is 90-95 psi (outside home)



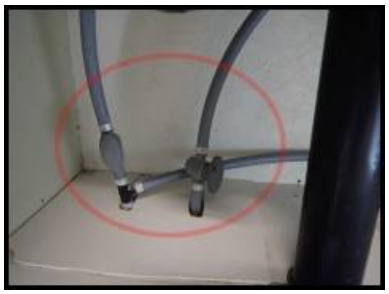
PRESSURE REGULATOR

Pressure tested at the exterior faucets. Unknown if hose faucets are separate from house. If separate from house, ok, if part of the house system then further evaluation needed by plumbing professional to adjust pressure.

© Confidential - for client use only. Use by any unauthorized persons is prohibited.

WATER DISTRIBUTION LINES INSIDE UNIT:

Materials observed: Polybutylene (PB)
Limited view of the water supply lines. There were no visible leaks.
Note: Polybutylene (PB) water supply lines has been known to leak, especially at the fittings/connections and was, at one time, part of a recall/class action suit. Recommend further evaluation and obtaining additional information regarding this product from a qualified plumbing professional.



POTABLE WATER FLOW:

There was a functional flow of water supply at the farthest and/or highest fixture from the building main water supply area when another fixture was operated simultaneously.

SEWER WASTE LINES:

Materials observed: ABS black plastic piping
A representative number of drains were observed and each emptied in a reasonable amount of time and did not backup when other fixtures were drained simultaneously.

The master bedroom shower drain is not connected to the pan drain in the sub area.
Further evaluation/repairs needed by a qualified plumbing professional.



HOSE FAUCETS:

The visible and accessible hose faucets were tested and appeared to be in serviceable condition.

GAS METER/SHUTOFF VALVE:

The gas meter and shutoff valve are located at the right side of the house.
The gas shutoff valve is accessible and appeared to be in good condition.



GENERAL COMMENT:

Recommend further evaluation of the plumbing system by a qualified plumbing professional.

Shutoff valves/angle stops at the interior fixtures/applianes (kitchen, bathrooms, laundry) are not tested due to possibility of leaking.

WATER SOFTENER SYSTEM:

WATER SOFTENER LOCATION:

There is no water softener system or visible supply loop to connect a system.

© Confidential - for client use only. Use by any unauthorized persons is prohibited.

BATHROOMS

BATHROOM

BATHROOM NUMBER:

1.

LOCATION

Bathroom off the hall.



WALLS/CEILING

The visible portions of the walls and ceiling were in serviceable condition.

VINYL FLOORING:

The visible portions of the vinyl floor were in serviceable condition.

INTERIOR DOORS:

The entry door was in serviceable condition.

WINDOWS:

The window was in serviceable condition.

HEATING/COOLING:

Forced air.

LIGHTS/RECEPTACLES:

The light fixtures and outlet were in serviceable condition and the outlet was GFCI protected.

VENTILATION:

The ventilation was provided by a window which appeared adequate.

CABINETS/COUNTERS:

The cabinet(s) and counter(s) were in serviceable condition.

FAUCET/SINK/PLUMBING:

The faucet, sink and piping were all in serviceable condition. [no leaks observed]
Spider web cracking (surface cracks) were noted on sink surface.
The drain stopper mechanism was defective. Repairs needed to restore to proper operation.



TOILETS:

The toilet functioned during the inspection. [no leaks observed]
Toilet is not a 1.28/1.6 gallon water saver unit.

TUB & SHOWER:

The fiberglass tub/shower, single control valve and shower surround appear to be in serviceable condition.

SHOWER ENCLOSURE:

There was no shower curtain or glass doors present. Recommend installing one to control splashed water.

MEDICINE CABINETS:

The medicine cabinet was in serviceable condition.
Note: There is only one shelf.

© Confidential - for client use only. Use by any unauthorized persons is prohibited.

VANITY MIRROR(S):

The mirrors were in serviceable condition.

TOWEL/PAPER HOLDERS:

The towel bars and toilet paper holder were in serviceable condition.

CAULKING

Caulking appears to be in acceptable condition. Recommend monitoring on a regular basis to help prevent moisture intrusion.

BATHROOM

BATHROOM NUMBER:

2.

LOCATION

Master bathroom.



WALLS/CEILING

The visible portions of the walls and ceiling were in serviceable condition.

VINYL FLOORING:

Damaged/lifting vinyl at the edge of the shower pan system. Repairs/replacement needed to prevent moisture issues.



INTERIOR DOORS:

The entry door was in serviceable condition.

WINDOWS:

There are multiple windows.
The window over the shower area has a BB hole. Replacement needed.

HEATING/COOLING:

There was air movement from the air register/grill during the inspection.

LIGHTS/RECEPTACLES:

The light fixtures and outlet were in serviceable condition and the outlet was GFCI protected.

VENTILATION:

The ventilation was provided by windows which appeared to be adequate.

CABINETS/COUNTERS:

The cabinet(s) and counter(s) were in serviceable condition.

© Confidential - for client use only. Use by any unauthorized persons is prohibited.

FAUCET/SINK/PLUMBING:

The drain stopper needs repairs to stay fully closed in order for the sink to hold water.
There is corrosion on the drain pipe below the sink area.
The drain stopper connection hardware below the sink area is leaking and dripping water to the cabinet floor.



TOILETS:

Toilet is not a 1.28/1.6 gallon water saver unit.
The toilet did not flush properly when the lever was operated. Recommend adjusting, repairing or replacing parts as needed to restore proper operation.

SHOWER:

The fiberglass shower and single control valve were in serviceable condition. The fiberglass shower surround appeared to be in serviceable condition.
The plastic flexible shower head has is cracked at the hose connection and squirting water during use.
Repairs/replacement needed to restore to proper operation.
The drain pipe is not connected in the sub area.



SHOWER ENCLOSURE:

There was a shower curtain present (no liner).

MEDICINE CABINETS:

The medicine cabinet was in serviceable condition.
Note: There is only one shelf.

© Confidential - for client use only. Use by any unauthorized persons is prohibited.

VANITY MIRROR(S):

The mirrors were in serviceable condition.

TOWEL/PAPER HOLDERS:

The towel bar, grab bar and toilet paper holder were in serviceable condition.

CAULKING

Caulking/sealing needed after repairs to vinyl floor along the shower pan area.

LAUNDRY AREA

LAUNDRY:

LOCATION:

In an interior laundry room.



EXTERIOR DOORS:

The door was in serviceable condition.

WINDOWS:

There is a operable window in the door to exterior.

LIGHTS AND OUTLETS:

The light and outlet were in serviceable condition.

VENTILATION:

The ventilation was provided by a window which appeared adequate.

CABINETS/SHELVES/COUNTERS:

The cabinets were in serviceable condition.

WASHER SERVICE:

The laundry faucets appeared serviceable with no visible leaks observed and a machine was connected during the inspection.
There is limited view behind the appliances.

DRYER SERVICE:

The dryer hookup was provided for an electric unit only.

DRYER VENTING:

Dryer venting was provided and terminates in the enclosed patio area which allows heated exhaust air and lint blowing into the enclosed patio area.
Health concern.
(Note: There is no visible gas valve behind the appliances. If gas was used, then it would be a safety hazard for the exhaust to terminate in the enclosed patio)



© Confidential - for client use only. Use by any unauthorized persons is prohibited.

ELECTRICAL SYSTEMS

ELECTRICAL SERVICE:

SERVICE ENTRANCE:

Underground service.

LOCATION MAIN DISCONNECT.

Located at meter location on the left side of the garage and service panel at the rear of the house.



MAIN PANEL LOCATION:

Rear of the house.



SERVICE RATING:

200 Amps.



MAIN ELECTRIC PANEL:

The circuit breakers in the panel were labeled. The accuracy of the labeling was not verified by the inspector.

DISCONNECT TYPE:

Circuit breakers.

NUMBER OF BREAKERS:

120 volt breakers: 12
220 volt breakers: 3.

BRANCH WIRING:

Copper Wiring.

© Confidential - for client use only. Use by any unauthorized persons is prohibited.

WORKMANSHIP/LAYOUT:

The wiring within the panel appeared to be in serviceable condition.

GROUND FAULT CIRCUIT INTERRUPTER:

GFCI protection devices were located in the following areas: bathrooms
All of the accessible GFCI outlets are in working condition.
There are some outlets that are not currently GFCI protected. Recommend upgrading outlets for safety.

RECEPTACLES OVERALL:

The outlets that were accessible and tested were in working condition except:
Faulty lower outlet in the kitchen to the right of the refrigerator.
Open grounded outlet in the enclosed patio.

SWITCHES OVERALL:

The accessible switches were tested and appeared to be in operable condition.
The switch operated outlets located in the living room, bedrooms are operable.
Note: For your convenience, the switch operated outlets are identified with a small colored dot.

DOOR BELL

The door bell operated when the button was pushed.

FIXTURES OVERALL:

The light fixtures appear to be in serviceable condition except:
The light between the garage and enclosed patio is not working. Unknown if just burned out/missing bulb.
Weathered and missing bulb/globe cover at the front entry light fixture.

SMOKE ALARMS

SMOKE ALARMS

Location: hall (2)
Working: The original smoke alarm is not working.
Corrections needed for fire safety.
Smoke alarms are required in all bedrooms of manufactured homes prior to close of escrow. Corrections needed.

The smoke alarm have been installed too low on the wall to meet today's standards for fire safety.
Smoke alarms should be installed at the highest point in a room, either on or near the ceiling. Repairs needed for fire safety.





SMOKE ALARMS: Location and required number of unit(s) vary with jurisdiction (location), age of structure and other building permit requirements. It they are tied to an alarm system they must not be able to be turned off by the alarm system. If hard-wired unit(s) were installed when structure was built then it must be maintained with hard-wired units. Smoke alarm(s) must either be mounted at the highest point of ceiling in their required location or on the wall within 12" of highest point of ceiling, but no closer then 4" to ceiling or corner. In bedrooms with vaulted ceilings where the highest point of ceiling is more then 24" higher the hall ceiling outside bedroom then you are required to have a smoke alarm in that bedroom. When smoke alarms are not required in a bedroom,

© **Confidential - for client use only. Use by any unauthorized persons is prohibited.**

I recommended that they be installed for your safety.

MANUFACTURED HOMES: Smoke alarms are required in all bedrooms of manufactured homes prior to close of escrow.

RENTAL PROPERTIES: Current standards require smoke alarms in all bedrooms.

CARBON MONOXIDE ALARM:

CARBON MONOXIDE ALARMS

Location: Hall. Living room
Working: Yes. Note: Units were activated by pushing the test buttons.

Determining if ceiling fan(s) is/are properly mounted, wired and secured is beyond the scope of this inspection.

WATER HEATER

WATER HEATER:

LOCATION:

The water heater was located in an exterior closet on the right side of the house.



WATER HEATER:

Gas unit.

SAFETY PAN:

There is no safety pan under the unit.

SIZE IN GALLONS :

40 gallon.

AGE OF UNIT:

2025.

VENTING SYSTEM:

The visible portions of the flue vent piping were intact and fastened at the connections with screws.

WATER CONNECTIONS:

The shutoff valve(not tested) and visible water supply connectors appear to be in serviceable condition.

TPR RELIEF VALVE:

A temperature and pressure relief valve and discharge line were installed as required.

TANK:

The water heater tank was in serviceable condition. [no leaks were observed]

SEISMIC RESTRAINT:

The water heater was properly earthquake strapped as required.

© Confidential - for client use only. Use by any unauthorized persons is prohibited.

COMBUSTION AIR:

The combustion air supply for the water heater appeared adequate.

GAS/ELECT SUPPLY:

The gas valve and flexible gas connector were in serviceable condition during the inspection.
Missing sediment trap/drip line.

CONTROLS:

The temperature knob was set in the "normal range" and the water coming from the faucets was warm/hot during the inspection.

ELEVATION/LOCATION:

The water heater was in a location that did not require the source of ignition to be elevated above the floor.

HEATING SYSTEM

HEATING SYSTEM INFORMATION:

LOCATION:

This unit was located in the laundry room closet.



MANUFACTURER:

Unknown.

MODEL #:

DGAX070BDTA.

SERIAL #:

W1K9264887.

TYPE & FUEL:

Forced air natural gas fired system.

FILTER LOCATION:

On the front cover of unit.

FILTER TYPE:

Disposable type filters.
The filters installed in the system appeared clean during the inspection. Regular cleaning/replacement and maintenance as needed to provide continued efficient operation of the furnace.

VENTING SYSTEM:

The flue vent pipe was intact and fastened at the joints and secured in place during the inspection.

GAS/ELECT SUPPLY:

The gas valve and flexible gas connector were in serviceable condition.

HEATING UNIT:

The furnace functioned during the inspection.

HEAT EXCHANGER:

The heat exchanger was not visible or accessible to inspect. Dismantling sections of the furnace by a qualified heating professional would be required to view the heat exchanger. The heat exchanger inspection is specifically excluded from this inspection for cracking and/or perforations. in the furnace system.

BLOWER:

The blower functioned during inspection.

THERMOSTAT CONTROLS:

Location: hall
The thermostat was operated and the system responded to the user controls.

DUCTING & CONDITION:

Plastic covered fiberglass insulated flexible ducting
Note: Limited view of the ducting.

The visible connecting ducting in the sub area is damaged with holes allowing heated air to escape into the sub area. Repairs/replacement needed by a qualified heating professional.



GENERAL COMMENTS:

Most furnace manufacturers recommend regular inspections and servicing of their furnaces. If possible, suggest checking with the seller to determine when the unit was last serviced and if warranted, recommend evaluation and servicing of the unit by a qualified heating contractor. Filters should be check regularly and cleaned/replaced when dirty to insure proper efficiency of unit and energy conservation.

HEATING AND COOLING FROM INTERIORS

There was air movement from the air registers/grills during the inspection.
Note: Determining the amount/volume of air flow is beyond the scope of this inspection.

© **Confidential - for client use only. Use by any unauthorized persons is prohibited.**

KITCHEN/APPLIANCES

KITCHEN:

CABINETS/SHELVES:

The cabinets were in serviceable condition.

COUNTERTOPS:

Surface type: Formica
The countertops appear to be in serviceable condition with a few blemishes.

KITCHEN SINK:

The faucet, sink and piping were all in serviceable condition. [no visible leaks observed]

GARBAGE DISPOSAL:

The disposal functioned during the inspection.
The unit was noisy when operated. Recommend the unit be repaired or replaced as needed.

DISHWASHER:

The dishwasher functioned through the "Normal Cycle" during the inspection. No visible leaks observed.
Note: The dishwasher is an older unit and noisy during operation.



The dishwasher was connected directly to the garbage disposal. The air gap on the counter top is loose and has been abandoned.
Recommend corrections.

EXHAUST VENTILATION:

The exhaust fan and light functioned during the inspection.

RANGE/COOK TOP:

Electric stove/top burners.
The cook top/ range burners functioned during the inspection
There is no/limited view behind the stove. Unknown if an anti-tip device has been installed to prevent movement.

OVEN/BROILER:

Electric.
The oven functioned during the inspection.
NOTE: Determining the accuracy of the oven temperature is beyond the scope of this inspection.
The oven light functioned when tested.

REFRIGERATOR:

The refrigerator was not inspected. Its condition is unknown.
Note: There is no view/access behind the refrigerator area. Unknown condition of the wall and floor areas.

LIGHTS/RECEPTACLES:

The light above the sink area is operable.
The accessible outlets were serviceable, but they were not GFCI protected. Recommend upgrading to provide GFCI protection for the outlets for safety reasons.
There is one ceiling light that is not working and one light that is missing its plastic diffuser panel.



Damaged lower outlet to the right of the refrigerator.

© Confidential - for client use only. Use by any unauthorized persons is prohibited.



WINDOWS:

The window was in serviceable condition.

WALLS/CEILING

The visible portions of the walls and ceiling were in serviceable condition.

VINYL FLOORING:

The visible portions of the vinyl floor were in serviceable condition.

HEATING/COOLING:

Forced air.

INTERIOR ROOMS

INTERIOR ROOMS

WALLS

Materials: Drywall
The visible portions of the walls appeared to be in serviceable condition
There are some cracks, marks and blemishes noted on the walls.

CEILINGS

Drywall, Drywall with acoustic spray finish.
Info: Acoustic ceiling textures may contain asbestos and can be hazardous especially when removing. Determining the presence of asbestos is beyond the scope of this inspection. If warranted, recommend testing the material prior to close of escrow.

CARPET FLOORING:

There are stains, wear an buckling on the carpet.



© Confidential - for client use only. Use by any unauthorized persons is prohibited.

VINYL FLOORING:

The visible portions of the vinyl floor in the house were in serviceable condition except in the master bathroom.
Damaged/weathered vinyl flooring in the enclosed patio area.



WOOD /ENGINEERED WOOD FLOORING

The visible portions of the wood flooring were in serviceable condition.

INTERIOR DOORS:

The master bedroom entry door rubs on the top jamb.
The front bedroom/front closet door needs repairs to fully close.



EXTERIOR DOORS:

The master bedroom patio sliding door needs repairs to lock/latch.

WINDOWS:

Metal single pane windows.
The accessible metal windows were in serviceable condition except there is a BB hole in one of the master bathroom windows.



Vinyl dual pane windows at the front of the house.
Insulated Glass. Windows are dual glazed/thermo pane and appear to be in good condition. NOTE: Weather, dirty windows and/or lighting conditions often prevents detection of faulty dual pane seals in windows and doors.
The insulated windows were in serviceable condition

SCREENS

The window screens appeared to be in serviceable condition.

© **Confidential - for client use only. Use by any unauthorized persons is prohibited.**

FENCING

FENCES

TYPE

Wood, Block.

FENCE CONDITION

The fencing appears to be in serviceable condition.
Some areas of the fence are not visible due to shrubs and plant growth.

GATES

The left side gate opens and closes properly.
There is no gate on the right side of the house.

ADDITIONAL COMMENTS

ADDITIONAL COMMENTS

Note: The property backs up to a large concrete water drainage canal/ditch.



© Confidential - for client use only. Use by any unauthorized persons is prohibited.