TITLE 25 HEALTH & SAFETY INSPECTION

INSPECTION REPORT

PROPERTY ADDRESS

The Shores

5540 W. 5th Street, Oxnard

Space 91



INSPECTOR	INSPECTION DATE	REPORT ID	STATUS
Clinton Dotson	14 Oct 2026	SH_91_T25	FINAL

PREPARED FOR

Geoffrey Zito Trust

The Shores
Space 91
5540 W. 5th Street, Oxnard

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 The Shores, Space 91, 5540 W. 5th Street, Oxnard was conducted on 14 Oct 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.

26	8	0	1	0
PASS	CORRECTED	FAIL	INFORMATIONAL	N/A
Items meeting standards	Verified after re-inspection	Repair or replacement needed	Noted; outside scope of work	Not applicable to this home

ITEMS REQUIRING ATTENTION

SECTION 2 · Interior

FINDING 1 — Water heater T&P relief valve
' CORRECTED 28 Oct 2026 — T&P discharge line missing or improper

FINDING 2 — Electrical wiring, panels, outlets
' CORRECTED 28 Oct 2026 — Dead outlet

FINDING 3 — GFCI outlets
' CORRECTED 28 Oct 2026 — GFCI required at wet locations; Dead outlet

FINDING 4 — Smoke detectors
' CORRECTED 28 Oct 2026 — Missing/inoperable smoke detectors

SECTION 3 · Crawl Space / Under-Home

FINDING 5 — Foundation / supports
' CORRECTED 28 Oct 2026 — Failed pier or out-of-level support

FINDING 6 — Plumbing lines under home
' CORRECTED 28 Oct 2026 — Under-home plumbing leak

FINDING 7 — Insulation / vapor barrier
' CORRECTED 28 Oct 2026 — Damaged or missing bottom board (rodent barrier); Dam
insulation

FINDING 8 — Other crawl-space conditions creating health or safety risks
' CORRECTED 28 Oct 2026 — Other — custom corrective action

INFORMATIONAL FINDINGS

SECTION 4 · Information Only — Outside §1606 Scope

INFO 1 Accessory structure / shed (setback)

A storage shed / accessory structure was observed on the property in close proximity to the manufactured home, the lot line, and/or adjacent structures, and appears to be constructed of combustible ma

Source: Accessory structure / shed (setback)

1. OVERALL EXTERIOR

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

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	CORRECTED		

FINDING 1

Water heater T&P relief valve: Present, functional

' CORRECTED 28 OCT

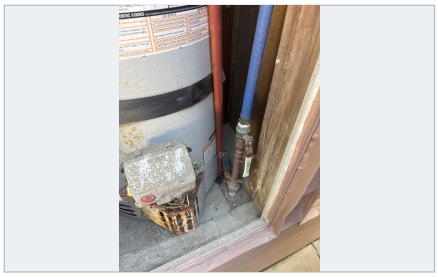
Issues found: T&P discharge line missing or improper

TNP needs to discharge through the skirting.

Citation T&P discharge line missing or improper

Action The T&P relief valve discharge line is missing, reduced in size, does not terminate outside the building, or is not terminated at the required height/orientation.
• Citation: 24 CFR §3280.609(c)(1)(iii) — HUD-code T&P discharge for a manufactured home. Full size to the exterior, not underneath, directed down, terminate 6–24 inches above finished grade.
• Corrective action: Install full-size discharge piping from the T&P outlet to the exterior, not underneath, directed down, terminating 6–24 inches above finished grade.

PHOTO EVIDENCE



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Water heater: Properly strapped/anchored	PASS

Electrical wiring, panels, outlets: No exposed conductors — CORRECTED

FINDING 2

Electrical wiring, panels, outlets: No exposed conductors

' CORRECTED 28 OCT

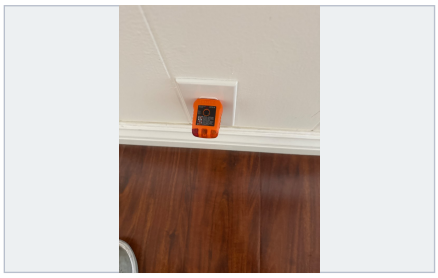
Issues found: Dead outlet

All of the outlets in the guest bedroom are non-functioning.

Citation Dead outlet

Action One or more receptacle outlets have no power. The tester shows the outlet dead, or the outlet does not operate.
• Citation: Title 25 CCR §1606(d)(1) — electrical wiring that has not been maintained in good and safe condition.
• Corrective action: Find the open, repair the outlet or the circuit, and retest.

PHOTO EVIDENCE



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GFCI outlets: Present and functional in required locations — CORRECTED

FINDING 3

GFCI outlets: Present and functional in required locations

' CORRECTED 28 OCT

Issues found: GFCI required at wet locations; Dead outlet

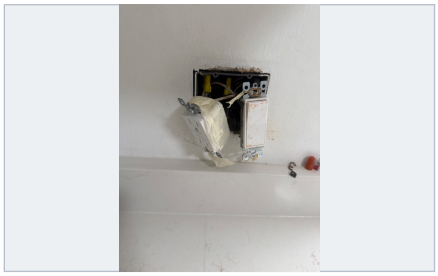
GFCI to the left of the kitchen sink.

Citation GFCI required at wet locations; Dead outlet

Action
[1] GFCI required at wet locations
GFCI protection missing at kitchen, bathroom, exterior, garage, or other required locations.
• Citation: CEC 550.13(B) / 24 CFR §3280.806 / Title 25 §4049.9 (pre-HUD).
• Corrective action: Install GFCI receptacles at all required locations. Test trip/reset function.

[2] Dead outlet
A receptacle in a required GFCI location has no power, or the GFCI will not reset.
• Citation: Title 25 CCR §1606(d)(1) — electrical wiring that has not been maintained in good and safe condition.
• Corrective action: Repair the outlet or the circuit and retest. Confirm the GFCI trips and resets.

PHOTO EVIDENCE



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HVAC / heating system: Operable, properly vented	PASS
Smoke detectors: Present, operable, correctly located	CORRECTED

FINDING 4

Smoke detectors: Present, operable, correctly located

' CORRECTED 28 OCT

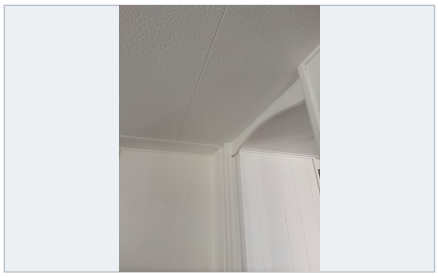
Issues found: Missing/inoperable smoke detectors

Missing smoke detector in the master bedroom.

Citation Missing/inoperable smoke detectors

Action
A working smoke alarm was missing or not operable in a sleeping room.
• Citation: Health and Safety Code §18029.6. One working alarm in each sleeping room.
• Corrective action: Install a listed, working smoke alarm in each sleeping room.

PHOTO EVIDENCE



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Carbon monoxide detectors: Present and correctly located	PASS	Floors, walls, ceilings: No sagging or major damage	PASS
Dampness, mold, or persistent moisture	PASS	Signs of insect, vermin, or rodent infestation	PASS
General dilapidation or improper maintenance	PASS	Exits / means of egress: Unobstructed	PASS
Gas appliances: No leaks, proper venting	PASS	No unvented fuel-burning space heaters	PASS

3. CRAWL SPACE / UNDER-HOME

Foundation / supports: Stable	CORRECTED

FINDING 5

Foundation / supports: Stable

' CORRECTED 28 OCT

Issues found: Failed pier or out-of-level support

26 piers deteriorated to the point that they are no longer serviceable.

Citation Failed pier or out-of-level support

Action One or more piers/supports show failure, settlement, or improper bearing.
• Citation: Title 25 CCR §1334 / §1335 / §1334.1 (optional structural overlay Title 25 CCR §1606(b)(1)).
• Corrective action: Re-level home, replace failed piers, restore mechanical connections as required, verify proper soil bearing. C-47 contractor required.

PHOTO EVIDENCE



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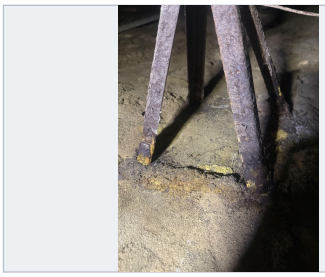
IMG_3043



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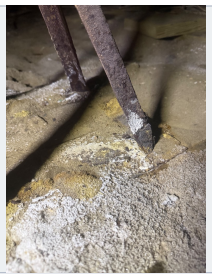

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IMG_3040



IMG_3035

Floor joists / framing: No rot or damage	PASS	
Plumbing lines under home: No leaks		CORRECTED

FINDING 6

Plumbing lines under home: No leaks

' CORRECTED 28 OCT

Issues found: Under-home plumbing leak

Active leak and drain line under master bath. For quite a while.

Citation Under-home plumbing leak

Action Active leak observed in supply or drain lines beneath the home.
• Citation: Title 25 CCR §1606(e).
• Corrective action: Repair or replace failed section, address any associated rot or damage.

PHOTO EVIDENCE



IMG_3053



IMG_3052



IMG_3048



IMG_3051

Electrical wiring under home: Secure	PASS	Ventilation and moisture control: Adequate	PASS
Insulation / vapor barrier: Intact	CORRECTED		

FINDING 7

Insulation / vapor barrier: Intact

' CORRECTED 28 OCT

Issues found: Damaged or missing bottom board (rodent barrier); Damaged and missing floor insulation

Item failed inspection; proof of correction presented.

Citation Damaged or missing bottom board (rodent barrier); Damaged and missing floor insulation

Action

[1] Damaged or missing bottom board (rodent barrier)
Bottom board (belly / rodent barrier) is torn or missing. This is the factory closure under the floor, not the 6-mil sheet on the ground.
• Citation: 24 CFR §3280.305(g)(6) — the bottom board material must be tight fitted against all penetrations, and it must be suitable for patches.
• Corrective action: Patch or replace the bottom board so it is tight against penetrations and holds the floor insulation in place.

[2] Damaged and missing floor insulation
Floor insulation in the floor cavity is damaged or has fallen.
• Citation: 24 CFR §3280.506(c) — cavities in floors must be provided with thermal insulation.
• Corrective action: Reinstall and secure the floor insulation. Repair the bottom board so the insulation stays in place.

PHOTO EVIDENCE



IMG_3047



IMG_3030



IMG_3029



IMG_3028

Access area and general condition: No hazards	PASS	
Other crawl-space conditions creating health or safety risks		CORRECTED

FINDING 8

Other crawl-space conditions creating health or safety risks

' CORRECTED 28 OCT

Issues found: Other — custom corrective action

Storage items blocking service access.

Citation Other — custom corrective action

Action [Custom] Inspector-specified corrective action
That section requires that the area beneath a manufactured home be maintained accessible for inspection and maintenance. Blocking the crawlspace entrance with ladders or other stored items violates that accessibility requirement.

Finding: cite 25 CCR 1183 as the authority. The finding goes on the inspection report as an accessibility/maintenance violation, not as a home-unit alteration defect.

Correction required: Remove the ladders and any other stored materials from the crawlspace entrance. The entrance must be kept clear and unobstructed so that the underfloor area can be accessed for inspection and maintenance at any time.

PHOTO EVIDENCE



image

4. INFORMATION ONLY — OUTSIDE §1606 SCOPE

Accessory structure / shed (setback) — INFO

INFORMATIONAL

Accessory structure / shed (setback)

INFORMATIONAL — OUTSIDE SCOPE

Source: Accessory structure / shed (setback)

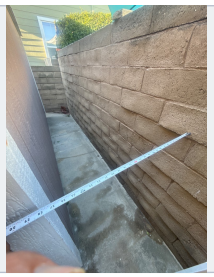
Issues found: A storage shed / accessory structure was observed on the property in close proximity to the manufactured home, the lot line, and/or adjacent structures, and appears to be constructed of combustible ma

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

Citation Title 25 CCR §1606

Action Informational — A storage shed / accessory structure was observed on the property in close proximity to the manufactured home, the lot line, and/or adjacent structures, and appears to be constructed of combustible materials. This condition may warrant review against current park rules and regulations, California Code of Regulations Title 25, Division 1 provisions governing accessory-structure setbacks, lot-line separations, and combustible-material requirements, and any applicable local ordinances enforced by the AHJ. This observation is outside the scope of the Section 1606 Health & Safety inspection and does not affect the 1606 result. Recommended action: homeowner and/or park management should evaluate this condition and determine if corrective measures are required.

PHOTO EVIDENCE



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REPORT CERTIFICATION

I, Clinton T. Dotson, certify that this Title 25 Health & Safety inspection of the property at The Shores, Space 91, 5540 W. 5th Street, Oxnard was conducted on 14 Oct 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: 14 Oct 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) 748-0136 - 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	The Shores, Space 91, 5540 W. 5th Street, Oxnard
SPACE / LOT NO.	Space 91
MOBILEHOME PARK	The Shores
HOME OWNER / BUYER	Geoffrey Zito Trust

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	2026-10-14
REPAIR COMPLETION	2026-10-28
ESTIMATE / INVOICE	SH_91_T25

SUMMARY OF REPAIRS

All of the items showing deficiency were corrected.

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 2026-10-14