



HOME INSPECTION REPORT
MOBILE HOME
12345 PACIFIC AVE PARK
YOUR CITY, CALIFORNIA

ACME BUILDING CONSULTANTS
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CALIFORNIA STATE CONTRACTOR LICENSE NO.846250

HOME INSPECTION REPORT
MOBILE HOME
SINGLE FAMILY RESIDENCE
12345 PACIFIC AVE PARK
YOUR CITY, CALIFORNIA

INSPECTION DATE:
MARCH 9TH 2020

PREPARED FOR:
MS. DIANNE RIGGS

AGENT:
JOHN JONES
WEST END REAL ESTATE

PREPARED BY:
ACME BUILDING CONSULTANTS
REPORT#042 - 2 - 2 - 2020 MT

INSPECTOR:
MICHAEL FREINBERG

THE MANUFACTURED HOME AT 12345 PACIFIC AVEUNE PARK IN YOUR CITY , CALIFORNIA WAS INSPECTED ON MARCH 9TH 2020 BY MICHAEL FREINBERG OF ACME BUILDING CONSULTANTS AS YOU REQUESTED.

OUR REPORT AND RECOMMENDATIONS AS A RESULT OF THAT INSPECTION ARE ENCLOSED. THIS REPORT IS A PROFESSIONAL OPINION BASED ON A VISUAL INSPECTION OF THE ACCESSIBLE COMPONENTS OF THE MOBILE HOME. THIS REPORT IS VISUAL IN NATURE AND NOT AN EXHAUSTIVE TECHNICAL EVALUATION.

PLEASE UNDERSTAND THAT THERE ARE LIMITATIONS TO THIS INSPECTION. MANY COMPONENTS OF THE MOBILE HOME ARE NOT VISIBLE DURING THE INSPECTION AND VERY LITTLE HISTORICAL INFORMATION IS PROVIDED IN ADVANCE OF THE INSPECTION. WHILE WE CAN REDUCE THE RISK OF PURCHASING A PROPERTY, WE CANNOT ELIMINATE IT. EVEN THE MOST COMPREHENSIVE INSPECTION CANNOT REVEAL EVERY CONDITION YOU MAY CONSIDER SIGNIFICANT TO OWNERSHIP.

PLEASE REFER TO YOUR COPY OF THE INSPECTION AGREEMENT. IT SPECIFICALLY EXPLAINS THE SCOPE OF THE INSPECTION AND THE LIMIT OF OUR LIABILITY IN PERFORMING THIS INSPECTION. THE STANDARDS OF PRACTICE AND CODE OF ETHICS OF THE AMERICAN SOCIETY OF HOME INSPECTORS (ASHI) PROHIBIT US FROM MAKING ANY REPAIRS OR REFERRING ANY CONTRACTORS. WE ARE NOT ASSOCIATED WITH ANY PARTY TO THE TRANSACTION OF THIS PROPERTY, EXCEPT AS MAY BE DISCLOSED TO YOU.

THE INFORMATION PROVIDED IN THIS REPORT IS SOLELY FOR YOUR USE.

THANK YOU FOR SELECTING OUR COMPANY.

SINCERELY,

MICHAEL P. FREINBERG
ACME BUILDING CONSULTANTS

REPORT OVERVIEW

THE SCOPE OF THE INSPECTION

THE MANUFACTURED STRUCTURE INSPECTED WAS ORIGINALLY BUILT IN 1985 BASED ON THE ONLINE INFORMATION. THE UNIT IS A TWO BEDROOM AND TWO BATHROOM HOME. THE BACK BEDROOM HAS HAD A WALL ADDED TO MAKE A THIRD ROOM ON THE AFT RIGHT SIDE OF THE STRUCTURE. THIS ROOM DOES NOT HAVE A CLOSET. THE UNIT HAS RECENTLY BEEN REPAINTED ON THE EXTERIOR AND INTERIOR ALONG WITH UPGRADED ELECTRICAL OUTLETS TO THE INTERIOR WALLS. THERE IS NEW CARPET IN THE MAIN LIVING AREAS AS WELL.

THIS REPORT IS BASED UPON A VISUAL INSPECTION OF THE STRUCTURE. IT IS PERFORMED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" OF THE ASHI AND CREIA. ONLY A REPRESENTATIVE SAMPLE OF MANUFACTURED STRUCTURAL COMPONENTS WERE VIEWED IN THOSE AREAS THAT WERE READILY ACCESSIBLE DURING THE TIME OF INSPECTION. IT IS NOT TECHNICALLY EXHAUSTIVE OR ALL ENCOMPASSING. NO DESTRUCTIVE TESTING OR DISMANTLING OF BUILDING COMPONENTS WAS PERFORMED.

THE INSPECTOR SHALL NOT BE HELD RESPONSIBLE OR LIABLE FOR ANY REPAIRS OR REPLACEMENTS WITH REGARD TO THIS PROPERTY, SYSTEMS, COMPONENTS, OR THE CONTENTS THEREIN. ACME BUILDING CONSULTANTS IS NEITHER A GUARANTOR NOR INSURER. NOT ALL IMPROVEMENTS WILL BE IDENTIFIED DURING THIS INSPECTION.

THE INSPECTION AND RELATED REPORT DO NOT ADDRESS AND ARE NOT INTENDED TO ADDRESS CODE AND/OR REGULATION COMPLIANCE, MOLD, MILDEW, INDOOR AIR QUALITY, ASBESTOS, RADON GAS, LEAD PAINT, UREA FORMALDEHYDE, SOILS CONTAMINATION AND ANY OTHER INDOOR OR OUTDOOR SUBSTANCES. THE CLIENT IS URGED TO CONTACT A COMPETENT SPECIALIST IF INFORMATION, IDENTIFICATION OR TESTING OF THE ABOVE IS DESIRED.

IT IS OUR GOAL TO PUT A HOME OWNER IN A KNOWLEDGEABLE POSITION BY BECOMING FAMILIAR WITH THE MANUFACTURED HOME'S SYSTEMS AND CONDITION THROUGH THE USE OF THIS REPORT. NOT ALL IMPROVEMENTS WILL BE IDENTIFIED DURING THIS INSPECTION; UNEXPECTED REPAIRS SHOULD STILL BE ANTICIPATED. THE ACCEPTANCE OF THIS REPORT BY THE CLIENT ACKNOWLEDGES THE CLIENT'S AGREEMENT TO ALL OF THE TERMS AND CONDITIONS OF THE INSPECTION CONTRACT. THIS INSPECTION SHOULD NOT BE CONSIDERED A GUARANTEE OR WARRANTY OF ANY KIND.

PLEASE REFER TO THE PRE-INSPECTION CONTRACT FOR A FULL EXPLANATION OF THE SCOPE OF INSPECTION. A SIGNED COPY OF THE PRE INSPECTION AGREEMENT BY THE BUYER IS ON FILE AT OUR OFFICE.

THE BUILDING IN PERSPECTIVE

AS WITH ALL MANUFACTURED STRUCTURES, ONGOING MAINTENANCE IS REQUIRED AND IMPROVEMENTS TO THE SYSTEMS OF THE HOME WILL BE NEEDED OVER TIME. THE IMPROVEMENTS THAT ARE RECOMMENDED IN THIS REPORT ARE NOT CONSIDERED UNUSUAL FOR A MANUFACTURED HOME OF THIS AGE AND LOCATION PLEASE REMEMBER THAT THERE IS NO SUCH THING AS A PERFECT HOME.

IMPROVEMENT RECOMMENDATIONS

FOLLOWING EACH SECTION OF THIS REPORT IS A SYNOPSIS OF THE RECOMMENDATIONS THAT SHOULD BE CONSIDERED FOR THE BUILDING'S BENEFIT. OTHER SIGNIFICANT IMPROVEMENTS, OUTSIDE THE SCOPE OF THIS INSPECTION, MAY ALSO BE NECESSARY. PLEASE REFER TO THE BODY OF THIS REPORT FOR FURTHER DETAILS AND OTHER RECOMMENDATIONS. IT IS ALWAYS ADVISED TO HIRE A PERSON WHO IS SPECIFIC TO THE TRADE WHICH WILL REQUIRE A REPAIR , UPGRADE OR SERVICE. HVAC CONTRACTOR FOR HEATING, PLUMBER CONTRACTOR FOR PLUMBING AND A CARPENTER/CONTRACTOR FOR GENERAL REPAIRS.

WEATHER CONDITIONS

OVERCAST SKIES PREVAILED AT THE TIME OF INSPECTION. THE ESTIMATED OUTSIDE TEMPERATURE WAS 48 DEGREES. CLEAR AND UNSEASONABLY DRY CONDITIONS HAD BEEN EXPERIENCED IN THE DAYS LEADING UP TO THE INSPECTION. PLEASE NOTE, THE STATE OF CALIFORNIA HAD EXPERIENCED A HEAVY WET START TO THE RAINY SEASON AND WE HAVE HAD A DRY AND WARM SUMMER. THESE WEATHER FACTORS MAY HAVE EFFECTED THIS STRUCTURE AND THE GROUNDS SURROUNDING THE PROPERTY.

OVERALL COMMENTS

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

THE MANUFACTURED STRUCTURE INSPECTED WAS ORIGINALLY BUILT IN 1985 BASED ON THE ONLINE INFORMATION. THE UNIT IS A TWO BEDROOM AND TWO BATHROOM HOME. THE BACK BEDROOM HAS HAD A WALL ADDED TO MAKE A THIRD ROOM ON THE AFT RIGHT SIDE OF THE STRUCTURE. THIS ROOM DOES NOT HAVE A CLOSET. THE UNIT HAS RECENTLY BEEN REPAINTED ON THE EXTERIOR AND INTERIOR ALONG WITH UPGRADED ELECTRICAL OUTLETS TO THE INTERIOR WALLS. THERE IS NEW CARPET IN THE MAIN LIVING AREAS AS WELL.

THE STRUCTURE IS IN NEED OF SOME REPAIRS IN ORDER TO MAKE A LIVEABLE UNIT ALONG WITH SOME BASIC SERVICE AND REPAIR NEEDS.

BASIC MANUFACTURED STRUCTURE INFORMATION

MANUFACTURED HOMES ARE HOMES BUILT AS DWELLING UNITS OF AT LEAST 320 SQUARE FEET IN SIZE WITH A PERMANENT CHASSIS TO ASSURE THE INITIAL AND CONTINUED TRANSPORTABILITY OF THE HOME. ALL TRANSPORTABLE SECTIONS OF MANUFACTURED HOMES BUILT IN THE U.S. AFTER JUNE 15, 1976 MUST CONTAIN A CERTIFICATION LABEL (COMMONLY REFERRED TO AS A HUD TAG) ON THE HOME. THE LABEL IS THE MANUFACTURER'S CERTIFICATION THAT THE HOME SECTION IS BUILT IN ACCORDANCE WITH HUD'S MANUFACTURED HOME CONSTRUCTION AND SAFETY STANDARDS (THE STANDARDS). THE STANDARDS COVER BODY AND FRAME REQUIREMENTS, THERMAL PROTECTION, PLUMBING, ELECTRICAL, FIRE SAFETY, AND OTHER ASPECTS OF THE HOME. THE STANDARDS ARE PUBLISHED IN THE CODE OF FEDERAL REGULATIONS UNDER 24 CFR PART 3280.

THE MANUFACTURED HOUSING PROGRAM REGULATES THE CONSTRUCTION OF ALL MANUFACTURED (MOBILE) HOMES BUILT IN THE UNITED STATES. THE HUD PROGRAM ALSO OVERSEES THE ENFORCEMENT OF THE CONSTRUCTION STANDARDS WORKING THROUGH PRIVATE INSPECTION AGENCIES AND STATE GOVERNMENTS.
HUD MANUFACTURED HOME CONSTRUCTION STANDARDS

AT THE TIME OF THIS INSPECTION THE CURRENT DMV REGISTRATION WAS NOT PRESENT

IT IS RECOMMENDED THAT THE BUYERS AND/OR THE OWNER REVIEW ALL OF THE HOA INFORMATION WHICH PERTAINS TO THIS UNIT AND THE PARK THE UNIT IS LOCATED.

WHEN DESCRIBING THE ITEMS AROUND THE STRUCTURE ALL DIRECTIONS ARE BASED FROM LOOKING AT THE FRONT DOOR.

IT IS RECOMMENDED THAT IF AN OWNERS MANUAL FOR THIS YEAR AND MODEL CAN BE OBTAINED IT WOULD BE GOOD TO HAVE AS A REFERENCE GUIDE FOR FUTURE SERVICE. ONE MAY WISH TO EXPLORE THE INTERNET TO FIND OTHER PEOPLE WHO OWN SIMILAR MANUFACTURED HOMES AND SEE IF THERE IS A CHAT ROOM TO DISCUSSES ITEMS OF MAINTENANCE AND IMPROVEMENT CONCERNS.

THERE WAS NO WOOD- BORING INSECT AND PEST REPORT PRESENT AT THE TIME OF THE INSPECTION. FUNGUS STAINS WERE NOTED ON THE UNDERSIDE OF THE FRONT DECK, INSECT DROPPINGS WERE NOTED IN THE FRONT DECK PLANKING AND AT THE AFT LEFT SIDE WOOD SILL PLATE. SMALL ANIMALS AND THERE DROPPINGS WERE NOTED UNDER THE STRUCTURE AND UNDER THE KITCHEN SINK. THESE AREA SHOULD BE CLEANED AND ADDRESSED FOR HEATH CONCERNS

GROUNDS & GRADE

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

DRIVEWAY:	CONCRETE ON THE RIGHT SIDE OF THE UNIT
SIDEWALKS:	CONCRETE PADS, PAINTED DECKING, GRAVEL AND EARTH
PUBLIC SIDEWALK:	NONE, COMMON DRIVEWAYS
RETAINING WALLS:	LOW SET WOOD PLANKS ON THE AFT RIGHT SIDE YARD
PATIO:	SEVERAL CONCRETE PADS ON THE BACK OF THE RIGHT SIDE DRIVEWAY
FENCES:	SECTION OF COMPOSITE LATTICE SET ON WOOD POSTS ALONG THE LEFT SIDE
GATES:	NONE
DECK:	FRONT DECK IS PAINTED WOOD WITH T1-11 TYPE COMPOSITE PLYWOOD SKIRTING, THE HANDRAIL IS PAINTED METAL AND WOOD, ON THE RIGHT SIDE OF THE STRUCTURE IS A FREE STANDING WOOD SET OF STEPS
BACK WALKWAY:	GRAVEL AND EARTH
CAR PORT:	RIGHT SIDE WITH A PAINTED ALUMINUM OVERHANG WHICH DOES NOT HAVE AN OUTBOARD RAIN GUTTER SYSTEM
OTHER OVERHANGS:	FRONT PAINTED ALUMINUM OVERHANG
STORAGE/OUTBUILDING UNIT:	SUN PORCH, ON THE LEFT SIDE
LOT GRADE TOPOGRAPHY:	SLOPE FROM THE BACK TOWARD THE FRONT, SLIGHT
SLOPE WITHIN 10" OF STRUCTURE:	SLOPE IS SLIGHTLY TOWARD THE UNIT IF NOT LEVEL, GREATER SLOPE AWAY IS NEEDED
EXTERIOR GROUND LIGHTING:	NONE

PERIMETER WALKWAY

COMMENTS: ALONG THE FRONT OF THE TRAILER SPACE IS AN OLDER BLACKTOP COMMON DRIVEWAY. THIS DRIVEWAY IS IN SERVICEABLE CONDITION. THE BUYER SHOULD FIND OUT FROM THE HOA IF AND WHEN THESE SURFACES ARE TO BE RESEALED.

THE DRIVEWAY ON THE FRONT RIGHT SIDE OF THE BUILDING IS CONCRETE. THERE IS ALSO A CONCRETE WALKWAY FROM THE DRIVEWAY TO THE BASE OF THE FRONT PAINTED WOOD STEPS WHICH ACCESS THE FRONT DECK LANDING. THE CONCRETE AT THE BASE OF THE STEPS HAS SETTLED UPWARD SOME WHICH IS NOW UNEVEN AND SHOULD BE REPAIRED. THERE ARE ALSO TWO CRACKS IN THE FRONT CONCRETE FROM SETTLING.

THE RIGHT SIDE DRIVEWAY IS CONCRETE WHICH HAS AGE RELATED CRACKS AND CHIPS. THESE AREAS SHOULD BE MONITORED. OVER TIME THE DRIVEWAY HAS A SLIGHT FILM OF OIL ON IT WHICH SHOULD BE WASHED OFF.

THE AFT RIGHT SIDE WALKWAY AND THE ACCESS AROUND THE UNIT IS MADE UP OF EARTH, CONCRETE PADS AT THE BACK OF THE DRIVEWAY AND GRAVEL. THE SOIL AND GRAVEL LEVEL AROUND THE BASE OF THE STRUCTURE IS TOO HIGH AND SHOULD BE RESET TO SLOPE AWAY FROM THE BASE OF THE STRUCTURE. THIS AND NOT HAVING A RAIN GUTTER SYSTEM HAS CAUSED MOISTURE DAMAGE TO THE BASE OF THE EXTERIOR SIDING.

OVER HANGS SYSTEM

COMMENTS: ON THE FRONT AND ABOVE THE RIGHT SIDE DRIVEWAY IS AN ALUMINUM OVERHANGING ROOF SYSTEM WHICH IS COMMON FOR A MANUFACTURED HOME. EACH OF THESE ROOFING SYSTEMS ARE PAINTED ALUMINUM WITH PAINTED METAL OUTBOARD SUPPORTS. EACH OF THESE SYSTEMS DO NOT HAVE RAIN GUTTERS OR DOWN SPOUTS. THE OUTBOARD STRUTS SHOW SIGNS OF BENDS AND CRACKS IN THE METAL.

FENCES

COMMENTS: ALONG THE SIDES AND BACK OF THE SPACE ARE OLDER UNTREATED REDWOOD FENCING OF DIFFERENT AGES AND HEIGHTS. THE FENCING ALONG THE SIDES ARE IN SERVICEABLE CONDITION WHILE A SECTION OF THE BACK LEFT FENCING IS STARTING TO FALL INTO THIS AREA'S BACK YARD.

RETAINING WALL SYSTEM

COMMENTS: ALONG THE AFT RIGHT SIDE IS A RUN OF WOOD PLANKING IN THE GROUND WHICH IS A LOW SET GARDEN TYPE RETAINING WALL SYSTEM. DUE TO THE AGE OF THIS SYSTEM IT SHOWS SIGNS OF AGE RELATED DAMAGES AND SHOULD BE REMOVED AND/OR REPLACED.

LOT GRADE TOPOGRAPHY

COMMENTS: THE SLOPE OF THE SPACE IS FROM THE BACK TOWARD THE STREET. THIS IS A LOW SLOPE. THE AREA UNDER THE SUN PORCH IS CONCRETE AND WHAT WAS NOTED UNDER THE STRUCTURE IS EARTH. IT IS RECOMMENDED THAT THE DOWNSPOUTS BE

REDIRECTED TO DRAIN ONTO THE FRONT COMMON STREET AND AWAY FROM THE BASE AND UNDER THE STRUCTURE.

IRRIGATION SYSTEM

COMMENTS: THERE IS AN IRRIGATION SYSTEM IN PLACE AROUND THIS UNIT. IT IS RECOMMENDED THAT THE OWNER WRITE UP A SCHEMATIC FOR THIS SYSTEM. THIS TYPE OF SYSTEM IS NOT PART OF THIS INSPECTION.

GROUND LIGHTING SYSTEM

COMMENTS: NONE

OUTBUILDING

COMMENTS: ATTACHED TO THE LEFT SIDE OF THE STRUCTURE IS A COVERED SUN PORCH. THE ROOFING MEMBRANE IS SHEETMETAL WITHOUT AN OUTBOARD EDGE RAIN GUTTER SYSTEM. THE EXTERIOR SIDING IS MADE UP OF PAINTED COMPOSITE PLYWOOD SIDING AND SCREENS. THE BASE OF THE SUN PORCH IS COVERED WITH COMPOSITE LATTICE.

UNDER THE SUN PORCH IS A WOOD FRAMED SUB STRUCTURE WITH PLYWOOD DECKING WHICH IS PAINTED AS THE FLOORING INSIDE THE SUN PORCH. THE SUN PORCH HAS TWO SETS OF DECK STEPS TO ACCESS THE FRONT AND BACK, BOTH HAVE BEEN PAINTED. THE DECK STEPS HAVE SETTLED OVER TIME AND SHOW SIGNS OF MOISTURE FUNGUS AT THE BASE OF THE WOOD POSTS WHICH ARE RESTING ON THE CONCRETE SLAB UNDER THE PORCH.

SOME OF THE OUTBOARD ROOFING SUPPORTS ARE ALUMINUM STRUTS WHICH MAY INDICATE THAT BEFORE THE PORCH WAS BUILT THIS WAS A COVERED PARKING SPACE. AT THE TIME OF THE INSPECTION DUE TO LACK OF AIR CIRCULATION THERE WAS A FILM OF MILDEW ON THE ROOF OF THE SUN PORCH AND CONDENSATION ON THE UNDERSIDE OF THE ROOF. ALSO THE SUN PORCH HAS A LOW SET ROOF LINE WHICH IS LESS THAN 7' IN HEIGHT.

ON THE AFT LEFT SIDE IS A CONCRETE BLOCK STRUCTURE WHICH IS BUILT ON A CONCRETE SLAB. AT ONE TIME THIS WAS A BATHROOM WITH A SHOWER. ON THE FRONT OF THIS STRUCTURE IS THE ELECTRICAL SERVICE SUB PANEL AND METER. THE INTERIOR IS BEING USED FOR STORAGE.

GENERAL INFORMATION

COMMENTS: IT IS ALWAYS ADVISED FOR BUYER OR SELLER TO CONTACT A LICENSED CONTRACTOR SPECIFIC TO THE TRADE TO SERVICE OR REPAIR THE ISSUES OUTLINED IN THIS INSPECTION REPORT.

RECOMMENDATIONS:

- THERE ARE AGE RELATED CRACKS AND CHIPS IN THE DRIVEWAY WHICH SHOULD BE MONITORED BY THE HOA.
- THE FRONT AND DRIVEWAY OVERHANGS SHOULD BE CLEANED OF THE MILDEW AND DIRT STAINS. THE FRONT ROOF HAS A DING IN IT WHICH SHOULD BE RESET. ALL OF THE DAMAGED SUPPORT STRUTS SHOULD BE REPLACED. ONCE ALL OF THE REPAIRS AND CLEANING HAVE BEEN COMPLETED A RAIN GUTTER AND DOWN SPOUT SYSTEM SHOULD BE INSTALLED.
- THE FRONT TREES SHOULD BE TRIMMED BACK FROM OVERHANGING THE FRONT ROOF.
- THE FRONT CONCRETE WALKWAY HAS SETTLED OVER TIME AND IS UNEVEN AT THE BASE OF THE FRONT DECK STEPS. THERE ARE ALSO CRACKS IN THIS CONCRETE SECTION. THE BUYER SHOULD SEE IF THIS REPAIR IS COVERED BY THE HOA.
- THE SOIL LEVEL AROUND THE BASE OF THE STRUCTURE IS HIGH. THIS HAS CAUSED RAIN WATER TO DRAIN TO THE BASE OF THE EXTERIOR COMPOSITE PLYWOOD SIDING AND HAS DAMAGED THE SIDING'S BOTTOM EDGE. THE HOA SHOULD BE CALLED IN TO RESLOPE THE BASE SOIL AWAY FROM THE BOTTOM OF THE STRUCTURE. DUE TO THE RAIN OVER THE WEEKEND THE SOIL BY THE AFT RIGHT SIDE UTILITIES WAS STILL WET.
- THE DAMAGED FENCING SECTIONS SHOULD BE REPAIRED BY THE HOA.



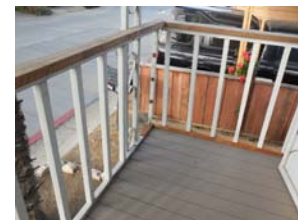
- ON THE BACK SIDE OF THE UNIT ARE TWO SHEDS. ON THE BACK LEFT IS A DAMAGED WOOD SHED. ON THE BACK MID LEFT SIDE IS A TIN SHED. BOTH SHEDS SHOW SIGNS OF MOISTURE DAMAGE AND AGE RELATED DAMAGES. THE INSIDE OF THE TIN SHED WOOD SUB FLOORING IS ROTTEN AND THE WOOD SHED HAS PARTLY COLLAPSED. THESE UNITS SHOULD BE REMOVED FOR SAFETY.



- IN THE LEFT BACK CORNER OF THE PROPERTY IS AN OPEN CAN WITH 4 GALLONS OF MOTOR OIL WITHOUT A LID. THE HOA SHOULD REMOVE THIS BEFORE IT SPLITS AND POLLUTES THE SOIL AROUND THE UNIT.



- THE FRONT DECK LANDING HAS INSECT DAMAGE TO THE DECK PLANKING IN SEVERAL SPOTS. THE UNDERSIDE OF THE DECK PLANKING HAS FUNGUS DAMAGE. ONE OF THE LEFT SIDE EXTERIOR PLANKING SECTIONS IS MISSING. THE TOP HANDRAIL HAS POORLY BEEN REPAIRED. IT IS RECOMMENDED THAT THIS FRONT DECK LANDING BE REPLACED FOR SAFETY REASONS.



- THE RIGHT SIDE PAINTED WOOD STEPS AND LANDING WHICH ACCESS THE SIDE DOOR TO THE UNIT ARE UNDERBUILT AND ARE NOT SECURED TO THE STRUCTURE. THIS SET OF STEPS AND LANDINGS SHOULD BE REPLACED WITH A MORE SUBSTANTIAL SET OF STEPS WHICH ARE SECURED IN PLACE.



EXTERIOR COMPONENTS

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

WALL SIDING:	PAINTED COMPOSITE PLYWOOD MODELED LIKE T1-11 TYPE FOR THE SKIRTING AND UPPER WALL SIDING
FASCIA:	PAINTED WOOD AND PAINTED PLYWOOD SOFFITS, NO VENTS
EXTERIOR ENTRY STAIRS:	FRONT AND RIGHT SIDE ARE PAINTED WOOD
FRONT EXTERIOR LANDING:	PAINTED WOOD PLANKING
FRONT EXTERIOR RAILINGS:	METAL AND UNFINISHED WOOD
RIGHT SIDE EXTERIOR RAIL:	PAINTED WOOD
FRONT EXTERIOR ENTRY DOOR & TRIM:	PAINTED COMPOSITE METAL SKIN ON THE EXTERIOR WITH WOOD FRAME
EXTERIOR WINDOWS, FRAMES & TRIM:	ORIGINAL FIXED AND SLIDING ALUMINUM SINGLE PAINED WINDOWS
PORCH COVERS:	ALUMINUM OVERHANG
EXTERIOR ENTRY LIGHTING:	INCANDESCENT FRONT AND RIGHT SIDE
DOORS TO REAR ELEVATION:	CASEMENT FIBERGLASS DOOR FROM THE KITCHEN/LAUNDRY ROOM AREA

EXTERIOR WALL SURFACES & WALL SIDING

COMMENTS: THE EXTERIOR SIDING IS THE ORIGINAL PAINTED COMPOSITE T1-11 PLYWOOD. THIS IS LIKE A PARTICLE BOARD PRODUCT WHICH NEEDS TO HAVE THE EDGES AND SIDES SEALED WITH PAINT TO HELP PREVENT THE MATERIAL FROM DELAMINATING. DUE TO THE WATER DAMAGED SPOTS ALONG THE BASE OF THE SKIRTING AND IN SOME OF THE LOWER UPPER PANELS MOISTURE HAS DAMAGED SECTIONS OF THE EXTERIOR SIDING.

THERE ARE SOME IRREGULARITIES IN THE SIDING DUE TO THE TYPE OF MATERIAL USED, THIS IS NOT UNCOMMON. THERE IS A SLIGHT WAVE IN THE EXTERIOR PLYWOOD WHICH IS TYPICAL OF THIS TYPE OF SIDING. WITH THIS TYPE OF SIDING ALL OF THE VERTICAL SEAMS OF THE PLANK ENDS SHOULD BE KEPT SEALED WITH A HIGH QUALITY CAULK AS THEY WILL EXPAND AND CONTRACT OVER TIME.

ALL LOCATIONS WHERE PIPES AND WIRES ENTER OR EXIT THE EXTERIOR SIDING SHOULD BE SEALED WITH CAULK. THIS CAN BE NOTED ALONG THE BASE OF THE RIGHT SIDE WHERE THE PLUMBING PIPES AND GAS LINES ENTER INTO THE SUB AREA. THE EXTERIOR SIDING IS IN POOR TO SERVICEABLE CONDITION WITH SOME AREAS IN NEED OF REPAIR AND CLEANING.

THE SKIRTING AROUND THE BASE OF THE STRUCTURE IS MADE UP OF COMPOSITE PLYWOOD THIS SKIRTING SHOULD BE SECURED IN PLACE AND INCLUDE SUB AREA VENTILATION. ALL VOIDS AND LOOSE PANELS IN THE SKIRTING SHOULD BE SEALED TO HELP PREVENT SMALL ANIMALS FROM GAINING ACCESS TO THE AREA UNDER THE UNIT. SMALL ANIMALS HAVE ACCESSED THE SUB AREA.

FASCIA

COMMENTS: THE FASCIA DESIGN IS TYPICAL FOR THIS TYPE OF CONSTRUCTION AND IS IN SERVICEABLE CONDITION. THE MATERIAL USED IS A COMPOSITE TYPE WHICH HAS BEEN PAINTED.

FRONT ELEVATION EXTERIOR ENTRY DOOR & TRIM (EXTERIOR VIEW)

COMMENTS: THE FRONT COMPOSITE METAL SKINNED DOOR FITS SECURELY IN THE EXISTING JAMB. THE DOOR IS FITTED WITH A KEYED PASSAGE ALONG WITH A DEAD BOLT LOCK. THE TRIM IS PAINTED WOOD ON BOTH THE EXTERIOR AND INTERIOR. IT IS ADVISED TO KEEP THE DOOR WEATHER STRIPPING IN GOOD CONDITION. PERIODIC CLEANING AND REPLACEMENT IF DAMAGED IS RECOMMENDED. THE FRONT DOOR WEATHER STRIPPING IS DAMAGED AND SHOULD BE REPLACED. ALSO THE FRONT DOOR HAS A DING IN IT.

EXTERIOR WINDOWS, FRAMES & TRIM (EXTERIOR VIEW)

COMMENTS: THE WINDOWS THROUGHOUT THE BUILDING ARE MADE UP OF THE ORIGINAL SINGLE PANED ALUMINUM FIXED AND SLIDING TYPE WHICH ARE IN POOR TO SERVICEABLE CONDITION.

SOME OF THE RUBBER SEALS WHICH SECURE THE GLASS PANELS IN THE ALUMINUM FRAMEWORK HAVE SETTLED AND SHOULD BE REPLACED. ALSO SOME OF THE SLIDING WINDOW LOCKS WERE NOT WELL SECURED.

A SAMPLING OF THE WINDOWS WERE TESTED AND THOSE TESTED WERE FOUND TO BE IN WORKING ORDER. IT IS IMPORTANT TO KEEP THE WINDOW TRACKS CLEAN AND ALL MOVING AND LOCKING HARDWARE LUBRICATED. ANY DAMAGED SCREENS SHOULD BE REPAIRED OR REPLACED.

IT IS RECOMMENDED THAT THE WINDOWS BE PRICED OUT FOR THE REPAIRS NEEDED VERSUS THE COST TO REPLACE THEM WITH DUAL PANED COMPOSITE TYPE.

EXTERIOR ENTRY LIGHTING (FRONT ELEVATION)

COMMENTS: INCANDESCENT LIGHTING IS LOCATED AROUND THE EXTERIOR OF THE PROPERTY.

DOORS TO REAR EXTERIOR

COMMENTS: THERE IS A COMPOSITE/FIBER SKINNED DOOR WHICH ACCESSES THE LEFT SIDE BEDROOM. THE DOOR IS DAMAGED AND WILL NEED TO BE REPLACED. THE DOOR WAS IN WORKING ORDER AT THE TIME OF THE INSPECTION.

LOT GRADING/TOPOGRAPHY

COMMENTS: IT IS IMPORTANT TO KEEP THE RAIN WATER DRAINAGE FROM PONDING IN ANY LOCATION. ALWAYS KEEP THE RAIN WATER RUN OFF FLOWING AWAY FROM THIS SITE INTO THE COMMON DRIVEWAY OF THE COMPLEX. THIS INSPECTION DOES NOT INCLUDE GEOLOGICAL CONDITIONS OR SITE STABILITY INFORMATION.

EXTERIOR HOSE FAUCETS

COMMENTS: THE AFT RIGHT SIDE HOSE BIB WAS TESTED AND WAS FOUND TO BE IN SERVICEABLE CONDITION. THE WATER PRESSURE WAS 50 PSI. UNDERGROUND PIPES CANNOT BE JUDGED FOR BREAKS OR POSSIBLE ROOT INTRUSIONS.

GENERAL INFORMATION

COMMENTS: IT IS ALWAYS ADVISED FOR BUYER OR SELLER TO CONTACT A LICENSED CONTRACTOR SPECIFIC TO THE TRADE TO SERVICE OR REPAIR THE ISSUES OUTLINED IN THIS INSPECTION REPORT.

RECOMMENDATIONS:

- THERE IS SOIL-TO-CONCRETE/SIDING CONTACT AROUND THE PERIMETER OF THE HOUSE. IT IS RECOMMENDED THAT THE SOIL LEVEL AROUND THE PERIMETER OF THE HOUSE BE CLEARED TO HELP PREVENT MOISTURE INTRUSION INTO THE EXTERIOR SUB STRUCTURE WHICH CAN DAMAGE THE EXTERIOR SIDING. THIS CAN BE NOTED ALONG THE LEFT EXTERIOR SIDE WALL.
- IT IS RECOMMENDED THAT ANY PLANTS WHICH ARE RUBBING AGAINST THE EXTERIOR SIDING BE TRIMMED BACK. THIS WILL HELP KEEP MOISTURE AWAY FROM THE SIDING.
- ALL OF THE WINDOWS SHOULD BE PRICED OUT FOR SERVICE. THIS WOULD INCLUDE RESETTING THE RUBBER SEALS BETWEEN THE GLASS PANELS AND THE ALUMINUM FRAMES AND THEN CLEANING THE FRAMES AND SERVICING ALL OF THE MOVING PARTS AND LOCKS. THIS SHOULD BE PRICED OUT IN COMPARISON TO WHAT THE REPLACEMENT COSTS WOULD BE FOR DUAL PANED COMPOSITE TYPE WINDOWS. THIS WOULD BE A BETTER WAY TO GO.
- ALL OF THE DAMAGED SECTIONS OF THE UPPER EXTERIOR SIDING SHOULD BE REPAIRED OR REPLACED. THIS CAN BE NOTED IN THE BACK RIGHT CORNER OF THE STRUCTURE ABOVE THE Z METAL FLASHING FOR THE LOWER SKIRTING.
- MOST OF THE LOWER COMPOSITE PLYWOOD SKIRTING HAS MOISTURE DAMAGE ALONG THE BOTTOM EDGE OF THE PLYWOOD. IT IS RECOMMENDED THAT ALL OF THE DAMAGED PLYWOOD BE REPLACED.
- ANY GAPS IN THE EXTERIOR SIDING SHOULD BE SEALED TO HELP PREVENT SMALL ANIMALS FROM ACCESSING THE AREA UNDER THE STRUCTURE OR INTO THE FRAMEWORK OF THE STRUCTURE.



- THE RIGHT SIDE PAINTED METAL DOORS TO THE WATER HEATER AND FURNACE CLOSETS ARE DAMAGED AND WILL NEED TO BE REPAIRED OR REPLACED.
- THE FRONT DOOR HAS A DING IN FROM SOMEONE KICKING THE DOOR. ALSO THE WEATHER STRIPPING AROUND THE DOOR IS DAMAGED AS NOTED ALONG THE LOWER RIGHT SIDE. THIS DOOR SHOULD BE REPLACED ALONG WITH THE WEATHER STRIPPING.
- THE RIGHT SIDE DOOR IS DAMAGED AND SHOULD BE REPLACED.
- THE RIGHT SIDE EXTERIOR ELECTRICAL OUTLET WILL NEED TO BE REPLACED WITH A GFCI TYPE OUTLET AND A PROPER EXTERIOR GRADE COVER PLATE OR BOX.



FOUNDATION & STRUCTURAL COMPONENTS

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

FOUNDATION:	SECTIONS OF THE PERIMETER OF THE STRUCTURE HAVE A SHORT CONCRETE BASE WITH A WOOD SILL PLATE TO SECURE THE SKIRT SIDING, THERE ARE CONCRETE AND WOOD BLOCKS ALONG WITH SEVERAL LARGE CONCRETE CASEMENTS SET TO THE UNDERSIDE OF THE UNITS STEEL FRAMEWORK
ACCESS PORT:	ON THE BACK ARE TWO HINGED SUB PORTS, ONE IS BLOCKED BY THE BACK SHED
GROUND UNDER THE UNIT:	EARTH, MOIST AT THE TIME OF THE INSPECTION AND CONCRETE SECTIONS
SECURED TO THE STRUCTURE:	THE LARGE CONCRETE CASEMENTS ARE SET ONTO THE STEEL FORE TO AFT I BEAMS, THE CONCRETE BLOCKS ARE SET WITH WOOD SHIMS
SUPPORT COLUMNS:	CONCRETE BLOCKS ON WOOD PADS
TRAILER PARTS STORED:	YES, UNDER THE FORWARD SECTION ARE THE TOW BARS
SUB FRAMEWORK SEALED:	YES, FOR THE MOST PART WITH A FABRIC MEMBRANE, SOME AREAS HAVE BEEN OPENED UP TO SERVICE PLUMBING REPAIRS
FLOOR JOISTS:	STEEL FRAMEWORK
SUB STRUCTURE INSULATION:	SECTIONS OF EXPOSED INSULATION
SOIL CONDITION:	MOIST TO DRY
SUMP PUMP:	NONE
SUB VENTILATION:	PERIMETER SUB VENTS MOSTLY ALONG THE SIDES AND BACK
ACCESS TO ATTIC:	NONE
ATTIC VENTILATION:	NONE

CEILING JOISTS:	2" X 2" WOOD BEAMS, ESTIMATED
WALL STUDS:	2" X 2" AND 2" X 4" WOOD, ESTIMATED
SWAY BRACES:	NONE
STRUCTURAL MODIFICATIONS:	YES, THE LARGE CONCRETE CASEMENTS APPEAR TO BE UPGRADES ALONG WITH THE DIVIDING WALL BETWEEN THE TWO BACK ROOMS

FOUNDATION

COMMENTS: THE ACCESS TO THE SUB AREA UNDER THE UNIT IS FROM THE TWO BACK HINGED ACCESS PORTS. THE AFT LEFT SIDE PORT IS BLOCKED BY THE WOOD SHED. A GOOD IMPROVEMENT WOULD BE TO ADD ANOTHER SUB ACCESS PORT ALONG THE RIGHT SIDE BETWEEN THE KITCHEN AND THE HALLWAY BATHROOM FOR FUTURE SERVICE NEEDS.

THE SUPPORT SYSTEM IS MADE OF A PERIMETER LOW SET CONCRETE CURB WHICH THE PERIMETER WOOD SILL PLATE IS SET ONTO SO THE BOTTOM EDGE OF THE EXTERIOR SIDING SKIRT CAN BE SECURED TO. IN THE FIELD OF THE SUB AREA ARE CONCRETE BLOCKS WITH WOOD SHIMS AND SEVERAL LARGE CONCRETE CASEMENTS, BOTH OF WHICH SUPPORT THE STEEL FRAMEWORK OF THE STRUCTURE. DUE TO THE LARGE CASEMENTS AND THE CONCRETE BLOCKING SYSTEM ACCESS AROUND THE SUB AREA IS LIMITED.

UNDER THE FIELD OF THE UNIT IS A MOISTURE INSULATION BARRIER. IT HAS BEEN OPENED FOR REPAIRS IN SOME LOCATIONS AROUND OR UNDER THE KITCHEN AND BATHROOMS. ALL OF THE OLD STAINS ON THE SUB FLOORING SHOULD BE CLEANED, THE INSULATION REPLACED AND THE BARRIER REPLACED. OTHER SECTIONS OF THE BARRIER HAVE SETTLED SOME WHICH MAY MEAN THAT THE BATTEN TYPE INSULATION HAS SETTLED ONTO THE TOP SIDE OF THIS BARRIER. THIS IS COMMON FOR A UNIT OF THIS AGE.

THE STRUCTURE HAS SETTLED SOME WHICH IS TYPICAL OF A STRUCTURE OF THIS AGE.

IN SOME MANUFACTURED/MOBILE HOME PARKS THEY REQUIRE THAT THE ORIGINAL TRANSPORT PARTS REMAIN UNDER THE UNIT. IF THIS IS THE CASE THESE PARTS SHOULD BE CLEANED OF RUST AND SET OFF OF THE GROUND ON BLOCKS. THIS UNIT HAS THE TOWING SYSTEM IN THE FRONT SUB AREA.

THE SUB AREA VENTILATION IS FROM THE SCREENED SUB VENTS AROUND THE STRUCTURE. THERE ARE A LIMITED AMOUNT OF SUB SCREENS AND MORE SHOULD BE ADDED ALONG THE FRONT AND BACK SIDE. THE SUB VENTILATION SHOULD BE KEPT CLEAN AND ANY GAPS SHOULD BE KEPT SEALED TO HELP PREVENT SMALL ANIMALS FROM ACCESS THE SUB AREA AND OR INTO THE SUB STRUCTURE. GOOD AIR CIRCULATION IN THE SUB AREA WILL HELP KEEP THE SUB SPACE DRY. AT THE TIME OF THE INSPECTION AREAS OF THE SUB SOIL WERE MOIST.

THE GROUND INSIDE THE PERIMETER FOUNDATION IS AT THE SAME HEIGHT FOR THE MOST PART AS THE EXTERIOR GRADE. FOR THE MOST PART THE SUB SOIL HEIGHT IS HIGH WHICH LIMITS ACCESS TO CRAWL THE ENTIRE SUB AREA. THIS CAN BE NOTED IN THE BACK RIGHT CORNER OF THE SUB AREA. THE SUB AREA SHOULD HAVE MORE SOIL REMOVED TO IMPROVE ACCESS. SECTIONS OF THE SUB SOIL ARE MOIST. THIS COULD BE DUE TO THE SEASON OF THE INSPECTION AND THE LIMITED AMOUNT OF SUB VENTS.

THE SUB STRUCTURE OF THE UNIT IS SEALED WITH A COMPOSITE PAINTED PLYWOOD. THIS LIMITED ACCESS FOR VIEWING.

IN THE SUB AREA THE WATER SUPPLY AND WASTE WATER SYSTEM IS EXPOSED. THE GAS LINES ARE BLACK IRON PIPING, THE WATER SUPPLY PIPES ARE PVC AND COPPER TUBING. THE WASTE WATER PIPES ARE ABS.

THERE ARE RUNS OF ELECTRICAL WIRES IN THE SUB AREA ALONG WITH OTHER CABLES. ALL OF THE WIRES AND CABLES SHOULD BE SECURED TO THE SUB FRAMEWORK AND NOT BE IN CONTACT WITH THE EARTH. ANY WIRE OR CABLE CAN BE DAMAGED BY SERVICE PERSONS WHO ARE WORKING IN THE SUB AREA.

AT THE TIME OF THE INSPECTION AS THE INSPECTOR WAS ENTERING THE SUB AREA SMALL ANIMALS WERE PRESENT. WITH THE PRESENCE OF WILDLIFE THE INSPECTION OF THE SUB AREA WAS DONE BY CAMERA FROM SEVERAL LOCATIONS RATHER THEN CONFRONTING A RODENT.

FLOOR & CEILING JOISTS

COMMENTS: BOTH THE FLOOR AND THE CEILING JOISTS ARE THE USUAL TYPE OF MATERIAL AND METHOD OF INSTALLATION THAT WAS USED AT THE TIME THE MANUFACTURED HOME WAS BUILT.

BEAMS

COMMENTS: THE BEAMS APPEAR ADEQUATE TO SUPPORT THE FLOOR AND FRAMING ABOVE.

FLOOR STRUCTURE

COMMENTS: THE MATERIAL IS ORIGINAL AND ALL WOOD SEEMS TO BE IN GOOD CONDITION. THERE IS LIMITED ACCESS TO VIEW THE SUB FRAMEWORK OF THE UNIT DUE TO THE INSULATION PAD. AREAS OF THE SUB INSULATION PAD HAD BEEN TORN AND/OR OPENED UP TO SERVICE THE PLUMBING SYSTEM. IN SOME LOCATIONS THE BATTEN TYPE INSULATION HAS SETTLED DOWN AND ONTO THE GROUND IN THE SUB AREA.

VENTILATION

COMMENTS: THERE IS A LIMITED AMOUNT OF VENTILATION UNDER THE STRUCTURE FOR THE SUB AREA. MORE VENTILATION SHOULD BE ADDED ALONG THE FRONT AND BACK SIDE.

SURFACE DRAINAGE

COMMENTS: RAIN WATER RUN OFF IS FROM THE ROOF LINE TO THE BASE OF THE UNIT. A PROPER RAIN GUTTER AND DOWN SPOUT SYSTEM SHOULD BE INSTALLED WHEN THE ROOF IS REPLACED.

ATTIC

COMMENTS: DUE TO THE TYPE OF CONSTRUCTION THERE IS NO ACCESS TO THE ATTIC AREA.

GENERAL INFORMATION

COMMENTS: IT IS ALWAYS ADVISED FOR BUYER OR SELLER TO CONTACT A LICENSED CONTRACTOR SPECIFIC TO THE TRADE TO SERVICE OR REPAIR THE ISSUES OUTLINED IN THIS INSPECTION REPORT.

RECOMMENDATIONS:

- THE DAMAGED EXTERIOR COMPOSITE PLYWOOD SIDING AROUND THE SUB AREA SHOULD BE REPLACED. WHEN THIS SECTION OF SIDING IS REPLACED ALL OF THE DAMAGED Z METAL FLASHING SHOULD BE PART OF THIS REPLACEMENT AS WELL.
- IT IS RECOMMENDED THAT IF THE FRONT DECK IS REPLACED EXTERIOR GRADE PLYWOOD SIDING SHOULD BE INSTALLED TO SEAL THE SUB AREA SO THE REPLACEMENT FRONT DECK CAN BE A TRADITIONAL OPEN TYPE DECKING SYSTEM FOR IMPROVED VENTILATION FOR THE AREA UNDER THE DECK.
- THE WOOD BASE SET ON TOP OF THE PERIMETER CONCRETE WHERE IT IS DAMAGED SHOULD BE REPLACED. ANY CRACKS IN THE CONCRETE PERIMETER BASE SHOULD BE REPAIRED ALONG WITH THE TWO FRONT CONCRETE CRACKS.
- INSECT DROPPINGS WERE NOTED IN THE BACK LEFT SIDE OF THE SUB AREA. THE BUYER SHOULD HAVE THE UNIT INSPECTED BY A WOOD - BORING INSECT AND PEST INSPECTOR.
- THE TWO BACK HINGED SUB AREA ACCESS DOORS SHOULD BE REPAIRED AS NEEDED.
- A GOOD IMPROVEMENT WOULD BE TO ADD A RIGHT SIDE ACCESS SUB PORT BETWEEN THE KITCHEN AND THE BATHROOMS FOR EASE OF ACCESS FOR FUTURE REPAIRS.
- ANY PLANTS OR WEEDS IN THE SUB AREA SHOULD BE CLEANED OUT. WEED GROWTH CAN BE NOTED AT ONE OF THE LEFT SIDE SUB VENTS.



- ALL OF THE DAMAGED SUB SCREEN VENTS SHOULD BE REPLACED.



- ALL OF THE LEFT OVER BUILDING SUPPLIES AND DETRITUS IN THE SUB AREA SHOULD BE CLEANED OUT.



- ALL OF THE RUST STAINS ON THE STEEL SUPPORTS AND I BEAMS SHOULD BE CLEANED THEN REPAINTED WITH A RUST INHIBITING ENAMEL.

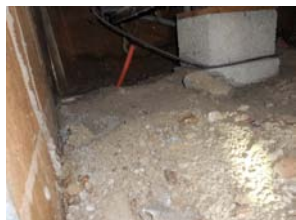


- ALL OF THE RUST STAINS ON THE BLACK IRON GAS PIPES SHOULD BE CLEANED THEN THE PIPES SHOULD BE REPAINTED WITH A RUST INHIBITING ENAMEL.



- ALL OF THE OLD STAINS ON THE ABS PIPING SHOULD BE CLEANED OFF.

- ALL OF THE DAMAGED BATTEN TYPE INSULATION IN THE SUB AREA SHOULD BE REPLACED AND THE OPENED INSULATION BARRIER SHOULD BE RESEALED ONCE THIS IS DONE AND ALL OF THE OTHER REPAIRS HAVE BEEN COMPLETED.



- THERE ARE HANGING WIRES AND CABLES IN THE SUB AREA WHICH SHOULD BE REMOVED IF NOT IN USE.

- IN THE SUB AREA ARE SOME CUT WIRES WHICH SHOULD BE REMOVED OR THE WIRE ENDS SEALED IN AN ELECTRICAL BOX WITH A COVER PLATE.

- ONCE ALL OF THE REPAIRS AND CLEANING HAS BEEN DONE UNDER THE UNIT THE SUB AREA SHOULD BE SEALED FROM SMALL ANIMAL ACCESS. ALL GAPS IN THE SIDING SHOULD BE REPAIRED.



ROOFING AND ROOF FLASHINGS

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

MEMBRANE:	ORIGINAL 20 YEAR GRADE ASPHALT SHINGLE MEMBRANE
PERIMETER FLASHING:	SECTIONS OF METAL L FLASHING
ROOF STACKS & CAPS:	SHEET METAL
ROOF REPAIRS:	NONE
ROOF VENTS:	COMPOSITE ANE METAL
SKY LIGHTS:	NONE
RAINWATER COLLECTION SYSTEM:	NONE
DRAINAGE OUTFLOW:	BASE OF THE UNIT
ROOFING PENETRATIONS:	SHEET METAL

MEMBRANE

COMMENTS: THIS UNIT HAS THE ORIGINAL ASPHALT 20 YEAR GRADE COMPOSITE SHINGLE MEMBRANE. THE ROOF IS MISSING SHINGLES AND RAIN WATER HAS DAMAGED THE ROOFING SUB PLYWOOD IN AT LEAST TWO LOCATIONS. THE ROOFING SYSTEM HAS REACHED THE END OF ITS SERVICEABLE LIFE AND WILL NEED TO BE REPLACED BEFORE THE NEXT RAIN.

ASPHALT SHINGLES COME IN TWO STANDARD DESIGN OPTIONS:

ARCHITECTURAL (ALSO KNOWN AS DIMENSIONAL) SHINGLES, AND 3-TAB SHINGLES.

3-TAB ARE ESSENTIALLY FLAT SIMPLE SHINGLES WITH A UNIFORM SHAPE AND SIZE. THEY USE LESS MATERIAL AND ARE THINNER THAN ARCHITECTURAL SHINGLES, AND ARE THEREFORE LIGHTER AND LOWER COST FOR BOTH THE MATERIAL AND THE INSTALLATION.

WHEN THIS ROOF IS REPLACED IT SHOULD BE DONE WITH A DIMENSIONAL SHINGLE, WHICH ARE THICKER AND STRONGER, VARY IN SHAPE AND SIZE, AND OFFER MORE AESTHETIC APPEAL; CASTING MORE DISTINCT, RANDOM SHADOW LINES BETTER MIMICS THE APPEARANCE OF TRADITIONAL ROOFING MATERIALS SUCH AS WOOD SHAKE SHINGLES. THE RESULT IS A MORE NATURAL, TRADITIONAL LOOK. WHILE MORE EXPENSIVE TO INSTALL, THEY COME WITH LONGER MANUFACTURER'S WARRANTIES, SOMETIMES UP TO 50 YEARS - TYPICALLY PRORATED, AS VIRTUALLY ALL ASPHALT SHINGLE ROOFS ARE REPLACED BEFORE SUCH AN EXPIRATION COULD BE REACHED.

3-TAB SHINGLES TYPICALLY NEED TO BE REPLACED AFTER 15-18 YEARS, DIMENSIONAL TYPICALLY LAST 24-30 YEARS.

THIS ROOF WAS INSPECTED BY WALKING THE MEMBRANE.

PERIMETER FLASHING

COMMENTS: THE METAL FLASHING IS PART OF THE ROOFING INSTALLATION. IT LOOKS TO BE IN POOR TO SERVICEABLE CONDITION AND APPEARS TO BE PROPERLY SECURED TO THE ROOF.

ROOF STACKS & CAPS

COMMENTS: THE SHEET METAL STACKS AND CAPS FOR THE FURNACE AND WATER HEATER FLUES APPEAR TO BE ORIGINAL. BECAUSE OF THE LOW PITCH OF THE ROOF THE ROOF FLASHING HAS AN EXTRA SEAL OF CAULK AROUND THE PERIMETER OF THE ROOF FLANGES. NO EVIDENCE OF SIGNIFICANT DETERIORATION OR INDICATION OF FAILURE WAS NOTED.

RAINWATER COLLECTION SYSTEM

COMMENTS: NONE IN PLACE.

DRAINAGE OUTFLOW

COMMENTS: THE DRAINAGE OUTFLOW HAS BEEN SET TO RUN TO THE BASE OF THE STRUCTURE .

MINOR PROPERTY SLOPE DRAINAGE

COMMENTS: DRAINAGE FOR PROPERTIES WHICH HAVE A MINOR AMOUNT OF SLOPE IS AN IMPORTANT ISSUE. HEAVY RAINS CAN CAUSE STANDING WATER AT THE BASE OF THE DOWN SPOUTS. THIS CAN CAUSE THE SOIL AREA AT THE BASE OF THE DOWN SPOUTS TO BECOME SATURATED WITH WATER AND MAY POSSIBLE CAUSE THE PERIMETER OF THE STRUCTURES FOUNDATION TO SETTLE.

A GOOD RECOMMENDATION WOULD BE FOR ALL OF THE DOWNSPOUTS' GROUND LEVEL EXIT POINTS TO BE SECURED TO A SUB DRAINAGE SYSTEM WHICH EXITS AS FAR AS POSSIBLE FROM THE BASE OF THE STRUCTURE WHICH WILL NOT EFFECT THE NEIGHBORING PROPERTY DOWNHILL. THE PIPING CAN BE A FLEXIBLE TYPE WHICH SHOULD BE A MINIMUM 4" DIAMETER. AT THE HEAD OF THE SUB PIPE A CLEAN OUT CAP SHOULD BE INSTALLED. THE DRAIN PIPES' EXIT POINTS SHOULD BE MARKED SO WHEN FLUSHED IT CAN BE NOTED THAT THE SYSTEM IS DRAINING. THIS IS A FAIRLY STRAIGHT FORWARD TYPE OF SYSTEM, IT SHOULD BE WELL PLANNED OUT AND EXECUTED BY SOMEONE WITH KNOWLEDGE OF SOIL AND WATER RUN OFF. IT IS RECOMMENDED THAT A LICENSED CONTRACTOR WHO SPECIALIZES IN THIS TYPE OF SYSTEM BE CALLED IN TO FURTHER EXPLORE THE INSTALLATION OF THIS SYSTEM. A SUB DRAINAGE SYSTEM WATER FLOW IS NOT PART OF THIS INSPECTION.

ROOF PENETRATIONS

COMMENTS: GALVANIZED ROOF JACKS ARE INSTALLED AT AREAS OF ROOF PENETRATIONS FOR PLUMBING VENTS. THEY APPEAR TO BE PROPERLY CONNECTED TO THE ROOF SUB-STRUCTURE AND SEALED BY THE ROOFING MEMBRANE.

GENERAL INFORMATION

COMMENTS: IT IS ALWAYS ADVISED FOR BUYER OR SELLER TO CONTACT A LICENSED CONTRACTOR SPECIFIC TO THE TRADE TO SERVICE OR REPAIR THE ISSUES OUTLINED IN THIS INSPECTION REPORT.

RECOMMENDATIONS:

- DUE TO THE DAMAGED AREAS IT IS RECOMMENDED THAT THE ROOFING MEMBRANE BE REPLACED BEFORE THE NEXT RAIN. ON THE FORWARD RIGHT SIDE THE SHINGLES ARE MISSING AND THE PLYWOOD SUB DECKING FOR THE ROOF HAS ROTTED THROUGH TO EXPOSE THE INSULATION ABOVE THE INTERIOR CEILING. ON THE OPPOSITE SIDE OF THE ROOF THE PLYWOOD HAS FUNGUS DAMAGE. IF NOT REPLACED BEFORE THE NEXT RAIN THE INTERIOR CEILING WILL BE DAMAGED.



- THE TWO ALUMINUM ROOFING SYSTEMS ON THE FRONT AND RIGHT SIDE SHOULD BE CLEANED AND THE DAMAGED PANEL BE RESET IN PLACE.
- WHEN THE ROOFING SYSTEM IS REPLACED A RAIN GUTTER AND DOWN SPOUT SYSTEM SHOULD BE INSTALLED WHICH DRAINS ONTO THE FRONT STREET VIA A SUB DRAINAGE SYSTEM. THIS WILL HELP PREVENT RAIN WATER FROM STANDING AT THE EXTERIOR BASE OF THE STRUCTURE AND CAUSE FURTHER DAMAGE TO THE BASE OF THE EXTERIOR SIDING.
- WHEN THE ROOFING SYSTEM IS REPLACED ALL OF THE VENT PIPE SEALS SHOULD BE REPLACED AS WELL.



ELECTRICAL SYSTEM

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

POWER ENTRY:	BELOW GROUND TO THE MID RIGHT SIDE OF THE UNIT
MAST HEAD DRIP LOOP:	NONE
TYPE OF CONDUIT TO UNIT:	EXPOSED RUBBER HOUSED WIRE SET IN A METAL FLEX TYPE CONDUIT
MAIN SERVICE BOX LOCATION:	PARK BOX IS A LOW SET METAL BOX WITH A MAIN 100 AMP BREAKER AND TWO 40 AMP BREAKS ON EITHER SIDE OF THE MAIN BREAKER, NONE ARE LABELED
SERVICE SIZE:	7 x 20 AMP , 5 x 20 AMP AND 2 x 30 AMP , THERE IS ALSO A 100 AMP MAIN SHUT OFF BREAKER INSIDE THE EXTERIOR BOX FOR THIS UNIT
SERVICE GROUNDED:	YES, AS TESTED AT SEVERAL OF THE INTERIOR OUTLETS AND THERE IS A GROUND WIRE AT THE EXTERIOR SUB PANEL
MAIN PANEL WEATHER-PROOFED:	YES
GFCI CIRCUIT BREAKERS:	NONE
SUB-PANEL SERVICE BOX LOCATION:	LOCATED ON THE EXTERIOR AFT RIGHT SIDE OF THE UNIT
SYSTEM UPGRADED:	YES, NEWER INTERIOR ELECTRICAL OUTLETS
ELECTRICAL AUXILIARY SYSTEM:	NONE
# OF CIRCUITS (CIRCUIT BREAKERS):	7 x 20 AMP , 5 x 20 AMP AND 2 x 30 AMP , THERE IS ALSO A 100 AMP MAIN SHUT OFF BREAKER INSIDE THE EXTERIOR BOX FOR THIS UNIT , NONE ARE LABELED
PANEL NOTES:	NONE
EXTERIOR OUTLET(S):	YES, ON THE RIGHT SIDE OF THE UNIT IN THE CAR PARK AREA

SERVICE

COMMENTS: THE ELECTRICAL SERVICE IS ORIGINAL. ITS SIZE IS AMPLE TO PROVIDE FOR ALL EXISTING FIXTURES, OUTLETS AND APPLIANCES. THIS IS A GROUND FEED FROM THE PARK'S MAIN METER TO THE RIGHT AFT SIDE SUB PANEL.

CONDUCTORS

COMMENTS: THE CONDUCTORS ARE APPROPRIATE FOR DELIVERY OF 120 AND 220 VOLTS OF POWER TO THE UNIT. ONE OF THE 15 AND 20 AMP BREAKERS HAVE A BRIDGE BAR.

MAIN SERVICE BOX

COMMENTS: THE PARK EXTERIOR BOX HAS AN UNLABELED 100 AMP MAIN SERVICE BREAKERS BETWEEN THE TWO 40 AMP UNLABELED BREAKERS.

SUB-PANEL

COMMENTS: THE SUB ELECTRICAL PANEL IS LOCATED ON THE RIGHT SIDE OF THE UNIT. THE SUB PANEL COVER PLATE WAS NOT REMOVED TO INSPECT THE BUS BARS AND THE NEUTRAL WIRE CONNECTIONS DUE TO RUST. EACH WIRE SHOULD BE SECURED TO ITS OWN SCREW SET FITTING ALONG THE NEUTRAL BUS BAR. ALSO TWO OF THE DEAD PLATE FASTENERS WERE MISSING AND THE OTHER TWO DO NOT APPEAR TO BE THE PROPER BLUNT END TYPE FASTENER.

SUB PANELS SHOULD BE SEALED AT ALL OF THE UN USED WIRE INPUT POP OUTS AND SHOULD BE FREE OF RUST AND DETRITUS INSIDE AND AROUND THE PANEL. ALL OF THE FASTENER WHICH SECURE THE COVER PLATE TO THE SUB ELECTRICAL BOX SHOULD HAVE LARGE HEADS AND THE END OF THE FASTENER SHOULD HAVE BLUNT END IN CASE IT COMES IN CONTACT WITH A WIRE SO IT WILL NOT BREAK THE WIRE HOUSING AND SHORT OUT.

WIRING NOTES

COMMENTS: GFCI PLUGS ARE REQUIRED AT ALL OUTLETS WITHIN SIX FEET OF A SOURCE OF WATER. ALL IMPROPERLY WIRED PLUG AND LIGHT OUTLETS MUST BE CORRECTED. ALL MISSING AND BURNED-OUT LIGHT BULBS SHOULD BE REPLACED. A SAMPLING OF OUTLETS WHERE TESTED. THOSE TESTED WERE FOUND TO BE IN GOOD WORKING ORDER

ELECTRICAL SWITCHES, OUTLETS AND COVER PLATES

COMMENTS: IT IS RECOMMENDED THAT ALL OF THE EXTERIOR ELECTRICAL COVER PLATES ON SWITCHES AND OUTLETS BE EXTERIOR GRADE WEATHER PROOF UNITS. OUTLETS SHOULD HAVE GFCI TYPE OUTLETS AND COVER PLATES WHICH CAN PROTECT THE OUTLETS WHEN IN USE.

ALL OF THE INTERIOR SWITCH PLATES AND OUTLET COVERS SHOULD BE PROPERLY SECURED WITH THE UTILITIES AND BE SET FLUSH. ANY DAMAGED AND MISSING COVER PLATE, OUTLET AND OR SWITCH SHOULD BE REPLACED BY AN ELECTRICAL CONTRACTOR. ALWAYS MONITOR DIMMER SWITCHES, OLDER UNITS AS THEY AGE CAN DEVELOP FLAT SPOTS AND WILL NOT WORK. ALL MISSING AND BURNED-OUT LIGHT BULBS SHOULD BE REPLACED. ALL ABANDONED WIRES AND ELECTRICAL BOXES SHOULD BE REMOVED. ALL ELECTRICAL JUNCTION BOXES

SHOULD BE SEALED WITH COVER PLATES.

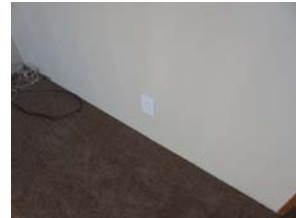
A SAMPLING OF OUTLETS AND LIGHT SWITCHES WERE TESTED AND THOSE THAT WERE TESTED WERE FOUND TO BE IN GOOD WORKING ORDER.

GENERAL INFORMATION

COMMENTS: IT IS ALWAYS ADVISED FOR BUYER OR SELLER TO CONTACT A LICENSED CONTRACTOR SPECIFIC TO THE TRADE TO SERVICE OR REPAIR THE ISSUES OUTLINED IN THIS INSPECTION REPORT.

RECOMMENDATIONS:

- IT IS RECOMMENDED THE PARK METER BE CLEANED OF RUST AND PAINTED WITH A RUST INHIBITING ENAMEL. ONCE PAINTED EACH OF THE BREAKERS SHOULD BE LABELED.
- THE EXTERIOR SUB ELECTRICAL PANEL LOCATED ON THE AFT RIGHT SIDE OF THE BUILDING SHOULD BE CLEANED OF RUST STAINS THEN REPAINTED WITH A RUST INHABITING ENAMEL. ONCE REPAINTED ALL OF THE BREAKERS SHOULD BE LABELED AND THE FASTENER BETWEEN THE MAIN BREAKER BE REPLACED WITH A PROPER SPACER. ALL OF THE DEAD PLATE FASTENERS SHOULD BE REPLACED WITH A PROPER BLUNT END FASTENER.
- TWO OF THE INTERIOR ELECTRICAL OUTLETS ARE SET UPSIDE DOWN AND SHOULD BE RESET TO MATCH THE OTHERS.
- THE GFCI OUTLET IN THE MASTER BATHROOM WAS NOT WORKING AT THE TIME OF THE INSPECTION AND SHOULD BE SERVICED.
- IT IS RECOMMENDED THAT THE BUYER MAKE UP A MASTER LIST OF THE BREAKERS IN CASE OF AN EMERGENCY.



PLUMBING SYSTEM

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

MAIN LINE:	GALVANIZED PIPE ON THE RIGHT SIDE OF THE UNIT
WATER MAIN SUPPLY VALVE:	RIGHT SIDE BALL TYPE SHUT OFF VALVE
SUPPLY LINES:	MIXED METALS AND PVC
WATER PRESSURE	50 PSI, AS TESTED AT THE RIGHT SIDE HOSE BIB
LOCAL SHUT OFF VALVES:	AT EACH UTILITY
WASTE & DISPOSAL LINES:	ABS WHERE EXPOSED
SEWER CLEANOUTS:	ON THE EXTERIOR RIGHT SIDE 4" ABS AND UNDER THE KITCHEN SINK 2" ABS
FUEL SYSTEM:	PG& E GAS METER IS LOCATED ON THE RIGHT SIDE OF THE OF THE UNIT.
WATER HEATER:	GE WITH LOW SET GATE VALVE SHUT OFF, UNIT IS LOCATED IN THE EXTERIOR RIGHT SIDE UTILITY CLOSET
EARTHQUAKE STRAPPING:	<u>IMPROPERLY STRAPPED</u> , LOWER STRAP MISSING
ESTIMATED AGE:	2009 DATE ON UNIT, ESTIMATED
TEMPERATURE PRESSURE RELIEF VALVE:	YES, SIDE MOUNT
TAILPIPE:	COPPER FLEX TUBING AND PVC
WATER TEMPERATURE SETTING:	TURNED UP TO VERY HOT, UNIT FIRED RIGHT UP
WATER HEATER IN PAN:	NO
FLEXIBLE GAS LINE WITH LOCAL VALVE:	YES, ½" GREY FLEX TUBING
SEDIMENT TRAP:	NONE
VENTED:	YES
DRAFT HOOD PROPERLY INSTALLED:	YES, CEILING FLASHING IS DAMAGED
ADEQUATE COMBUSTION AIR:	YES

WATER AND GAS PIPES BONDED:	No
FLUE PIPE SHARED:	No

MAIN LINE PUBLIC WATER SUPPLY SYSTEM

COMMENTS: THE MAIN WATER SERVICE DELIVERS ADEQUATE WATER PRESSURE THROUGHOUT THE SYSTEM. THIS IS A PUBLIC UTILITY WATER SUPPLY SYSTEM. THE WATER SUPPLY PIPE FROM THE PUBLIC METER IS NOT PART OF THIS INSPECTION AS IT CANNOT BE FULLY VIEWED. THE WATER CONSUMPTION REPORT FROM THE UTILITY INVOICE WOULD BE GOOD TO REVIEW.

AT THE CURRENT TIME THERE ARE COMPANIES WHICH MANUFACTURE INLINE WATER EMERGENCY SHUT OFF AND WATER CONSUMPTION VALVES WHICH CAN BE LINKED TO CELL PHONE. THIS WOULD BE AN UPGRADE WORTH LOOKING INTO AS THE PRICE OF WATER IS GOING UP.

SUPPLY LINES

COMMENTS: THE WATER SUPPLY PIPING IS MADE UP OF GALVANIZED STEEL AS NOTED ALONG THE WATER MAIN AND COPPER FLEX TUBING. ALL OF THE SUPPLY LINES DELIVER NORMAL WATER PRESSURE AT THE FIXTURES TESTED EXCEPT THE BATHROOM TUB SUPPLY SEEMED LOW.

UNDERGROUND PIPES OR PIPES INSIDE WALL CANNOT BE JUDGED FOR SIZING, LEAKS OR CORROSION. WATER QUALITY TESTING OR TESTING FOR HAZARDS SUCH AS LEAD ARE NOT PART OF THIS INSPECTION.

WATER MONITORING SYSTEMS

COMMENTS: EXCESSIVE WATER CONSUMPTION IS OF CONCERN TO PROPERTY OWNERS. AT THE PUBLIC MUNICIPALITY LEVEL THE FUTURE OF WATER MONITORING IS A ADVANCED METERING INFRASTRUCTURE.

ADVANCED METERING INFRASTRUCTURE, OR AMI, HAS BECOME SOMEWHAT OF A BUZZ WORD IN THE WATER INDUSTRY OVER THE LAST FEW YEARS AND IT'S BEING ADOPTED MORE AND MORE BY WATER UTILITIES UNDER PRESSURE TO INCREASE EFFICIENCY.

AMI ENABLES TWO-WAY COMMUNICATION OVER A FIXED NETWORK BETWEEN THE UTILITY SYSTEM AND THE METERING ENDPOINTS. IT'S A MUCH MORE POWERFUL AND ROBUST SYSTEM THAT'S PROVING ITS VALUE IN SOME CHALLENGING ENVIRONMENTS, FROM THE RURAL PLAINS TO BUSTLING URBAN CENTERS.

AMI SYSTEMS CAN BE CONTINUOUSLY MONITORED BY HOURLY INTERVAL READS BY A MUNICIPALITY WHEN INSTALLED. RECENT ADVANCEMENTS IN METER DATA MANAGEMENT HAVE TRANSFORMED THE VAST SPREADSHEETS AND TEDIOUS DATA-MINING ACTIVITIES OF JUST A FEW YEARS AGO INTO PUSH-BUTTON REPORTS, ALLOWING A WATER UTILITY TO FIND EVIDENCE

OF LEAKS BEFORE THEY HIT THE SURFACE SOMETIMES YEARS BEFORE. IT CAN PREVENT A SMALL LEAK FROM BECOMING A BIG LEAK, OR WORSE, A WATER MAIN BREAK.

THIS TYPE OF SYSTEM IS BEING INTRODUCED TO SEVERAL LOCAL MUNICIPALITIES AROUND THE STATE.

THERE ARE SEVERAL OTHER LOCAL COMPANIES WHICH MAKE AN INLINE WATER MONITORING DEVICE/SYSTEM WHICH CAN BE INCORPORATED INTO ONES MOBILE DEVICE TO SHUT THE WATER SUPPLY SYSTEM OFF IN CASE OF AN EMERGENCY LEAK ALONG WITH IT BEING SET UP TO MONITOR WATER USE TO EACH OF THE IN HOUSE WATER UTILITIES. TYPICALLY THIS DEVICE IS PLACED INLINE BETWEEN THE HOUSE SHUT OFF VALVE AND WHERE THE WATER FEED PIPES ENTERS THE STRUCTURE, TYPICALLY INSTALLED BY A PLUMBING CONTRACTOR.

WASTE & DISPOSAL PUBLIC UTILITY SYSTEM

COMMENTS: ALL LINES DRAIN FREELY INDICATING NO MAJOR CLOGS EXISTING IN THE SYSTEM. CITY SEWER SERVICE, SEPTIC SYSTEMS AND ALL UNDERGROUND PIPES ARE NOT A PART OF THIS INSPECTION. FUTURE DRAINAGE PERFORMANCE IS ALSO NOT DETERMINED.

IF THIS IS A PUBLIC WASTE WATER SYSTEM IT IS RECOMMENDED THAT THE OWNER AND BUYER HAVE THE MAIN TRUNK WASTE WATER PIPE CABLED AND VIDEOED TO CHECK THE TYPE OF WASTE WATER TRUNK LINE PIPE IT IS AND ITS CONDITION. THIS WASTE WATER INSPECTION MAY BE PART OF THE PARK HOA SERVICE.

JUST OUTSIDE OF THE UNIT BELOW THE BACK RIGHT BEDROOM WINDOW IS AN OPEN WASTE WATER VENT PIPE. THIS SHOULD BE SEALED OR SET TO EXIT 2' ABOVE THE ROOF LINE.

FUEL SYSTEM NATURAL GAS

COMMENTS: THE FUEL SYSTEM IS NATURAL GAS FROM THE PG & E METER WHICH IS LOCATED ON THE EXTERIOR RIGHT SIDE OF THE UNIT.

GAS IS DELIVERED TO THE WATER HEATER, FURNACE AND THE GAS KITCHEN RANGE. IT IS RECOMMENDED THAT AN EMERGENCY SHUT OFF HANDLE WHICH IS SET ON THE GAS METER BE CLEANED AND PAINTED A BRIGHT COLOR IN THE EVENT OF FIRE OR EARTH QUAKE IT CAN BE EASILY SEEN. THE GAS METER IS MAINTAINED BY THE HOA FOR THIS PARK. ANY GAS SUPPLY PIPES WHICH SHOW SIGNS OF RUST SHOULD BE LEAK TESTED AND/OR PAINTED WITH A RUST INHIBITING ENAMEL.

DRIP TRAPS VERSES SEDIMENT TRAPS

NOTE THAT THERE IS A LOT OF CONFUSION ABOUT THE DIFFERENCES BETWEEN THE TWO. PLUMBERS AND SOME INSPECTORS WILL OFTEN USE THE TERMS INTERCHANGEABLY.

HOWEVER:

- SEDIMENT TRAPS ARE BASICALLY FOR THE PURPOSES OF CATCHING SEDIMENT AND CONTAMINATES IN A GAS LINE.
- DRIP TRAPS ARE BASICALLY FOR CATCHING CONDENSATION AND MOISTURE IN A GAS LINE.

INSTALLED AT DIFFERENT LOCATIONS

A DRIP TRAP CAN BE INSTALLED ANYWHERE AT THE LOW POINT IN THE PIPING SYSTEM, IF THERE IS MOISTURE IN THE GAS TO ALLOW FOR THE REMOVAL OF THE CONDENSATION. THE OUTLET OF THE METER IS ONE SUCH LOCATION.

SEDIMENT TRAPS ARE USUALLY INSTALLED VERY CLOSE TO THE WATER HEATER OR FURNACE VALVE.

WATER HEATER TANK TYPE FOR MANUFACTURED/MOBILE HOME (LOCATED IN THE EXTERIOR RIGHT SIDE CLOSET)

COMMENTS: THIS STRUCTURE HAS A GE 40 GALLON TANK TYPE WATER HEATER WITH A GATE LOCAL SHUT OFF VALVE AT THE COLD WATER SUPPLY SIDE. THE UNIT IS LOCATED IN THE RIGHT SIDE EXTERIOR CLOSET AND IS NOT PROPERLY SECURED TO THE STRUCTURE WITHOUT STRAPPING AND BACK BLOCKING.

THE MOST COMMON WAY TO HEAT WATER IN THE UNITED STATES IS WITH A TANK-STYLE WATER HEATER INSTALLED IN A MANUFACTURED/MOBILE STRUCTURE. THERE ARE SPECIFICALLY MANUFACTURED TANK TYPE WATER HEATERS FOR MANUFACTURED/MOBILE HOMES.

MANUFACTURED HOMES, MOBILE HOMES ARE REQUIRED TO COMPLY WITH THE RULES LAID DOWN BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. ONE OF THESE RULES IS THE REQUIREMENT TO INSTALL ONLY HUD-APPROVED WATER HEATERS TO AVOID POTENTIAL FIRE RISKS. WATER HEATERS NOT APPROVED BY HUD MAY CREATE A PROBLEM IF YOU SELL THE HOME AND AN INSPECTOR NOTICES, OR IF YOU HAVE A FIRE AND YOUR INSURANCE COMPANY INVESTIGATES.

HUD'S MODEL MANUFACTURED HOME INSTALLATION STANDARDS PROVIDES INSTRUCTIONS FOR MANUFACTURERS AND INSTALLERS TO ENSURE THE HOME REMAINS IN COMPLIANCE WITH THE MANUFACTURED HOME CONSTRUCTION AND SAFETY STANDARDS. INDIVIDUAL STATE STANDARDS ARE REQUIRED TO COMPLY OR EXCEED THOSE LAID DOWN BY HUD.
APPROVED WATER HEATERS

ALL HOMES MUST HAVE WATER HEATERS WITH A NON-ADJUSTABLE TEMPERATURE AND A PRESSURE-RELIEF VALVE, ACCORDING TO HUD'S HOMEOWNERS' CENTER. THE WATER HEATER INSTALLED MUST COMPLY WITH THE LOCAL BUILDING CODES OF THE STATE IN WHICH IT IS LOCATED AND MUST BE OWNED BY THE HOMEOWNER, AS RENTAL WATER HEATERS ARE NOT ACCEPTED. STANDARD WATER HEATERS ARE GENERALLY NOT HUD-APPROVED BECAUSE OF THE SQUARE INTAKE VENT AT THE BASE, WHICH IS NOT COMPLETELY SEALED.

TANK WATER HEATER UNITS HEAT WATER EVEN WHEN NOT IN USE, TO COMPENSATE FOR STANDBY HEAT LOSS. INSULATION BETWEEN THE STORAGE TANK AND THE OUTER JACKET SLOWS THIS HEAT LOSS, BUT CANNOT ELIMINATE IT ENTIRELY. TO MAINTAIN A PRESET WATER TEMPERATURE, THE WATER HEATER MUST CYCLE ON PERIODICALLY, EVEN WHEN THERE IS NO DEMAND FOR HOT WATER.

TANK WATER HEATERS GENERALLY HAVE ABOUT 70% USABLE CAPACITY, MEANING A TYPICAL 50-GALLON TANK HAS ABOUT 30-35 GALLONS OF TRULY HOT WATER IN RESERVE FOR USAGE. IF THERE IS HIGH DEMAND OVER A SHORT PERIOD - A FAMILY TAKING BACK-TO-BACK SHOWERS IN THE MORNING OR A VACATION HOME PACKED WITH GUESTS - THE HOT WATER CAN RUN OUT. WHEN IT DOES, HOMEOWNERS HAVE TO WAIT FOR THE WATER TO GET HOT AGAIN.

FROM THE COLD WATER SUPPLY TO THE WATER HEATER UNIT THERE SHOULD BE A SHUT OFF VALVE. THE VALVE SHOULD BE IN SERVICEABLE CONDITION WITHOUT SIGNS OF LEAK STAINS. IF THE VALVE IS AN OLDER GATE TYPE IT IS RECOMMENDED IT BE UPGRADED TO A BALL TYPE 1/4 TURN VALVE. THE HOSES FROM THE SHUT OFF VALVE TO THE UNIT AND FROM THE HOT WATER OUTPUT FITTING SHOULD BE STAINLESS STEEL BRADDED HOSE UNITS.

THE GAS UNIT SHOULD HAVE A BRASS SHUT OFF VALVE INLINE FROM THE HARD GAS SUPPLY PIPE. THE GAS SUPPLY PIPE FROM THE BRASS VALVE SHOULD BE A FLEX STAINLESS STEEL TUBING TYPE TO THE UNIT. THE INTAKE AND EXHAUST SYSTEM FOR THIS TYPE OF UNIT SHOULD BE INSPECTED AND CLEANED ONCE A YEAR.

TYPICALLY THIS TYPE OF STRUCTURE HAS AN EXTERIOR UTILITY CLOSET WHICH HOUSE THE WATER HEATER. THIS CLOSET SHOULD HAVE A SET OF UPPER AND LOWER BUILT IN VENTS FOR COMBUSTION AIR TO THE WATER HEATER UNIT AND BE KEPT CLEAR OF CLUTTER AND DUST.

DO NOT STORE ITEMS CLOSE TO THE TOP OF THE TANK TYPE WATER HEATER OR CLOSE TO THE LOWER COMBUSTIBLE AIR INTAKE VENT AT THE LOWER SIDE OF THE UNIT. THE WATER HEATER CONTAINS A 150-DEGREE PRESSURE RELIEF VALVE, (TPRV) WHICH WILL OPEN AND EXIT WATER IN THE TANK WHICH IS EITHER TOO HOT OR HAS TOO MUCH WATER PRESSURE. THE TPRV SHOULD EXIT THE STRUCTURE TO PREVENT WATER DAMAGE IF IT OPENS TO THE STRUCTURE.

TANK TYPE WATER HEATERS NEED TO BE SECURED TO THE STRUCTURE. PROPER STRAPPING OF WATER HEATER INCLUDES THE INSTALLATION OF 1½ INCH BOLTED GALVANIZED STRAPS THAT COMPLETELY SURROUND THE UNIT AT ITS UPPER AND LOWER THIRD. THE ENDS OF THE STRAPS MUST BE THROUGH OR LAG BOLTED TO A STRUCTURAL MEMBER. FURTHER, IT MUST BE PROPERLY BRACED SO THAT THE STRAPS MAY BE TIGHTENED AGAINST IT.

A TANK TYPE WATER HEATER SHOULD BE DRAINED ONCE A YEAR. THE CONDITION OF THE INTERIOR OF A TANK UNIT IS UNKNOWN. THE LIFE EXPEDIENCY OF A TANK TYPE WATER HEATER CAN ONLY BE CHECKED BY THE AGE OF THE UNIT, TYPICALLY THEY AGE OUT AFTER 12 TO 15 YEARS AND IF THE UNIT KNOCKS WHEN IT IS RUNNING. THE KNOCKING SOUND IS PRODUCED BY A MINERAL BUILD UP INSIDE OF THE WATER HEATER TANK. THIS CAN BE DETECTED ONLY WHEN THE TANK HAS BEEN IN USE OVER TIME. IT CAN NOT BE DETECTED DURING THE TIME OF AN INSPECTION.

ESTIMATE OF REMAINING LIFE IS NOT PART OF THIS INSPECTION.
THERE IS NO SIGN OF MOISTURE AT THE FOOTINGS OF THE HEATER.

SOLAR SYSTEMS ARE NOT PART OF THIS INSPECTION. HOT WATER RE-CIRCULATING PUMPS/SYSTEMS ARE NOT PART OF THIS INSPECTION.

GENERAL INFORMATION

COMMENTS: IT IS ALWAYS ADVISED FOR BUYER OR SELLER TO CONTACT A LICENSED CONTRACTOR SPECIFIC TO THE TRADE TO SERVICE OR REPAIR THE ISSUES OUTLINED IN THIS INSPECTION REPORT.

RECOMMENDATIONS:

- IT IS RECOMMENDED A WOOD FRAME BE PLACED OVER THE GAS AND WATER PIPES WHICH ACCESS THE UNIT ON ITS RIGHT SIDE SO THEY ARE PROTECTED.
- THE WATER BALL VALVE IS SET IN THE EARTH AND SHOULD HAVE THE SOIL CLEARED AWAY FROM THE VALVE TO IMPROVE ACCESS.
- THE GAS PIPE AND METER SHOULD BE CLEANED OF RUST THEN REPAINTED WITH A RUST INHIBITING ENAMEL.
- THE VENT ABS PIPE AFT OF THE EXTERIOR WASTE WATER CLEAN OUT SHOULD BE SET TO VENT 2' ABOVE THE ROOF LINE OR BE CAPPED OFF. AT THIS TIME IT IS TOO CLOSE TO THE BEDROOM WINDOW AND COULD ALLOW METHANE GAS TO ACCESS THE INTERIOR OF THE UNIT.
- THE WATER HEATER CLOSET SHOULD BE CLEANED OUT AND THE DAMAGED WALL INSIDE TO THE LEFT OF THE WATER HEATER SHOULD BE REPAINED.
- THE VENT ON THE DOOR TO THE WATER HEATER CLOSET IS DAMAGED AND WILL NEED TO BE REPAIRED AND CLEANED.



- THE WATER HEATER WILL NEED TO BE PROPERLY STRAPPED AND SECURED TO THE UNIT BY THE SELLERS OF THE UNIT.



- THE GATE VALVE FOR THE WATER HEATER AT THE BASE OF THE WATER HEATER CLOSET SHOULD BE SERVICED.
- THE WATER HEATER IS REACHING THE END OF ITS SERVICEABLE LIFE. WHEN THE UNIT WAS TURNED UP TO VERY HOT IT WOULD KNOCK INSIDE THE UNIT WHICH INDICATES A MINERAL BUILD UP.
- THE WATER FILTER ON THE EXTERIOR RIGHT SIDE OF THE BUILDING WAS NOT IN USE AND SHOULD BE REMOVED OR SERVICED.
- THE WATER FILTER UNDER THE RIGHT SIDE OF THE KITCHEN SINK WILL NEED TO BE SERVICED.



HEATING SYSTEM

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

DESCRIPTION:	FORCED AIR GAS HEATER COLEMAN UNIT
VENTING:	ADEQUATE
COMBUSTION AIR:	YES
FLUE PIPE TYPE:	GALVANIZED
FLUE PIPE SHARED WITH WATER HEATER:	NO
BURNER:	THREE IN THE UPPER CHAMBER
DISTRIBUTION:	FORCED AIR
NORMAL CONTROLS:	THERMOSTAT LOCATED IN HALLWAY
AIR FILTRATION:	LOWER CHAMBER OF THE UNIT
FIRE PLACE:	LIVING ROOM, WOOD TYPE, COMPOSITE BRICK INTERIOR, METAL FLUE PIPE WITH SPARK CAP
WORKING DAMPER:	YES, BUT NEEDS TO BE SERVICED

OPEN CHAMBER TYPE FURNACE

COMMENTS: THE FORCED AIR HEATING SYSTEM IS LOCATED IN THE EXTERIOR CLOSET. THE UNIT WAS MANUFACTURED BY COLEMAN AND APPEARS TO BE THE ORIGINAL UNIT . THE UNIT WAS NOT WORKING AT THE TIME OF THE INSPECTION.

THE FORCED AIR FURNACE HAS A WALL RETURN AIR DUCT AND FLOOR OUT PUT REGISTERS. THE DRAFT HOOD ON THIS TYPE OF UNIT SHOULD BE KEPT CLEAN. IF THERE IS A FILM OF RUST OR OXIDATION THIS INDICATES THE UNIT IS BACK DRAFTING. SEVERAL REASONS FOR BACK DRAFTING MAY BE IS BURNER ADJUSTMENT (RUNNING TOO RICH), POOR COMBUSTION AIR SUPPLY AND/OR POOR CHIMNEY DRAW.

OTHER ITEMS TO MONITOR WITH AN OLDER FURNACE IS A NOISIER FAN WHICH MAY INDICATE THE FAN SHOULD BE CHECKED FOR LINT AND DUST BUILD UP OR IT IS OUT OF BALANCE. THESE ITEMS SHOULD BE FURTHER INSPECTED AND SERVICED BY AN HVAC CONTRACTOR.

COMBUSTION AIR

COMMENTS: AIR ENTERS FROM BASE OF HEATER AND IS DRAWN UP THROUGH GAS BURNERS.

BURNER

COMMENTS: NOT IN OPERATION.

DISTRIBUTION

COMMENTS: FORCED AIR DISTRIBUTION FROM THE FURNACE THROUGH A DUCTING SYSTEM THROUGHOUT THE SUB FLOORING OF THE UNIT.

MANY MOBILE HOMES FEATURE CROSSOVER DUCTS, WHICH ARE LARGE FLEXIBLE DUCTS THAT RUN UNDER THE HOUSE. THESE DUCTS TRANSFER WARM AND COOL AREA TO LEVEL OUT THE OVERALL TEMPERATURE IN THE HOUSE. DUE TO LIMITED ATTIC OR CEILING SPACE, MOST INSTALLERS RUN THESE DUCTS IN THE CRAWL SPACE. UNFORTUNATELY, THIS LEAVES THEM SUSCEPTIBLE TO DAMAGE FROM WATER AND RODENTS. IF YOUR MOBILE HOME'S HEATING OR COOLING VENTS ARE NOT PUTTING OUT THE AMOUNT OF AIR THAT THEY USED TO, CHECK THE CROSSOVER DUCTS FOR LEAKS OR DISCONNECTED SECTIONS

NORMAL CONTROLS

COMMENTS: CONTROLS WERE LOCATED IN THE HALLWAY TO REGULATE HEATING THROUGHOUT THE HOME.

FIRE PLACE

COMMENTS: IN THE LIVING ROOM IS A WOOD TYPE FIREPLACE. THE DAMPER WAS WORKING BUT NEEDS TO BE SERVICED. THE FLUE PIPE IS METAL WITH A SPARK CAP ON THE TOP. THE FIREPLACE SHOULD BE CLEANED AND THE FIRE BOX AND THE FLUE PIPE INSPECTED BY A LICENSED CHIMNEY SWEEP.

GENERAL INFORMATION

COMMENTS: IT IS ALWAYS ADVISED FOR BUYER OR SELLER TO CONTACT A LICENSED CONTRACTOR SPECIFIC TO THE TRADE TO SERVICE OR REPAIR THE ISSUES OUTLINED IN THIS INSPECTION REPORT.

RECOMMENDATIONS:

- AT THE TIME OF THE INSPECTION THE FURNACE WOULD TURN ON BUT WOULD NOT FIRE UP THE THREE BURNERS. THE FURNACE ALSO IS FULL OF DUST. THE UNIT SHOULD BE CLEANED AND SERVICED ALONG WITH REPLACING THE AIR FILTER. HAVE THE HVAC CONTRACTOR CHECK THE FLUE PIPE RUN AS WELL.



- THE EXTERIOR AC UNIT SHOULD BE SERVICED AT THE SAME TIME THE FURNACE IS. ALSO THE COPPER TUBING INSULATION SHOULD BE REPLACED AS IT IS DAMAGED.



- THE LIVING ROOM FIREPLACE SHOULD BE CLEANED, INSPECTED AND SERVICED BY A LICENSED CHIMNEY SWEEP.



INTERIOR FINISHES

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

ENTRY DOOR & TRIM:	PAINTED COMPOSITE DOOR AND PAINTED TRIM
WINDOWS, FRAMES & TRIM:	SINGLE -PANNED GLASS WITH PAINTED ALUMINUM FRAMES AND SHEETROCK TRIM
INTERIOR DOORS, FRAMES & TRIM	COMPOSITE , PAINTED WOOD TRIM AND ALUMINUM CLOSET SLIDING DOORS WITH MIRRORS
INTERIOR WALL FINISHES:	PAINTED SHEETROCK
INTERIOR CEILING FINISHES:	PAINTED SHEETROCK AND HEAVY SPRAYED TEXTURE
INTERIOR FLOORS & FINISHES:	CARPET AND LINOLEUM

ENTRY DOOR & TRIM

COMMENTS: THE FRONT DOOR FITS SECURELY IN ITS EXISTING JAMB. IT IS FITTED WITH A KEYED PASSAGE AND DEAD BOLT LOCK. IN ORDER TO MEET THE CURRENT ENERGY ORDINANCE ALL DOORS THAT SEPARATE HEATED FROM UN-HEATED AREAS MUST BE PROPERLY WEATHERSTRIPPED. IT IS RECOMMENDED THAT THE ENTRY DOOR JAMB HAVE THE WEATHER STRIPPING BE CLEANED ONCE A YEAR AND REPLACED IF DAMAGED. ALL DOOR LOCKING HARDWARE SHOULD BE LUBRICATED AS NEEDED.

WINDOWS, FRAMES & TRIM

COMMENTS: THE WINDOWS ARE TRIMMED OUT WITH ALUMINUM CASEMENTS AND SHEETROCK TRIM. ALL OF THE WINDOWS TESTED APPEAR TO BE IN WORKING CONDITION. IT IS ADVISED THAT ANY CASEMENT OR SLIDING OPERATIONAL WINDOW HAVE THE FRAMES CLEANED OF DUST, DIRT AND MILDEW STAINS. ALL OF THE MOVING AND LOCKING HARDWARE SHOULD BE SERVICED AT THIS TIME AS WELL. THIS IS AN ANNUAL SERVICE NEED. SOME AREAS OF THE INTERIOR SHEETROCK WINDOW TRIM SHOWS SIGNS OF MOISTURE DAMAGE AND SHOULD BE REPAIRED PRIOR TO THE NEXT INTERIOR PAINTING.

INTERIOR DOORS, FRAMES & TRIM

COMMENTS: ALL OF THE INTERIOR DOORS FIT SECURELY IN THEIR EXISTING JAMBS. THEIR HARDWARE OPERATED WITH LIMITATIONS THAT ARE USUAL AND NORMAL FOR HARDWARE OF THIS TYPE AND AGE. SOME OF THE INTERIOR DOORS NEED TO BE ADJUSTED. EACH DOOR SHOULD HAVE DOOR STOP WHICH WILL HELP PREVENT THE DOOR HANDLE FROM DAMAGING THE WALL WHEN OPENED.

BOTH SETS OF SLIDING ALUMINUM CLOSET DOORS WILL NEED TO BE SERVICED.

INTERIOR WALLS FINISHES

COMMENTS: ALL OF THE WALLS WERE PAINTED SHEETROCK WITH SHEENS APPROPRIATE TO THE ROOMS - GLOSS IN KITCHEN AND BATHROOM, LOW GLOSS OTHERWISE. THIS IS A NEWER INTERIOR PAINT JOB. SECTIONS OF THE CLOSETS WERE UN PAINTED CLEAR FINISHED PLYWOOD.

CEILING FINISHES

COMMENTS: ALL OF THE CEILINGS WERE PAINTED SHEETROCK WITH A HEAVY TEXTURE. THE INTERIOR WAS RECENTLY RE PAINTED.

FLOORS & FLOORING FINISHES

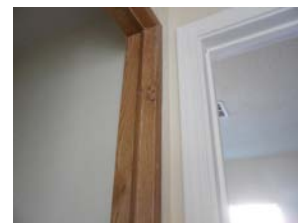
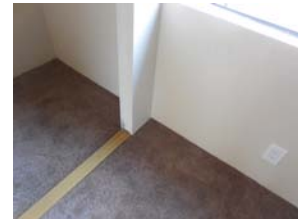
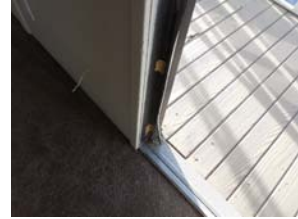
COMMENTS: ALL OF THE FLOORING IS IN SERVICEABLE CONDITION. THERE IS A MIXTURE OF NEW CARPET AND LINOLEUM. THE KITCHEN LINOLEUM IS SET ON TOP OF THE OLDER FLOORING COVERING. THIS CAN BE NOTED IN THE PANTRY CLOSET.

GENERAL INFORMATION

COMMENTS: IT IS ALWAYS ADVISED FOR BUYER OR SELLER TO CONTACT A LICENSED CONTRACTOR SPECIFIC TO THE TRADE TO SERVICE OR REPAIR THE ISSUES OUTLINED IN THIS INSPECTION REPORT.

RECOMMENDATIONS:

- THE FRONT DOOR, WHEN REPLACED, SHOULD HAVE THE WEATHER STRIPPING REPLACED AND THE DOOR JAMB PAINTED.
- THERE ARE SEVERAL AREAS IN THE LIVING ROOM WHICH SHOULD BE RESEALED WITH CAULK AND THEN TOUCHED UP WITH PAINT. THIS CAN BE NOTED AROUND SOME OF THE PAINTED LIVING ROOM BEAMS AND IN THE CORNER TO THE LEFT OF THE FIREPLACE.
- THE PAINTERS SHOULD RETURN AND PULL ALL OF THE LEFT OVER TAPE FROM THE PAINT JOB.
- THE HALLWAY CLOSET DOOR NEEDS TO BE ADJUSTED SO IT WILL STAY CLOSED.
- AREAS AROUND SOME OF THE WINDOWS WILL NEED TO BE RECAULKED THEN TOUCHED UP WITH PAINT.
- EACH OF THE CLOSET ALUMINUM DOORS WILL NEED TO BE ADJUSTED TO IMPROVE THEIR FIT.
- THE BACK HALLWAY DOOR IS MISSING AND SHOULD BE REPLACED.
- SECTIONS OF THE BASEBOARD ARE MISSING AND SHOULD BE INSTALLED THROUGHOUT THE INTERIOR.
- THE BACK RIGHT BEDROOM DOES NOT HAVE A CLOSET.



KITCHEN

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

COUNTER TOP:	FORMICA
FLOORING:	LINOLEUM
CABINETS:	PAINTED WOOD COMPOSITE
SINK:	TWO COMPARTMENT STAINLESS STEEL
DISPOSAL:	YES, IN WORKING CONDITION
VENTILATION/EXHAUST VENTING:	FAN WITH LIGHT ABOVE RANGE TOP, EXHAUSTS BACK INTO THE KITCHEN
KITCHEN RANGE:	ESTATE GAS, IN WORKING ORDER
OVENS:	GAS, PART OF THE FREE STANDING RANGE, IN WORKING ORDER
MICROWAVE:	NONE
DISHWASHER:	OLDER KENMORE UNIT IN WORKING ORDER
DISHWASHER DRAIN VENT SYSTEM:	COUNTER TOP VENT AT THE SINK
SAFETY FEATURES:	NONE
REFRIGERATOR:	FRIGIDAIRE, IN WORKING ORDER
GFCI OUTLET:	NONE
WATER FILTRATION SYSTEM:	UNDER THE RIGHT SIDE OF THE SINK

COUNTER TOP

COMMENTS: THE KITCHEN COUNTER TOPS ARE MADE OF FORMICA AND SHOW SIGNS OF AGE. THE COUNTER TOPS AND BACK SPLASH ARE IN SERVICEABLE CONDITION. THE SUB STRUCTURE SHOWS NO SIGNS OF WATER STAINS. OLD WATER STAINS ON P TRAP UNDER THE KITCHEN SINK WERE NOTED, THIS IS NOT UNCOMMON. IT IS RECOMMENDED THAT PERIODIC INSPECTION AND CLEANING OF THE WASTE WATER PIPES UNDER A SINK BE DONE. THE AREA UNDER THE SINK HAS BEEN REPAIRED WITH A PIECE OF PLYWOOD. AT THE TIME OF THE INSPECTION SMALL RODENT DROPPINGS WERE NOTED IN THIS AREA UNDER THE SINK.

FLOORING

COMMENTS: THE FLOORING IN THE KITCHEN APPEARS TO BE A RESENT INSTALLATION.

CABINETS

COMMENTS: THE PAINTED WOOD/COMPOSITE CABINETS ARE PART OF THE KITCHEN INSTALLATION. THEY APPEAR TO BE GOOD QUALITY UNITS AND ARE PROPERLY CONNECTED TO THE WALL SUPPORT SYSTEMS. ALL OF THE DOORS AND DRAWERS THAT WERE TESTED OPERATED WELL. THERE IS LIMITED ACCESS UNDER THE KITCHEN SINK DUE TO STORED ITEMS

SINK

COMMENTS: THE KITCHEN SINK FILLS, HOLDS WATER AND DRAINS NORMALLY.

KITCHEN RANGE

COMMENTS: THE GAS RANGE IN THE KITCHEN APPEARS TO BE IN SERVICEABLE CONDITION AND WAS OPERATING NORMALLY AT THE TIME OF THE INSPECTION EXCEPT THE BACK RIGHT BURNER.

VENTILATION/EXHAUST VENTING

COMMENTS: THERE IS NEWER FAN WITH LIGHT UNIT ABOVE THE GAS RANGE. AT THE TIME OF THE INSPECTION THE FAN WAS SET TO EXHAUST INTO THE KITCHEN FROM THE TOP CUT OUT IN THE FAN. A GAS RANGE CALLS FOR THE FAN TO EXHAUST TO THE EXTERIOR. THIS FAN WILL NEED TO BE RE ADJUSTED TO USE THE BUILT IN FLUE PIPE WHICH EXITS THROUGH THE ROOF.

APPLIANCES

COMMENTS: APPLIANCES ARE NOT MOVED. REFRIGERATORS, FREEZERS AND BUILT-IN ICE MAKERS ARE NOT PART OF THIS INSPECTION. THE DISHWASHER DRAIN PIPE SHOULD BE CLEANED ONCE EVERY SEVERAL YEARS. THE DRAIN PIPE SHOULD HAVE AN ANTI BACK SIPHONING LOOP INSTALLED UNDER THE SINK COUNTER AS HIGH UP AS POSSIBLE OR A TOP COUNTER MOUNTED VENTING FITTING.

GENERAL INFORMATION

COMMENTS: IT IS ALWAYS ADVISED FOR BUYER OR SELLER TO CONTACT A LICENSED CONTRACTOR SPECIFIC TO THE TRADE TO SERVICE OR REPAIR THE ISSUES OUTLINED IN THIS INSPECTION REPORT.

RECOMMENDATIONS:

- IT IS RECOMMENDED THAT THE REFRIGERATOR HAVE THE INTERIOR SHELVES ADJUSTED TO IMPROVE ITS FIT.
- THE DISPOSAL IS ON THE NOISY SIDE AND SHOULD BE SERVICED OR REPLACED.
- THE WATER FILTER UNDER THE KITCHEN SINK SHOULD BE SERVICED AS ONE OF THE BLUE HOSES IS OFF AND RESTING NEXT TO THE BACK ELECTRICAL OUTLET.
- THE KITCHEN FAN ABOVE THE GAS RANGE SHOULD BE RESET TO EXIT THROUGH THE FLUE WHICH GOES THROUGH THE ROOF.
- THE KITCHEN RANGE IS MISSING ITS LOWER DOOR HANDLE AND THE TOP EDGE HAS BEEN DAMAGED. THE UNIT SHOULD BE REPLACED.
- THE CEILING FAN IN THE KITCHEN SHOULD BE CLEANED.
- THE DISHWASHER SHOULD BE CLEANED AND SERVICED.
- THE KITCHEN PANTRY SHOULD BE CLEANED AND THEN PAINTED.
- THE KITCHEN WILL NEED TO HAVE GFCI ELECTRICAL OUTLETS INSTALLED.



BATHROOM

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

TOILET:	OLDER 1992 UNIT IN THE HALLWAY BATHROOM AND A PROFLO 1.6 GPF UNIT IN THE BACK BATHROOM
SINK:	PEDESTAL IN THE HALLWAY, COMPOSITE SINKS AND VANITY TOP
BATHTUB:	EACH BATHROOM HAS A FIBERGLASS TUB/SHOWER STALL WITH SHOWER HANDLES
SHOWER:	PART OF THE TUB UNIT
BATHROOM CEILINGS:	PAINTED SHEETROCK
BATHROOM WALLS:	WALL PAPER
FLOORING:	LINOLEUM, IN EACH
VENTILATION:	WINDOWS
SAFETY FEATURES:	NONE
GFCI OUTLETS:	ONLY IN THE BACK BATHROOM, NOT WORKING AT THE TIME OF THE INSPECTION

TOILETS

COMMENTS: BOTH OF THE TOILET FILL, FLUSH AND DRAIN. THE DATE ON THE UNIT IN THE HALLWAY IS 1992. THIS UNIT IS NOT A LOW FLOW UNIT AND WILL NEED TO BE UPGRADED TO A 1.28 GPF. THE BACK BATHROOM TOILET IS PROFLO 1.6 GPF UNIT. EACH OF THE UNITS ARE IN WORKING ORDER.

SINK

COMMENTS: THE SINK IN THE HALLWAY BATHROOM IS A PORCELAIN PEDESTAL UNIT AND THE BACK BATHROOM HAS A COMPOSITE SINK AND COUNTER TOP.

VANITY

COMMENTS: THE BACK BATHROOM VANITY APPEARS SERVICEABLE WITH DOORS AND DRAWERS OPERATING NORMALLY.

SHOWERS.

COMMENTS: SHOWER OPERATED AT THE TIME OF THE INSPECTION.

FLOORING

COMMENTS: THE FLOORING IS IN SERVICEABLE CONDITION FOR ITS AGE.

GENERAL INFORMATION

COMMENTS: IT IS ALWAYS ADVISED FOR BUYER OR SELLER TO CONTACT A LICENSED CONTRACTOR SPECIFIC TO THE TRADE TO SERVICE OR REPAIR THE ISSUES OUTLINED IN THIS INSPECTION REPORT.

RECOMMENDATIONS:

- THE HALLWAY BATHROOM HAS OLD MOISTURE DAMAGE AROUND THE WINDOW ABOVE THE SHOWER/TUB AREA. THIS SHOULD BE CLEANED AND REPAIRED.
- THE HALLWAY BATHROOM WALLPAPER IS DAMAGED AND SHOULD BE REMOVED.
- THE HALLWAY BATHROOM WILL NEED TO HAVE A GFCI ELECTRICAL OUTLET INSTALLED.
- THE SINK AND TUB STOPS IN THE HALLWAY BATHROOMS WILL NEED TO BE REPLACED.
- THE TOILET IN THE HALLWAY BATHROOM WILL NEED TO BE UPGRADED TO A 1.28 GPF UNIT BY THE OWNERS BEFORE THE SALE OF THE UNIT.
- THE TUB STOP IS MISSING IN THE BACK BATHROOM AND SHOULD BE REPLACED.
- THE SHOWER HANDLE IN THE BACK BATHROOM LEAKS AND WILL NEED TO BE SERVICED.
- THERE ARE SOME OLD WATER STAINS UNDER THE SINK IN THE BACK BATHROOM WHICH SHOULD BE CLEANED AND MONITORED.
- EACH SHOWER/TUB STALL SHOULD HAVE A SHOWER CURTAIN INSTALLED.
- THE WALL PAPER IN THE BACK BATHROOM IS DAMAGED AND SHOULD BE REMOVED.
- THE GFCI OUTLET IN THE BACK BATHROOM WILL NEED TO BE SERVICED AS IT DOES NOT TRIP WHEN THE PROPER TEST BUTTON IS PRESSED DOWN.



LAUNDRY AREA

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

LOCATION:	LAUNDRY MACHINES ARE LOCATED IN THE BACK AREA OF THE KITCHEN
WASHING MACHINE:	MAYTAG TOP LOAD, NOT HOOKED UP
WASHING MACHINE IN PAN:	NONE
DRYER:	MAYTAG FRONT LOAD, NOT HOOKED UP
LAUNDRY CABINETS:	NONE
PIPING (WASTE & WATER):	IN WALL BRASS VALVES AND ABS WASTE WATER PIPE
FLEXIBLE GAS LINE WITH LOCAL SHUT OFF:	CAPPED OFF GAS PIPE
WIRING:	120 VOLT FOR THE WASHER AND DRYER MOTOR
WASH BASIN:	NONE
AREA VENTILATION:	DOOR AND FLOOR VENT FOR THE DRYER DUCT
EXHAUST VENTILATION	4" DRYER DUCT
IN LINE VACUUM SYSTEM:	NONE

LAUNDRY APPLIANCES

COMMENTS: BOTH UNITS WERE NOT SET UP AT THE TIME OF THE INSPECTION.

IT IS IMPORTANT TO PERIODICALLY INSPECTION AND CLEAN THE LINT FILTER FROM THE WASHER WHICH DRAINS INTO THE WASTE WATER SYSTEM. THE DRYER LINT VENT SHOULD BE DUCT SHOULD BE HARD PIPED OR FLEXIBLE 4" DUCT PIPING WHICH EXITS THE STRUCTURE THROUGH A ONE WAY FLAPPER VENT. THIS FLAPPER VENT WILL HELP PREVENT SMALL ANIMALS FROM GAINING ACCESS INTO THE DRYER VENTING SYSTEM. THE AREA BEHIND THE UNITS SHOULD BE KEPT CLEAN OF LINT AND DUST.

PIPING

COMMENTS: THE PLUMBING SYSTEM FOR THE WASHER APPEARS ADEQUATE FOR NORMAL SUPPLY AND DRAINAGE.

WIRING

COMMENTS: THERE IS 120V GROUNDED DUPLEX PLUG OUTLET THAT WOULD PROVIDE POWER THE WASHER AND DRYER MOTOR.

GAS SUPPLY

COMMENTS: THE DRYER HAS A GAS HEATING ELEMENT. THE GAS SHUT OFF VALVE IS LOCATED TO THE LEFT SIDE OF THE DRYER AND THE GAS VALVE HAS A SAFETY CAP ON IT.

GENERAL INFORMATION

COMMENTS: IT IS ALWAYS ADVISED FOR BUYER OR SELLER TO CONTACT A LICENSED CONTRACTOR SPECIFIC TO THE TRADE TO SERVICE OR REPAIR THE ISSUES OUTLINED IN THIS INSPECTION REPORT.

RECOMMENDATIONS:

- IT IS RECOMMENDED THAT THE SUPPLY LINES FROM THE WALL VALVES TO THE MACHINE BE STAINLESS STEEL REINFORCED TYPE. THE TYPICAL BLACK RUBBER ONES CAN BURST IF WATER PRESSURE IS LEFT ON CONTINUALLY. THE STAINLESS STEEL HOSES HELP PREVENT THE RUBBER HOSES FROM BUBBLING UNDER CONSTANT PRESSURE.
- IT IS RECOMMENDED THAT THE DRYER EXHAUST DUCT SYSTEM BE RE SET UP AND EXTERIOR COVER BE REPLACED AS IT IS DAMAGED. CHECK TO SEE IF THE EXTERIOR VENT COVER HAS A FLAPPER VALVE. IF IT DOES THIS MAY NEED TO BE LUBRICATED.
- A GOOD UPGRADE IS TO REPLACE THE WATER SUPPLY VALVE WITH 1/4 TURN VALVES WHICH CAN BE EASILY SHUT OFF WHEN THE OWNERS ARE AWAY FOR AN EXTENDED TRIP.
- A GOOD SERVICE IS TO FLUSH THE WASHER WASTE WATER PIPE ONCE A YEAR TO FLUSH OUT THE OLD LINT FROM THE WASHER.
- IT IS RECOMMENDED THAT THE WASHER AND DRYER BE CLEANED ONCE A YEAR. THE WASHER RUBBER SEALS SHOULD BE CLEANED AND INSPECTED FOR LINT AND MILDEW STAINS. THE DRYER SHOULD BE CLEANED OF LINT BUILD UP.



SECURITY AND FIRE SAFETY CODE COMPLIANCE

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

WINDOW BARS:	NONE
SECURITY GATE	NONE
WINDOW LOCKS:	PART OF WINDOWS
DOORBELL:	NONE
INTERCOM SYSTEM:	NONE
GATE RELEASE "BUZZER":	NONE
EXTERIOR SAFETY LIGHTING:	YES
BURGLAR ALARM:	NONE
FIRE EXTINGUISHER:	NONE
CARBON MONOXIDE DETECTORS:	YES, IN THE HALLWAY
SMOKE DETECTORS:	YES, ONE IN THE BEDROOM
FIRE SPRINKLERS:	NONE
FIRE ESCAPE:	NONE

SMOKE DETECTORS

COMMENTS: SMOKE DETECTORS ARE REQUIRED IN EACH SLEEPING AREA AND THE AREAS COMMON TO THEM. IN NEW RESIDENCES, THE SMOKE ALARMS MUST BE HARDWIRED INTO THE HOME'S ELECTRICAL SYSTEM PLUS INCORPORATE A BATTERY BACKUP IN THE EVENT OF POWER FAILURE. SMOKE ALARMS RETROFITTED INTO EXISTING RESIDENCES MAY BE SOLELY BATTERY POWERED. THE LAW REQUIRES THAT ALL SMOKE DETECTORS BE ONES THAT ARE SOLELY BATTERY POWERED WHICH CONTAIN A NON REPLACEABLE, NON REMOVABLE BATTERY THAT IS CAPABLE OF POWERING THE SMOKE DETECTOR FOR AT LEAST TEN YEARS. ALL SMOKE DETECTORS WILL HAVE TO BE UPGRADED FROM 08.01.2015

CARBON MONOXIDE DETECTORS

COMMENTS: CARBON MONOXIDE DETECTORS ARE REQUIRED ON EACH LEVEL OF THE HOME IN THE COMMON HALLWAYS. A NEW LAW REQUIRES THAT ALL CARBON MONOXIDE DETECTORS BE ONES THAT ARE SOLELY BATTERY POWERED WHICH CONTAIN A NON REPLACEABLE, NON REMOVABLE BATTERY THAT IS CAPABLE OF POWERING THE CARBON MONOXIDE DETECTOR FOR AT LEAST TEN YEARS. ALL CARBON MONOXIDE WILL HAVE TO BE UPGRADED FROM 08.01.2015

THE CARBON MONOXIDE POISONING PREVENTION ACT OF 2010 REQUIRES OWNERS OF ALL SINGLE-FAMILY HOMES WITH AN ATTACHED GARAGE OR A FOSSIL FUEL SOURCE (A FURNACE, HAVC UNIT, FIREPLACE, GAS STOVE, ETC.) TO INSTALL CARBON MONOXIDE DETECTORS WITHIN THE HOME. OWNERS OF MULTI-FAMILY LEASED OR RENTAL DWELLINGS, SUCH AS APARTMENT BUILDINGS, RENTED SINGLE FAMILY HOMES AND DUPLEXES ARE ALSO OBLIGATED TO INSTALL CO DETECTORS.

CO DETECTORS ARE NOT THE SAME AS SMOKE DETECTORS, BUT THERE ARE DEVICES THAT FUNCTION AS BOTH, EMITTING DIFFERENT SOUNDS DEPENDING UPON WHETHER IT DETECTS SMOKE OR CARBON MONOXIDE.

AT HIGH LEVELS, THIS INVISIBLE AND ODORLESS GAS CAN HAVE DEADLY EFFECTS WITHIN MINUTES. CARBON MONOXIDE (CO) IS MANUFACTURED WHEN A FUEL SUCH AS GAS, OIL, KEROSENE, WOOD OR CHARCOAL IS BURNED. IF YOUR APPLIANCES THAT USE FUEL ARE PROPERLY USED AND MAINTAINED, THE AMOUNT OF CO THEY GENERATE IS MINIMAL. BUT, WHEN AN APPLIANCE ISN'T OPERATING CORRECTLY OR THEY ARE USED IMPROPERLY, DANGEROUS LEVELS OF CO CAN RESULT.

FIRE SPRINKLER SYSTEM

COMMENTS: NONE

FIRE EXTINGUISHERS

COMMENTS: IT IS SUGGESTED TO THE BUYERS THAT SEVERAL HAND-HELD FIRE EXTINGUISHERS BE PURCHASED AND KEPT ABOUT THE PROPERTY. IT IS ADVISED TO HAVE A FIRE EXTINGUISHER MOUNTED IN THE GARAGE, ONE IN THE KITCHEN AND ONE IN EACH BEDROOM.

FLASH LIGHTS

COMMENTS: IT IS ADVISED TO HAVE A FLASH LIGHT IN EACH BEDROOM IN CASE THE HOUSE NEEDS TO BE EVACUATED WHEN IT IS DARK INSIDE.

FIRE ESCAPE

COMMENTS: MECHANICAL FIRE ESCAPES ARE NOT REQUIRED FOR SINGLE-FAMILY RESIDENTIAL PROPERTY. HOWEVER, THE BUYERS SHOULD BE AWARE THAT THE HABITABLE AREAS HAVE TWO MEANS OF EGRESS, WHICH MEETS THE CURRENT STANDARD.

GENERAL INFORMATION

COMMENTS: IT IS ALWAYS ADVISED FOR BUYER OR SELLER TO CONTACT A LICENSED CONTRACTOR SPECIFIC TO THE TRADE TO SERVICE OR REPAIR THE ISSUES OUTLINED IN THIS INSPECTION REPORT.

RECOMMENDATIONS:

- FIRE EXTINGUISHERS SHOULD BE LOCATED IN KITCHEN AND BEDROOMS.
- IT IS RECOMMENDED THAT THE SMOKE/CARBON DETECTORS BE TESTED ONCE A YEAR.
- IT IS RECOMMENDED THAT AT THE SMOKE DETECTORS BE TESTED ONCE A YEAR. THE TWO BACK BEDROOMS WILL NEED TO HAVE UNITS INSTALLED.
- IT IS RECOMMENDED THAT THE OWNER/ BUYER SET UP A SAFETY EXIT PLAN IN CASE OF AN EMERGENCY. ALONG WITH A SAFE LOCATION TO MEET UP AND CELL PHONE NUMBER WHICH CAN BE USED AS A HOME BASE CONTACT POINT.
- IF THE OWNER/BUYER HAS PETS IT IS RECOMMENDED THAT A PET NOTIFICATION STICKER BE PLACED AT THE FRONT DOOR OF THE HOUSE IN CASE OF AN EMERGENCY.
- IF THE OWNERS/BUYERS GO AWAY AND HAVE A HOUSE SITTER, IT IS RECOMMENDED THAT THEY LEAVE A MAP OF THE UTILITY SHUT OFF VALVES AND SWITCHES ALONG WITH NAMES AND NUMBERS OF THE PERSONS THE OWNERS USE FOR EMERGENCY REPAIRS.
- IT IS RECOMMENDED THAT THE HOME OWNER/BUYER PUT TOGETHER AN EMERGENCY SAFETY KIT WITH FOOD, DRY CLOTHING, WATER AND IF YOU HAVE PETS SUPPLIES FOR THEM. THE STATE OF CALIFORNIA HAS A WEB SITE WHICH CAN HELP PERSONS PUT TOGETHER A SAFETY KIT.
- IT WOULD BE A GOOD IDEA FOR THE OWNER/BUYER TO DRAW A MAP OF THE HOUSE AND THE LOCATIONS OF THE ELECTRICAL, GAS AND PLUMBING MAIN VALVES ARE SO THEY CAN EASILY BE LOCATED IN CASE OF AN EMERGENCY.

- IT IS RECOMMENDED THAT THE PROPERTY AND HOUSE NUMBERS BE LOCATED IN A PLACE WHICH CAN EASILY BE READ BY SERVICE PERSONS.
- DUE TO THE CHANGE IN CALIFORNIA'S CLIMATE IT IS RECOMMENDED THAT ANY DEAD PLANTS AND TREES SHOULD BE REMOVED FROM THE PROPERTY AND ALL BRUSH SHOULD BE CUT BACK FROM THE STRUCTURE FOR FIRE SAFETY.
- IT IS RECOMMENDED THAT ALL INSTRUCTION MANUALS FOR EACH UTILITY IN THIS HOUSE BE REVIEWED AND THE PRODUCT ID AND REGISTRATION BE RECORDED IN THE BUYERS NAME FOR FUTURE SERVICES.

CODE COMPLIANCE

FROM TIME TO TIME IN THIS REPORT THERE HAS BEEN SOME MENTION TO BUILDING CODES. THIS INSPECTION DOES NOT DIRECTLY QUOTE CURRENT BUILDING CODES. BECAUSE OF OUR EXPERIENCE, WE HAVE BECOME FAMILIAR WITH SOME OF THE STANDARD PRACTICES, WHICH ARE ENFORCED BY VARIOUS LOCAL BUILDING DEPARTMENTS. WHEN WE SEE THESE ITEMS WE MAY POINT THEM OUT. THE COMMENTS IN RELATIONS TO THESE ITEMS SHOULD BE TAKEN WITH THE UNDERSTANDING THAT THEY MAY BE INTERPRETED DIFFERENTLY BY THE BUILDING INSPECTOR AND THAT DIFFERENT CITIES AND COUNTIES THROUGHOUT THE MONTEREY BAY AREA MAY INTERPRET THEM DIFFERENTLY AS WELL. OUR INTENTION IN MENTIONING "CODE" IS TO POINT OUT SITUATIONS, WHICH WE BELIEVE TO BE LIKELY.

FOR MORE INFORMATION REGARDING CODE COMPLIANCE IN YOUR AREA, PLEASE CONTACT THE LOCAL BUILDING DEPARTMENT.

FINDINGS

LISTED BELOW ARE THE RECOMMENDATIONS
OUTLINED IN THE BODY OF THIS REPORT.
ATTENTION TO THESE SUGGESTIONS WILL
IMPROVE NOT ONLY THE SAFETY OF YOUR
HOME BUT ITS BEAUTY AS WELL

1. THE FRONT AND DRIVEWAY OVERHANGS SHOULD BE CLEANED OF THE MILDEW AND DIRT STAINS. THE FRONT ROOF HAS A DING IN IT WHICH SHOULD BE RESET. ALL OF THE DAMAGED SUPPORT STRUTS SHOULD BE REPLACED. ONCE ALL OF THE REPAIRS AND CLEANING HAVE BEEN COMPLETED A RAIN GUTTER AND DOWN SPOUT SYSTEM SHOULD BE INSTALLED.
2. THERE ARE AGE RELATED CRACKS AND CHIPS IN THE DRIVEWAY WHICH SHOULD BE MONITORED BY THE HOA.
3. THE FRONT TREES SHOULD BE TRIMMED BACK FROM OVERHANGING THE FRONT ROOF.
4. THE FRONT CONCRETE WALKWAY HAS SETTLED OVER TIME AND IS UNEVEN AT THE BASE OF THE FRONT DECK STEPS. THERE ARE ALSO CRACKS IN THIS CONCRETE SECTION. THE BUYER SHOULD SEE IF THIS REPAIR IS COVERED BY THE HOA.
5. THE SOIL LEVEL AROUND THE BASE OF THE STRUCTURE IS HIGH. THIS HAS CAUSED RAIN WATER TO DRAIN TO THE BASE OF THE EXTERIOR COMPOSITE PLYWOOD SIDING AND HAS DAMAGED THE SIDING'S BOTTOM EDGE. THE HOA SHOULD BE CALLED IN TO RESLOPE THE BASE SOIL AWAY FROM THE BOTTOM OF THE STRUCTURE. DUE TO THE RAIN OVER THE WEEKEND THE SOIL BY THE AFT RIGHT SIDE UTILITIES WAS STILL WET.
6. THE DAMAGED FENCING SECTIONS SHOULD BE REPAIRED BY THE HOA.
7. ON THE BACK SIDE OF THE UNIT ARE TWO SHEDS. ON THE BACK LEFT IS A DAMAGED WOOD SHED. ON THE BACK MID LEFT SIDE IS A TIN SHED. BOTH SHEDS SHOW SIGNS OF MOISTURE DAMAGE AND AGE RELATED DAMAGES. THE INSIDE OF THE TIN SHED WOOD SUB FLOORING IS ROTTEN AND THE WOOD SHED HAS PARTLY COLLAPSED. THESE UNITS SHOULD BE REMOVED FOR SAFETY.
8. IN THE LEFT BACK CORNER OF THE PROPERTY IS AN OPEN CAN WITH 4 GALLONS OF MOTOR OIL WITHOUT A LID. THE HOA SHOULD REMOVE THIS BEFORE IT SPLITS AND POLLUTES THE SOIL AROUND THE UNIT.
9. THE FRONT DECK LANDING HAS INSECT DAMAGE TO THE DECK PLANKING IN SEVERAL

SPOTS. THE UNDERSIDE OF THE DECK PLANKING HAS FUNGUS DAMAGE. ONE OF THE LEFT SIDE EXTERIOR PLANKING SECTIONS IS MISSING. THE TOP HANDRAIL HAS POORLY BEEN REPAIRED. IT IS RECOMMENDED THAT THIS FRONT DECK LANDING BE REPLACED FOR SAFETY REASONS.

10. THE RIGHT SIDE PAINTED WOOD STEPS AND LANDING WHICH ACCESS THE SIDE DOOR TO THE UNIT ARE UNDERBUILT AND ARE NOT SECURED TO THE STRUCTURE. THIS SET OF STEPS AND LANDINGS SHOULD BE REPLACED WITH A MORE SUBSTANTIAL SET OF STEPS WHICH ARE SECURED IN PLACE.
11. THERE IS SOIL-TO-CONCRETE/SIDING CONTACT AROUND THE PERIMETER OF THE HOUSE. IT IS RECOMMENDED THAT THE SOIL LEVEL AROUND THE PERIMETER OF THE HOUSE BE CLEARED TO HELP PREVENT MOISTURE INTRUSION INTO THE EXTERIOR SUB STRUCTURE WHICH CAN DAMAGE THE EXTERIOR SIDING. THIS CAN BE NOTED ALONG THE LEFT EXTERIOR SIDE WALL.
12. IT IS RECOMMENDED THAT ANY PLANTS WHICH ARE RUBBING AGAINST THE EXTERIOR SIDING BE TRIMMED BACK. THIS WILL HELP KEEP MOISTURE AWAY FROM THE SIDING.
13. ALL OF THE WINDOWS SHOULD BE PRICED OUT FOR SERVICE. THIS WOULD INCLUDE RESETTING THE RUBBER SEALS BETWEEN THE GLASS PANELS AND THE ALUMINUM FRAMES AND THEN CLEANING THE FRAMES AND SERVICING ALL OF THE MOVING PARTS AND LOCKS. THIS SHOULD BE PRICED OUT IN COMPARISON TO WHAT THE REPLACEMENT COSTS WOULD BE FOR DUAL PANED COMPOSITE TYPE WINDOWS. THIS WOULD BE A BETTER WAY TO GO.
14. ALL OF THE DAMAGED SECTIONS OF THE UPPER EXTERIOR SIDING SHOULD BE REPAIRED OR REPLACED. THIS CAN BE NOTED IN THE BACK RIGHT CORNER OF THE STRUCTURE ABOVE THE Z METAL FLASHING FOR THE LOWER SKIRTING.
15. MOST OF THE LOWER COMPOSITE PLYWOOD SKIRTING HAS MOISTURE DAMAGE ALONG THE BOTTOM EDGE OF THE PLYWOOD. IT IS RECOMMENDED THAT ALL OF THE DAMAGED PLYWOOD BE REPLACED.
16. ANY GAPS IN THE EXTERIOR SIDING SHOULD BE SEALED TO HELP PREVENT SMALL ANIMALS FROM ACCESSING THE AREA UNDER THE STRUCTURE OR INTO THE FRAMEWORK OF THE STRUCTURE.
17. THE RIGHT SIDE PAINTED METAL DOORS TO THE WATER HEATER AND FURNACE CLOSETS ARE DAMAGED AND WILL NEED TO BE REPAIRED OR REPLACED.
18. THE FRONT DOOR HAS A DING IN FROM SOMEONE KICKING THE DOOR. ALSO THE WEATHER STRIPPING AROUND THE DOOR IS DAMAGED AS NOTED ALONG THE LOWER RIGHT SIDE. THIS DOOR SHOULD BE REPLACED ALONG WITH THE WEATHER STRIPPING.

19. THE RIGHT SIDE DOOR IS DAMAGED AND SHOULD BE REPLACED.
20. THE RIGHT SIDE EXTERIOR ELECTRICAL OUTLET WILL NEED TO BE REPLACED WITH A GFCI TYPE OUTLET AND A PROPER EXTERIOR GRADE COVER PLATE OR BOX.
21. THE DAMAGED EXTERIOR COMPOSITE PLYWOOD SIDING AROUND THE SUB AREA SHOULD BE REPLACED. WHEN THIS SECTION OF SIDING IS REPLACED ALL OF THE DAMAGED Z METAL FLASHING SHOULD BE PART OF THIS REPLACEMENT AS WELL.
22. IT IS RECOMMENDED THAT IF THE FRONT DECK IS REPLACED EXTERIOR GRADE PLYWOOD SIDING SHOULD BE INSTALLED TO SEAL THE SUB AREA SO THE REPLACEMENT FRONT DECK CAN BE A TRADITIONAL OPEN TYPE DECKING SYSTEM FOR IMPROVED VENTILATION FOR THE AREA UNDER THE DECK.
23. THE WOOD BASE SET ON TOP OF THE PERIMETER CONCRETE WHERE IT IS DAMAGED SHOULD BE REPLACED. ANY CRACKS IN THE CONCRETE PERIMETER BASE SHOULD BE REPAIRED ALONG WITH THE TWO FRONT CONCRETE CRACKS.
24. INSECT DROPPINGS WERE NOTED IN THE BACK LEFT SIDE OF THE SUB AREA. THE BUYER SHOULD HAVE THE UNIT INSPECTED BY A WOOD - BORING INSECT AND PEST INSPECTOR.
25. THE TWO BACK HINGED SUB AREA ACCESS DOORS SHOULD BE REPAIRED AS NEEDED.
26. A GOOD IMPROVEMENT WOULD BE TO ADD A RIGHT SIDE ACCESS SUB PORT BETWEEN THE KITCHEN AND THE BATHROOMS FOR EASE OF ACCESS FOR FUTURE REPAIRS.
27. ANY PLANTS OR WEEDS IN THE SUB AREA SHOULD BE CLEANED OUT. WEED GROWTH CAN BE NOTED AT ONE OF THE LEFT SIDE SUB VENTS.
28. ALL OF THE DAMAGED SUB SCREEN VENTS SHOULD BE REPLACED.
29. ALL OF THE LEFT OVER BUILDING SUPPLIES AND DETRITUS IN THE SUB AREA SHOULD BE CLEANED OUT.
30. ALL OF THE RUST STAINS ON THE STEEL SUPPORTS AND I BEAMS SHOULD BE CLEANED THEN REPAINTED WITH A RUST INHIBITING ENAMEL.
31. ALL OF THE RUST STAINS ON THE BLACK IRON GAS PIPES SHOULD BE CLEANED THEN THE PIPES SHOULD BE REPAINTED WITH A RUST INHIBITING ENAMEL.
32. ALL OF THE OLD STAINS ON THE ABS PIPING SHOULD BE CLEANED OFF.
33. ALL OF THE DAMAGED BATTEN TYPE INSULATION IN THE SUB AREA SHOULD BE REPLACED AND THE OPENED INSULATION BARRIER SHOULD BE RESEALED ONCE THIS IS DONE AND ALL OF THE OTHER REPAIRS HAVE BEEN COMPLETED.

34. THERE ARE HANGING WIRES AND CABLES IN THE SUB AREA WHICH SHOULD BE REMOVED IF NOT IN USE.
35. IN THE SUB AREA ARE SOME CUT WIRES WHICH SHOULD BE REMOVED OR THE WIRE ENDS SEALED IN AN ELECTRICAL BOX WITH A COVER PLATE.
36. ONCE ALL OF THE REPAIRS AND CLEANING HAS BEEN DONE UNDER THE UNIT THE SUB AREA SHOULD BE SEALED FROM SMALL ANIMAL ACCESS. ALL GAPS IN THE SIDING SHOULD BE REPAIRED.
37. DUE TO THE DAMAGED AREAS IT IS RECOMMENDED THAT THE ROOFING MEMBRANE BE REPLACED BEFORE THE NEXT RAIN. ON THE FORWARD RIGHT SIDE THE SHINGLES ARE MISSING AND THE PLYWOOD SUB DECKING FOR THE ROOF HAS ROTTED THROUGH TO EXPOSE THE INSULATION ABOVE THE INTERIOR CEILING. ON THE OPPOSITE SIDE OF THE ROOF THE PLYWOOD HAS FUNGUS DAMAGE. IF NOT REPLACED BEFORE THE NEXT RAIN THE INTERIOR CEILING WILL BE DAMAGED.
38. THE TWO ALUMINUM ROOFING SYSTEMS ON THE FRONT AND RIGHT SIDE SHOULD BE CLEANED AND THE DAMAGED PANEL BE RESET IN PLACE.
39. WHEN THE ROOFING SYSTEM IS REPLACED A RAIN GUTTER AND DOWN SPOUT SYSTEM SHOULD BE INSTALLED WHICH DRAINS ONTO THE FRONT STREET VIA A SUB DRAINAGE SYSTEM. THIS WILL HELP PREVENT RAIN WATER FROM STANDING AT THE EXTERIOR BASE OF THE STRUCTURE AND CAUSE FURTHER DAMAGE TO THE BASE OF THE EXTERIOR SIDING.
40. WHEN THE ROOFING SYSTEM IS REPLACED ALL OF THE VENT PIPE SEALS SHOULD BE REPLACED AS WELL.
41. IT IS RECOMMENDED THE PARK METER BE CLEANED OF RUST AND PAINTED WITH A RUST INHIBITING ENAMEL. ONCE PAINTED EACH OF THE BREAKERS SHOULD BE LABELED.
42. THE EXTERIOR SUB ELECTRICAL PANEL LOCATED ON THE AFT RIGHT SIDE OF THE BUILDING SHOULD BE CLEANED OF RUST STAINS THEN REPAINTED WITH A RUST INHABITING ENAMEL. ONCE REPAINTED ALL OF THE BREAKERS SHOULD BE LABELED AND THE FASTENER BETWEEN THE MAIN BREAKER BE REPLACED WITH A PROPER SPACER. ALL OF THE DEAD PLATE FASTENERS SHOULD BE REPLACED WITH A PROPER BLUNT END FASTENER.
43. TWO OF THE INTERIOR ELECTRICAL OUTLETS ARE SET UPSIDE DOWN AND SHOULD BE RESET TO MATCH THE OTHERS.
44. THE GFCI OUTLET IN THE MASTER BATHROOM WAS NOT WORKING AT THE TIME OF THE INSPECTION AND SHOULD BE SERVICED.

45. IT IS RECOMMENDED THAT THE BUYER MAKE UP A MASTER LIST OF THE BREAKERS IN CASE OF AN EMERGENCY.
46. IT IS RECOMMENDED A WOOD FRAME BE PLACED OVER THE GAS AND WATER PIPES WHICH ACCESS THE UNIT ON ITS RIGHT SIDE SO THEY ARE PROTECTED.
47. THE WATER BALL VALVE IS SET IN THE EARTH AND SHOULD HAVE THE SOIL CLEARED AWAY FROM THE VALVE TO IMPROVE ACCESS.
48. THE GAS PIPE AND METER SHOULD BE CLEANED OF RUST THEN REPAINTED WITH A RUST INHIBITING ENAMEL.
49. THE VENT ABS PIPE AFT OF THE EXTERIOR WASTE WATER CLEAN OUT SHOULD BE SET TO VENT 2' ABOVE THE ROOF LINE OR BE CAPPED OFF. AT THIS TIME IT IS TOO CLOSE TO THE BEDROOM WINDOW AND COULD ALLOW METHANE GAS TO ACCESS THE INTERIOR OF THE UNIT.
50. THE WATER HEATER CLOSET SHOULD BE CLEANED OUT AND THE DAMAGED WALL INSIDE TO THE LEFT OF THE WATER HEATER SHOULD BE REPAIRED.
51. THE VENT ON THE DOOR TO THE WATER HEATER CLOSET IS DAMAGED AND WILL NEED TO BE REPAIRED AND CLEANED.
52. THE WATER HEATER WILL NEED TO BE PROPERLY STRAPPED AND SECURED TO THE UNIT BY THE SELLERS OF THE UNIT.
53. THE GATE VALVE FOR THE WATER HEATER AT THE BASE OF THE WATER HEATER CLOSET SHOULD BE SERVICED.
54. THE WATER HEATER IS REACHING THE END OF ITS SERVICEABLE LIFE. WHEN THE UNIT WAS TURNED UP TO VERY HOT IT WOULD KNOCK INSIDE THE UNIT WHICH INDICATES A MINERAL BUILD UP.
55. THE WATER FILTER ON THE EXTERIOR RIGHT SIDE OF THE BUILDING WAS NOT IN USE AND SHOULD BE REMOVED OR SERVICED.
56. THE WATER FILTER UNDER THE RIGHT SIDE OF THE KITCHEN SINK WILL NEED TO BE SERVICED.
57. AT THE TIME OF THE INSPECTION THE FURNACE WOULD TURN ON BUT WOULD NOT FIRE UP THE THREE BURNERS. THE FURNACE ALSO IS FULL OF DUST. THE UNIT SHOULD BE CLEANED AND SERVICED ALONG WITH REPLACING THE AIR FILTER. HAVE THE HVAC CONTRACTOR CHECK THE FLUE PIPE RUN AS WELL.

58. THE EXTERIOR AC UNIT SHOULD BE SERVICED AT THE SAME TIME THE FURNACE IS. ALSO THE COPPER TUBING INSULATION SHOULD BE REPLACED AS IT IS DAMAGED.
59. THE LIVING ROOM FIREPLACE SHOULD BE CLEANED, INSPECTED AND SERVICED BY A LICENSED CHIMNEY SWEEP.
60. THE FRONT DOOR, WHEN REPLACED, SHOULD HAVE THE WEATHER STRIPPING REPLACED AND THE DOOR JAMB PAINTED.
61. THERE ARE SEVERAL AREAS IN THE LIVING ROOM WHICH SHOULD BE RESEALED WITH CAULK AND THEN TOUCHED UP WITH PAINT. THIS CAN BE NOTED AROUND SOME OF THE PAINTED LIVING ROOM BEAMS AND IN THE CORNER TO THE LEFT OF THE FIREPLACE.
62. THE PAINTERS SHOULD RETURN AND PULL ALL OF THE LEFT OVER TAPE FROM THE PAINT JOB.
63. THE HALLWAY CLOSET DOOR NEEDS TO BE ADJUSTED SO IT WILL STAY CLOSED.
64. AREAS AROUND SOME OF THE WINDOWS WILL NEED TO BE RECAULKED THEN TOUCHED UP WITH PAINT.
65. EACH OF THE CLOSET ALUMINUM DOORS WILL NEED TO BE ADJUSTED TO IMPROVE THEIR FIT.
66. THE BACK HALLWAY DOOR IS MISSING AND SHOULD BE REPLACED.
67. SECTIONS OF THE BASEBOARD ARE MISSING AND SHOULD BE INSTALLED THROUGHOUT THE INTERIOR.
68. THE BACK RIGHT BEDROOM DOES NOT HAVE A CLOSET.
69. IT IS RECOMMENDED THAT THE REFRIGERATOR HAVE THE INTERIOR SHELVES ADJUSTED TO IMPROVE ITS FIT.
70. THE DISPOSAL IS ON THE NOISY SIDE AND SHOULD BE SERVICED OR REPLACED.
71. THE WATER FILTER UNDER THE KITCHEN SINK SHOULD BE SERVICED AS ONE OF THE BLUE HOSES IS OFF AND RESTING NEXT TO THE BACK ELECTRICAL OUTLET.
72. THE KITCHEN FAN ABOVE THE GAS RANGE SHOULD BE RESET TO EXIT THROUGH THE FLUE WHICH GOES THROUGH THE ROOF.
73. THE KITCHEN RANGE IS MISSING ITS LOWER DOOR HANDLE AND THE TOP EDGE HAS BEEN DAMAGED. THE UNIT SHOULD BE REPLACED.

74. THE CEILING FAN IN THE KITCHEN SHOULD BE CLEANED.
75. THE DISHWASHER SHOULD BE CLEANED AND SERVICED.
76. THE KITCHEN PANTRY SHOULD BE CLEANED AND THEN PAINTED.
77. THE KITCHEN WILL NEED TO HAVE GFCI ELECTRICAL OUTLETS INSTALLED.
78. THE HALLWAY BATHROOM HAS OLD MOISTURE DAMAGE AROUND THE WINDOW ABOVE THE SHOWER/TUB AREA. THIS SHOULD BE CLEANED AND REPAIRED.
79. THE HALLWAY BATHROOM WALLPAPER IS DAMAGED AND SHOULD BE REMOVED.
80. THE HALLWAY BATHROOM WILL NEED TO HAVE A GFCI ELECTRICAL OUTLET INSTALLED.
81. THE SINK AND TUB STOPS IN THE HALLWAY BATHROOMS WILL NEED TO BE REPLACED.
82. THE TOILET IN THE HALLWAY BATHROOM WILL NEED TO BE UPGRADED TO A 1.28 GPF UNIT BY THE OWNERS BEFORE THE SALE OF THE UNIT.
83. THE TUB STOP IS MISSING IN THE BACK BATHROOM AND SHOULD BE REPLACED.
84. THE SHOWER HANDLE IN THE BACK BATHROOM LEAKS AND WILL NEED TO BE SERVICED.
85. THERE ARE SOME OLD WATER STAINS UNDER THE SINK IN THE BACK BATHROOM WHICH SHOULD BE CLEANED AND MONITORED.
86. EACH SHOWER/TUB STALL SHOULD HAVE A SHOWER CURTAIN INSTALLED.
87. THE WALL PAPER IN THE BACK BATHROOM IS DAMAGED AND SHOULD BE REMOVED.
88. THE GFCI OUTLET IN THE BACK BATHROOM WILL NEED TO BE SERVICED AS IT DOES NOT TRIP WHEN THE PROPER TEST BUTTON IS PRESSED DOWN.
89. IT IS RECOMMENDED THAT THE SUPPLY LINES FROM THE WALL VALVES TO THE MACHINE BE STAINLESS STEEL REINFORCED TYPE. THE TYPICAL BLACK RUBBER ONES CAN BURST IF WATER PRESSURE IS LEFT ON CONTINUALLY. THE STAINLESS STEEL HOSES HELP PREVENT THE RUBBER HOSES FROM BUBBLING UNDER CONSTANT PRESSURE.
90. IT IS RECOMMENDED THAT THE DRYER EXHAUST DUCT SYSTEM BE RE SET UP AND EXTERIOR COVER BE REPLACED AS IT IS DAMAGED. CHECK TO SEE IF THE EXTERIOR VENT COVER HAS A FLAPPER VALVE. IF IT DOES THIS MAY NEED TO BE LUBRICATED.

91. A GOOD UPGRADE IS TO REPLACE THE WATER SUPPLY VALVE WITH 1/4 TURN VALVES WHICH CAN BE EASILY SHUT OFF WHEN THE OWNERS ARE AWAY FOR AN EXTENDED TRIP.
92. A GOOD SERVICE IS TO FLUSH THE WASHER WASTE WATER PIPE ONCE A YEAR TO FLUSH OUT THE OLD LINT FROM THE WASHER.
93. IT IS RECOMMENDED THAT THE WASHER AND DRYER BE CLEANED ONCE A YEAR. THE WASHER RUBBER SEALS SHOULD BE CLEANED AND INSPECTED FOR LINT AND MILDEW STAINS. THE DRYER SHOULD BE CLEANED OF LINT BUILD UP.
94. FIRE EXTINGUISHERS SHOULD BE LOCATED IN KITCHEN AND BEDROOMS.
95. IT IS RECOMMENDED THAT THE SMOKE/CARBON DETECTORS BE TESTED ONCE A YEAR.
96. IT IS RECOMMENDED THAT AT THE SMOKE DETECTORS BE TESTED ONCE A YEAR. THE TWO BACK BEDROOMS WILL NEED TO HAVE UNITS INSTALLED.
97. IT IS RECOMMENDED THAT THE OWNER/ BUYER SET UP A SAFETY EXIT PLAN IN CASE OF AN EMERGENCY. ALONG WITH A SAFE LOCATION TO MEET UP AND CELL PHONE NUMBER WHICH CAN BE USED AS A HOME BASE CONTACT POINT.
98. IF THE OWNER/BUYER HAS PETS IT IS RECOMMENDED THAT A PET NOTIFICATION STICKER BE PLACED AT THE FRONT DOOR OF THE HOUSE IN CASE OF AN EMERGENCY.
99. IF THE OWNERS/BUYERS GO AWAY AND HAVE A HOUSE SITTER, IT IS RECOMMENDED THAT THEY LEAVE A MAP OF THE UTILITY SHUT OFF VALVES AND SWITCHES ALONG WITH NAMES AND NUMBERS OF THE PERSONS THE OWNERS USE FOR EMERGENCY REPAIRS.
100. IT IS RECOMMENDED THAT THE HOME OWNER/BUYER PUT TOGETHER AN EMERGENCY SAFETY KIT WITH FOOD, DRY CLOTHING, WATER AND IF YOU HAVE PETS SUPPLIES FOR THEM. THE STATE OF CALIFORNIA HAS A WEB SITE WHICH CAN HELP PERSONS PUT TOGETHER A SAFETY KIT.
101. IT WOULD BE A GOOD IDEA FOR THE OWNER/BUYER TO DRAW A MAP OF THE HOUSE AND THE LOCATIONS OF THE ELECTRICAL, GAS AND PLUMBING MAIN VALVES ARE SO THEY CAN EASILY BE LOCATED IN CASE OF AN EMERGENCY.
102. IT IS RECOMMENDED THAT THE PROPERTY AND HOUSE NUMBERS BE LOCATED IN A PLACE WHICH CAN EASILY BE READ BY SERVICE PERSONS.
103. DUE TO THE CHANGE IN CALIFORNIA'S CLIMATE IT IS RECOMMENDED THAT ANY DEAD PLANTS AND TREES SHOULD BE REMOVED FROM THE PROPERTY AND ALL BRUSH SHOULD BE CUT BACK FROM THE STRUCTURE FOR FIRE SAFETY.

104. IT IS RECOMMENDED THAT ALL INSTRUCTION MANUALS FOR EACH UTILITY IN THIS HOUSE BE REVIEWED AND THE PRODUCT ID AND REGISTRATION BE RECORDED IN THE BUYERS NAME FOR FUTURE SERVICES.

HOME OWNERSHIP ADVICE

WHEN A MANUFACTURED/MOBILE HOUSE IS PURCHASED THERE ARE SEVERAL ITEMS WHICH THE BUYER MAY WANT TO TAKE CARE OF. HERE IS A LIST OF SOME OF THE ITEMS:

1. CHANGE THE KEY LOCKS ON ALL OF THE DOORS, IF POSSIBLE CHANGE ALL OF THE LOCKS TO A MASTER KEY WHICH WILL FIT IN ALL OF THE LOCKS.
2. MAKE SURE THAT ALL OF THE WINDOWS HAVE OPERATIONAL LOCKING HARDWARE.
3. CREATE A SAFETY EXIT PLAN. MAKE SURE THAT AT LEAST ONE SOURCE OF EGRESS WILL EXIT THE HOUSE TO A SAFE LOCATION. AWAY FROM ELECTRICAL WIRES AND GAS LINES.
4. MAKE SURE THAT IN CASE OF AN EMERGENCY THAT THE ELECTRICAL POWER. THE WATER SUPPLY SYSTEM AND THE NATURAL GAS OR PROPANE SYSTEMS CAN BE SHUT OFF

AS SOON AS POSSIBLE

5. IF YOU HAVE PETS MAKE SURE THEY ARE SAFE AND IF YOU ARE NOT AT HOME DURING AN EMERGENCY AND THE PET IS THAT THESE IS A NOTICE ON A DOOR WINDOW THAT STATES THERE IS A PET IN THE BUILDING. ALSO HAVE A POINT PERSON IN THE NEIGHBORHOOD WHO CAN HELP THE PET WHEN YOU ARE NOT AT HOME.
6. MAKE SURE THE WALKWAYS AROUND THE UNIT ARE CLEAR AND CLEAN AND THERE ARE NO TRIPPING AND SLIPPING HAZARDS.
7. MAKE SURE THAT THE SUB AREA AND THE ATTIC ARE SCREENED AND SEALED FROM SMALL ANIMALS.

REGULAR MAINTENANCE

1. CHECK SMOKE AND CARBON MONOXIDE DETECTORS AT LEAST ONCE A YEAR.
2. CHECK THE FUEL LEVEL IN THE FIRE EXTINGUISHERS, MAKE SURE THEY HAVE A FULL CHARGE AND RE CHARGE IF NEEDED.
3. INSPECT THE AIR FILTER IN THE FURNACE, IT IS RECOMMENDED THAT THE FILTERS BE CHANGED EVERY SIX MONTHS.
4. CHECK THE WATER HEATER, LOOK FOR LEAKS AROUND THE BASE OF THE PAN, CHECK THE TAIL PIPE FROM THE TPRV AND MAKE SURE THE BOTTOM EDGE OF THE PIPE IS DRY.
5. WITH THE RISING COST OF WATER IT IS RECOMMENDED THAT THE BUYER LOOK INTO ONE OF THE WATER REMOTE SHUT OF AND MONITORING SYSTEM. THERE ARE SEVERAL ON THE MARKET. THIS WAY INCASE OF A LEAK YOUR WATER SHUT OF SYSTEM CAN NOTIFY YOU VIA AN APP ON YOUR CELL PHONE THAT THE SYSTEM SHOULD BE SHUT OFF AND A PLUMBER SHOULD BE CONTACT TO CHECK FOR AND REPAIR A LEAK
6. MAKE SURE THE RAIN GUTTERS HAVE PROPER DRAINAGE SLOPE AND THE DOWN SPOUTS ARE CLEAR.
7. WHEN YOU CLEAN THE SHOWER STALL OR TUB MAKE SURE THE AREA AROUND THE OUTSIDE OF THESE UNITS DO NOT HAVE STANDING WATER AND KEEP THE CAULKING IN GOOD CONDITION AROUND THE TUB AND SHOWER BASE.
8. MAKES SURE THE TOILETS ARE NOT LOOSE ON THERE FLOOR FLANGE AND THAT THE TOILET SEAT IS SECURE.
9. LOOK UNDER THE KITCHEN AND BATHROOM SINKS FOR WATER STAINS AND REPAIR AS NEEDED.

BI ANNUAL MAINTENANCE

1. MAKE SURE THE ROOF IS CLEAN.
2. MAKE SURE THAT THE GRADE AROUND THE UNIT ALLOWS RAIN WATER RUN OFF TO DRAIN AWAY FROM THE BASE OF THE STRUCTURE.
3. LOOK AT THE OVERHEAD ELECTRICAL WIRES TO MAKE SURE THEY ARE NOT RESTRICTED BY TREE BRANCHES. IF SO CONTACT PG& E.
4. WALK AROUND THE EXTERIOR OF THE STRUCTURE AND KEEP STORED ITEMS AWAY FROM THE EXTERIOR SIDING, REMOVE NESTS IF NEEDED
5. OPEN UP AND LOOK INTO THE ATTIC TO MAKE SURE IT IS DRY AND COOL.
6. TRIM ANY TREE BRANCHES WHICH OVER HANG THE ROOF.
7. OPEN UP AND LOOK INTO THE SUB AREA WHEN IT IS RAINING TO MAKE SURE THIS AREA IS DRY AND THERE IS NO STANDING WATER.

