



Inspection Report

Ted Leech

Property Address:
255 Via Del Salinas
Paso Robles CA 93446

3/28/2018



Murphree Building Inspections

Johnny Murphree
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Table of Contents

Cover Page.....	1
Table of Contents.....	3
Intro Page.....	4
1 Grounds.....	5
2 Exterior.....	5
3 Pool.....	7
4 Fireplace.....	8
5 Heating / Air Conditioning.....	8
6 Plumbing System.....	9
7 Electrical System.....	10
8(A) Master Bathroom.....	11
8(B) Rear Hall Bathroom.....	11
8(C) Left Hall Bathroom.....	12
9 Interiors.....	13
10 Kitchen.....	14
11 Structure.....	15

Date: 3/28/2018	Time: 02:00 PM	Report ID: 032818B
Property: 255 Via Del Salinas Paso Robles CA 93446	Customer: Ted Leech	Real Estate Professional: Vickie Mullins Berkshire Hathaway Home Services

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.

Standards of Practice:

CREIA California Real Estate Inspection
Association

In Attendance:

Owners, Inspector

Type of building:

Single Family (1 story)

Square Footage Approximate:

3070

Approximate year of construction:

2005

Temperature:

Over 65

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 7 days:

Yes

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:

Yard drain(s)
Above or at grade to road
Low slope
Cut and fill lot

Fences and Gates:

Wire
Metal

Walkways / Parking:

Asphalt
Concrete
Paver stones
Flag stone (possible trip hazard)

Exterior Decks:

Concrete patio
Paver stones

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: Appears Serviceable

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
Medium pitch (3 1/2 to 6 1/2 in 12)

Roof Covering Material:

Concrete tile

Roof Flashing:

Metal flashings

Viewed Roof Covering From:

Partially traversed and or viewed
Solar equipment prevented full viewing

Gutters / Roof Drains:

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

Exterior Siding:

Stucco

Trim:

Wood fascia
Stucco covered foam trim

Window / Skylights:

Vinyl frame dual pane

Garage Door and Safety Reverse:

Insulated metal doors
Automatic openers

Photoelectric eye safety sensor
Pressure sensitive safety reverse

Items

2.0 ROOF

Comments: Appears Serviceable

2.1 FLASHINGS

Comments: Appears Serviceable

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

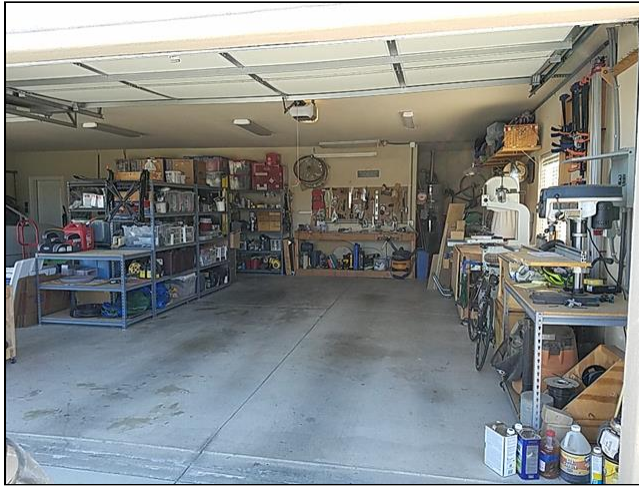
Comments: Appears Serviceable

2.6 WINDOWS / SKYLIGHTS

Comments: Appears Serviceable

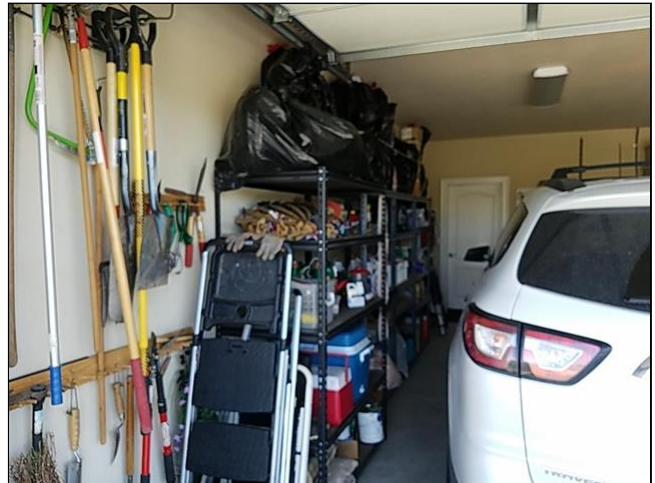
2.7 GARAGE / CARPORT

Comments: Action Required



(1) FURTHER EVALUATION

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



(2) INSTALLATION NEEDED

Free standing shelving across the rear and left side walls should be properly attached to the wall if they are to remain in the home. This will help prevent displacement during seismic activity.

(3) REPAIR AS NEEDED

Drywall material damaged around the water heater due to probable previous tank failure and water leak, and cosmetic repairs can be made as desired.

2.8 PAINT / CAULK / SEAL / MISCELLANEOUS.

Comments: Appears Serviceable

3. Pool

Styles & Materials

POOL/ SPA TYPE:

Pool and spa

Items

3.0 POOL / SPA

Comments: Action Required

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

4. Fireplace

Styles & Materials

Types of Fireplaces:

Chimney Vent:

Gas appliance fireplace
 Gas fire pit in the courtyard(not operated)

Metal chimney

Items

4.0 CHIMNEYS / FIREPLACES

Comments: Appears Serviceable

4.1 GAS/LP FIRELOGS AND FIREPLACES

Comments: Appears Serviceable

5. Heating / Air Conditioning

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

Styles & Materials

Heat Type/Power Source/Age:

Ductwork:

Cooling Equipment Type:

Forced Air
 LPG
 MFG 2005

Insulated flexible duct

Electric split systems (2)
 PG&E "Smart A/C" device installed

Filter Locations and Type:

Disposable
 On hallway ceilings

Items

5.0 HEATING EQUIPMENT

Comments: Appears Serviceable

5.1 THERMOSTATS

Comments: Appears Serviceable

5.2 FILTER

Comments: Appears Serviceable

5.3 DUCTS / REGISTERS / DISTRIBUTION SYSTEMS

Comments: Appears Serviceable

5.4 COOLING AND AIR HANDLER EQUIPMENT

Comments: Appears Serviceable

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: Handle shut off Pressure regulator Left exterior of the home	Water Supply Approximate Size / Material: 3/4" Copper	Plumbing Water Distribution: Copper
Water Source: Public	Water Pressure (normal is 40 to 80 psi): Water pressure aprox. 65PSI (Normal)	Water Filters: Water conditioning system
Plumbing Waste (visible only): PVC	Sewer Clean-out Location: Left rear corner of the home	Gas Type / Primary Energy Heat Source: Propane (LPG)
Gas Shut Off Location: Right rear exterior of the home	Gas Line Type: Steel gas pipe	Water Heater Power Source / Vent Type: Pressure relief valve not tested LPG Sheet metal vent
Water Heater Capacity / Age: 50 Gallon MFG 2012	Water Heater Location: In the garage	Laundry Type Venting and Accessories: Washer connections Electric dryer connection LPG dryer connection Dryer vents at the roof Laundry sink

Items

6.0 WATER HEATERS

Comments: Appears Serviceable

6.1 SEWER / DRAINS / VENTS (VISIBLE ONLY)

Comments: Appears Serviceable

6.2 WATER LINES (VISIBLE ONLY)

Comments: Appears Serviceable

6.3 GAS LINES (VISIBLE ONLY)

Comments: Appears Serviceable

6.4 PLUMBING VALVES / ACCESSORIES

Comments: Action Required

6.5 EXTERIOR WATER FAUCETS

Comments: Appears Serviceable

6.6 WASHER / DRYER / LAUNDRY

Comments: Appears Serviceable

7. Electrical System

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

Styles & Materials

Panel capacity: 200 AMP	Main Panel/Main Disconnect Location: Right front exterior of the home	Electrical Service Conductors: Below ground service 120/240 volt service Single disconnect Exterior main service panel
Sub Panel Location(s): In the garage Near the pool equipment	Distribution Systems and Accessories: Sub-panel(s) Circuit breakers Nonmetallic sheathed cable Metal conduit Plastic conduit Solar panels (not inspected)	GFCI Reset locations: Receptacles in the rear yard reset at the GFCI breaker in the pool sub-panel

*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: Appears Serviceable

7.4 JUNCTION BOXES / CONDUITS

Comments: Appears Serviceable

7.5 LIGHTING / SWITCHES

Comments: Appears Serviceable

7.6 RECEPTACLE OUTLETS

Comments: Appears Serviceable

7.7 SYSTEM GROUNDING / GROUND FAULT CIRCUIT INTERRUPT

Comments: Appears Serviceable

7.8 DOOR BELL / COMMUNICATION WIRING

Comments: Appears Serviceable

8(A) . Master Bathroom

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

Styles & Materials

Bathtub/Shower Types:	Ventilation:	Electrical / GFCI:
Tile shower floor	Openable window	Counter outlets
Tile surround	Exhaust fan	GFCI protection
Glass door and walls		
Fiberglass hydro-jet tub		
Bathroom Type/Size:	Toilet Type:	
Full Bath	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: Appears Serviceable

8.3.A VANITYS, COUNTERS

Comments: Appears Serviceable

8.4.A VENTILATION

Comments: Appears Serviceable

8.5.A CEILINGS, WALLS, FLOORS

Comments: Appears Serviceable

8.6.A CAULKING AND SEALING

Comments: Appears Serviceable

8.7.A TOWEL HOLDERS, MISC

Comments: Appears Serviceable

8(B) . Rear Hall Bathroom

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

Styles & Materials

Bathtub/Shower Types:	Ventilation:	Electrical / GFCI:
Cast iron tub	Openable window	Counter outlets
Tile surround	Exhaust fan	GFCI protection
Glass door		
Bathroom Type/Size:	Toilet Type:	
Full Bath	1.6 GPF Low Flow	

*Items***8.0.B TUBS, SHOWERS**

Comments: Appears Serviceable

8.1.B TOILETS

Comments: Appears Serviceable

8.2.B SINKS

Comments: Appears Serviceable

8.3.B VANITYS, COUNTERS

Comments: Appears Serviceable

8.4.B VENTILATION

Comments: Appears Serviceable

8.5.B CEILINGS, WALLS, FLOORS

Comments: Appears Serviceable

8.6.B CAULKING AND SEALING

Comments: Appears Serviceable

8.7.B TOWEL HOLDERS, MISC

Comments: Appears Serviceable

8(C) . Left 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:**

Cast iron tub
 Tile surround
 Glass door

Ventilation:

Openable window
 Exhaust fan

Electrical / GFCI:

Counter outlets
 GFCI protection

Bathroom Type/Size:

Full Bath

Toilet Type:

1.6 GPF Low Flow

*Items***8.0.C TUBS, SHOWERS**

Comments: Appears Serviceable

8.1.C TOILETS

Comments: Appears Serviceable

8.2.C SINKS

Comments: Appears Serviceable

8.3.C VANITYS, COUNTERS

Comments: Appears Serviceable

8.4.C VENTILATION

Comments: Appears Serviceable

8.5.C CEILINGS, WALLS, FLOORS

Comments: Appears Serviceable

8.6.C CAULKING AND SEALING

Comments: Appears Serviceable

8.7.C TOWEL HOLDERS, MISC

Comments: Appears Serviceable

9. Interiors

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

Styles & Materials

Wall & Ceiling Materials:

Drywall

Garage Door To Interior:

Fire resistant self closing door

Floor Covering(s):

Carpet
Tile
Wood

Interior Styles:

High ceilings (over 8 feet)
Vaulted ceilings
Furnished and occupied

Alarms / Safety Equip.:

Smoke alarms
Carbon monoxide alarm
Intruder alarm (not tested)

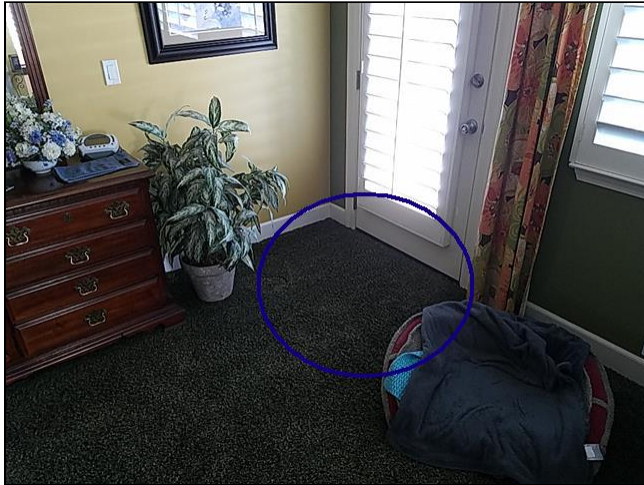
Items

9.0 CEILINGS, WALLS

Comments: Appears Serviceable

9.1 FLOORS

Comments: Action Required



INSTALLATION NEEDED

Carpet at the door off the rear of the master bedroom door is dragging at the bottom of the door. Recommend replacement of the carpet in the door opening area with a lower profile hard flooring that will allow the door to operate smoothly and prevent damage to the door weather stripping.

9.2 DOORS (REPRESENTATIVE NUMBER)

Comments: Appears Serviceable

9.3 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Appears Serviceable

9.4 ALARMS / SAFETY / SECURITY

Comments: Appears Serviceable

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 / electric oven
Double ovens

Ventilation:

Mechanical exhaust

Electrical:

Counter outlets
GFCI protection

Other Appliances:

Dishwasher
Garbage disposal
Wine refrigerator

Items

10.0 RANGES / OVENS / MICROWAVE

Comments: Appears Serviceable

10.1 VENTILATION

Comments: Appears Serviceable

10.2 DISHWASHER

Comments: Appears Serviceable

10.3 DISPOSAL / TRASH COMPACTOR

Comments: Appears Serviceable

10.4 COUNTERS / CABINETS

Comments: Appears Serviceable

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
3 bathroom
Concrete slab foundation

Roof Structure:

Engineered wood trusses
OSB roof sheathing

Ceiling and Wall Structure:

Wood framed site built

Floor Structure:

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:

Hallway ceiling
Master bedroom closet

Attic insulation and ventilation:

Fiberglass batts
3-5 inches
6-9 inches
Roof vents
Gable vents
Eave vents

Items

11.0 FOUNDATION / SLAB (where visible)

Comments: Appears Serviceable

11.1 BUILDING FRAMING MEMBERS

Comments: Appears Serviceable

11.2 ATTIC / VENTILATION / INSULATION

Comments: Appears Serviceable