



Inspection Report

Elise Arata

Property Address:
3335 Broad St 12
San Luis Obispo CA 93401

7/28/2025



Harper Homes: Home Inspection Services

Dylan Linnenkamp
3940 Broad Street Suite 7 PMB 200
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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) REPAIR NEEDED

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

(3) REPAIR NEEDED

Damaged shingles noted at the front exterior and need repaired to prevent weather exposure to the roofing materials and further deterioration in this area.

2.4 SIDING / TRIM

Action Required

(1) FURTHER EVALUATION

Moisture damage noted at the trim, fascia and siding. Recommend further evaluation by a structural pest control operator and make repairs as prescribed.

3. Fireplace

Safety / Health Deficient Items:

3.0 CHIMNEYS / FIREPLACES

Action Required

(2) FURTHER EVALUATION

Fire-brick is cracked in the fireplace. Recommend further evaluation and repairs as needed by a qualified fireplace technician before further use.

(3) 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

The penetration where the gas log lighter enters the fireplace needs to be sealed with fire rated sealant to ensure smoke and heat are properly contained to the fireplace.

5. Plumbing System

Safety / Health Deficient Items:

5.3 GAS LINES (VISIBLE ONLY)

Action Required

(3) INSTALLATION NEEDED

Cap needed on the gas valve at the laundry area and should remain in place until a gas appliance is connected in case of accidental opening of the valve.

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.

6. Electrical System

Safety / Health Deficient Items:**6.7 SYSTEM GROUNDING / GROUND FAULT CIRCUIT INTERRUPT****Action Required**

INSTALLATION NEEDED

GFCI protection not provided or not functioning at the kitchen receptacles. Recommend repair or installation of GFCI protection for receptacles in these locations for intended safety of the home.

8. Interiors

Safety / Health Deficient Items:**8.5 ALARMS / SAFETY / SECURITY****Action Required**

INSTALLATION NEEDED

Carbon monoxide alarm should be installed in the hallway(s) serving the sleeping rooms.

10. Structure

Defect / Functionally Deficient Items:**10.2 ATTIC / VENTILATION / INSULATION****Action Required**

(2) FURTHER EVALUATION

Moisture stains noted on the roof sheathing and framing. No current moisture was present. Recommend further evaluation as needed.

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Date: 7/28/2025	Time: 09:00:00 AM	Report ID: 072825DL1
Property: 3335 Broad St 12 San Luis Obispo CA 93401	Customer: Elise Arata	Real Estate Professional: Devin Hahn Richardson Properties

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 40 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.

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. 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	Type of building: Condominium (2 story)
Square Footage Approximate: 1190	Approximate year of construction: 1982	Temperature: Over 60
Weather: Cloudy	Ground/Soil surface condition: Dry	Rain in last 7 days: No
Property is: 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:

Above or at grade to road
Flat pad / site

Fences and Gates:

Wood

Walkways / Parking:

Concrete

Exterior Decks:

Wood deck

Items

1.0 GRADE / DRAINAGE

Comments: Action Required

ALTERATION NEEDED

Soil or landscape materials pushed up against the wood siding at the front exterior. No moisture damage was noted. Refer to the pest report for more information on this condition and have material removed to prevent earth to wood contact while allowing drainage to remain effective.



1.0 Item 1(Picture)

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.

(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: 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 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:	Roof Covering Material:	Roof Flashing:
Combination	Composition shingles	Metal flashings
Low pitch roof (up to 3 in 12)	Tar and gravel	
Medium pitch (3 1/2 to 6 1/2 in 12)		
Viewed Roof Covering From:	Gutters / Roof Drains:	Exterior Siding:
Partially traversed and or viewed	Metal gutters	Wood
Viewed from the ground		
Viewed from the eaves		
Trim:	Window / Skylights:	
Wood trim	Metal frame single pane	
Wood fascia		

Items

2.0 ROOF

Comments: Action Required

(1) REPAIR NEEDED
Moisture damage noted at the end of the rafters extending from the roofing at the left exterior. Refer to the pest report for further details and make repairs as prescribed.



2.0 Item 1(Picture)

(2) 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)

(3) REPAIR NEEDED

Damaged shingles noted at the front exterior and need repaired to prevent weather exposure to the roofing materials and further deterioration in this area.



2.0 Item 3(Picture)

2.1 FLASHINGS

Comments: Action Required

ALTERATION NEEDED

Metal roof flashing is lifting at the front exterior allowing possible moisture intrusion. Recommend all flashings be secured or altered as needed.



2.1 Item 1(Picture)

2.2 CHIMNEYS AND ROOF PENETRATIONS

Comments: Appears Serviceable

2.3 GUTTERS / DOWNSPOUTS

Comments: Action Required

(1) INSTALLATION NEEDED

Downspout extension needed at various locations to channel rain water away from the foundation and help promote functional drainage.

(2) MAINTENANCE NEEDED

The gutters contain debris in areas and need cleaned and an annual maintenance schedule established to allow intended drainage of roof runoff water away from the home.

2.4 SIDING / TRIM

Comments: Action Required

(1) FURTHER EVALUATION

Moisture damage noted at the trim, fascia and siding. Recommend further evaluation by a structural pest control operator 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)



2.4 Item 6(Picture)

(2) ALTERATION NEEDED

Siding and trim is in contact with concrete noted at the front exterior. Recommend wood materials be cut back from contacting the concrete to help prevent further moisture intrusion.



2.4 Item 7(Picture)

2.5 EXTERIOR DOORS

Comments: Appears Serviceable

2.6 WINDOWS / SKYLIGHTS

Comments: Action Required

INSTALLATION AS NEEDED

Screen missing at the various locations and can be replaced as needed.

2.7 PAINT / CAULK / SEAL / MISCELLANEOUS.

Comments: Appears Serviceable

3. Fireplace

Styles & Materials

Types of Fireplaces:	Chimney Vent:
Pre-fabricated wood burning fireplace	Metal chimney
Gas log lighter	

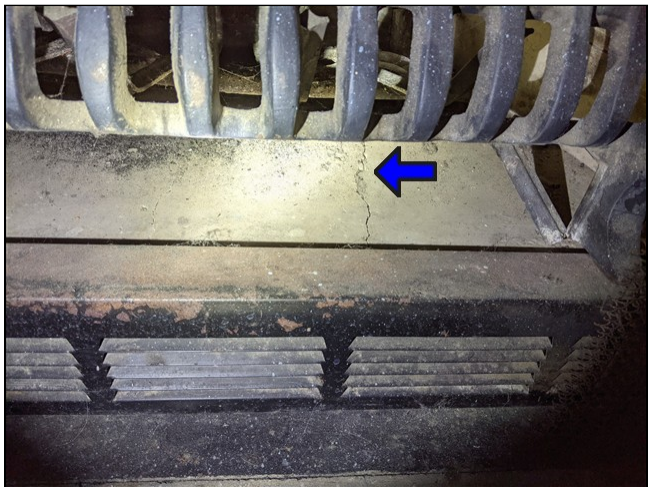
Items

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) FURTHER EVALUATION
Fire-brick is cracked in the fireplace. Recommend further evaluation and repairs as needed by a qualified fireplace technician before further use.



3.0 Item 1(Picture)

(3) 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

The penetration where the gas log lighter enters the fireplace needs to be sealed with fire rated sealant 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:	Furnace Location:	Ductwork:
Forced Air	In a hallway closet	Insulated flexible duct
Natural Gas		Insulated metal duct
MFG 2015		
Cooling Equipment Type/Size/Age:	Filter Locations/Type/Size:	
No A/C in home	Disposable	
	Under the furnace	
	Extra Info : 14x25x1	

Items

4.0 HEATING EQUIPMENT

Comments: Appears Serviceable

INFORMATIONAL NOTE

The furnace was tested and functional at the time of the inspection.



4.0 Item 1(Picture)

4.1 THERMOSTATS

Comments: Appears Serviceable

4.2 FILTER

Comments: Action Required

MAINTENANCE NEEDED

HVAC return air filter is dirty and in need of replacement.

4.3 DUCTS / REGISTERS / DISTRIBUTION SYSTEMS

Comments: Action Required

REPAIR NEEDED

Ducting insulation damaged and missing at various areas in the attic. Recommend wrapping with new insulation where needed to help improve the efficiency of the HVAC system.



4.3 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	PEX
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
Sewer Clean-out Location:	Gas Type / Primary Energy Heat Source:	Gas Shut Off Location:
Front exterior of the home	Natural gas	Left exterior of the home
Gas Line Type:	Water Heater Power Source / Vent Type:	Water Heater Capacity / Age:
Galvanized gas pipe	Pressure relief valve not tested	40 Gallon
Steel gas pipe	Natural gas	MFG 2019
	Sheet metal vent	
Water Heater Location:	Laundry Type Venting and Accessories:	
In an outside closet	Washer connections	
	Electric dryer connection	
	Gas dryer connection	
	Dryer vents at exterior wall	

Items

5.0 WATER HEATERS

Comments: Action Required

ALTERATION NEEDED

Foil tape was observed on the water heater vent, but it appears to have been improperly installed. Standard water heater venting typically requires mechanical fasteners and approved high-temperature sealants rather than foil tape alone. Evaluation and correction by a qualified plumbing or HVAC contractor is recommended to ensure safe and proper venting.



5.0 Item 1(Picture)

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.



5.2 Item 1(Picture)

5.3 GAS LINES (VISIBLE ONLY)

Comments: Action Required

(1) 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)

(2) RECOMMENDED IMPROVEMENT

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

(3) INSTALLATION NEEDED

Cap needed on the gas valve at the laundry area and should remain in place until a gas appliance is connected in case of accidental opening of the valve.



5.3 Item 2(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 perpendicular to the piping.



5.4 Item 1(Picture)

5.5 EXTERIOR WATER FAUCETS

Comments: Action Required

ALTERATION NEEDED

Exterior hose spigot supply pipe is loose in the wall, noted at the front exterior. Recommend piping secured to prevent damage and a leak in the wall.

5.6 WASHER / DRYER / LAUNDRY

Comments: Action Required

MAINTENANCE NEEDED

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: 90 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
Sub Panel Location(s): In the hallway	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: Action Required

INSTALLATION NEEDED

GFCI protection not provided or not functioning at the kitchen receptacles. Recommend repair or installation of GFCI protection for receptacles in these locations for intended safety of the home.

7(A) . 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:
Fiberglass tub	Exhaust fan	Counter outlets
Tile surround		GFCI protection
Bathroom Type/Size:	Toilet Type:	
Full Bath	Not listed (likely not low flow)	

Items

7.0.A TUBS, SHOWERS

Comments: Action Required

ALTERATION NEEDED

The tub spout is gaped from the shower wall and needs properly installed and caulked to prevent the chance of moisture intrusion behind the shower wall.

7.1.A TOILETS

Comments: Appears Serviceable

7.2.A SINKS

Comments: Appears Serviceable

7.3.A VANITYS, COUNTERS

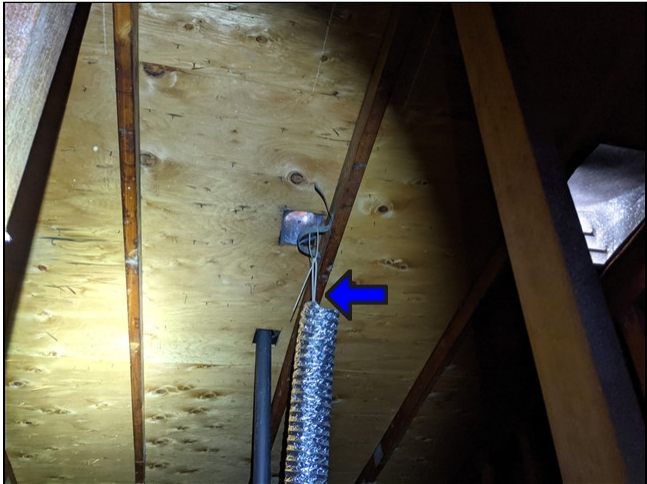
Comments: Appears Serviceable

7.4.A VENTILATION

Comments: Action Required

REPAIR NEEDED

Exhaust fan terminates in the attic space and should be extended out to a proper screen covered vent terminal location. This will prevent moist air exposure in the attic.



7.4.A Item 1(Picture)

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) . 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

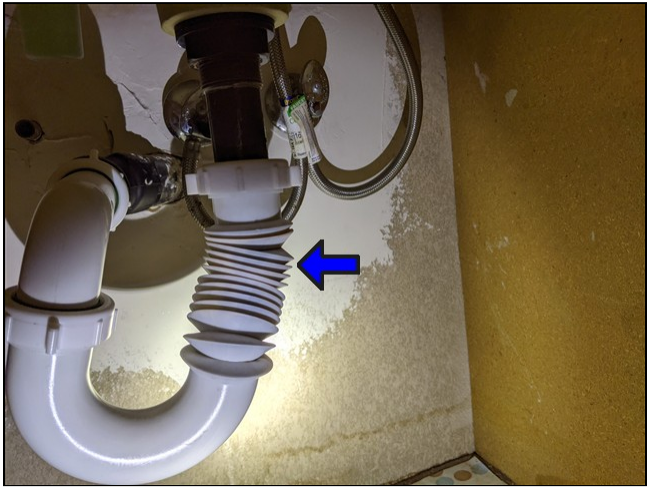
Ventilation:	Electrical / GFCI:	Bathroom Type/Size:
Exhaust fan	Counter outlets GFCI protection	1/2 bath
Toilet Type:		
Not listed (likely not low flow)		

Items

7.0.B TOILETS
Comments: Appears Serviceable

7.1.B 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.



7.1.B Item 1(Picture)

7.2.B VANITYS, COUNTERS
Comments: Action Required

REPAIR NEEDED

Slight moisture damage noted to the cabinet under the sink. No leaks noted at the time of inspection. Cosmetic repairs can be made as needed.



7.2.B Item 1(Picture)

7.3.B VENTILATION

Comments: Appears Serviceable

7.4.B CEILINGS, WALLS, FLOORS

Comments: Appears Serviceable

7.5.B CAULKING AND SEALING

Comments: Appears Serviceable

7.6.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	Carpet	Nominal 8 foot ceilings
	Vinyl	High ceilings (over 8 feet)
	Tile	Vacant
Alarms / Safety Equip.:		
Smoke alarms		
Carbon monoxide alarm		
Carbon monoxide alarm is needed		

Items

8.0 CEILINGS, WALLS

Comments: Appears Serviceable

8.1 FLOORS

Comments: Appears Serviceable

8.2 DOORS (REPRESENTATIVE NUMBER)

Comments: Action Required

INSTALLATION NEEDED
Bypass door floor-guides needed at the bedroom closet.

8.3 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Appears Serviceable

8.4 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Appears Serviceable

8.5 ALARMS / SAFETY / SECURITY

Comments: Action Required

INSTALLATION NEEDED
Carbon monoxide alarm should be installed in the hallway(s) serving the sleeping rooms.

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:
Electric Range (slide in)	Openable window	Counter outlets
	Mechanical exhaust	No GFCI protection
Other Appliances:		
Dishwasher		
Garbage disposal		

Items

9.0 RANGES / OVENS / MICROWAVE

Comments: Appears Serviceable

9.1 VENTILATION

Comments: Appears Serviceable

9.2 DISHWASHER

Comments: Appears Serviceable

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: 2 bedroom 1.5 bathroom	Roof Structure: Engineered wood trusses Plywood 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 a bedroom closet	Attic insulation and ventilation: Cellulose (shredded paper) 6-9 inches Roof vents Gable vents	

Items

10.0 FOUNDATION / SLAB (where visible)

Comments: Appears Serviceable

10.1 BUILDING FRAMING MEMBERS

Comments: Appears Serviceable

10.2 ATTIC / VENTILATION / INSULATION

Comments: Action Required

(1) INSTALLATION NEEDED

No insulation installed atop the attic access hatch and should be installed and adhered in position to improve efficiency of the home.

(2) FURTHER EVALUATION

Moisture stains noted on the roof sheathing and framing. No current moisture was present. Recommend further evaluation as needed.



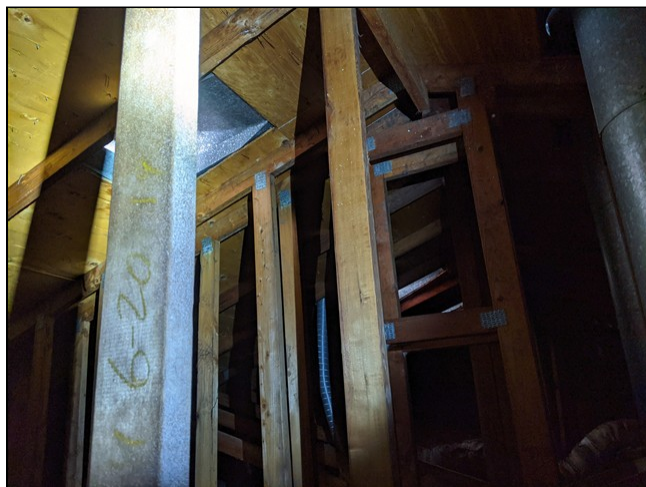
10.2 Item 1(Picture)



10.2 Item 2(Picture)

(3) RECOMMENDED UPGRADE

Firewall separation is not installed in the attic between units. While this may not have been required at the time of construction, installation of a proper firewall would significantly improve the safety of the building.



10.2 Item 3(Picture)