



Inspection Report

Adria Griggs

Property Address:
56 Los Verdes Dr
San Luis Obispo CA 93401

10/29/2025



Harper Homes: Home Inspection Services

Dylan Linnenkamp
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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:

2.0 ROOF

Action Required

(1) FURTHER EVALUATION

Due to the age of the roof and various signs of moisture intrusion at the interior ceiling, it is recommended that the roof and all roofing components be further evaluated by a qualified roofing contractor to better understand the extent of repairs needed, remaining life, and cost to repair/replace. Signs of leaking were noted at the scupper drains at the interior of the home as well as a soft section of plywood near the rear left scupper drain.

(2) REPAIR NEEDED

Moisture damage noted at the end of the rafters extending from the roofing at the various locations. Refer to the pest report for further details and make repairs as prescribed.

2.3 GUTTERS / DOWNSPOUTS

Action Required

ALTERATION NEEDED

The drains were clogged at the time of the inspection and need to be cleaned to allow for proper water flow.

2.4 SIDING / TRIM

Action Required

(1) REPAIR NEEDED

Areas of the fascia and trim contain moisture damage. Refer to the pest report for further information on this condition and make repairs as prescribed.

3. Fireplace

Safety / Health Deficient Items:

3.0 CHIMNEYS / FIREPLACES

Action Required

(2) INSTALLATION NEEDED

Chimney damper not fixed open while a gas log lighter is installed. Recommend installation of a simple flue damper clamp to prevent complete closure of the damper.

3.1 GAS/LP FIRELOGS AND FIREPLACES

Action Required

INSTALLATION NEEDED

Fire rated sealant should be installed where the gas log lighter enters the fireplace to ensure smoke and heat are properly contained to the fireplace.

5. Plumbing System

Defect / Functionally Deficient Items:

5.2 WATER LINES (VISIBLE ONLY)

Action Required

REPAIR NEEDED

Water pressure noted at 95 PSI, higher than acceptable. Recommend adjustment or repair/replacement of the pressure regulator to prevent excessive wear on the plumbing valves, lines, and fixtures. Recommend 80 PSI max.

7(A) . Master Bathroom

Defect / Functionally Deficient Items:

7.0.A TUBS, SHOWERS

Action Required

REPAIR NEEDED

Gel coat chipped or damaged slightly in the tub in a few areas. This can be typical with age and regular use, and proper repair of the fiberglass gel coat material can help extend the life of the tub. Recommend repair and replacement as needed.

7(B) . Hall Bathroom

Safety / Health Deficient Items:

7.5.B CEILINGS, WALLS, FLOORS

Action Required

REPAIR NEEDED

Moisture damage was noted near the toilet and shower and possible microbial growth was noted. This area should be further evaluated and repairs made to the damaged sections of drywall material.

Defect / Functionally Deficient Items:

7.1.B TOILETS

Action Required

(1) REPAIR NEEDED

The toilet is loose and shows signs of leaking. Recommend reinstalling the toilet with a new wax ring and proper tightening. Surround wall material should be evaluated and repaired, as needed.

8. Interiors

Safety / Health Deficient Items:

8.0 CEILINGS, WALLS

Action Required

(4) FURTHER EVALUATION

Sprayed acoustic ceilings were noted in the building. Some acoustic ceiling materials contain asbestos fibers, depending on the age of the material. Removal or alteration should be performed by a qualified professional.

Defect / Functionally Deficient Items:

8.0 CEILINGS, WALLS**Action Required****(2) FURTHER EVALUATION**

Moisture stains noted on the ceiling and walls left corner and the closet of the master bedroom. Large amounts of moisture was detected using a moisture meter. Recommend the roof and flashings be further evaluated in these areas to determine the cause and remedy of this moisture intrusion. The wall material should be further evaluated and repairs/ remediation performed for possible microbial growth.

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Date: 10/29/2025	Time: 01:30:00 PM	Report ID: 102925DL1
Property: 56 Los Verdes Dr San Luis Obispo CA 93401	Customer: Adria Griggs	Real Estate Professional: Erik Berg-Johansen

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

Comment Key or Definitions

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

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

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

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

INSTALLATION NEEDED = The necessary components are not installed.

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

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

This home is older than 50 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

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

this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Standards of Practice: CREIA California Real Estate Inspection Association	In Attendance: Inspector, Buyers Agent, Buyer, Termite Inspector	Type of building: Single Family (1 story)
Square Footage Approximate: 1000	Approximate year of construction: 1974	Temperature: Over 80
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:	Fences and Gates:	Walkways / Parking:
Above or at grade to road	Metal	Concrete
Flat pad / site		
Exterior Decks:		
Concrete patio		

Items

1.0 GRADE / DRAINAGE

Comments: Appears Serviceable

1.1 DECKS / PATIOS

Comments: Appears Serviceable

1.2 DRIVEWAY / WALKWAYS

Comments: Action Required

(1) ALTERATION NEEDED
Uneven walkways noted at various areas of the home, creating possible trip hazards. Any variance in walkway height more than 3/4" needs properly ground down or filled in to improve the safety of the walkways.



1.2 Item 1(Picture)

(2) REPAIR NEEDED

Concrete cracks were noted on the walkways, likely due to tree roots or expansive soil. Walkway cracking is not affecting the structure. Any walkway height variance over 3/4" should be altered or repaired to prevent a possible trip hazard.

1.3 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.

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: Combination Low pitch roof (up to 3 in 12) Medium pitch (3 1/2 to 6 1/2 in 12)	Roof Covering Material: Concrete tile Tar and gravel	Roof Flashing: Metal flashings
Viewed Roof Covering From: Fully traversed and viewed	Gutters / Roof Drains: Built in drains	Exterior Siding: Stucco
Trim: Wood trim Wood fascia	Window / Skylights: Vinyl frame dual pane	Garage Door and Safety Reverse: Metal Sliding Automatic opener Photoelectric eye safety sensor

Items

2.0 ROOF

Comments: Action Required

(1) FURTHER EVALUATION

Due to the age of the roof and various signs of moisture intrusion at the interior ceiling, it is recommended that the roof and all roofing components be further evaluated by a qualified roofing contractor to better understand the extent of repairs needed, remaining life, and cost to repair/replace. Signs of leaking were noted at the scupper drains at the interior of the home as well as a soft section of plywood near the rear left scupper drain.

(2) REPAIR NEEDED

Moisture damage noted at the end of the rafters extending from the roofing at the various locations. Refer to the pest report for further details and make repairs as prescribed.



2.0 Item 1(Picture)

(3) MAINTENANCE NEEDED

Leaves and debris need removed from the roof and an annual maintenance routine established. The trees need trimmed back to prevent contact with the roof and limit the amount of seasonal debris.



2.0 Item 2(Picture)

2.1 FLASHINGS

Comments: Appears Serviceable

2.2 CHIMNEYS AND ROOF PENETRATIONS

Comments: Appears Serviceable

2.3 GUTTERS / DOWNSPOUTS

Comments: Action Required

ALTERATION NEEDED

The drains were clogged at the time of the inspection and need to be cleaned to allow for proper water flow.

2.4 SIDING / TRIM

Comments: Action Required

(1) REPAIR NEEDED

Areas of the fascia and trim contain moisture damage. Refer to the pest report for further information on this condition and make repairs as prescribed.



2.4 Item 1(Picture)



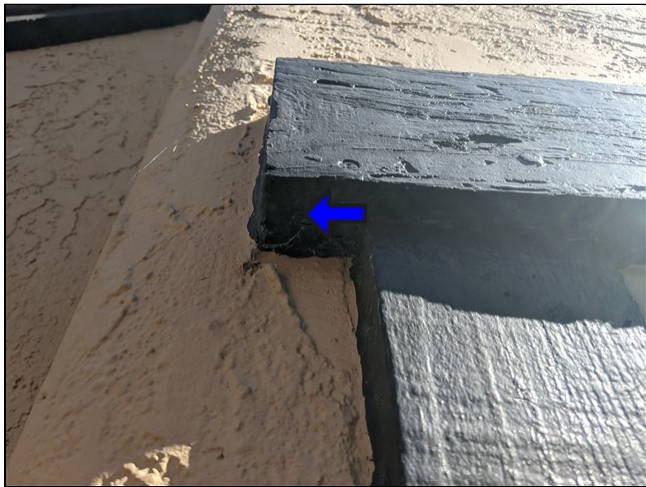
2.4 Item 2(Picture)



2.4 Item 3(Picture)



2.4 Item 4(Picture)



2.4 Item 5(Picture)

(2) MAINTENANCE NEEDED

Bird nesting noted against the siding under the eave at left exterior. Recommend organic material be properly removed to prevent moisture and pest intrusion.



2.4 Item 6(Picture)

2.5 EXTERIOR DOORS

Comments: Appears Serviceable

2.6 WINDOWS / SKYLIGHTS

Comments: Action Required

MAINTENANCE NEEDED

Retrofit windows utilized in this building. This type of window installation is sealed at the surface mounted vinyl flange and it was not determined if proper flashings were installed. Caulking will need maintained at the perimeter of the windows.

2.7 GARAGE / CARPORT

Comments: Action Required

(1) FURTHER EVALUATION

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

(2) REPAIR AS NEEDED

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

2.8 PAINT / CAULK / SEAL / MISCELLANEOUS.

Comments: Appears Serviceable

3. Fireplace

Styles & Materials

Types of Fireplaces:	Chimney Vent:
Wood burning fireplace	Metal chimney
Gas log lighter	

Items

3.0 CHIMNEYS / FIREPLACES

Comments: Action Required

(1) FURTHER EVALUATION
Recommend the firebox and chimney be cleaned, swept, and further evaluated, before use, by a qualified chimney specialist.

(2) INSTALLATION NEEDED
Chimney damper not fixed open while a gas log lighter is installed. Recommend installation of a simple flue damper clamp to prevent complete closure of the damper.

3.1 GAS/LP FIRELOGS AND FIREPLACES

Comments: Action Required

INSTALLATION NEEDED

Fire rated sealant should be installed where the gas log lighter enters the fireplace to ensure smoke and heat are properly contained to the fireplace.



3.1 Item 1(Picture)

4. 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:	Cooling Equipment Type/Size/Age:
Electric	No A/C in home
Electric Radiant Ceiling (front living room)	
Extra Info : radiant ceiling heat	

Items

4.0 HEATING EQUIPMENT

Comments: Appears Serviceable

INFORMATIONAL NOTE

The heating system for the home is electric radiant heat located in the ceiling which was tested and functional at the time of the inspection.



4.0 Item 1(Picture)

5. Plumbing System

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

Styles & Materials

Water Shut Off Location:	Water Supply Aproximate Size / Material:	Plumbing Water Distribution:
Handle shut off	3/4"	Copper
Pressure regulator	Copper	
Front exterior of the home		
Water Source:	Water Pressure (normal is 40 to 80 psi):	Plumbing Waste (visible only):
Public	Water pressure approx. 95PSI (High)	ABS
Gas Type / Primary Energy Heat Source:	Gas Shut Off Location:	Gas Line Type:
Natural gas	Left exterior of the home	Galvanized gas pipe
		Steel gas pipe
Water Heater Power Source / Vent Type:	Water Heater Capacity / Age:	Water Heater Location:
Pressure relief valve not tested	40 Gallon	In the garage
Natural gas	MFG 2015	
Sheet metal vent		
Laundry Type Venting and Accessories:		
Washer connections		
Gas dryer connection		
Dryer vents at exterior wall		

Items

5.0 WATER HEATERS

Comments: Action Required

- (1) REPAIR AS NEEDED

The water heater appears to be in working condition, but is 10 years old, past the warranty period, and at or near the end of it's usable life. Recommend replacement as needed.
- (2) RECOMMENDED IMPROVEMENT

Recommend installing a drain pan under the water heater with a drain to a location that is resistant to moisture damage.

5.1 SEWER / DRAINS / VENTS (VISIBLE ONLY)

Comments: Appears Serviceable

5.2 WATER LINES (VISIBLE ONLY)

Comments: Action Required

- REPAIR NEEDED

Water pressure noted at 95 PSI, higher than acceptable. Recommend adjustment or repair/replacement of the

pressure regulator to prevent excessive wear on the plumbing valves, lines, and fixtures. Recommend 80 PSI max.

5.3 GAS LINES (VISIBLE ONLY)

Comments: Action Required

(1) RECOMMENDED IMPROVEMENT

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

(2) RECOMMENDED IMPROVEMENT

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

(3) INFORMATIONAL NOTE

The gas shutoff is located at the left exterior of the home. To turn the gas off turn the valve perpendicular to the piping.



5.3 Item 1(Picture)

5.4 PLUMBING VALVES / ACCESSORIES

Comments: Appears Serviceable

INFORMATIONAL NOTE

The water shutoff is located at the front exterior of the home. To turn the water off turn the handle clockwise.



5.4 Item 1(Picture)

5.5 EXTERIOR WATER FAUCETS

Comments: Appears Serviceable

5.6 WASHER / DRYER / LAUNDRY

Comments: Action Required

MAINTENANCE NEEDED

Dryer vent is partially blocked by dryer lint and the vent flap is stuck open. Recommend proper cleaning of the dryer vent to insure maximum efficiency and prevent pest or rodent intrusion.

6. 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: Left exterior of the home	Electrical Service Conductors: Below ground service 120/240 volt service Exterior main service panel
Distribution Systems and Accessories: Circuit breakers Nonmetallic sheathed cable Copper wires		

Items

6.0 SERVICE ENTRANCE CONDUCTORS

Comments: Appears Serviceable

6.1 MAIN / SUB-PANELS

Comments: Appears Serviceable

6.2 BREAKERS / FUSES

Comments: Appears Serviceable

6.3 CIRCUIT WIRING (where visible)

Comments: Appears Serviceable

6.4 JUNCTION BOXES / CONDUITS

Comments: Appears Serviceable

6.5 LIGHTING / SWITCHES

Comments: Appears Serviceable

6.6 RECEPTACLE OUTLETS

Comments: Appears Serviceable

6.7 SYSTEM GROUNDING / GROUND FAULT CIRCUIT INTERRUPT

Comments: Appears Serviceable

6.8 DOOR BELL / COMMUNICATION WIRING

Comments: Appears Serviceable

7(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:
Fiberglass shower insert	Exhaust fan	Counter outlets
Glass door		GFCI protection
Bathroom Type/Size:	Toilet Type:	
3/4 bath	Not listed (likely not low flow)	

Items

7.0.A TUBS, SHOWERS

Comments: Action Required

REPAIR NEEDED
Gel coat chipped or damaged sightly in the tub in a few areas. This can be typical with age and regular use, and proper repair of the fiberglass gel coat material can help extend the life of the tub. Recommend repair and replacement as needed.



7.0.A Item 1(Picture)

7.1.A TOILETS

Comments: Appears Serviceable

7.2.A SINKS

Comments: Action Required

ALTERATION NEEDED
Drain stopper needs adjusted or altered to function properly.

7.3.A VANITYS, COUNTERS

Comments: Appears Serviceable

7.4.A VENTILATION

Comments: Appears Serviceable

7.5.A CEILINGS, WALLS, FLOORS

Comments: Appears Serviceable

7.6.A CAULKING AND SEALING

Comments: Appears Serviceable

7.7.A TOWEL HOLDERS, MISC

Comments: Appears Serviceable

7(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: Exhaust fan	Electrical / GFCI: Counter outlets GFCI protection
Bathroom Type/Size: Full Bath	Toilet Type: Not listed (likely not low flow)	

Items

7.0.B TUBS, SHOWERS

Comments: Action Required

REPAIR NEEDED

Faucet limit stop is missing or not functioning as intended. Faucet handle rotates freely and can make temperature selection difficult. Repairs are needed for intended function.

7.1.B TOILETS

Comments: Action Required

(1) REPAIR NEEDED

The toilet is loose and shows signs of leaking. Recommend reinstalling the toilet with a new wax ring and proper tightening. Surround wall material should be evaluated and repaired, as needed.

(2) FURTHER EVALUATION

The toilet was off at the time of the inspection and should be further evaluated to ensure proper function.

7.2.B SINKS

Comments: Appears Serviceable

7.3.B VANITYS, COUNTERS

Comments: Appears Serviceable

7.4.B VENTILATION

Comments: Appears Serviceable

7.5.B CEILINGS, WALLS, FLOORS

Comments: Action Required

REPAIR NEEDED

Moisture damage was noted near the toilet and shower and possible microbial growth was noted. This area should be further evaluated and repairs made to the damaged sections of drywall material.



7.5.B Item 1(Picture)



7.5.B Item 2(Picture)



7.5.B Item 3(Picture)

7.6.B CAULKING AND SEALING

Comments: Appears Serviceable

7.7.B TOWEL HOLDERS, MISC

Comments: Appears Serviceable

8. 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:	Floor Covering(s):	Interior Styles:
Drywall	Vinyl	Nominal 8 foot ceilings
Sprayed acoustical ceilings (may contain asbestos)	Tile	High ceilings (over 8 feet)
		Vaulted ceilings
		Furnished and occupied
Alarms / Safety Equip.:		
Smoke alarms		
Carbon monoxide alarms		

Items

8.0 CEILINGS, WALLS

Comments: Action Required

(1) FURTHER EVALUATION

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

(2) FURTHER EVALUATION

Moisture stains noted on the ceiling and walls left corner and the closet of the master bedroom. Large amounts of moisture was detected using a moisture meter. Recommend the roof and flashings be further evaluated in these areas to determine the cause and remedy of this moisture intrusion. The wall material should be further evaluated and repairs/remediation performed for possible microbial growth.



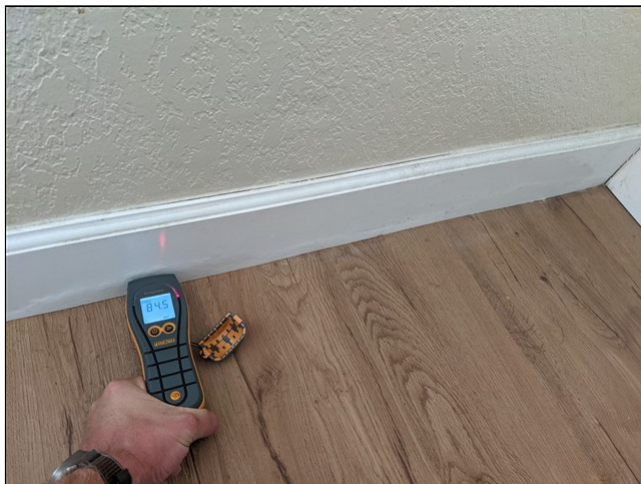
8.0 Item 1(Picture)



8.0 Item 2(Picture)



8.0 Item 3(Picture)



8.0 Item 4(Picture)



8.0 Item 5(Picture)

(3) REPAIR AS NEEDED

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

(4) FURTHER EVALUATION

Sprayed acoustic ceilings were noted in the building. Some acoustic ceiling materials contain asbestos fibers, depending on the age of the material. Removal or alteration should be performed by a qualified professional.

8.1 FLOORS

Comments: Appears Serviceable

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.

8.2 DOORS (REPRESENTATIVE NUMBER)

Comments: Appears Serviceable

8.3 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Appears Serviceable

8.4 ALARMS / SAFETY / SECURITY

Comments: Appears Serviceable

9. 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:	Ventilation:	Electrical:
Gas range (slide in)	Openable window	Counter outlets
	Mechanical exhaust	GFCI protection
Other Appliances:		
Dishwasher		
Garbage disposal		

Items

9.0 RANGES / OVENS / MICROWAVE

Comments: Action Required

9.1 VENTILATION

Comments: Appears Serviceable

9.2 DISHWASHER

Comments: Action Required

INSTALLATION NEEDED
Dishwasher air gap needed to prevent cross contamination of potable and waste water.

9.3 DISPOSAL / TRASH COMPACTOR

Comments: Appears Serviceable

9.4 COUNTERS / CABINETS

Comments: Appears Serviceable

9.5 SINK / FAUCET / DRAIN

Comments: Appears Serviceable

10. 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:	Roof Structure:	Ceiling and Wall Structure:
2 bedroom	Wood site framed roof system	Wood framed site built
2 bathroom	Plywood roof sheathing	
Floor Structure:	Foundation:	Method Used To Observe Attic:
Concrete slab floor	Concrete slab	This building has no attic

Items

10.0 FOUNDATION / SLAB (where visible)

Comments: Action Required

FURTHER EVALUATION

Drywall cracking noted in a few areas indicating some movement of the slab foundation. While this may be typical for the area, it is recommended that the drainage be improved to prevent moisture saturation at the foundation to minimize the slab movement. Recommend further evaluation, as needed, by a qualified engineering contractor.



10.0 Item 1(Picture)



10.0 Item 2(Picture)

10.1 BUILDING FRAMING MEMBERS

Comments: Appears Serviceable