HARPER HOMES
HOME INSPECTION SERVICES

Inspection Report

Jodi Marfia

Property Address:
1119 Tiburon
San Luis Obispo CA 93401

10/5/2026



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:

2.1 FLASHINGS

Action Required
ALTERATION NEEDED

The drip edge flashing at the rear exterior above the garage is displaced and not properly protecting the fascia. Alterations are needed to prevent moisture damage or intrusion.

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Date: 10/5/2026	**Time:** 01:30:00 PM	**Report ID:** 100526DL1
Property: 1119 Tiburon San Luis Obispo CA 93401	**Customer:** Jodi Marfia	**Real Estate Professional:** Jason Mendoza

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

Comment Key or Definitions

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

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

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

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

INSTALLATION NEEDED = The necessary components are not installed.

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

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

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

This inspection was performed for the home owner selling this home and was inspected according to standards and practices. The comments made in this report were based on the condition of the home at time of inspection. There is no warranty from the inspection company. For a fee, our company can return and review the inspection, or inspect the home again. 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, Listing Agent, Seller

Type of building:
Townhome

Square Footage Approximate:
1619

Approximate year of construction:
2023

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:
Above or at grade to road
Flat pad / site

Fences and Gates:
Wood

Walkways / Parking:
Asphalt
Concrete

Exterior Decks:
Concrete patio

Items

1.0 GRADE / DRAINAGE

Comments: Appears Serviceable

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.



1.4 Item 1(Picture)

2. Exterior

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

Roof Flashing:
Metal flashings

Viewed Roof Covering From:
Viewed from the ground
Viewed from the eaves

Gutters / Roof Drains:
Metal gutters

Exterior Siding:
Stucco
Fiber cement

Trim:
Wood trim
Wood fascia
Fiber cement

Window / Skylights:
Vinyl frame dual pane

Garage Door and Safety Reverse:
Metal
Sliding
Automatic opener
Photoelectric eye safety sensor

Items

2.0 ROOF

Comments: Appears Serviceable

2.1 FLASHINGS

Comments: Action Required

ALTERATION NEEDED

The drip edge flashing at the rear exterior above the garage is displaced and not properly protecting the fascia. Alterations are needed to prevent moisture damage or intrusion.



2.1 Item 1(Picture)

2.2 CHIMNEYS AND ROOF PENETRATIONS

Comments: Appears Serviceable

2.3 GUTTERS / DOWNSPOUTS

Comments: Appears Serviceable

2.4 SIDING / TRIM

Comments: Appears Serviceable

2.5 EXTERIOR DOORS

Comments: Appears Serviceable

2.6 WINDOWS / SKYLIGHTS

Comments: Appears Serviceable

2.7 GARAGE / CARPORT

Comments: Action Required

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

2.8 PAINT / CAULK / SEAL / MISCELLANEOUS.

Comments: Appears Serviceable

3. Heating / Air Conditioning

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

Styles & Materials

Heat Type/Power Source/Age:
Forced Air
Electric
Heat Pump Forced Air (also provides cool air)
Extra Info : MFG 2022

Furnace Location:
In the attic

Ductwork:
Insulated flexible duct

Cooling Equipment Type/Size/Age:
Heat Pump Forced Air
Extra Info : MFG 2022

Filter Locations/Type/Size:
Disposable
Hallway ceiling
20x25x1

Items

3.0 HEATING EQUIPMENT
Comments: Appears Serviceable

3.1 THERMOSTATS
Comments: Appears Serviceable

3.2 FILTER
Comments: Appears Serviceable

3.3 DUCTS / REGISTERS / DISTRIBUTION SYSTEMS
Comments: Appears Serviceable

3.4 COOLING AND AIR HANDLER EQUIPMENT
Comments: Appears Serviceable

4. Plumbing System

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

Styles & Materials

Water Shut Off Location:
Handle shut off
In the garage

Water Supply Aproximate Size / Material:
1 1/4"
Copper
Plastic

Plumbing Water Distribution:
Copper
PEX

Water Source:
Public

Water Pressure (normal is 40 to 80 psi):
Water pressure aprox. 65PSI (Normal)

Plumbing Waste (visible only):
PVC

Gas Type / Primary Energy Heat Source:
Natural gas

Gas Shut Off Location:
Right exterior of the building

Gas Line Type:
Galvanized gas pipe
Steel gas pipe

Water Heater Power Source / Vent Type:
Pressure relief valve not tested
Natural gas
Plastic vent

Water Heater Capacity / Age:
Tankless
Extra Info : MFG 2022

Water Heater Location:
In the garage

Laundry Type Venting and Accessories:
Washer connections
Electric dryer connection
Dryer vents at the roof

Items

4.0 WATER HEATERS

Comments: Appears Serviceable

4.1 SEWER / DRAINS / VENTS (VISIBLE ONLY)

Comments: Appears Serviceable

4.2 WATER LINES (VISIBLE ONLY)

Comments: Appears Serviceable

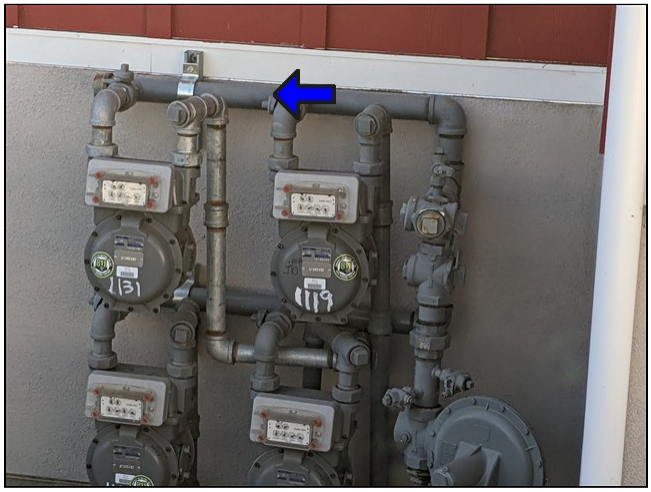
4.3 GAS LINES (VISIBLE ONLY)

Comments: Action Required

(1) RECOMMENDED IMPROVEMENT
Recommend gas meter wrench permanently located near the gas meter. This upgrade will improve safety in the event of an emergency.

(2) 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.



4.3 Item 1(Picture)

4.4 PLUMBING VALVES / ACCESSORIES

Comments: Appears Serviceable

INFORMATIONAL NOTE

The water shutoff is located in the garage. To turn the water off turn the handle perpendicular to the piping.



4.4 Item 1(Picture)

4.5 EXTERIOR WATER FAUCETS

Comments: Appears Serviceable

4.6 WASHER / DRYER / LAUNDRY

Comments: Action Required

RECOMMENDED IMPROVEMENT

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

5. Electrical System

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

Styles & Materials

Panel capacity:
200 AMP

Main Panel/Main Disconnect Location:
In the utility room

Electrical Service Conductors:
Below ground service
120/240 volt service
Exterior main service panel

Sub Panel Location(s):
In the garage

Distribution Systems and Accessories:
Sub-panel(s)
Circuit breakers
ARC fault breakers
Nonmetallic sheathed cable
Copper wires
Solar panels (not inspected)

Items

5.0 SERVICE ENTRANCE CONDUCTORS
Comments: Appears Serviceable

5.1 MAIN / SUB-PANELS
Comments: Appears Serviceable

5.2 BREAKERS / FUSES
Comments: Appears Serviceable

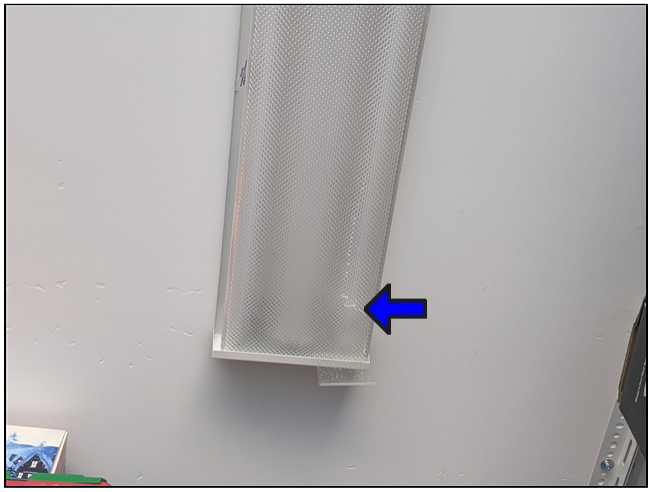
5.3 CIRCUIT WIRING (where visible)
Comments: Appears Serviceable

5.4 JUNCTION BOXES / CONDUITS
Comments: Appears Serviceable

5.5 LIGHTING / SWITCHES
Comments: Action Required

REPAIR NEEDED

The light fixture cover in the garage is damaged and repairs are needed.



5.5 Item 1(Picture)

5.6 RECEPTACLE OUTLETS

Comments: Appears Serviceable

5.7 SYSTEM GROUNDING / GROUND FAULT CIRCUIT INTERRUPT

Comments: Appears Serviceable

5.8 DOOR BELL / COMMUNICATION WIRING

Comments: Appears Serviceable

6(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 shower pan
Tile surround

Ventilation:
Openable window
Exhaust fan

Electrical / GFCI:
Counter outlets
GFCI protection

Bathroom Type/Size:
3/4 bath

Toilet Type:
1.28 GPF Ultra Low Flow

Items

6.0.A TUBS, SHOWERS
Comments: Appears Serviceable

6.1.A TOILETS
Comments: Appears Serviceable

6.2.A SINKS
Comments: Appears Serviceable

6.3.A VANITYS, COUNTERS
Comments: Appears Serviceable

6.4.A VENTILATION
Comments: Appears Serviceable

6.5.A CEILINGS, WALLS, FLOORS
Comments: Appears Serviceable

6.6.A CAULKING AND SEALING
Comments: Appears Serviceable

6.7.A TOWEL HOLDERS, MISC
Comments: Appears Serviceable

6(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 tub/shower enclosure

Ventilation:
Openable window
Exhaust fan

Electrical / GFCI:
Counter outlets
GFCI protection

Bathroom Type/Size:
Full Bath

Toilet Type:
1.28 GPF Ultra Low Flow

Items

6.0.B TUBS, SHOWERS
Comments: Appears Serviceable

6.1.B TOILETS
Comments: Appears Serviceable

6.2.B SINKS
Comments: Appears Serviceable

6.3.B VANITYS, COUNTERS
Comments: Appears Serviceable

6.4.B VENTILATION
Comments: Appears Serviceable

6.5.B CEILINGS, WALLS, FLOORS
Comments: Appears Serviceable

6.6.B CAULKING AND SEALING
Comments: Appears Serviceable

6.7.B TOWEL HOLDERS, MISC
Comments: Appears Serviceable

6(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:
Exhaust fan

Electrical / GFCI:
Counter outlets
GFCI protection

Bathroom Type/Size:
1/2 bath

Toilet Type:
1.28 GPF Ultra Low Flow

Items

6.0.C TOILETS
Comments: Appears Serviceable

6.1.C SINKS
Comments: Appears Serviceable

6.2.C VANITYS, COUNTERS
Comments: Appears Serviceable

6.3.C VENTILATION
Comments: Appears Serviceable

6.4.C CEILINGS, WALLS, FLOORS
Comments: Appears Serviceable

6.5.C CAULKING AND SEALING
Comments: Appears Serviceable

6.6.C TOWEL HOLDERS, MISC
Comments: Appears Serviceable

7. Interiors

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. The paint on the walls is not tested for 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

Interior Styles:
Nominal 8 foot ceilings
High ceilings (over 8 feet)
Furnished and occupied

Alarms / Safety Eqip.:
Smoke alarms
Carbon monoxide alarms
Fire sprinklers (not tested)

Items

7.0 CEILINGS, WALLS

Comments: Action Required

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

7.1 FLOORS

Comments: Action Required

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

7.2 DOORS (REPRESENTATIVE NUMBER)

Comments: Action Required

ALTERATION NEEDED
Fire resistant door into the garage needs self-closing hinges adjusted so the door will fully close and latch automatically.

7.3 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Appears Serviceable

7.4 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Appears Serviceable

7.5 ALARMS / SAFETY / SECURITY

Comments: Appears Serviceable

8. Kitchen

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

Styles & Materials

Range/Oven/Cooktop:
Gas range (slide in)

Ventilation:
Mechanical exhaust

Electrical:
Counter outlets
GFCI protection

Other Appliances:
Dishwasher
Garbage disposal

Items

8.0 RANGES / OVENS / MICROWAVE
Comments: Appears Serviceable

8.1 VENTILATION
Comments: Appears Serviceable

8.2 DISHWASHER
Comments: Appears Serviceable

8.3 DISPOSAL / TRASH COMPACTOR
Comments: Appears Serviceable

8.4 COUNTERS / CABINETS
Comments: Appears Serviceable

8.5 SINK / FAUCET / DRAIN
Comments: Appears Serviceable

9. Structure

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

Styles & Materials

General Description:
3 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
Insulation and low framing blocked full access and viewing

Attic Access Locations:
In the laundry room

Attic insulation and ventilation:
Fiberglass batts
10+ inches
Roof vents

Items

9.0 FOUNDATION / SLAB (where visible)
Comments: Appears Serviceable

9.1 BUILDING FRAMING MEMBERS
Comments: Appears Serviceable

9.2 ATTIC / VENTILATION / INSULATION
Comments: Appears Serviceable