

**TITLE 25 HEALTH & SAFETY INSPECTION**

INSPECTION REPORT

PROPERTY ADDRESS

5540 W. 5th st, #69



INSPECTOR	INSPECTION DATE	REPORT ID	STATUS
Clinton Dotson	23 Jul 2026	INS-07232026-2	FINAL

PREPARED FORRosalyn Keyes
5540 W. 5th st, #69**PREPARED BY****Accurate Home Repair**Clinton T. Dotson, Licensed Contractor
CA C-47 Manufactured Home Contractor
License #1117704 · Exp. 03/31/2028
Bakersfield, California



REPORT SUMMARY

This Title 25 Health & Safety Inspection of the manufactured home located at 5540 W. 5th st, #69 was conducted on 23 Jul 2026. The home was evaluated against the inspection items in the sections that follow. Items requiring corrective action are summarized below; full findings begin on the next page.

18 PASS Items meeting standards	12 CORRECTED Verified after re-inspection	0 FAIL Repair or replacement needed	3 INFORMATIONAL Noted; outside scope of work	4 N/A Not applicable to this home
---	---	---	--	---

ITEMS REQUIRING ATTENTION

SECTION 1 · Overall Exterior

- | | |
|------------------|--|
| FINDING 1 | Exterior walls / siding
' CORRECTED 24 Aug 2026 — Wood rot / water intrusion |
| FINDING 2 | Skirting
' CORRECTED 24 Aug 2026 — Other — custom corrective action |
| FINDING 3 | Stairs, handrails, and landings
' CORRECTED 24 Aug 2026 — Damaged tread or landing |
| FINDING 4 | Visible rubbish, debris, or sources of infestation
' CORRECTED 24 Aug 2026 — Debris and infestation source |

SECTION 2 · Interior

- | | |
|------------------|--|
| FINDING 5 | Water heater T&P relief valve
' CORRECTED 24 Aug 2026 — Missing or improper T&P discharge |
| FINDING 6 | Electrical wiring, panels, outlets
' CORRECTED 13 Sep 2026 — Other — custom corrective action |
| FINDING 7 | Floors, walls, ceilings
' CORRECTED 13 Sep 2026 — Sagging floor or damaged sub-floor; Damaged interior |
| FINDING 8 | Signs of insect, vermin, or rodent infestation
' CORRECTED 24 Aug 2026 — Active or recent infestation |
| FINDING 9 | Range Ventilation
' CORRECTED 13 Sep 2026 — Other — custom corrective action |

SECTION 3 · Crawl Space / Under-Home

- | | |
|-------------------|--|
| FINDING 10 | Foundation / supports
' CORRECTED 24 Aug 2026 — Other — custom corrective action |
|-------------------|--|



FINDING 11 Insulation / vapor barrier
' **CORRECTED 13 Sep 2026 — Damaged and missing floor insulation**

FINDING 12 Other crawl-space conditions creating health or safety risks
' **CORRECTED 24 Aug 2026 — Inspector to specify**

FINDING DETAIL — PHOTOS & CORRECTIVE ACTIONS

FINDING 1

Exterior walls / siding: No damage, rot, or water intrusion

' **CORRECTED 24 AUG**

Issues found: Wood rot / water intrusion

This is on the side of the cabana.

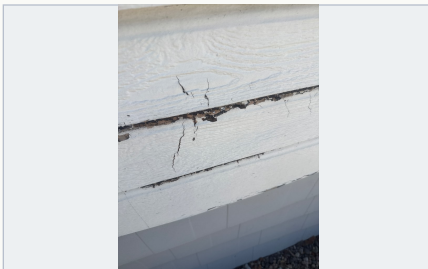
Citation Wood rot / water intrusion

Action Wood rot or moisture damage observed in siding or trim. Indicates ongoing or past water intrusion.

- Citation: Title 25 CCR §1606(g).

- Corrective action: Remove rotted material, identify and correct moisture source, replace with treated lumber, prime and paint.

PHOTO EVIDENCE



image



FINDING 2

Skirting: Secure, properly ventilated, no gaps or damage

' CORRECTED 24 AUG

Issues found: Other — custom corrective action

Item failed inspection; proof of correction presented.

Citation Other — custom corrective action

Action [Custom] Inspector-specified corrective action
Missing skirting vent screen.

PHOTO EVIDENCE



image

FINDING 3

Stairs, handrails, and landings: Stable, no trip hazards

' CORRECTED 24 AUG

Issues found: Damaged tread or landing

Trades and razors and bottom step at back door or non-compliant and unsafe.

Citation Damaged tread or landing

Action Stair tread or landing platform shows damage, rot, or instability creating trip/fall hazard.
• Citation: Title 25 CCR §1606(k).
• Corrective action: Replace damaged components, ensure stable structure.

PHOTO EVIDENCE



image

**FINDING 4****Visible rubbish, debris, or sources of infestation****· CORRECTED 24 AUG****Issues found:** Debris and infestation source

This is under the cabana.

Citation Debris and infestation source**Action** Accumulated rubbish, debris, or stored items creating harborage for pests/rodents.

- Citation: Title 25 CCR §1606 — sources of infestation prohibited.
- Corrective action: Remove debris, address infestation source, professional pest control treatment if active infestation.

PHOTO EVIDENCE

image

FINDING 5**Water heater T&P relief valve: Present, functional****· CORRECTED 24 AUG****Issues found:** Missing or improper T&P discharge

T&P discharge does not terminate on the exterior side of the skirting.

Citation Missing or improper T&P discharge**Action** Corrective action required by appropriately licensed contractor.**PHOTO EVIDENCE**

image



FINDING 6

Electrical wiring, panels, outlets: No exposed conductors

' CORRECTED 13 SEP

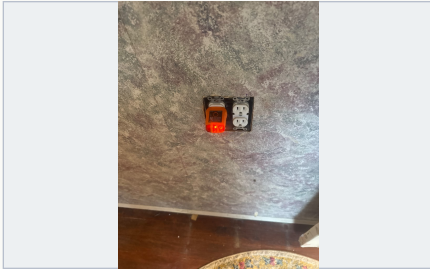
Issues found: Other — custom corrective action

Item failed inspection; proof of correction presented.

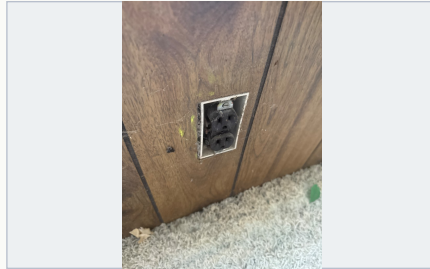
Citation Other — custom corrective action

Action [Custom] Inspector-specified corrective action
Missing cover plates at electric electrical outlets throughout the home.

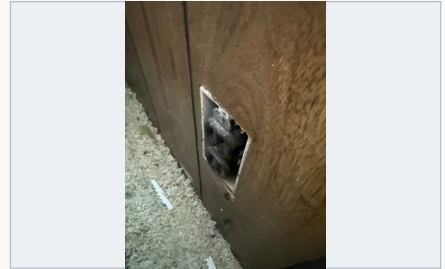
PHOTO EVIDENCE



image



image



image



image



FINDING 7

Floors, walls, ceilings: No sagging or major damage

' CORRECTED 13 SEP

Issues found: Sagging floor or damaged sub-floor; Damaged interior surfaces

Damage subfloor and hole in the base of the wall at the floor in the closet of the primary bedroom.

Citation Sagging floor or damaged sub-floor; Damaged interior surfaces

Action [1] Sagging floor or damaged sub-floor

Floor structure shows sag, soft spots, or visible damage indicating sub-floor failure.

- Citation: Title 25 CCR §1606(b).

- Corrective action: Identify cause (rot, joist failure, moisture); repair sub-floor and structural support. Engineer evaluation if widespread.

[2] Damaged interior surfaces

Walls or ceilings show damage, holes, or detachment.

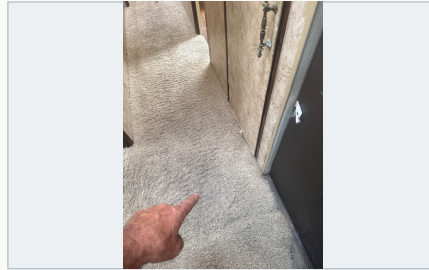
- Citation: Title 25 CCR §1606(b).

- Corrective action: Patch or replace damaged sections, prime and paint.

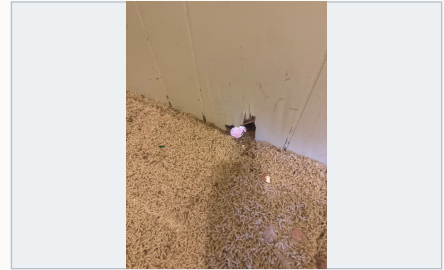
PHOTO EVIDENCE



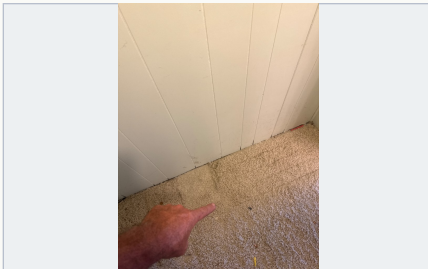
image



image



image



image



FINDING 8

Signs of insect, vermin, or rodent infestation

' CORRECTED 24 AUG

Issues found: Active or recent infestation

Dead mice found in home.

Citation Active or recent infestation

Action Evidence of insect, rodent, or vermin infestation observed (droppings, nesting, damage, live activity).

- Citation: Title 25 CCR §1606(a).

- Corrective action: Professional pest control treatment, seal entry points, remove harborage, replace damaged materials.

PHOTO EVIDENCE



image



FINDING 9

Range Ventilation

' CORRECTED 13 SEP

Issues found: Other — custom corrective action

Item failed inspection; proof of correction presented.

Citation Other — custom corrective action

Action [Custom] Inspector-specified corrective action
DEFICIENCY – KITCHEN EXHAUST VENTILATION

Location: Kitchen – Cooking Appliance Area

Condition Observed:

No exhaust ventilation hood or mechanical exhaust system is installed above the gas range/cooking appliance. The kitchen lacks any means of exhausting cooking vapors, grease, heat, or combustion byproducts to the exterior of the home.

Code Reference:

Title 25 CCR [VERIFY SECTION §] – Kitchen Ventilation Requirements

Requirement:

A mechanical exhaust system or ducted range hood shall be provided above the cooking appliance, capable of exhausting a minimum of 100 CFM to the exterior of the home. Recirculating (ductless) filter units do not satisfy this requirement.

Classification: FAIL – Health & Safety

Correction Required:

Install an approved ducted range hood or mechanical exhaust fan above the cooking appliance, vented directly to the exterior of the home, meeting the minimum 100 CFM exhaust requirement. Work shall be completed and re-inspected prior to close of inspection.

PHOTO EVIDENCE



image



FINDING 10

Foundation / supports: Stable

' CORRECTED 24 AUG

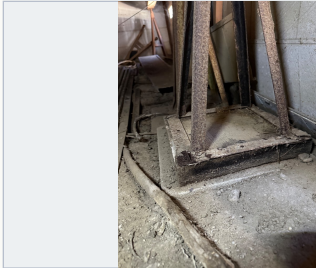
Issues found: Other — custom corrective action

Item failed inspection; proof of correction presented.

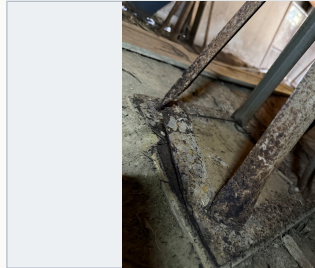
Citation Other — custom corrective action

Action [Custom] Inspector-specified corrective action
16 of the support peers have rusted to the point where they're no longer serviceable and deteriorated no longer transferring the load to the footing.

PHOTO EVIDENCE



IMG_1508



IMG_1504



IMG_1501



FINDING 11

Insulation / vapor barrier: Intact

' CORRECTED 13 SEP

Issues found: Damaged and missing floor insulation

Item failed inspection; proof of correction presented.

Citation Damaged and missing floor insulation

Action Floor insulation in crawl space is damaged or missing. This creates risk of moisture intrusion, energy loss, and potential pest infestation.

- Citation: This constitutes a structural and sanitation hazard under Title 25 CCR § 1606 and the general endangerment / nuisance standard.

- Corrective action: Install new insulation and vapor barrier to manufacturer specifications. Ensure proper coverage, secure attachment, and ventilation to prevent condensation.

PHOTO EVIDENCE



IMG_1483



IMG_1482



IMG_1479



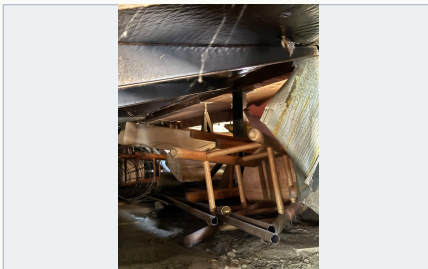
IMG_1475



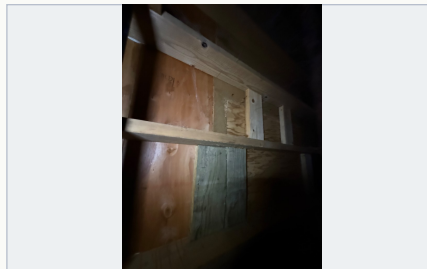
IMG_1476



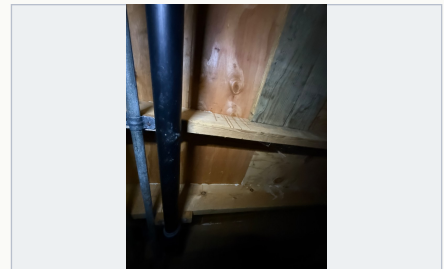
IMG_1477



IMG_1480



IMG_1494



IMG_1495



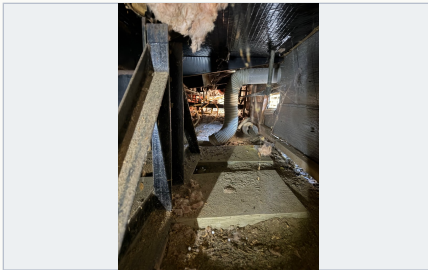
IMG_1496

**FINDING 12****Other crawl-space conditions creating health or safety risks****· CORRECTED 24 AUG****Issues found:** Inspector to specify

Dryer duct discharging under home. Extend dryer vent to discharge to the exterior side of the skirting..

Citation Inspector to specify**Action** Inspector to describe specific crawl-space hazard in field notes.

- Citation: Title 25 CCR §1606.
- Corrective action: To be determined based on specific defect.

PHOTO EVIDENCE

IMG_1498

INFORMATIONAL FINDINGS

The following conditions were observed and documented during the inspection but fall outside the scope of contractor responsibility. They are reported here for the record only and do not affect the overall pass/fail result above.

SECTION 2 · Interior**INFO 1****GFCI outlets***Pre-1976 homes with original outlets are exempt from GFCI requirements.****What **does exist**:**- **Title 25 § 4070(a)** – Electrical work***SECTION 4 · Information Only — Outside §1606 Scope****INFO 2****Built-on addition (permit status unknown)***An addition was observed, and permit status was verified. Copies of the permit are included in this report. Any deficiencies were noted in the body of the report.**Source: Built-on addition (permit status unknown)***INFO 3****Built-on addition (permit status unknown)***An addition was observed, and permit status was verified. Copies of the permit are included in this report. Any deficiencies were noted in the body of the report.**Source: Built-on addition (permit status unknown) (2)*



1. OVERALL EXTERIOR

Roof: No leaks, damage, or inadequate weather protection	PASS	Exterior walls / siding: No damage, rot, or water intrusion	FIXED
Windows and doors: Weathertight, functional, no broken glass	PASS	Skirting: Secure, properly ventilated, no gaps or damage	FIXED
Stairs, handrails, and landings: Stable, no trip hazards	FIXED	Utility hookups: Secure and free of hazards	PASS
Visible rubbish, debris, or sources of infestation	FIXED	Other exterior conditions creating health or safety risks	N/A

FINDINGS

FINDING 1

Exterior walls / siding: No damage, rot, or water intrusion

CORRECTED 24 AUG

Issues found: Wood rot / water intrusion

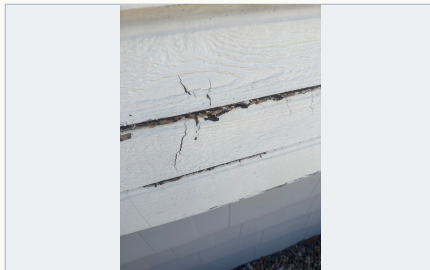
This is on the side of the cabana.

Citation Wood rot / water intrusion

Action Wood rot or moisture damage observed in siding or trim. Indicates ongoing or past water intrusion.

- Citation: Title 25 CCR §1606(g).
- Corrective action: Remove rotted material, identify and correct moisture source, replace with treated lumber, prime and paint.

PHOTO EVIDENCE



image



FINDING 2

Skirting: Secure, properly ventilated, no gaps or damage

' CORRECTED 24 AUG

Issues found: Other — custom corrective action

Item failed inspection; proof of correction presented.

Citation Other — custom corrective action

Action [Custom] Inspector-specified corrective action
Missing skirting vent screen.

PHOTO EVIDENCE



image

FINDING 3

Stairs, handrails, and landings: Stable, no trip hazards

' CORRECTED 24 AUG

Issues found: Damaged tread or landing

Trades and razors and bottom step at back door or non-compliant and unsafe.

Citation Damaged tread or landing

Action Stair tread or landing platform shows damage, rot, or instability creating trip/fall hazard.
• Citation: Title 25 CCR §1606(k).
• Corrective action: Replace damaged components, ensure stable structure.

PHOTO EVIDENCE



image



FINDING 4

Visible rubbish, debris, or sources of infestation

' CORRECTED 24 AUG

Issues found: Debris and infestation source

This is under the cabana.

Citation Debris and infestation source

Action Accumulated rubbish, debris, or stored items creating harborage for pests/rodents.

- Citation: Title 25 CCR §1606 — sources of infestation prohibited.
- Corrective action: Remove debris, address infestation source, professional pest control treatment if active infestation.

PHOTO EVIDENCE



image



2. INTERIOR

Toilet, lavatory, bathtub/shower: Present, operable	PASS	Kitchen sink: Present, operable	PASS
Hot and cold running water to all fixtures	PASS	Plumbing pipes and fixtures: No leaks	PASS
Water heater T&P relief valve: Present, functional	FIXED	Water heater: Properly strapped/anchored	PASS
Electrical wiring, panels, outlets: No exposed conductors	FIXED	GFCI outlets: Present and functional in required locations	INFO
HVAC / heating system: Operable, properly vented	PASS	Smoke detectors: Present, operable, correctly located	PASS
Carbon monoxide detectors: Present and correctly located	PASS	Floors, walls, ceilings: No sagging or major damage	FIXED
Dampness, mold, or persistent moisture	PASS	Signs of insect, vermin, or rodent infestation	FIXED
General dilapidation or improper maintenance	N/A	Exits / means of egress: Unobstructed	PASS
Gas appliances: No leaks, proper venting	PASS	No unvented fuel-burning space heaters	N/A
Range Ventilation	FIXED		

FINDINGS



FINDING 5

Water heater T&P relief valve: Present, functional

' CORRECTED 24 AUG

Issues found: Missing or improper T&P discharge

T&P discharge does not terminate on the exterior side of the skirting.

Citation Missing or improper T&P discharge

Action Corrective action required by appropriately licensed contractor.

PHOTO EVIDENCE



image



FINDING 6

Electrical wiring, panels, outlets: No exposed conductors

' CORRECTED 13 SEP

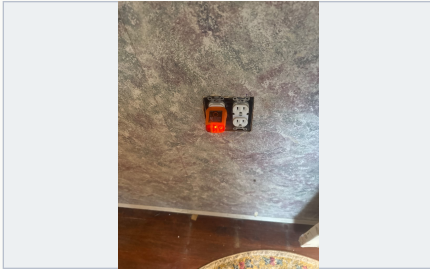
Issues found: Other — custom corrective action

Item failed inspection; proof of correction presented.

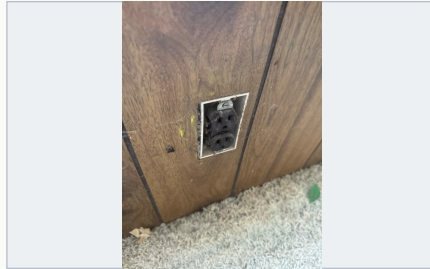
Citation Other — custom corrective action

Action [Custom] Inspector-specified corrective action
Missing cover plates at electric electrical outlets throughout the home.

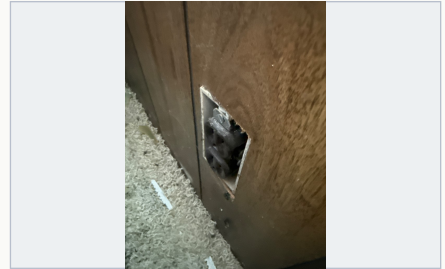
PHOTO EVIDENCE



image



image



image



image



INFORMATIONAL

GFCI outlets: Present and functional in required locations

INFORMATIONAL — OUTSIDE SCOPE

Issues found: Pre-1976 homes with original outlets are exempt from GFCI requirements."

What **does exist**:

- **Title 25 § 4070(a)** – Electrical work

Pre-1976 homes with original outlets are exempt from GFCI requirements."

What **does exist**:

- **Title 25 § 4070(a)** – Electrical work must meet standards applicable **at time of original construction**
- **HUD CFR 3285/3286** only applies to homes built **on or after June 15, 1976**

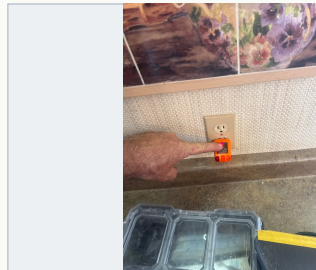
Citation Title 25 CCR §1606

Action Informational — outside contractor scope; no corrective action required of contractor.

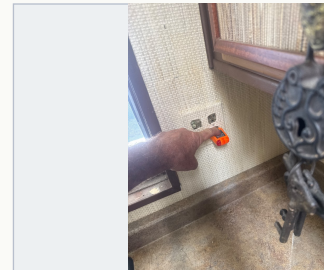
PHOTO EVIDENCE



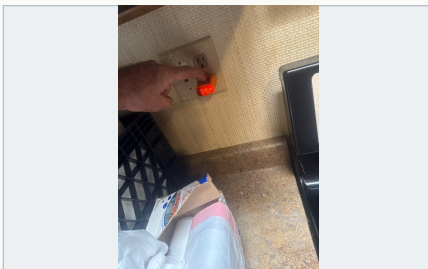
image



image



image



image



FINDING 7

Floors, walls, ceilings: No sagging or major damage

' CORRECTED 13 SEP

Issues found: Sagging floor or damaged sub-floor; Damaged interior surfaces

Damage subfloor and hole in the base of the wall at the floor in the closet of the primary bedroom.

Citation Sagging floor or damaged sub-floor; Damaged interior surfaces

Action [1] Sagging floor or damaged sub-floor

Floor structure shows sag, soft spots, or visible damage indicating sub-floor failure.

- Citation: Title 25 CCR §1606(b).

- Corrective action: Identify cause (rot, joist failure, moisture); repair sub-floor and structural support. Engineer evaluation if widespread.

[2] Damaged interior surfaces

Walls or ceilings show damage, holes, or detachment.

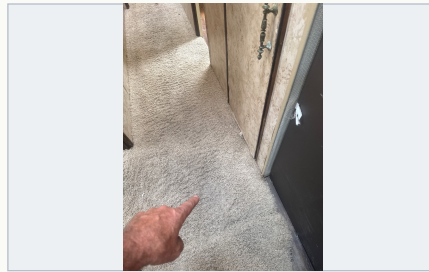
- Citation: Title 25 CCR §1606(b).

- Corrective action: Patch or replace damaged sections, prime and paint.

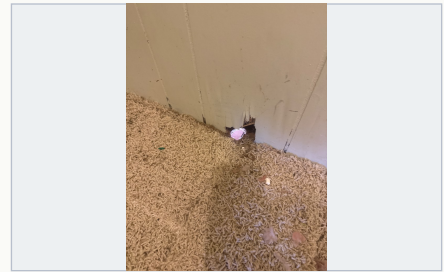
PHOTO EVIDENCE



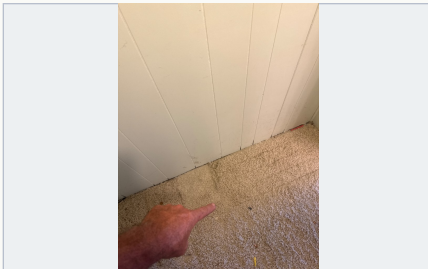
image



image



image



image



FINDING 8

Signs of insect, vermin, or rodent infestation

' CORRECTED 24 AUG

Issues found: Active or recent infestation

Dead mice found in home.

Citation Active or recent infestation

Action Evidence of insect, rodent, or vermin infestation observed (droppings, nesting, damage, live activity).

- Citation: Title 25 CCR §1606(a).

- Corrective action: Professional pest control treatment, seal entry points, remove harborage, replace damaged materials.

PHOTO EVIDENCE



image



FINDING 9

Range Ventilation

' CORRECTED 13 SEP

Issues found: Other — custom corrective action

Item failed inspection; proof of correction presented.

Citation Other — custom corrective action

Action [Custom] Inspector-specified corrective action
DEFICIENCY – KITCHEN EXHAUST VENTILATION

Location: Kitchen – Cooking Appliance Area

Condition Observed:

No exhaust ventilation hood or mechanical exhaust system is installed above the gas range/cooking appliance. The kitchen lacks any means of exhausting cooking vapors, grease, heat, or combustion byproducts to the exterior of the home.

Code Reference:

Title 25 CCR [VERIFY SECTION §] – Kitchen Ventilation Requirements

Requirement:

A mechanical exhaust system or ducted range hood shall be provided above the cooking appliance, capable of exhausting a minimum of 100 CFM to the exterior of the home. Recirculating (ductless) filter units do not satisfy this requirement.

Classification: FAIL – Health & Safety

Correction Required:

Install an approved ducted range hood or mechanical exhaust fan above the cooking appliance, vented directly to the exterior of the home, meeting the minimum 100 CFM exhaust requirement. Work shall be completed and re-inspected prior to close of inspection.

PHOTO EVIDENCE



image



3. CRAWL SPACE / UNDER-HOME

Foundation / supports: Stable	FIXED	Floor joists / framing: No rot or damage	PASS
Plumbing lines under home: No leaks	PASS	Electrical wiring under home: Secure	PASS
Ventilation and moisture control: Adequate	PASS	Insulation / vapor barrier: Intact	FIXED
Access area and general condition: No hazards	N/A	Other crawl-space conditions creating health or safety risks	FIXED

FINDINGS

FINDING 10

Foundation / supports: Stable

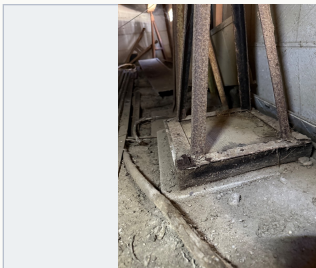
CORRECTED 24 AUG

Issues found: Other — custom corrective action

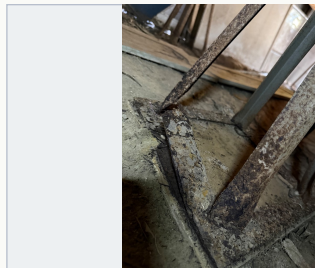
Item failed inspection; proof of correction presented.

Citation Other — custom corrective action**Action** [Custom] Inspector-specified corrective action
16 of the support peers have rusted to the point where they're no longer serviceable and deteriorated no longer transferring the load to the footing.

PHOTO EVIDENCE



IMG_1508



IMG_1504



IMG_1501

**FINDING 11****Insulation / vapor barrier: Intact****' CORRECTED 13 SEP****Issues found:** Damaged and missing floor insulation

Item failed inspection; proof of correction presented.

Citation Damaged and missing floor insulation**Action** Floor insulation in crawl space is damaged or missing. This creates risk of moisture intrusion, energy loss, and potential pest infestation.

- Citation: This constitutes a structural and sanitation hazard under Title 25 CCR § 1606 and the general endangerment / nuisance standard.

- Corrective action: Install new insulation and vapor barrier to manufacturer specifications. Ensure proper coverage, secure attachment, and ventilation to prevent condensation.

PHOTO EVIDENCE

IMG_1483



IMG_1482



IMG_1479



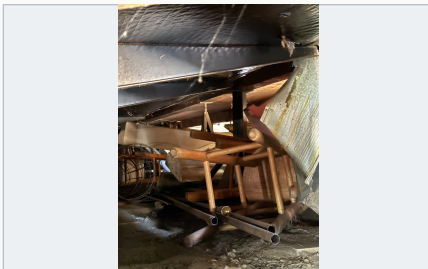
IMG_1475



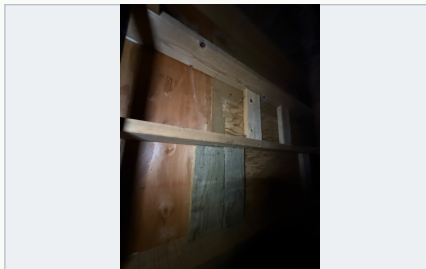
IMG_1476



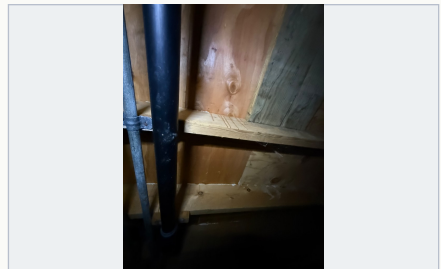
IMG_1477



IMG_1480



IMG_1494



IMG_1495



IMG_1496



FINDING 12

Other crawl-space conditions creating health or safety risks

' CORRECTED 24 AUG

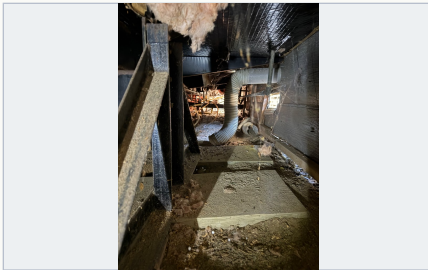
Issues found: Inspector to specify

Dryer duct discharging under home. Extend dryer vent to discharge to the exterior side of the skirting..

Citation Inspector to specify

Action Inspector to describe specific crawl-space hazard in field notes.
• Citation: Title 25 CCR §1606.
• Corrective action: To be determined based on specific defect.

PHOTO EVIDENCE



IMG_1498

4. INFORMATION ONLY — OUTSIDE §1606 SCOPE

Built-on addition (permit status unknown)

INFO

Built-on addition (permit status unknown) (2)

INFO

FINDINGS



INFORMATIONAL

Built-on addition (permit status unknown)

INFORMATIONAL — OUTSIDE SCOPE

Source: Built-on addition (permit status unknown)

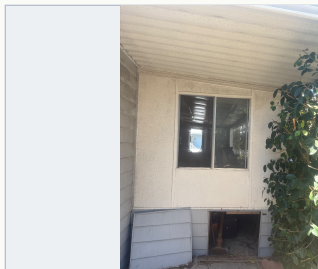
Issues found: An addition was observed, and permit status was verified. Copies of the permit are included in this report. Any deficiencies were noted in the body of the report.

Condition documented during inspection; falls outside contractor's scope of responsibility.

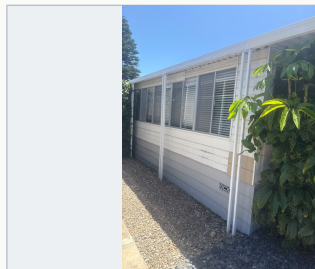
Citation Title 25 CCR §1606

Action Informational — An addition was observed, and permit status was verified. Copies of the permit are included in this report. Any deficiencies were noted in the body of the report.

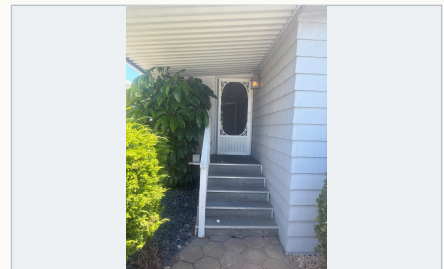
PHOTO EVIDENCE



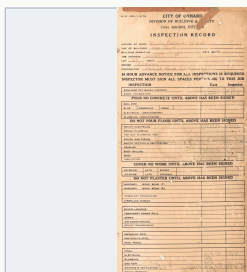
image



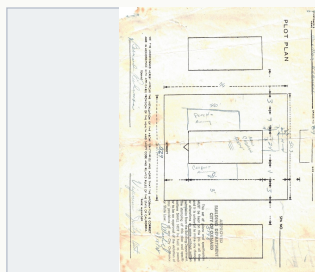
image



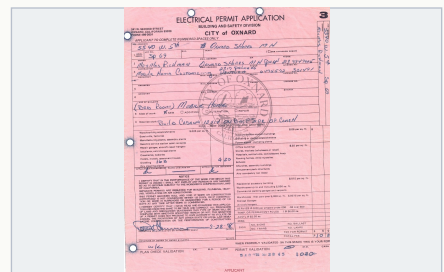
image



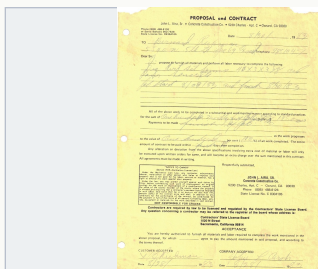
5540 w 5th Spc 69 Permit_page_5



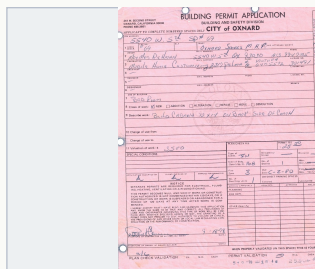
5540 w 5th Spc 69 Permit_page_4



5540 w 5th Spc 69 Permit_page_3



5540 w 5th Spc 69 Permit_page_1



5540 w 5th Spc 69 Permit_page_2



INFORMATIONAL

Built-on addition (permit status unknown)

INFORMATIONAL — OUTSIDE
SCOPE

Source: Built-on addition (permit status unknown) (2)

Issues found: An addition was observed, and permit status was verified. Copies of the permit are included in this report. Any deficiencies were noted in the body of the report.

Condition documented during inspection; falls outside contractor's scope of responsibility.

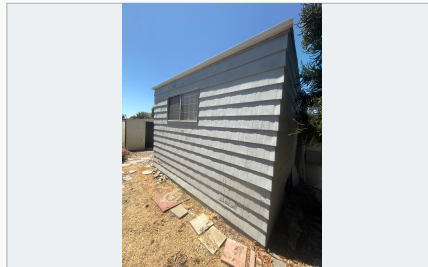
Citation Title 25 CCR §1606

Action Informational — An addition was observed, and permit status was verified. Copies of the permit are included in this report. Any deficiencies were noted in the body of the report.

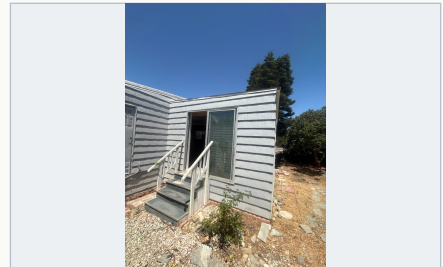
PHOTO EVIDENCE



image



image



image



REPORT CERTIFICATION

I, Clinton T. Dotson, certify that this Title 25 Health & Safety inspection of the property at 5540 W. 5th st, #69 was conducted on 23 Jul 2026 in accordance with applicable California regulations. The findings reported herein reflect conditions observed at the time of inspection.

INSPECTOR SIGNATURE

Clinton T. Dotson · CA C-47 #1117704

Inspection Date: 23 Jul 2026

SCOPE & LIMITATIONS

This inspection report documents conditions observed at the time of inspection and addresses items defined under Title 25 California Code of Regulations §1606 — Standards for Health and Safety. The inspection is visual and non-invasive; concealed conditions, components not reasonably accessible, and conditions arising after the inspection date are outside the scope of this report. Recommendations for repair are based on the inspector's professional judgment. Items rated FAIL require corrective action by an appropriately licensed contractor; items marked N/A are either not present at the home or were not within the scope of this inspection.



Accurate Home Repair

Clinton T. Dotson dba Accurate Home Repair - CA C-47 #1117704 - WRS #170191134
Bakersfield, California - (661) 339-8050 - 1accuratehomerepair@gmail.com

Dual-Role Disclosure - Inspection and Repair by the Same Contractor

Title 25 CCR § 1606 health and safety inspection followed by repairs on the same manufactured home

PROPERTY

PROPERTY ADDRESS	5540 W. 5th st, #69
SPACE / LOT NO.	Lot 69
MOBILEHOME PARK	The Shores
HOME OWNER / BUYER	Rosalyn Keyes

DISCLOSURE

Accurate Home Repair (Clinton T. Dotson dba Accurate Home Repair, CA C-47 #1117704) discloses, in the interest of full transparency to all parties to this transaction - including the home owner/buyer, the mobilehome park, escrow, and any lender - that the SAME licensed contractor performed both of the following on the manufactured home described above: (1) the Title 25 CCR 1606 private health and safety inspection of the home; and (2) the subsequent repair work performed to correct conditions identified by that inspection.

The written inspection report and findings were provided to the home owner/buyer first. The owner/buyer then chose, of their own accord, to have Accurate Home Repair perform the corrective repair work. The owner/buyer was, and remains, free to obtain competitive bids and to use any qualified licensed contractor for the repairs; using Accurate Home Repair was not a condition of the inspection.

This inspection is a private evaluation by a licensed C-47 contractor. It is not an official inspection or certification by the Department of Housing and Community Development (HCD) or any governmental agency. This disclosure does not change, and Accurate Home Repair is not responsible for, the independent approval decision of the mobilehome park, escrow, lender, or any other party to the transaction.

INSPECTION AND REPAIR RECORD

INSPECTION DATE	2026-07-23
REPAIR COMPLETION	2026-08-25
REPAIR TOTAL	
ESTIMATE / INVOICE	INS-07232026-2

SUMMARY OF REPAIRS

Accurate Home Repair (C-47 #1117704) completed corrective repairs at 5540 W. 5th St, #69 addressing Findings 6, 11, and 13 of Title 25 H&S Report INS-07232026-2: water heater T&P relief-valve discharge to exterior; replacement of 16 corroded support pier pads/tops with re-level of affected bays; and dryer vent extended to exterior termination. Invoice RK-082526-01 amount: \$3,589.85.

CONTRACTOR CERTIFICATION

I certify that the statements in this disclosure are true and that Accurate Home Repair performed both the Title 25 CCR 1606 inspection and the repair work described above on this home. No acknowledgment or signature is requested from any other party; this is a statement of fact provided for transparency.

Clinton T. Dotson - Accurate Home Repair (C-47 #1117704)

Date 2026-07-23