

Inspection Report

This inspection performed in accordance with current "Standards of Practice" of the California Real Estate Inspection Association.



*This home inspection report
prepared specifically for:*

Natalie Cross
6320 Vineyard Drive (Mobile)
Paso Robles, CA 93446



Inspected by: **Gregory S. Terry**



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**PROPERTY / CLIENT INFORMATION**

Report Date: 8/20/2021

Customer File # **18044**:
:
: **Natalie Cross**

Address:

Phone:

Fax:

Email:

Inspection location: **6320 Vineyard Drive (Mobile)**
Paso Robles, CA 93446Send report to: **Pete Akin & Carolyn McNairn**
RE/MAX Parkside Real Estate

Phone:

County: **San Luis Obispo**

Area/Neighborhood:

Sub-division:

GENERAL INFORMATIONMain entry faces: **West**Estimated Age: **37**Type Structure: **Mobile Home**Stories: **1**Type Foundation: **Substructure**Soil condition: **Dry**Bedrooms: **1**Levels: **1**Full Baths: **1**

Half Baths:

Garages: **CP**Weather: **Clear**Temp: **65-75**Date: **8/20/2021**

Time:

Unit occupied: **yes**Client present: **no**Attendees: **Inspector Only****General Overview**

Notice to 3rd parties or other purchasers: Receipt of this report by any purchasers of this property other than the above listed party(s) is not authorized. This report is prepared for the exclusive and sole use of the client listed above. This report is a work product and is copyrighted by the company shown above. Duplication by any means whatsoever is prohibited. Unauthorized duplication of, use or reliance on this report has the effect of all parties agreeing to hold harmless, individually or jointly, and or otherwise, the inspector, the Corporation, their successors and assigns.

Inspector: _____

Gregory S. Terry**REPORT LIMITATIONS**

This report has been prepared for the sole and exclusive use of the client indicated above and is limited to an impartial opinion which is not a warranty that the items inspected are defect-free, or that latent or concealed defects may exist as of the date of this inspection or which may have existed in the past or may exist in the future. The report is limited to the components of the property which were visible to the inspector on the date of the inspection and his opinion of their condition at the time of the inspection.

6320 Vineyard Drive (Mobile)-Natalie Cross

Page 1 of 14

Roof

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Roof coverings:	Acceptable		
2 Ventilation:	Acceptable		
3 Flashings:	Acceptable		
4 Skylights:	N/A		
5 Chimneys:	N/A		
6 Gutter system:	Most Acceptable	Repair - See Comments below	Maintenance Item
7 :			
8 :			

INFORMATION

9 Main roof age:	10 Years old approximately	14 Ventilation:	Gables & Dormers
10 Other roof age:	10 Years old approximately	15 Chimney:	None
11 Inspection method:	Walked entire roof	16 Chimney flue:	
12 Roof covering:	Fiberglass Shingle & Single Ply	17 Gutters:	Plastic (Partial Only)
13 Roofing layers:	1st	18 Roof Style:	Gable & Low Slope

ROOF COMMENTS

- 18 **General Note:** Our roof inspection is to report on the type and condition of the roofing materials, missing and/or damaged materials and attachments. (excluding ancillary items such as antennas, satellite dishes, solar panels, etc.) This does not constitute a warranty, guarantee, roof certification or life expectancy evaluation of any kind. Roofs are not water tested for leaks. Condition of the roof underlayment is not visible and therefore cannot be evaluated. Structures that have concrete tile, clay or wood shake/shingle materials that are going to be tented for fumigation are advised to be reinspected for damage caused after the tent is removed and prior to the close of escrow.



Maintenance Note: Recommend installing gutters and downspouts where not present to improve lot drainage and protect the exterior of the home. The downspouts should be extended to drain the surface water away from the perimeter of the foundation.

Maintenance Note: Some of the down spouts have no splash block or extension to divert the runoff water from the roof away from the foundation. Recommend installing proper drainage of roof water away from the structure to reduce foundation moisture and potential foundation settlement.

Maintenance Note: Part of the gutter is sagging on the west eave. The end cap is loose at the gutter on the east eave.

INSPECTION PHOTOS

Roof

R



The front gutter is sagging.

Exterior

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Siding:	Most Acceptable	Repair - See Comments Below	Moderate Concern
2 Trim/fascias/soffits:	Most Acceptable	Repair - See Comments Below	Moderate Concern
3 Veneer:	N/A		
4 Doors:	Most Acceptable	Repair - See Comments Below	Moderate Concern
5 Windows:	Most Acceptable	Repair - See Comments Below	Safety Hazard
6 Hose faucets:	Acceptable		
7 Electrical cable:	Not Inspected		
8 Exterior electrical:		See the Electrical Page	

INFORMATION

9 Siding type:	Wood	13 Window Type:	Fixed/Sliding
10 Veneer type:	None		
11 Trim/fascias type:	Wood	14 Window material:	Aluminum
12 Door type:	Vinyl & Wood	15 Electric service cable:	Underground

EXTERIOR COMMENTS

- 16 1.) The front entry door is out of square.
- 2.) The header trim is delaminated at the exterior door in the hallway.
- 3.) The weather stripping is partially missing at the exterior door on the south wall of the family room.
- 4.) The weather stripping is partially missing and there is moisture damage to the base of the jamb at the exterior door on the west wall of the family room.
- Safety Hazard Note: The windows adjacent to the exterior doors at the family room addition are not safety tempered glass as required.
- 5.) There are two damaged window screens.
- 6.) Moisture damage was observed in the following locations:
- A.) The door trim on the west wall of the family room.
 - B.) The wall trim at the SW corner of the family room.
 - C.) The eave at the SW corner of the family room.
 - D.) The wood siding at the SE wall.
 - E.) The exterior wall trim at the NE corner of the home.
 - F.) The end of the fascia board at the NW gable.



INSPECTION PHOTOS

Exterior

EX



Moisture damage to the base of the jamb at the exterior door on the west wall of the family room.

Exterior

EX



Moisture damage to the door trim.

Exterior

EX



Moisture damage at the wall trim.

Exterior

EX



Moisture damage at the eave.

Exterior

EX



Moisture damage at the wood siding.

Exterior

EX



Moisture damage at the corner wall trim.

INSPECTION PHOTOS

Exterior

EX



Moisture damage at the fascia board.

Grounds & Drainage

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Drainage:	Acceptable	
2	Trees & shrubs:	Acceptable	
3	Walks & Steps:	Most Acceptable	Repair - See Comments Below
4	Porch/Deck	Acceptable	
5	Driveway:	Acceptable	
6	Retaining walls:	N/A	
7	Fencing & Gates:	Acceptable	
8	:		

INFORMATION

9	Walks & Steps:	Concrete	13	Porch:	Wood Deck
10	Patio:	Concrete	14	Location:	Front
11	Location:	Front	15	Retaining walls:	N/A
12	Driveway:	Unpaved	16	:	

GROUND & DRAINAGE COMMENTS

- 17 Soil condition and stability on sloped or steep lots is not determined or within the scope of this inspection. If concerned, this evaluation would require the expertise of a qualified and licensed Geotechnical Engineer.

General Note: Any reference to grading is limited to only areas around the exposed areas of the foundation or exterior walls. We cannot determine drainage performance of the site or site soil conditions. We do not evaluate any detached structures such as storage sheds and stables, nor mechanically or remotely controlled components such as driveway gates.

1.) There is a large crack at the end of the concrete walkway in the front yard.

2.) There is moisture damage to parts of the landing at the exterior door on the west wall of the family room. Also, the bottom riser exceeds the maximum allowable height of 7 3/4". This can be a falling hazard.

Safety Upgrade Note: The railings at front entry stairs do not meet current standards for height or grasp ability. It was very typical to use a 2X4 or 2X6 rail cap for many years however, this type of rail cap can be difficult to grab in the event of slipping on the stairs. New requirements are for a 1 1/4" to 2" maximum width rail cap that should be installed from 34" to 38" in height as measured from the nose of the stair tread. Additionally, There should be no openings in the railing greater than four inches. Although they may have met the standards at the time of original construction, upgrading to the newest standards is advised.



INSPECTION PHOTOS

Grounds & Drainage

GD



Moisture damage to parts of the exterior landing.

Grounds & Drainage

GD



Bottom step riser exceeds the max allowable height of 7 3/4"

Grounds & Drainage

GD



Large crack in the concrete walkway.

Heating & Cooling

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 A/C operation:	Functional		
2 Heating operation:	Defective	Recommend Evaluation by a licensed HVAC Contractor	Moderate Concern
3 System back-up:	N/A		
4 Exhaust system:	Acceptable		
5 Distribution:	Most Acceptable	Repair - See Comments Below	Moderate Concern
6 Thermostat:	Acceptable		
7 Gas Piping:	Acceptable		
8 Condensate:	Acceptable		
9 :			
10 Filter:	Poor Condition	Repair - See Comments Below	Maintenance Item

INFORMATION

11 # Heating Units: 1	18 # Cooling Units: 1
12 Heating Types: Forced Air	19 A/C Types: Electric Central Air
13 Heating Ages: 37 years	20 A/C age: Unknown
14 Heating Fuels: Propane	21 Filter: Disposable Media - Front Cover
15 Distribution: Ductwork	22 Heat Source Mfg. Coleman (55,000 BTU)
16 Duct Insulation Type: Fiberglass	23 A/C Source Mfg. York
17 Gas Shutoff Location: At LPG Tank	

HEATING & COOLING COMMENTS

- 24 Our inspection of the major HVAC systems is limited to the normal functions of the systems. Independent evaluations including adequacy/inadequacy of heating and cooling systems (such as cracked heat exchangers, air conditioning pressure tests, coolant charge, line integrity, air balance or evaporative cooling coils, etc.) are not within the scope of this inspection. Thermostats are not checked for calibration or timer functions. Normal service maintenance of these systems is recommended to be performed annually.

General Note: Forced Air Heating systems greater than 15 years old and Air Conditioning & Heat Pump systems greater than 10 years old are considered at the end of a normal life expectancy by the standards of most manufacturers and tradesmen. The inspector will operate these systems to see if they are functional at the time of inspection however, they may be subject to failure at any time. If concerned about life expectancy of these systems, it is advised to have these systems fully evaluated by a qualified and licensed HVAC Contractor prior to close of escrow.

1.) There is no ducting to provide conditioned air to the family room addition.

Maintenance Note: The air filter is dirty and in need of replacement.

2.) The forced air furnace is not operating properly. The blower is turning on simultaneously when the burner ignites. There should be a delay while the burner warms up the heat exchanger prior to the blower engaging. Also, there is some soot in the heat exchanger which can indicate an incomplete burn. Recommend further evaluation of the furnace by a qualified and licensed HVAC Contractor prior to close of escrow.

Plumbing

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Supply pipes:	Acceptable		
2 Waste/vent pipes:	Acceptable		
3 Funct'l water flow:	Acceptable		
4 Funct'l waste drain:	Acceptable		
5 Well system:	Not Inspected	See Comments Below	
6 Septic system:	Not Inspected	See Comments Below	
7 Water heater:	Most Acceptable	Repair - See Comments Below	Safety Hazard
8 TPR Valve:	Present		

INFORMATION

9	Water supply represented as:	Private well	14	Waste system represented as:	Private Septic System
10	Supply pipes:	Copper	15	Septic location:	Unknown
11	Pipe insulation type:	Poly Foam	16	Waste/Vent pipes:	ABS Plastic
12	Water Shutoff Location:	East Wall	17	Water Heater Manf.:	Rheem
13	Well location:	Unknown	18	Water Heater Gallons:	40
			19	Water Heater Fuel:	Propane
				Age:	3 years

PLUMBING COMMENTS

- 20 The water temperature is not tested or verified. Water that is hotter than the manufacturers recommended setting is a scalding hazard. The water temperature should never be set higher than the manufacturers recommended setting. We recommend that the temperature setting on the hot water heater be checked at move-in for safety.

Shutoff valves and angle stops at kitchen or bathrooms sinks and toilets are not tested due to the possibility of leaking.

Information Note: The water pressure was measured at 40 psi at the time of inspection. This is within a normal and acceptable range.

Information Note: There is a septic system installed at the property. Evaluation of the septic system is beyond the scope or expertise of this inspection. Recommend evaluation by a qualified and licensed Septic Company prior to close of escrow.

Information Note: There is a well system installed at this property. Evaluation of the well system and associated plumbing & electrical systems is outside the scope or expertise of this inspection. Recommend evaluation by a qualified and licensed Well Company prior to close of escrow.

Safety Hazard Note: The water heater is inadequately braced. Recommend installing a State approved earthquake restraint strapping system.

Electrical System

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Wiring at main box:	Acceptable		
2 Ground:	Acceptable		
3 GFCI:	Most Acceptable	Repair - See Comments Below	Safety Upgrade
4 Amperage:	Acceptable		
5 Wiring:	Acceptable		
6 Outlets:	Acceptable		
7 Lighting:	Most Acceptable	Repair - See Comments Below	Safety Hazard
8 Subpanel(s):	Acceptable		

INFORMATION

9	Amps: 90	14	Branch circuit wiring: Copper
10	Volts: 110/220	15	Grounding: Water Pipes
11	Main box location: From Main House	16	Ground fault protection at: Exterior & Bathroom(s)
12	Main Disconnect: At Main Panel		
13	Main service conductor: Copper	17	Main box type: Breakers
		18	Wiring type: Romex

ELECTRICAL SYSTEM COMMENTS

- 19 **Information Note:** There is furniture and storage throughout the home which may conceal faulty wiring and restricts the ability to test all of the outlets.

Safety Upgrade Note: There is no GFCI protection for the outlets in the kitchen due to the age of this home. Recommend upgrading for safety.

Safety Hazard Note: There is no GFCI protection for the outlet added to the exterior SE wall as required.

Safety Hazard Note: There is no outdoor lighting installed as required for both of the exterior doors in the family room addition.

Safety Hazard Note: The ceiling fan in the bedroom is installed too low. A minimum clearance of seven feet to the blades is required.

Kitchen & Laundry

	COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
KITCHEN				
1	Walls/ceiling/floor:			
2	Doors & windows:	Acceptable		
3	Heating & cooling:		See HVAC Page	
4	Cabinets/shelves:	Acceptable		
5	Sink plumbing:	Acceptable		

APPLIANCES				
6	Disposal:	Functional		
7	Dishwasher:	N/A		
8	:			
9	Exhaust fan:	Functional		
10	Microwave:	N/A		
11	:			
12	:			
13	Range/oven:	Functional		
14	Gas or electric?	Gas		

LAUNDRY				
15	Walls/ceiling/floor:		See Interior Page	
16	Doors & windows:		See Interior Page	
17	Washer plumbing:	Acceptable		
18	Sink plumbing:	N/A		
19	Cabinets/shelves:	Acceptable		
20	Heating & cooling:		See HVAC Page	
21	Dryer vent:	Most Acceptable	Repair - See Comments Below	Maintenance Item
22	:			
23	:			
24	Dryer service:	Acceptable		
25	Gas or electric?			

KITCHEN AND LAUNDRY COMMENTS

- 26 Inspection of the kitchen components is limited to the built-in appliances and plumbing systems. These items are tested under normal operating conditions. Extensive evaluation such as calibration of timers, clocks, heat settings, thermostat accuracy, self-cleaning functions, etc. are outside the scope of this inspection. Stored personal belongings can restrict viewing of cabinet interiors and should be checked during your final walkthrough prior to close of escrow. Dishwasher cleaning and drying adequacy is not verified.



Fire Safety Maintenance Note: The dryer lint exhaust vent needs to be cleaned annually to prevent a back up of lint which is a very common cause of a residential fire. In most cases owners never have the lint vent cleaned. It is recommended to have the dryer lint exhaust vent professionally cleaned prior to the installation of the dryer and then annually after that.

- 1.) The laundry lint exhaust vent hood is damaged and needs to be replaced.

Kitchen & Laundry

KITCHEN AND LAUNDRY COMMENTS - Continued

26 2.) There are worn spots in the enamel in the kitchen sink.

INSPECTION PHOTOS

Kitchen & Laundry

K



The dryer lint exhaust vent hood is damaged.

Menu

Bathrooms

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Walls, ceiling, floor:		See Interior Page	
2 Doors & windows:		See Interior Page	
3 Heating & cooling:		See HVAC Page	
4 Cabinets & counter:	Acceptable		
5 Vents:	Acceptable		
6 Sinks:	Most Acceptable	Repair - See Comments Below	Safety Hazard
7 Toilets:	Acceptable		
8 Tubs:	Acceptable		
9 Showers:	Acceptable		
10 :			

BATHROOMS INSPECTED

11 # of Half baths: 12 # of Full baths: 1 13 # of 3/4 baths:

BATHROOM COMMENTS

- 14 Our inspection of the bathrooms is to report on visible leaks and operations of the fixtures. Inaccessible piping and shower pans are outside the scope of this inspection. Shower pans, enclosures and doors are not tested for water tightness, visual observations only. All areas under sinks may not be visible due to stored items and should be checked during your final walkthrough prior to close of escrow.

Low Flow Information for State requirements:

- A.) The master bathroom has a low flow 1.6 GPF toilet. The shower does have a low flow shower head of 2.5 GPM

Safety Hazard Note: The hot & cold orientation is reversed at the sink in the bathroom. This can be a scalding hazard. Recommend corrective repairs by a qualified and licensed Plumbing Contractor.

Interior Rooms

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Walls, ceiling, floor:	Acceptable		
2 Doors & windows:	Acceptable		
3 Heating & cooling:		See HVAC Page	
4 Cabinets & counter:	Acceptable		
5 Wet Bar:	N/A		
6 Fireplc/woodstove:	N/A		
7 Smoke detectors:	Defective	Repair - See Comments Below	Fire Safety Hazard
8 CO detectors:	Not Present	Repair - See Comments Below	Safety Hazard
9 Stairs/balcony/rails:	Acceptable		
10 :			

INFORMATION

11 Rooms inspected:		
Bedrooms #: 1	12 Walls & ceilings: Wood & Acoustical Paneling	
Living Room		
Dining Room	13 Floors: Carpet & Vinyl	
Family Room		
	14 Number of wet bars: 0	
	15 Number of fireplaces/woodstoves: 0	
	16 Fuel source: _____	

INTERIOR ROOM COMMENTS

- 17 Our evaluation of the interior is to determine the functionality of doors, windows and interior finishes. Cosmetic issues are not contemplated. Furnishings in the interior of the home can conceal physical or moisture damage. Recommend checking carefully on your final walkthrough. Any concerns should be reinspected prior to close of escrow.

Information Note: Smoke detectors were present in the following locations at the time of inspection: The hallway adjacent to the bedroom and in the family room.

Fire Safety Hazard Note: Both of the smoke detectors are inoperable. Based on the age of the detectors they are recommended to be replaced.

Safety Upgrade Recommendation: Recommend installing smoke detectors in each of the bedrooms. Installation of smoke detectors in bedrooms is required in a manufactured home prior to close of escrow per California State law.

Safety Hazard Note: The Carbon Monoxide Poisoning Prevention Act of 2010 requires a carbon monoxide detector device (battery or hard-wired) to be installed in all dwelling units. We recommend installation of CO detectors in the hallways outside of the bedrooms and on each level of the home.

1.) There is some damaged carpeting by the exterior door and at the corner of the stairs in the family room.



INSPECTION PHOTOS

Interior Room

IR



Damaged carpeting in the family room.

Garage & Carport

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Roof: Acceptable		
2	Walls: N/A		
3	Eaves: N/A		
4	Electrical: N/A		
5	Gutters: N/A		

INTERIOR

6	Walls/ceiling/floor: Acceptable		
7	Firewall/firedoor: N/A		
8	Doors & windows: N/A		
9	Garage doors: N/A		
10	Door openers: N/A		
11	Electrical: N/A		
12	Heating & cooling: N/A		

INFORMATION

EXTERIOR

13	Location: Detached Carport
14	Roof covering: Metal
15	Roof age: Years old approximately
16	Gutters: None

INTERIOR

17	Walls & ceilings: N/A
18	Floors: Unpaved
19	Garage door: N/A

GARAGE & CARPORT COMMENTS

20

Attic

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Access:	N/A		
2 Framing:	N/A		
3 Sheathing:	N/A		
4 Insulation:	N/A		
5 Ventilation:	N/A		
6 Exposed wiring:	N/A		
7 Plumbing vents:	N/A		
8 Chimney & flues:	N/A		
9 Vapor Retarder:	N/A		
10 :			

INFORMATION

11 # of Attic areas: _____ 14 Framing: _____

12 Access locations: _____ 15 Sheathing: _____

13 Access by: _____ 16 Insulation: _____

ATTIC COMMENTS

17 Information Note: There is no accessible attic present due to the type of construction.

Foundation

	COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
	Foundation Type	Substructure		
1	Access:	Acceptable		
2	Foundation walls:	N/A		
3	Floor framing:	Most Acceptable	Repair - See Comments Below	Moderate Concern
4	Insulation:	Acceptable		
5	Ventilation:	Acceptable		
6	Sump pump:	N/A		
7	Dryness/drainage:	Acceptable		
8	Floor/Slab:	N/A		
9	Vapor Retarder:	N/A		
10	Anchor Bolts:	N/A		

INFORMATION

11	Foundation walls:	N/A - Perimeter Skirting	14	Beams:	Steel I Beam & Wood Beams
12	Floors:	Dirt	15	Piers:	Steel Jacks & Wood Posts
13	Joist/Truss Detail:	<u>Not Visible due to Vapor Barrier</u>	16	Sub Floor:	<u>Not Visible due to Vapor Barrier</u>
			17	Insulation:	<u>Batting Between Joists</u>

FOUNDATION COMMENTS

- 18 *Engineering analysis of a building structure can only be performed by a licensed structural engineer using measurements, calculations and other scientific means of evaluation. Engineering is beyond the scope of a typical home inspection.*

Information Note: The substructure access opening is located at the perimeter skirting.

- 1.) There is earth-to-wood contact with fungus damage in places at the perimeter skirting.



INSPECTION PHOTOS

Foundation

F



Fungus damage to parts of the perimeter skirting.

Deficiency Summary

Terry Home Inspection Services, Inc. PO Box 2705 Atascadero, CA 93423 (805) 434-2694

Insp Date: 8/20/2021

6320 Vineyard Drive (Mobile)

File # 18044

NOTE: The client(s) is/are strongly advised to further investigate, or contract with qualified and/or licensed appropriate tradesperson to further investigate, the complete extent of possible repairs and associated costs with all the items in the body of the report not listed as "Acceptable" or "Functional" PRIOR TO CLOSE OF ESCROW.

Mold, mildew, fungus and other microbial organisms commonly occur in areas that show evidence of or have the potential for leaking, moisture intrusion and/or inadequate ventilation. The identification of or presence of these organisms is beyond the scope of this inspection. If concerned about this possibility, we recommend further investigation be performed by a Certified Industrial Hygienist to determine if there exists an active (or potential for) infestation or climate for incubation of a microbial contamination prior to close of escrow.

Product recalls and consumer product safety alerts are added almost daily. If client(s) is/are concerned about appliances or other items in the home that may be on such lists, client(s) may wish to visit the U.S. Consumer Product Safety Commission (CPSC) web site at www.cpsc.gov or www.recalls.com

The presence of environmental hazards, materials or conditions including, but not limited to, lead, asbestos, radon, toxic, combustible or corrosive contaminants is outside the scope of this inspection. If client(s) is/are concerned regarding these matters, it is recommended to obtain the consultation services of an appropriate and qualified tradesperson who specializes in these types of investigations and evaluations.

Special Information Note: The subject property has had additions and/or renovations completed. Buyer is advised to research the status of all required permits with the Authority having Jurisdiction prior to close of escrow.

ROOF

Maintenance Note: Recommend installing gutters and downspouts where not present to improve lot drainage and protect the exterior of the home. The downspouts should be extended to drain the surface water away from the perimeter of the foundation.

Maintenance Note: Some of the down spouts have no splash block or extension to divert the runoff water from the roof away from the foundation. Recommend installing proper drainage of roof water away from the structure to reduce foundation moisture and potential foundation settlement.

Maintenance Note: Part of the gutter is sagging on the west eave. The end cap is loose at the gutter on the east eave.

EXTERIOR

- 1.) The front entry door is out of square.
- 2.) The header trim is delaminated at the exterior door in the hallway.
- 3.) The weather stripping is partially missing at the exterior door on the south wall of the family room.
- 4.) The weather stripping is partially missing and there is moisture damage to the base of the jamb at the exterior door on the west wall of the family room.

The report is provided as a courtesy for quicker access to DEFICIENCIES within the inspection report. This is not intended as a substitute for reading the inspection report. Items listed may be discussed further on the corresponding report page. There also may be findings other than what is listed on this page.

Deficiency Summary

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Safety Hazard Note: The windows adjacent to the exterior doors at the family room addition are not safety tempered glass as required.

5.) There are two damaged window screens.

6.) Moisture damage was observed in the following locations:

- A.) The door trim on the west wall of the family room.
- B.) The wall trim at the SW corner of the family room.
- C.) The eave at the SW corner of the family room.
- D.) The wood siding at the SE wall.
- E.) The exterior wall trim at the NE corner of the home.
- F.) The end of the fascia board at the NW gable.

GROUNDINGS

1.) There is a large crack at the end of the concrete walkway in the front yard.

2.) There is moisture damage to parts of the landing at the exterior door on the west wall of the family room. Also, the bottom riser exceeds the maximum allowable height of 7 3/4". This can be a falling hazard.

Safety Upgrade Note: The railings at front entry stairs do not meet current standards for height or grasp ability. It was very typical to use a 2X4 or 2X6 rail cap for many years however, this type of rail cap can be difficult to grab in the event of slipping on the stairs. New requirements are for a 1 1/4" to 2" maximum width rail cap that should be installed from 34" to 38" in height as measured from the nose of the stair tread. Additionally, There should be no openings in the railing greater than four inches. Although they may have met the standards at the time of original construction, upgrading to the newest standards is advised.

HVAC

General Note: Forced Air Heating systems greater than 15 years old and Air Conditioning & Heat Pump systems greater than 10 years old are considered at the end of a normal life expectancy by the standards of most manufactures and tradesmen. The inspector will operate these systems to see if they are functional at the time of inspection however, they may be subject to failure at any time. If concerned about life expectancy of these systems, it is advised to have these systems fully evaluated by a qualified and licensed HVAC Contractor prior to close of escrow.

1.) There is no ducting to provide conditioned air to the family room addition.

Maintenance Note: The air filter is dirty and in need of replacement.

2.) The forced air furnace is not operating properly. The blower is turning on simultaneously when the burner ignites. There should be a delay while the burner warms up the heat exchanger prior to the blower engaging. Also, there is some soot in the heat exchanger which can indicate an incomplete burn. Recommend further evaluation of the furnace by a qualified and licensed HVAC Contractor prior to close of escrow.

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Terry Home Inspection Services, Inc. PO Box 2705 Atascadero, CA 93423 (805) 434-2694

Insp Date: 8/20/2021

6320 Vineyard Drive (Mobile)

File # 18044

PLUMBING

Information Note: There is a septic system installed at the property. Evaluation of the septic system is beyond the scope or expertise of this inspection. Recommend evaluation by a qualified and licensed Septic Company prior to close of escrow.

Information Note: There is a well system installed at this property. Evaluation of the well system and associated plumbing & electrical systems is outside the scope or expertise of this inspection. Recommend evaluation by a qualified and licensed Well Company prior to close of escrow.

Safety Hazard Note: The water heater is inadequately braced. Recommend installing a State approved earthquake restraint strapping system.

ELECTRICAL

Safety Upgrade Note: There is no GFCI protection for the outlets in the kitchen due to the age of this home. Recommend upgrading for safety.

Safety Hazard Note: There is no GFCI protection for the outlet added to the exterior SE wall as required.

Safety Hazard Note: There is no outdoor lighting installed as required for both of the exterior doors in the family room addition.

Safety Hazard Note: The ceiling fan in the bedroom is installed too low. A minimum clearance of seven feet to the blades is required.

KITCHEN & LAUNDRY

Fire Safety Maintenance Note: The dryer lint exhaust vent needs to be cleaned annually to prevent a back up of lint which is a very common cause of a residential fire. In most cases owners never have the lint vent cleaned. It is recommended to have the dryer lint exhaust vent professionally cleaned prior to the installation of the dryer and then annually after that.

1.) The laundry lint exhaust vent hood is damaged and needs to be replaced.

2.) There are worn spots in the enamel in the kitchen sink.

BATHROOM

Safety Hazard Note: The hot & cold orientation is reversed at the sink in the bathroom. This can be a scalding hazard. Recommend corrective repairs by a qualified and licensed Plumbing Contractor.

INTERIOR

Fire Safety Hazard Note: Both of the smoke detectors are inoperable. Based on the age of the detectors they are recommended to be replaced.

Safety Upgrade Recommendation: Recommend installing smoke detectors in each of the bedrooms. Installation of smoke detectors in bedrooms is required in a manufactured home prior to close of escrow per California State law.

The report is provided as a courtesy for quicker access to DEFICIENCIES within the inspection report. This is not intended as a substitute for reading the inspection report. Items listed may be discussed further on the corresponding report page. There also may be findings other than what is listed on this page.

Deficiency Summary

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Safety Hazard Note: The Carbon Monoxide Poisoning Prevention Act of 2010 requires a carbon monoxide detector device (battery or hard-wired) to be installed in all dwelling units. We recommend installation of CO detectors in the hallways outside of the bedrooms and on each level of the home.

1.) There is some damaged carpeting by the exterior door and at the corner of the stairs in the family room.

FOUNDATION

1.) There is earth-to-wood contact with fungus damage in places at the perimeter skirting.

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