



Inspection Report

Susan Hopkins

Property Address:
2781 Juniper Ave
Morro Bay CA

5/1/2017



Murphree Building Inspections

**Johnny Murphree
PO Box 1795
Templeton, CA 93465
805-610-9037**



Table of Contents

Cover Page.....	1
Table of Contents.....	3
Summary.....	4
Intro Page.....	6
1 Grounds.....	7
2 Exterior.....	9
4 Fireplace.....	13
5 Heating / Air Conditioning.....	13
6 Plumbing System.....	15
7 Electrical System.....	17
8(A) Upstairs Bathroom.....	20
8(B) Downstairs Bathroom.....	21
9 Interiors.....	22
10 Kitchen.....	24
11 Structure.....	25
Invoice.....	27

Summary

The following items or discoveries are either **defective** and **do not function as intended** or to be considered **health and safety items**. Recommend further evaluation and repair by a **licensed contractor or specialty tradesperson**. This summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer **read the complete report**.

2. Exterior

Defect / Functionally Deficient Items:

2.0 ROOF

REPAIR NEEDED

Dry rot and fungus damage noted at the end of the rafters extending from the roofing at the left rear exterior. Refer to the pest report for further details and make repairs as prescribed.

2.4 SIDING / TRIM

REPAIR NEEDED

Areas of the fascia contain dry-rot or fungus damage. Refer to the pest report for further information on this condition and make repairs as needed.

2.5 EXTERIOR DOORS

(1) REPAIR NEEDED

Dry rot or fungus damage noted on the door jamb material at the garage door. Refer to the pest report for further information on this condition and make repairs as needed.

5. Heating / Air Conditioning

Safety / Health Deficient Items:

5.0 HEATING EQUIPMENT

(1) FURTHER EVALUATION

Insufficient combustion air noted at the utility closet for the water heater and furnace. Recommend further evaluation by a SoCal Gas representative and repairs made by a qualified licensed HVAC contractor.

(2) ALTERATION NEEDED

Furnace closet needs proper weather stripping around the door to prevent combustion air from entering the ventilation system. Recommend further evaluation by a SoCal Gas representative and make improvements as prescribed.

5.3 DUCTS / REGISTERS / DISTRIBUTION SYSTEMS

(1) FURTHER EVALUATION

Water heater vent passes through the supply duct, noted in the utility closet, and it was undetermined if this section of ducting was properly sealed. Recommend further evaluation of the ducting and make any necessary repairs to prevent a possible unhealthy condition.

Defect / Functionally Deficient Items:

5.3 DUCTS / REGISTERS / DISTRIBUTION SYSTEMS

(2) ALTERATION NEEDED

Furnace supply air not connected to the right front upstairs bedroom and downstairs right rear bedroom. Recommend repair or alteration of the ducting to these areas to insure full efficiency of the system.

6. Plumbing System

Defect / Functionally Deficient Items:

6.0 WATER HEATERS

(2) ALTERATION NEEDED

Combustion air in the utility closet is insufficient for both appliances and addition of ventilation is needed for intended function and safety of the systems. Recommend further evaluation by a SoCal Gas representative and make repairs or alterations as prescribed.

7. Electrical System

Defect / Functionally Deficient Items:**7.6 RECEPTACLE OUTLETS**

(2) ALTERATION NEEDED

Hot and neutral connections reversed on the receptacles at the left side and rear interior garage walls, and alteration of the connections is needed to prevent possible damage to equipment.

9. Interiors

Safety / Health Deficient Items:**9.0 CEILINGS, WALLS**

(3) FURTHER EVALUATION

Possible asbestos containing ceiling tiles noted. While this was typical for the age of construction, it is recommended that any alteration or removal of this material be performed by a qualified professional.

9.3 WINDOWS (REPRESENTATIVE NUMBER)

(1) INSTALLATION NEEDED

No window installed in the downstairs right front bedroom for emergency egress/exit. This room should not be utilized for a sleeping area until a proper opening is installed.

9.5 ALARMS / SAFETY / SECURITY

(1) INSTALLATION NEEDED

Carbon monoxide alarm needed in the hallway(s) serving the bedrooms and on each level of the home.

(2) INSTALLATION NEEDED

Smoke alarm needed in the upstairs hallway.

11. Structure

Defect / Functionally Deficient Items:**11.3 ATTIC / VENTILATION / INSULATION**

(2) ALTERATION NEEDED

Eave vents for the attic space are blocked by insulation in the attic. Recommend insulation altered slightly or installation of eave vent trays to allow intended ventilation of the attic space.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Johnny Murphree

Date: 5/1/2017	Time: 02:00 PM	Report ID: 050117B
Property: 2781 Juniper Ave Morro Bay CA	Customer: Susan Hopkins	Real Estate Professional: Jaime Silveira Greg Malik Real Estate Group

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

Standards of Practice:

ASHI American Society of Home Inspectors

In Attendance:

Owner, Listing Agent, Termite Inspector,
Inspector

Type of building:

Single Family (2 story)

Square Footage Approximate:

2040

Approximate year of construction:

1963

Temperature:

Over 70

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 7 days:

No

Property is:

Partially furnished, Vacant

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:

Below grade to road
Moderate slope

Retaining Walls:

Concrete Block
Wood

Fences and Gates:

Wood

Walkways / Parking:

Concrete
Tiles on concrete

Exterior Decks:

Wood deck
Composite deck

Items

1.0 GRADE / DRAINAGE

Comments: Action Required



ALTERATION NEEDED

Grade / drainage needs improved at the front of the garage. Recommend the soil be sloped away from the home and all surface water be channeled or directed away from the foundation to promote functional drainage.

1.1 DECKS / PATIOS

Comments: Action Required

**FURTHER EVALUATION**

The deck at the rear of the home has insufficient clearance for complete inspection. The underside of the framing and decking materials were not inspected due to lack of clearance. Recommend further inspection as needed.

1.2 STAIRS

Comments: Appears Serviceable

1.3 DRIVEWAY / WALKWAYS

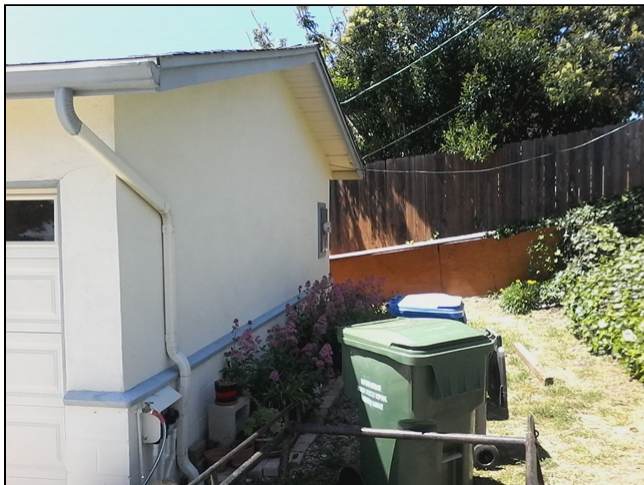
Comments: Appears Serviceable

1.4 FENCES / GATES

Comments: Appears Serviceable

1.6 SHRUBBERY / PLANTER / RETAINING WALLS

Comments: Action Required

**(1) MAINTENANCE NEEDED**

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



(2) FURTHER EVALUATION

Wood retaining wall at the right side yard is tilted from apparent soil settlement and the stability of the soil is in question. Recommend further evaluation and repairs made.

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 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:

- Cross gable
- Low pitch roof (up to 3 1/2 in 12)

Viewed Roof Covering From:

- Fully traversed and viewed

Trim:

- Wood trim
- Wood fascia

Roof Covering Material:

- Composition shingles

Gutters / Roof Drains:

- Metal gutters
- Underground drainlines (should be flushed and verified functional)

Window / Skylights:

- Vinyl frame dual pane
- Wood frame single pane

Roof Flashing:

- Metal flashings

Exterior Siding:

- Stucco

Garage Door and Safety Reverse:

- Metal
- Sectional
- Automatic opener
- Photoelectric eye safety sensor
- Pressure sensitive safety reverse

Items

2.0 ROOF

Comments: Action Required



REPAIR NEEDED

Dry rot and fungus damage noted at the end of the rafters extending from the roofing at the left rear exterior. Refer to the pest report for further details and make repairs as prescribed.

2.1 FLASHINGS

Comments: Appears Serviceable

2.2 CHIMNEYS AND ROOF PENETRATIONS

Comments: Action Required

MAINTENANCE NEEDED

Plumbing vents need resealed at the roof.

2.3 GUTTERS / DOWNSPOUTS

Comments: Appears Serviceable

2.4 SIDING / TRIM

Comments: Action Required

REPAIR NEEDED

Areas of the fascia contain dry-rot or fungus damage. Refer to the pest report for further information on this condition and make repairs as needed.

2.5 EXTERIOR DOORS

Comments: Action Required



(1) REPAIR NEEDED

Dry rot or fungus damage noted on the door jamb material at the garage door. Refer to the pest report for further information on this condition and make repairs as needed.

(2) RECOMMENDED IMPROVEMENT

Safety glass not installed on the front entry door. Though the door may have conformed to regulations at the time of construction, upgrading to current standards is recommended.



(3) REPAIR AS NEEDED

Door off the rear downstairs room is weathered and can be replaced as needed.



(4) REPAIR NEEDED

Door shoe is damaged at the bottom of the front entry door, allowing passage of unconditioned air. Repairs are needed to insure maximum efficiency of the home.

2.6 WINDOWS / SKYLIGHTS

Comments: Appears Serviceable

2.7 GARAGE / CARPORT

Comments: Action Required

ALTERATION NEEDED

Vehicle door opener pressure safety sensor needs verified functional and properly adjusted for intended safety.

2.8 PAINT / CAULK / SEAL / MISCELLANEOUS.

Comments: Action Required



(1) MAINTENANCE NEEDED

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

(2) MAINTENANCE NEEDED

Caulking needs improved at the perimeter if the retrofit windows. This should be considered ongoing maintenance.

4. Fireplace

Styles & Materials

Types of Fireplaces:

Site built wood burning fireplace

Chimney Vent:

Masonry chimney

Tile liner

Items

4.0 CHIMNEYS / FIREPLACES

Comments: Action Required

MAINTENANCE NEEDED

Recommend chimneys and fire boxes be evaluated and swept, and a maintenance schedule established.

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:

Forced Air

Natural Gas

MFG 1983

Ductwork:

Non-insulated metal ducting

Filter Type:

Disposable

Filter Locations:

Under the furnace

Cooling Equipment Type:

No A/C in home

Items

5.0 HEATING EQUIPMENT

Comments: Action Required

(1) FURTHER EVALUATION

Insufficient combustion air noted at the utility closet for the water heater and furnace. Recommend further evaluation by a SoCal Gas representative and repairs made by a qualified licensed HVAC contractor.

**(2) ALTERATION NEEDED**

Furnace closet needs proper weather stripping around the door to prevent combustion air from entering the ventilation system. Recommend further evaluation by a SoCal Gas representative and make improvements as prescribed.

(3) REPAIR AS NEEDED

The furnace appears to be in working condition, but is over 30 years old and at or near the end of its serviceable life. Recommend replacement as necessary by a qualified licensed contractor.

5.1 THERMOSTATS

Comments: Appears Serviceable

5.2 FILTER

Comments: Appears Serviceable

5.3 DUCTS / REGISTERS / DISTRIBUTION SYSTEMS

Comments: Action Required

**(1) FURTHER EVALUATION**

Water heater vent passes through the supply duct, noted in the utility closet, and it was undetermined if this section of ducting was properly sealed. Recommend further evaluation of the ducting and make any necessary repairs to prevent a possible unhealthy condition.

(2) ALTERATION NEEDED

Furnace supply air not connected to the right front upstairs bedroom and downstairs right rear bedroom. Recommend repair or alteration of the ducting to these areas to insure full efficiency of the system.

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 Approximate Size / Material:	Plumbing Water Distribution:
Handle shut off	3/4"	Copper
Pressure regulator	Copper	PEX
Front exterior of the home		
Under the deck		
Water Source:	Water Pressure (normal is 40 to 80 psi):	Plumbing Waste (visible only):
Public	Water pressure approx. 60PSI (Normal)	ABS
Sewer Clean-out Location:	Gas Type / Primary Energy Heat Source:	Gas Shut Off Location:
Rear exterior of the home	Natural gas	Right exterior of the home
Gas Line Type:	Water Heater Power Source / Vent Type:	Water Heater Capacity / Age:
Steel gas pipe	Pressure relief valve not tested	40 Gallon
	Natural gas	MFG 2015
	Sheet metal vent	
Water Heater Location:	Laundry Type Venting and Accessories:	
In a downstairs closet	Washer connections	
	Gas dryer connection	
	Dryer vents at exterior wall	

Items

6.0 WATER HEATERS

Comments: Action Required



(1) REPAIR NEEDED

Water heater vent pipe connections need proper fasteners installed to prevent displacement in the event of seismic activity.



(2) ALTERATION NEEDED

Combustion air in the utility closet is insufficient for both appliances and addition of ventilation is needed for intended function and safety of the systems. Recommend further evaluation by a SoCal Gas representative and make repairs or alterations as prescribed.

6.1 SEWER / DRAINS / VENTS (VISIBLE ONLY)

Comments: Appears Serviceable

6.2 WATER LINES (VISIBLE ONLY)

Comments: Action Required

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) MAINTENANCE NEEDED

Steel gas line is rusted near the gas meter and should have loose rust removed and painted with proper corrosion inhibiting paint to prevent further deterioration.

6.4 PLUMBING VALVES / ACCESSORIES

Comments: Appears Serviceable

6.5 EXTERIOR WATER FAUCETS

Comments: Action Required

FURTHER EVALUATION

Exterior hose spigot at the right side of the home is not functional. Recommend repairs as needed.

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:

100 AMP

Main Panel/Main Disconnect Location:

Right front exterior of the home

Electrical Service Conductors:

- Overhead service
- 120/240 volt service
- Single disconnect
- Exterior main service panel

Distribution Systems:

- Circuit breakers
- Nonmetallic sheathed cable
- Metal conduit

Items

7.0 SERVICE ENTRANCE CONDUCTORS

Comments: Appears Serviceable

7.1 MAIN / SUB-PANELS

Comments: Appears Serviceable

7.2 BREAKERS / FUSES

Comments: Appears Serviceable

7.3 CIRCUIT WIRING (where visible)

Comments: Action Required



(1) INSTALLATION NEEDED

Extension cord utilized as permanent wiring noted at the garage ceiling for the automatic opener. Recommend proper wiring installed with permanent connections inside junction boxes and in conduit or behind walls for all permanent power supply.



(2) ALTERATION NEEDED

Wiring exposed at the downstairs left front room and should be contained within conduit or behind walls.

7.4 JUNCTION BOXES / CONDUITS

Comments: Appears Serviceable

7.5 LIGHTING / SWITCHES

Comments: Action Required

REPAIR NEEDED

3-way light not functioning in the stairway. Probable light bulb failure noted. Recommend repairs made to insure proper lighting at the bottom and top of the stairway.

7.6 RECEPTACLE OUTLETS

Comments: Action Required

(1) INSTALLATION NEEDED

Receptacle faceplate missing at the right side garage wall and needs installed to prevent accidental contact with live power and an unsafe condition.



(2) ALTERATION NEEDED

Hot and neutral connections reversed on the receptacles at the left side and rear interior garage walls, and alteration of the connections is needed to prevent possible damage to equipment.

7.7 SYSTEM GROUNDING / GROUND FAULT CIRCUIT INTERRUPT

Comments: Action Required



RECOMMENDED IMPROVEMENT

GFCI protection not provided for receptacles in the garage and at the downstairs bar sink counter. While this

was not required at the time of construction, recommend installation of GFCI protection for these receptacles, by a licensed electrician, for improved safety of the home.

8(A) . Upstairs 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 Types:

No tub in this bathroom

Shower Floor Types:

Fiberglass pan insert

Tub / Shower Walls:

Fiberglass
Glass shower door and walls

Ventilation:

Openable window
Exhaust fan
Heat lamps

Electrical / GFCI:

Counter outlets
GFCI protection

Bathroom Type/Size:

3/4 bath

Toilet Type:

1.6 GPF Low Flow

Items

8.0.A TUBS, SHOWERS


Comments: Appears Serviceable

8.1.A TOILETS

Comments: Appears Serviceable

8.2.A SINKS

Comments: Action Required



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

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
Caulking needs improved at the countertop backsplash area.

8.7.A TOWEL HOLDERS, MISC

Comments: Appears Serviceable

8(B) . Downstairs 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 Types:

No tub in this bathroom

Shower Floor Types:

Tile shower floor(s)

Tub / Shower Walls:

Tile surround
Shower curtain

Ventilation:

Exhaust fan

Electrical / GFCI:

Counter outlets
GFCI protection

Bathroom Type/Size:

3/4 bath

Items

8.0.B TUBS, SHOWERS

Comments: Appears Serviceable

8.1.B TOILETS

Comments: Appears Serviceable

8.2.B SINKS

Comments: Action Required

INSTALLATION NEEDED
Drain stopper missing on the sink. Recommend replacing the drain stopper and rod as needed.

8.3.B VANITYS, COUNTERS

Comments: Appears Serviceable

8.4.B VENTILATION

Comments: Appears Serviceable

8.5.B CEILINGS, WALLS, FLOORS

Comments: Action Required



REPAIR AS NEEDED

Moisture damage noted at the ceiling tiles. No signs of current moisture or cause were noted. Repairs can be made as needed.

8.6.B CAULKING AND SEALING

Comments: Appears Serviceable

8.7.B 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
- Ceiling tiles or panels (may contain asbestos)
- Wood paneling
- Wallpaper

Floor Covering(s):

- Carpet
- Vinyl

Interior Styles:

- Nominal 8 foot ceilings
- Furnished and occupied

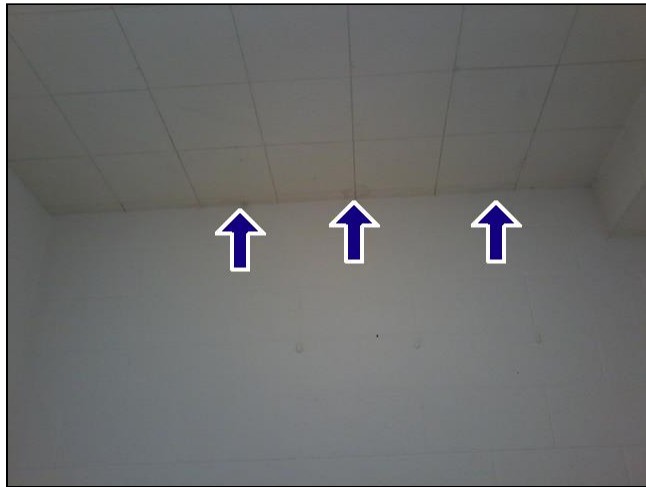
Alarms / Safety Equip.:

- Smoke alarms
- Carbon monoxide alarms needed

Items

9.0 CEILINGS, WALLS

Comments: Action Required



(1) REPAIR AS NEEDED

Slight moisture stains noted on the ceiling at the downstairs left front room near the wall. No signs of current moisture or cause of a leak were noted. Repairs can be made as needed.

(2) REPAIR NEEDED

Moisture stains and slight drywall damage noted at downstairs right rear bedroom wall. Recommend wall material repaired, as needed, and caulking maintained at the exterior around the windows

(3) FURTHER EVALUATION

Possible asbestos containing ceiling tiles noted. While this was typical for the age of construction, it is recommended that any alteration or removal of this material be performed by a qualified professional.

9.1 FLOORS

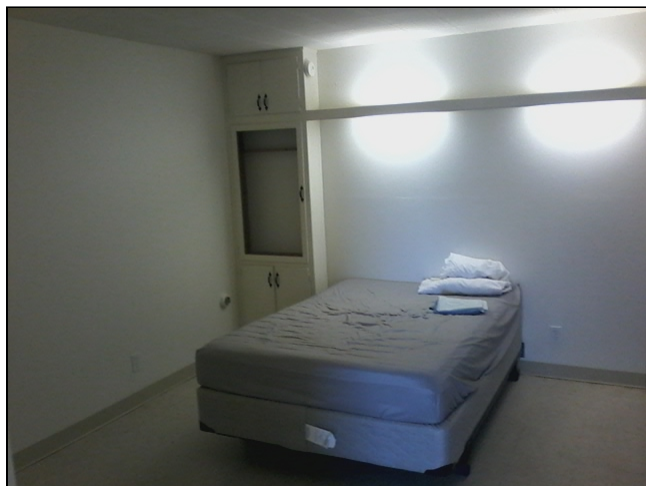
Comments: Appears Serviceable

9.2 DOORS (REPRESENTATIVE NUMBER)

Comments: Appears Serviceable

9.3 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Action Required



(1) INSTALLATION NEEDED

No window installed in the downstairs right front bedroom for emergency egress/exit. This room should not be utilized for a sleeping area until a proper opening is installed.

(2) RECOMMENDED IMPROVEMENT

Bedroom window sill heights at the upstairs right front bedroom and downstairs right front bedroom are too high and do not meet current standards. While this was acceptable at the time of original construction, alteration or repair would improve the overall safety of the home for emergency exit/entrance.

9.4 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Action Required



RECOMMENDED IMPROVEMENT

The handrail at the interior stairs does not turn back into the wall and could catch on loose clothing and cause an accidental fall. Recommend the handrail be altered to meet current safety standards.

9.5 ALARMS / SAFETY / SECURITY

Comments: Action Required

(1) INSTALLATION NEEDED

Carbon monoxide alarm needed in the hallway(s) serving the bedrooms and on each level of the home.

(2) INSTALLATION NEEDED

Smoke alarm needed in the upstairs hallway.

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)
- Gas oven (built in)

Ventilation:

- Openable window
- Mechanical exhaust

Electrical:

- Counter outlets
- GFCI protection

Other Appliances:

Water filter under sink

Items

10.0 RANGES / OVENS / MICROWAVE

Comments: Appears Serviceable

10.1 VENTILATION

Comments: Appears Serviceable

10.4 COUNTERTOPS / CABINETS

Comments: Action Required



INSTALLATION NEEDED

Countertop loose at the downstairs bar sink area and needs properly fastened to prevent displacement or damage.

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 bathroom
Concrete slab foundation

Roof Structure:

Wood site framed roof system
1 x 6 plank sheathing
2 X 6 Rafters

Ceiling and Wall Structure:

Wood framed site built

Floor Structure:

Site framed floor system

Foundation:

Concrete slab
Masonry block perimeter foundation

Method Used To Observe Attic:

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

Attic Access Locations:

Hallway ceiling

Attic insulation and ventilation:

Fiberglass batts

3-5 inches

Gable vents

Eave vents

Items

11.0 FOUNDATION / SLAB (where visible)

Comments: Action Required

REPAIR AS NEEDED

One area of foundation movement was noted at the right exterior between the garage and home. The structure appears stable and repairs can be made as needed.

11.1 BUILDING FRAMING MEMBERS

Comments: Appears Serviceable

11.3 ATTIC / VENTILATION / INSULATION

Comments: Action Required



(1) REPAIR NEEDED

Attic vent screen damaged at the right side gable vent. Recommend repair or replacement of the screen material to prevent access for unwanted pests or rodents.

(2) ALTERATION NEEDED

Eave vents for the attic space are blocked by insulation in the attic. Recommend insulation altered slightly or installation of eave vent trays to allow intended ventilation of the attic space.



INVOICE

Murphree Building Inspections
 PO Box 1795
 Templeton, CA 93465
 805-610-9037
 Inspected By: Johnny Murphree

Inspection Date: 5/1/2017
Report ID: 050117B

Customer Info:	Inspection Property:
Susan Hopkins Customer's Real Estate Professional: Jaime Silveira Greg Malik Real Estate Group	2781 Juniper Ave Morro Bay CA

Inspection Fee:

Service	Price	Amount	Sub-Total
Slab Foundation 2,001 - 3,000 ft	475.00	1	475.00
			Tax \$0.00
			Total Price \$475.00

Payment Method: Check
Payment Status: Paid
Note: