ACME
BUILDING
CONSULTANTS

INSPECTION REPORT

MANUFACTURED HOME

123 Main Ave #15

Santa Cruz, California

ACME BUILDING CONSULTANTS
1619 King Street
Santa Cruz ,California 95060
831.420.7606
info@acmebuildingconsultants.com
California State Contractor License No.846250

INSPECTION REPORT

Manufactured Home
SINGLE FAMILY RESIDENCE
123 Main Ave #15
Santa Cruz, California

Inspection Date:
August 25th 2024

Prepared For:
Jane & Joe Smith

Agent:
Your Agents Name Here

Prepared By:
ACME BUILDING CONSULTANTS
Report # 259 - 3 - 2 - 2024 MT

Inspector:
Michael Freinberg

The manufactured home located at parcel #15, 123 Main Avenue in Santa Cruz, California was inspected on August 25th, 2024 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. 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 2001 based on the online information. The unit is a three bedroom and two full bathroom single wide manufactured home by the Fleetwood Company. The unit is set on a concrete and earth lot with a concrete walkway along the left side and blacktop driveway along the right side. The unit has had a recent interior and exterior repainting.

This report is based upon a visual inspection of the structure. 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.

The pre-inspection contract was not signed at the start of the inspection. For a full explanation of the scope of inspection, please review a copy of the pre inspection form.

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 62 degrees. Typical weather conditions had been experienced in the days leading up to the inspection. Please note, the state of California had experienced a long dry and warm summer last year along with a close to very wet, windy and cold rainy season. These weather factors may have effected this structure and the grounds surrounding the property over time.

All properties should have good rain water and ground water drainage systems in place. With the long lasting drought California has experienced in the last ten or more years, many people do not remember how much rain this part of the state can receive. It is recommended that these items along with hillside soil composition, beach front property and all areas in areas of high rain fall and flood plans should be researched. At one time a it appears a French drainage system with rain water ground drains has been installed in the back yard of this property. This system should be flushed prior to each rainy season.

OVERALL COMMENTS

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

The manufactured structure inspected was originally built in 2001 based on the online information. The unit is a three bedroom and two full bathroom single wide manufactured home by the Fleetwood Company. The unit is set on a concrete and earth lot with a concrete walkway along the left side and blacktop driveway along the right side. The unit has had a recent interior and exterior repainting.

The unit will need some repairs and maintenance items addressed. This is typical for a structure of this age

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 at the unit.
The manufactured tag on the front of the unit reads LPT - LBD 2138 CA

It is recommended that the buyers 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. This would be the door from the carport side of the structure

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 discuses items of maintenance and improvement concerns.

There was no wood- boring insect and pest report present at the time of the inspection. Small older animal scat was noted under the structure.

GROUNDS & GRADE

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

Driveway:	Blacktop on common driveway and along the right side of the unit's parking space
Sidewalks:	Blacktop and concrete, along the back is earth and a low set painted wood deck along the aft right side
Public sidewalk:	None, blacktop common driveways
Retaining Walls:	Back has a painted wood retaining wall system
Patio:	Aft left concrete walkway
Fences:	Wood and painted lattice
Gates:	None
Deck:	On the front left and the mid right are painted wood deck steps with painted wood handrailings, on the right side is a wood framework for an overhead which is not in place
Back walkway:	Concrete, concrete pads and decking
Car Port:	Right side, blacktop without an overhead
Storage/Outbuilding Unit:	Composite shed on the back left
Lot grade topography:	Slope from the back toward the front right, slight slope
Slope within 10" of structure:	The back walkway and along the right side has a slight slope toward the base of the unit
Exterior ground lighting:	None

PERIMETER WALKWAY

Comments: Along the front of the trailer space is a 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 along the right side is blacktop. Which has age related cracks, chips and some old vehicle oil stains. Along the left aft side is a painted concrete walkway which accesses the composite storage shed in the back. To access each door to the unit are painted wood deck steps, handrails and landings

DECKS AND EXTERIOR STEPS

Comments: To access the interior of the unit from either side are two sets of painted wood deck steps with painted wood landings and handrails. The sets of deck steps are slightly offset which is common for older deck steps.

On the right side deck steps and landings is a painted wood upper structure with a metal screen type door ready for an overhead cover to be installed. Each deck step and landing has a painted wood handrailing system. Some of the balusters are set at a spacing greater than the four inch centers which is required by current safety code. These railings may be pre-exiting and non-conforming to current building code.

On the aft right side yard is a low set painted wood deck. The deck has recently been painted. It is recommended that the next owners see how the aft right plastic downspout is terminated as it is set to exit under the deck.

FENCES

Comments: Along the back part of the property is a run of chainlink fencing, which may be part of the rail road right of way. The other fencing sections are painted lattices. Sections along the back and aft right should be cleared of Ivy and vines then reset as needed.

RETAINING WALL

Comments: This property has a painted wood retaining wall along the back and aft right side. Over time this low set wood retaining wall has developed a slight outward bow.

At the time of the inspection there was no information about the age and construction methods used in building the retaining wall system at this property. For more information it is recommended that the buyer speak with the current owner of the property.

It is recommended that the owners supply any information about this retaining wall system and the drainage system installed behind this system. If the drainage system is installed behind the retaining wall has a flush fitting this drainage system should be flushed every several years. This system should be set to drain away from the base of the structure as far away as possible.

LOT GRADE TOPOGRAPHY

Comments: The soil/ground level along the base of the back and right side have a slight slope toward the base of the unit. It is recommended that the next owners clear the soil from along the back and set the slope to drain along the left side. For the right side driveway it is recommended that the lower exterior wall skirting be sealed between the base trim and the top of the blacktop. This way rain water will not drain along the base or

under the structure. Check with the mobile home park maintenance service department to see if this is part of their program.

It is recommended that the downspouts be redirected to drain onto the front common street and away from the base and under the structure or into a underground sub drainage system away form the base of the unit.

IRRIGATION SYSTEM

Comments: None

GROUND LIGHTING SYSTEM

Comments: None

PROPERTY FIRE SAFETY

Comments: Maintain your defensible space. Defensible space is the buffer you create between a building on your property and the grass, trees, shrubs, or any wildland area that surrounds it. It is essential to improve your home's chance of surviving a wildfire. Defensible space requires establishing a healthy, well-maintained landscape with native plants and trees within your property and community zones.

1. Use fire-resistant landscape design."Firescaping" is landscape design that reduces house and property vulnerability to wildfire. The goal is to develop a landscape with thoughtful "hardscape" design, coupled with careful choice of plants that offer the best defensible space and enhance the property. The idea is to surround the house with things that are less likely to burn while being beautiful and easy to maintain. When building homes in wildfire-prone areas, fire safety must be the first major consideration in landscape design.

2. Choose the right plants. Fire-smart planting is the cornerstone of a home's defensible space. Remember that all plants will burn if poorly maintained. Choose preferred species, maintain plant and soil health, use species- and location-appropriate irrigation, and remove all dead material regularly.

3. Use the right mulch. Mulch plays an important role in Western residential landscapes. Between organic mulch (e.g. pine needles, bark, shredded western cedar, shredded rubber) and inorganic mulch (e.g. rock, gravel and brick chips), inorganic mulches tend not to burn and are safe to use in any setting.

4. Use non-combustible materials. Retaining walls can disrupt airflow, creating wind "eddies" that may help keep embers away from your house. Use masonry, gravel, or stone walls to separate plant groups, adding variety and improving the fire resistance of your landscape. Another way to break up fuel continuity is to use decorative rock, gravel and stepping stone pathways, cement driveways and walkways, and retaining walls as your landscape's "hardscape" that is less

flammable. Replace bare, weedy, or unsightly patches near your home with ground cover, rock gardens, vegetable gardens, and fire resistant mulches.

5. Understand plant and tree spacing. The spacing between grass, shrubs, and trees is crucial to reduce the spread of wildfires. The spacing needed is determined by the type and size of brush and trees, as well as the slope of the land.

6. Understand topography. The topography around your home or business, which includes the slope of the land and the direction the structure faces, is a major consideration in assessing the risk exposure to wildfire.

Do what you can to protect your property, family, pets and neighborhood. We are all in this together

SMALL ANIMAL AND RODENT SAFETY PREVENTION

Comments: Most locations have yard space and/or open space around their properties. This allows small animals and rodents nesting and feeding areas. When the seasons change these creatures will be looking for protected areas for nesting. In some cases this will include the areas under a structure or inside the walls and in the attic spaces of a structure.

There are several things to check for around the structure and repairs and services as needed.

1. Your yard should be trimmed back of ivy and dense vines which small animals will nest in or use as access into the structure. Remove dense ivy and vines around the property and along the yard fences as needed. Trim the plants back if they are in contact with the structure.

2. Around the perimeter of the structure seal any small or large gaps which animals can use as access ports. Rodents are able to contort their frame to fitting into the smallest of openings. When sealing gaps and holes use 1/4" galvanized wire mesh. If they are digging under the foundation, back fill this area with concrete.

3. Once you have the structure sealed around the exterior perimeter it is time to trap the animals. It is recommended that the owners use a certified pest control contractor for removal. The best type of bait for trapping or removing is a non-poisonous food. Using a rodent poison may allow the rodent to die under or in the structure, or worse a pet or a wild animal could eat the dead rat with poison in it and become sick and die. There have been a rise of pet and wild animals dying from rodent poisons in the last several years.

OUTBUILDING

Comments: Located at the aft left corner of the lot is a composite storage shed. The shed is set on wood framework. The shed should be cleaned inside and out.

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 black top parking space be washed to remove the old oil stains. The cracks and chips should be monitored at this time and check with the HOA as to when this surface will be resealed.

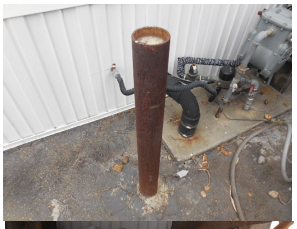
- The aft left concrete walkway has a crack. It is recommended that this crack be sealed with a concrete epoxy.

- It is recommended that the soil level at the base of the back of the unit be resloped so it falls away from the base of the unit and toward the retaining wall. If this area has a rainy season high water level a French drain may need to be installed by the HOA.

- The HOA should inspect and monitor the back wood retaining wall. If needed the soil inside the wall should be lowered and a French drainage system installed.

- It is recommended that the lattice fencing along the back and aft right side be cleaned of vines and Ivy. Once done the back lattice can be reset closer to the back chain link fencing.

- The steel safety post by the park utility concrete pad shows signs of rust stains. It is recommended that the HOA clean and repaint the steel post with a bright rust inhibiting oil based enamel paint for safety.



- The aft right deck steps' lattice along the base is loose and should be reset. Also the old pieces of wood under this landing should be cleaned out.

EXTERIOR COMPONENTS

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

Wall Siding:	Painted composite T1-11 plywood on the upper section with composite and wood trim along with painted composite shutters, the lower skirting is painted plastic locking panels with built in screen vents
Fascia:	Painted composite trim
Exterior Entry Stairs:	Painted deck steps and landing
Front Exterior Landing:	Painted decking
Front Exterior Railings:	Painted wood
Back Exterior Rail:	Right side painted wood
Front Exterior Entry Door & Trim:	Painted composite door with painted trim
Exterior Windows, Frames & Trim:	Dual paned composite fixed, vertical and horizontal sliding type
Porch Covers:	Aluminum/composite overhang, short
Exterior Entry Lighting:	Incandescent
Doors to Rear Elevation:	Mud room door is a painted composite door
Utility Closets:	Right aft side, is a composite door to match the exterior siding, this is the water heater closet

EXTERIOR WALL SURFACES & WALL SIDING

Comments: The exterior siding is made up of the upper section which is a composite T1-11 style plywood 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.

The lower siding is a plastic corrugated style skirting which has locking side seams and is also held in place with a plastic mid level trim. Along the bottom edge is a plastic channel to hold the bottom edge in place. Inside of the skirting is a treated wood framework which helps prevent the skirting from bending inward and which also helps support the edges of the unit along with some of the outboard support jacks.

All voids in the skirting should be sealed to help prevent small animals from gaining access to the area under the unit. In several locations there are some small cracks in the lower skirt siding as noted in the front right and the back right corner, these areas should be repaired to help prevent small rodent egress into the area under the unit.

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 aft right side where the plumbing pipes exit from the sub area.

All voids in the skirting should be sealed to help prevent small animals from gaining access to the area under the unit. The exterior has had a recent paint job.

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. There are some irregularities in the rolled soffit due to the type of material used which is common.

FRONT ELEVATION EXTERIOR ENTRY DOOR & TRIM (exterior view)
Comments: The front door fits securely in the existing jamb. The door is a painted wood two part Dutch door. Due to the newer interior carpet the front door will not fully open.

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.

EXTERIOR WINDOWS, FRAMES & TRIM (exterior view)
Comments: The windows throughout the building are made up of dual panned composite fixed and sliding type in serviceable condition, which are replacement type. Several of the vertical sliding windows will need to be serviced at this time. Around the exterior sides of the windows are composite fastened in place shutters.

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.

The front left larger picture window should be cleaned and reinspected for fogging between the two panes of glass. If the window has fogged the current owner should use the window warranty to replace it.

EXTERIOR ENTRY LIGHTING (front elevation)
Comments: Incandescent lighting is located around the exterior of the property.

DOORS TO REAR EXTERIOR
Comments: On the right side is a painted composite door which accesses the aft hallway and onto the exterior painted wood deck standing and deck steps.

All of the operating doors should be cleaned along the bottom track and all moving and locking hardware should be lubricated. If the slider has weep holes in the sides of the bottom track they should be flushed once a year with warm water and bleach. All of the screen sliding doors should be serviced as needed.

EXTERIOR UTILITY CLOSET

Comments: On the aft right side of the unit is the utility closet which houses the water heater. The door is made up of the composite T1-11 plywood siding with two hasps on its right side to lock the door which has an outward swing.

The utility closet has the water heater in it. The flooring is linoleum with pieces of plywood set under the water heater. The interior walls and ceilings are unfinished sheetrock. At the edge of the door frame is a piece of metal L flashing which should be cleaned of rust stains. Also the door to the water heater closet will need to have an upper and lower door vent.

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.

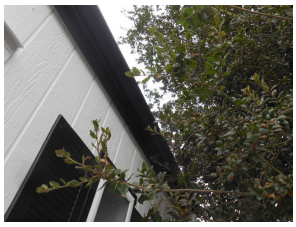
GENERAL INFORMATION

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:

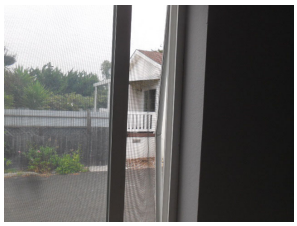
- There is soil-to-concrete/siding contact around the back perimeter of the unit. It is recommended that the soil level around the perimeter of the house be cleared to help prevent moisture intrusion into the exterior sub structure which can damage the exterior siding. This can be noted along the left 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.



- It is recommended that each of the dual paned windows have the bottom and side tracks cleaned, then the locking and sliding hardware serviced, repaired as needed then lubricated. At the time of the inspection the cleaners were going to wash the inside and outside of the windows.

- Any screens which are damaged should be repaired.



- It is recommended that the front door knob be turned 180 degrees so the key is at the bottom of the handle.

- It is recommended that the back right door deadbolt lock be turned 180 degrees so the key is located on the bottom of the lock.

- It is recommended that any of the damaged lower painted plastic skirting be repaired or replaced. In the front right and in the back right two panels have cracks.

- It is recommended that the exterior of the unit be washed every several years to clean any dirt and stains. This will help extend the life of the exterior paint job.

- It is recommended that the painters label and leave the exterior and interior paint for the next owners.

FOUNDATION & STRUCTURAL COMPONENTS

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

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
Foundation:	Unit is set on metal jacks and concrete blocks with wood shims
Support Columns:	The two types of metal jack stands and concrete blocks
Trailer Parts Stored:	Yes, sections of the rolling support system are in place in the sub area
Sub Framework Sealed:	Sections sealed with a black plastic vinyl, some areas have been opened and repaired
Floor Joists:	Steel framework
Sub Structure Insulation:	Batten noted where falling down
Soil Condition:	Moist to dry
Sump Pump:	None
Sub Ventilation:	Limited, some of the sub panels have venting screens built into them
Sub Area Access Ports:	None, two skirting panels need to be removed to access the sub area
Sway Braces:	None
Structural Modifications:	None

ATTIC

Comments: Due to the type of construction there is no access to the attic area.

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.

VENTILATION

Comments: There is a limited amount of ventilation under the structure for the sub area. More should be added. Better sub area air flow will help keep the sub area dry and cool.

SURFACE DRAINAGE

Comments: Rain water run off is from the roof line to the base of the unit via the raingutters and down spouts. A sub drainage system for the ends of the down spouts would be a good improvement.

FOUNDATION

Comments: To access the sub area under the manufactured home, a person will need to remove two of the plastic skirts. The ground inside the perimeter foundation is at the same height for the most part as the exterior grade.

The skirting has a treated wood framework on its inside made up of horizontal set wood boards and vertical wood posts which go around the inside of the skirting. The upper edges of the wood framework are set to the underside edge of the unit. In some locations the outer wood framework is also supported by steel jack stands which are secured with nails to wood plates set on the ground under the unit. The ground under the unit appears to be concrete and earth. The access to the sub area under the trailer has limited access.

The support system is made of metal jack stands in some locations secured to the fore to aft running steel I beams of the sub structure. These jack stands are resting on the ground and wood planks. The metal jacks are fixed in place units painted in a red primer, center line adjustable height jacks and side mount to the I beam metal jacks.

Some of the metal jacks are bolted to the I beam framework and have wide steel bases set into the ground. The outboard support jacks are nailed to wood bottom plates and have 4" x 4" beams approximately 12" long for the upper support to care a greater load then a 4" bracket.

The jacks should be cleaned of rust stains, lubricated then adjusted as needed. Also concrete pads could be set on the ground under the jack stand to spread the weight out where needed. Other supports are elongated concrete blocks which have wood shims at the tops under the steel I beams.

In some manufactured/mobile home parks they require that the original transport parts

remain under the unit. This unit still has the wheels on its mid axles.

The structure has settled some which is typical of a structure of this age. When walking through the unit you can note some fall off in the front bedroom.

The sub area ventilation is from the screened vents built into the lower skirting around the structure. The sub ventilation should be kept clean and any gaps should be kept sealed to help prevent small animals from accessing the sub area and/or into the sub structure. Good air circulation in the sub area will help keep the sub space dry and rust at bay.

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 galvanized steel, C - PVC, copper tubing and PEX. 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.

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:

- All of the damaged perimeter sub skirting should be repaired as needed to help keep small animals and rodents out of the area under the unit.

- It is recommended that one or two opening sub ports be built into the skirting. When accessing the sub area at this time the plastic upper lip needs to be pried back and over time the plastic could crack.

- All of the wood, old building supplies and detritus in the sub area should be cleaned out.

- It is recommended that the steel adjustable jack stands be cleaned of rust and painted with a rust inhibiting enamel. All of the adjustable bolts and nuts should be then lubricated. Keeping the operating hardware clean and lubricated will help extend the life of these stands.

- There are rust stains on some sections of the steel I beams and on some of the galvanized piping in the sub area. These rust stains should be cleaned with Osphric Acid then be primed and painted with a rust inhibiting oil based enamel paint.

- Any old cable or wire not in use in the sub area should be removed. If needed it can be secured to the exposed steel framework.

- The rust stains on the adjustable jack stands should be cleaned and all of the moving parts serviced as needed. If the jack stands are on wood plates, make sure they all are treated wood.

- Several sections of the black particle sub covering have been opened up for repairs. Other openings have fallen insulation which should be reset in place with new pieces of the batten type insulation then sealed with a heavy duty black tape. All of the openings should be cleaned up and properly

sealed to help prevent small animal access.

- Some of the steel gas pipes show signs of rust stains. It is recommended that these pipes be cleaned then painted with a rust inhibiting oil based enamel paint.

- The sub area should be inspected once a year to make sure it is clean and check the pipes for possible leaks.

ROOFING AND ROOF FLASHING

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

Membrane:	20 year composite asphalt shingle membrane with a corrugated aluminum section above the front landing
Perimeter Flashing:	L flashing around the perimeter of the roof line, some of the fasteners were missing at the time of the inspection.
Roof Stacks & Caps:	Sheet metal
Roof Repairs:	Some of the metal roof vents have been repaired
Roof Vents:	Composite and metal
Sky Lights:	One plastic section over the kitchen and light tubes
Rainwater Collection System:	Sections of painted plastic rain gutters along the sides and down spouts
Drainage Outflow:	Base of the unit
Roofing Penetrations:	Sheet metal

MEMBRANE

Comments: This structure has a 20 year grade asphalt shingle roof membrane. The under structure of the roof is the framework of the attic along with plywood decking. The roof is in overall serviceable condition for its age with some slight UV damage on the front side of the house where there are areas of exposed fiberglass mat. The large tree in back cause the rain gutter to fill up with leaves. It is recommended that the HOA have an Arborist trim these trees back from the structure.

Asphalt shingles come in two standard design options:
Architectural (also known as dimensional) shingles, and this type which is a 3 - Tab Shingle membrane. 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. 3-tab shingles typically need to be replaced after 15–18 years.

This may be the original roofing membrane with a little more life in it. It is recommended that a roofing contractor price out the repairs and cleaning needed along with a price to replace the roof and possible using an upgraded 30 year grade shingle.

PERIMETER FLASHING

Comments: The under lip flashing is part of the roofing installation. It looks to be in serviceable condition and appears to be properly secured to the upper wall. In some locations the fasteners were missing and should be replaced along the right side wall.

ROOF STACKS & CAPS

Comments: The sheet metal stacks and caps for the furnace and water heater flues appear to be original. No evidence of significant deterioration or indication of failure was noted.
On the right side of the roof line is a metal box which has been sealed along the top edge. This box may have been for the fan system as noted by the front living room wall register.

RAINWATER COLLECTION SYSTEM

Comments: There are rain gutters along sections of the exterior roof line. Along the right side is only the aft run of the plastic rain gutter. This may be because at one time the right side driveway had a built on aluminum car port cover.

It is recommended that the buyer have the rain gutters cleaned at least once a year. Once the rain gutters have been cleaned the pitch of the gutters should be checked to make sure there is proper slope to each of the down spouts.

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 should 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:

- The roofing membrane should have a full run of rain gutters along each side of the unit. The rain gutters at this time should be cleaned and once cleaned the pitch of the rain gutters should be checked to make sure they have the correct fall off slope to each of the downspouts.

- The tree in the back right should be trimmed back from overhanging the roof line.

- It is recommended that each of the downspout ends be directed to flow away from the base of the structure. This will prevent the downspouts from emptying rain water so close to the base that the water enters the sub area. If possible a sub drainage system should be installed which exits into the street or the creek to the right of this unit's lot.

- The light tube and skylight should be cleaned inside and out at this time then once a year.

- The aluminum roofing above the front landing should be cleaned both on the top and underside.

- It is recommended that the metal roofing fixtures all be cleaned of oxidation and rust stains. Once cleaned, they should be repainted with a rust inhibiting oil based enamel paint.

- The moss growth on the front ridge row should be cleaned off.

- There are areas of age related UV damage to the roofing shingles. It is recommended that a roofing contractor be called in to price out these repairs as needed. At the same time request a price for a future replacement roofing membrane.

ELECTRICAL SYSTEM

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

Power entry:	Below ground, cord from the exterior park box to the underside of the unit on the right side
Mast Head Drip Loop:	No
Type Of Conduit To Unit:	Rubber housed wire from the meter box, plug in type to the underside of the unit and into the sub electrical panel
Main Service Box Location:	50 AMP GE brand shut off breaker in the park exterior box and a 50 AMP main shut off breaker in the Siemens interior sub panel
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:	Park exterior box is exterior grade
GFCI circuit breakers:	None
Sub-Panel Service Box Location:	Located on the mid right hallway wall by the back door, sub panel was manufactured by The Siemens Company
System Upgraded:	No
Electrical Auxiliary System:	None
# of Circuits (circuit breakers):	15, 20 and 50 AMP
Panel Notes:	Good
Exterior Outlet(s):	None

MAIN ELECTRICAL SERVICE

Comments: The electrical service at the park size is ample to provide for all existing fixtures, outlets and appliances. The wire from the sub breaker panel to the unit is a rubber housed cable which is set above ground from the parks electrical box. The main service in is within the proper 30" from unit.

CONDUCTORS

Comments: The conductors are appropriate for delivery of 120volts of power to the building.

MAIN SERVICE BOX

Comments: The main exterior electrical box is located on the right side of the unit. The main breaker is a 50 AMP service.

SUB-PANEL

Comments: The sub electrical panel is located on the inside wall of the hallway. This is a Siemens sub panel, which is fully labeled The cover plate was removed to inspect the wires, all looks to be in good condition at the time of the inspection.

Sub panels should be sealed at all of the unused wire input pop outs and should be free of rust and detritus inside and around the panel. All of the fasteners which secure the cover plate to the sub electrical box should have large heads and the end of the fasteners should have blunt end in case they come 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 that the park's main electrical box be cleaned of oxidation, the front cover adjusted so it will fully close then be repainted with a rust inhibiting oil based paint. Talk with the HOA about this service.

- It is recommended that the wire cable from the parks exterior main electrical box should be supported off of the sub soil and secured with straps to the underside of the unit's framework.

PLUMBING SYSTEM

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

Main Line:	Galvanized pipe on the right side of the unit
Water Main Supply Valve:	Inline ball valve with a water pressure adjustable valve
Supply Lines:	Galvanized steel, PEX tubing, copper tubing, copper piping and C - PVC
Water Pressure	80 PSI, as tested at the right side hose bib
Local Shut Off Valves:	At each utility
Waste & Disposal Lines:	ABS where visible
Sewer Cleanouts:	Not located at the time of the inspection
Fuel System:	PG&E gas meter is located on the right side of the of the unit.
Water Heater:	State 30 gallon unit with a ball valve shut off
Earthquake Strapping:	PROPERLY STRAPPED
Estimated Age:	2021 date on unit, estimated
Temperature Pressure Relief Valve:	Yes, top mount
Tailpipe:	3/4" copper pipe which exits through the utility closet floor then to the exterior
Water Temperature Setting:	C setting
Water Heater In Pan:	No
Flexible Gas Line With Local Valve:	Yes, ½" yellow stainless steel flex tubing
Vented:	No
Draft Hood Properly Installed:	Yes
Adequate Combustion Air:	No
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, copper flex tubing and C - PVC water supply piping which is sealed inside of the walls.
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 in 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.

FUEL SYSTEM NATURAL GAS

Comments: The fuel system is natural gas from the PG&E meter which is located on the exterior forward left side of the unit.

Gas is delivered to the water heater, furnace, the dryer 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.

WATER HEATER TANK TYPE FOR MANUFACTURED/MOBILE HOME (located in the right side exterior utility closet)

Comments: This structure has a State 30 gallon tank type water heater with a ball valve local shut off at the cold water supply side. The unit is located in the right side exterior utility closet. At the time of the inspection the water heater was in working order when tested at the kitchen sink and showers for warm water.

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/moblie 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 to hot or has to 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:

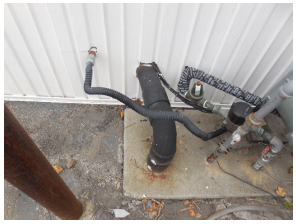
- The exterior right side water main ball shut off valve should be lubricated and then painted a bright blue color.

- It is recommended that the old copper ½" flex tube from the park's water supply pipe to the side of the unit be upgraded to a section of stainless steel piping. The copper tube is old.

- It is recommended that the park clear a 1" hole around the gas riser pipe at the exterior concrete pad the park has in place for its utilities. This way in case of an earthquake if the gas meter moves it has less of a chance of being damaged by the edge of the concrete.

- It is recommended that the HOA clean and repaint the rust on the gas meter and the hard gas piping.

- It is recommended that the hard 3/4" gas pipe exiting the right side of the unit be cleaned of rust stains then repainted with a rust inhibiting oil based enamel paint.



- It is recommended that the black copper gas tubing from the PG&E meter to the side of the unit be upgraded to a yellow coated stainless steel run of tubing. Over time the black painted brass tubing can be damaged by moisture in the gas.

- It is recommended that the water heater closet have upper and lower door vents installed for the combustible air supply on the lower part of the water heater.

HEATING SYSTEM

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

Description:	Forced air gas heater Interthern unit
Venting:	Adequate
Combustion Air:	Adequate
Flue pipe type:	Galvanized
Flue pipe shared with water heater:	No
Burner:	2 burner unit, estimated, sealed burner in the upper chamber
Distribution:	Forced air
Normal Controls:	Thermostat located on the front living room wall
Air Filtration:	On the upper front cover of the furnace, this is a washable filter, which needs to be cleaned at this time
Fire Place:	None
Working Damper:	Not Applicable

HEATING SYSTEM DESCRIPTION

Comments: This structure has a forced air furnace system located in the hallway across from the laundry machines. The unit was manufactured by the Intertherm Company and appears to be 15 years old. The forced air furnace is in working order and was tested at the time of the inspection.

This type of furnace should be cleaned and serviced once every other year by an HVAC contractor. The filters should be cleaned and or replaced once every six months.

DISTRIBUTION

Comments: Forced air from the furnace output chamber is through the duct work to each of the registers. It is advised that if rodents are located in the sub area or in the attic where this type of duct work is located, once the structure is cleared of the rodents the duct work should be inspected for gaps which should be cleaned and sealed up.

COMBUSTION AIR

Comments: Air enters from base of heater and is drawn up through gas burners.

BURNER

Comments: Only visible through a peep hole on the fire box cover.

DISTRIBUTION

Comments: Forced air distribution from the furnace through a ducting system throughout the sub flooring of the unit. Some of the duct work in the sub area over time has shed its insulation.

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 living room to regulate heating throughout the home. On the hallway wall is a fan rheostat switch was not working at the time of the inspection.

FIRE PLACE

Comments: None

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 furnace should be cleaned and serviced once a year. At the time of the inspection there was no last date of service tag on the unit. Also the air filter located at the underside of the unit needed to be replaced.

- The flexible ½" stainless steel tubing inside the furnace is slightly short which means when it bends over the mid sheet metal plate could chaff and cause the tubing to crack and leak. It is recommended that a longer piece of stainless steel tubing be used or a hard pipe extension be installed so the flex tubing is just in the upper chamber.

- It is recommended that the air filter for the furnace be washed at this time then once a year.

- The floor registers should be removed and the inside of the registers should be cleaned of dust and lint.

- On the front living room is a rheostat switch plate for a heat vent system. The knob was missing and the system was not tested and should be.

INTERIOR FINISHES

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

Entry Door & Trim:	Painted composite and painted trim
Windows, Frames & Trim:	Dual -paned glass with painted wood and sheetrock trim
Interior Doors, Frames & Trim	Composite/wood material and painted wood trim
Interior Wall Finishes:	Painted sheetrock and wall paper
Interior Ceiling Finishes:	Painted sheetrock
Interior Floors & Finishes:	Simulated wood planking

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 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 painted wood and sheetrock trim. Most of the windows tested appear to be in working condition. It is advised that the sliding operational window have the frames cleaned of dust, dirt and mil the two bathroom windows will need to be serviced and cleaned of mildew stains. All of the moving and locking hardware should be serviced at this time as well. This is an annual service need.

INTERIOR DOORS, FRAMES & TRIM

Comments: Most 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. The pocket door between the bathroom and bedroom has been removed.

INTERIOR WALLS FINISHES

Comments: Most of the walls were painted wood sheetrock with sheens appropriate to the rooms - gloss in kitchen and bathroom, low gloss otherwise. This is a some what recent interior paint job.

CEILING FINISHES

Comments: All of the ceilings were painted sheetrock. This is a newer interior paint job.

FLOORS & FLOORING FINISHES

Comments: The simulated wood planked flooring is in serviceable condition. In the storage shed is what appears to be a flat of flooring planks for repairs.

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 skylights and light tubes should be cleaned at this time then once a year.

- The door to bedroom # 3 will need to be adjusted to improve its fit.

- At the time of the inspection several of the doors had not been cleaned and painted yet. The interior should be fully cleaned and touched up with paint where needed.

KITCHEN

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

Counter top:	Composite stone
Flooring:	Simulated wood planking
Cabinets:	Painted wood /composite cabinets
Sink:	Two compartment porcelain
Disposal:	Yes, in working order at the time of the inspection
Ventilation/Exhaust Venting:	Microwave with fan and light above the gas cook top
Kitchen Range:	GE gas, cook top, in working order
Ovens:	Part of the free standing range, working at the time of the inspection
Microwave:	Yes, Samsung
Dishwasher:	Kenmore, will need to be cleaned
Dishwasher Drain Vent System:	Yes top air filter
Safety Features:	None
Refrigerator:	Kenmore, in working order at the time of the inspection
GFCI Outlet:	Yes
Water filtration system:	None

COUNTER TOP

Comments: The kitchen counter tops are made of composite stone work. 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.

FLOORING

Comments: The flooring in the kitchen is in satisfactory condition.

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.

VENTILATION/EXHAUST VENTING

Comments: The fan with light above the kitchen gas range has a flue pipe which exits up and out of the unit. All gas ranges must exit to the exterior for fire safety.

In the upper cabinet above the microwave the flue pipe is a section of corrugated 8" tubing. This will need to be replaced with a smooth walled flue pipe so cooking grease will not be trapped in the grooves and possibly cause a grease fire.

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. If the appliances are newer units the buyers should update the warranty information into their names.

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 P trap under the kitchen sink be cleaned at this time.

- It is recommended that the appliance be cleaned at this time.
- The outlet in the cabinet above the microwave is missing its cover plate and should be replaced.

- The flue pipe inside the upper kitchen cabinet will need to be replaced from the corrugated tubing in place to a hard smooth walled section of piping to keep grease from building up inside the exhaust flue for the kitchen fan.
- The oven handle was loose at the time of the inspection and will need to be adjusted.

- Some of the kitchen cabinet doors will need to be adjusted and be touched up with the proper paint color.

BATHROOMS

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

Toilet:	Each toilet is a 1.28 GPF unit in working order
Sink:	Porcelain sinks set on finished stone counter tops
Bathtub:	Each bathroom has a fiberglass tub shower stall with a shower curtain
Shower:	Part of the tub units, each was in working order at the time of the inspection
Bathroom Ceilings:	Painted sheetrock
Bathroom Walls:	Painted sheetrock and wall paper
Flooring:	Simulated wood planking
Ventilation:	Windows and fans
Safety Features:	None
GFCI Outlets:	In the back bathroom only

TOILETS

Comments: The toilets fill, flush and drain. The toilets are 1.28 GPF unit. The toilet handles should be lubricated once a year. It is recommended that the top water tanks of the toilets be flushed with bleach to remove any mildew which may form in the tank.

SINK

Comments: The sinks operated normally.

VANITY

Comments: The vanity appears serviceable with doors and drawers operating normally.

SHOWERS

Comments: Showers operated but the tub water supply valves need to be serviced as they are stiff to operate in each tub unit.

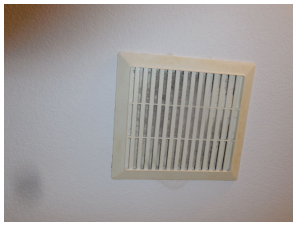
FLOORING

Comments: The flooring is in serviceable condition.

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:



- Each of the bathroom fans will need to be cleaned at this time then once a year.

- Each bathroom window will need to be cleaned and serviced at this time. The front bathroom window right side slider is loose.

- It is recommended that each of the bathroom shower heads be cleaned of mineral deposits

- It is recommended that the P trap under the bathroom sinks be cleaned.

- The front bathroom will need to have a GFCI electrical outlet installed.
- The toilet in the front bathroom is slightly loose and should be tightened up at the floor bolts.

- The mirror in the front bathroom has started to delaminate and should be replaced if desired.
- The door and door handle to the front bathroom will need to be adjusted.

- Each of the tub stops will need to be serviced at this time.

LAUNDRY AREA

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

Location:	Laundry machines are located in the hallway closet, laundry machines are stacking units
Washing Machine:	Kenmore, top load, in working order
Washing Machine In Pan:	None
Dryer:	Kenmore, front load, in working order
Laundry Cabinets:	None
Piping (Waste & Water):	In wall brass gate valves and ABS waste water pipe
Flexible gas line with local shut off:	Dryer has a gas heating element with a ½" stainless steel flex tubing
Wiring:	120 volt for the washer and dryer
Wash Basin:	None
Area Ventilation:	Right side door
Exhaust Ventilation	4" dryer duct, white plastic type
In Line Vacuum System:	None

LAUNDRY APPLIANCES

Comments: Both units were in working order at the time of the inspection. It is important to periodically inspect and clean the lint filter from the washer which drains into the waste water system. The dryer lint vent 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 the dryer electric motor

GAS SUPPLY

Comments: The dryer has a gas heating element which was in working order at the time of the 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 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.

- 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. At the time of the inspection the valves show signs of age where the valve stem enters the brass casement.

- It is recommended that a pan with a drain be installed under the laundry machines.

- 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:	Removed for repainting
Smoke Detectors:	Removed for repainting
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 carbon detector be cleaned or replaced. It is back in the living room cabinet where it was found.

- 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.

- It is recommended that the new owners 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 new owners have 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 new owners 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 mobile home 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 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 unit 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 APPEARANCE AS WELL

GROUNDS & GRADE

1. It is recommended that the black top parking space be washed to remove the old oil stains. The cracks and chips should be monitored at this time and check with the HOA as to when this surface will be resealed.

2. The aft left concrete walkway has a crack. It is recommended that this crack be sealed with a concrete epoxy.

3. It is recommended that the soil level at the base of the back of the unit be resloped so it falls away from the base of the unit and toward the retaining wall. If this area has a rainy season high water level a French drain may need to be installed by the HOA.

4. The HOA should inspect and monitor the back wood retaining wall. If needed the soil inside the wall should be lowered and a French drainage system installed.

5. It is recommended that the lattice fencing along the back and aft right side be cleaned of vines and Ivy. Once done the back lattice can be reset closer to the back chain link fencing.

6. The steel safety post by the park utility concrete pad shows signs of rust stains. It is recommended that the HOA clean and repaint the steel post with a bright rust inhibiting oil based enamel paint for safety.

7. The aft right deck steps' lattice along the base is loose and should be reset. Also the old pieces of wood under this landing should be cleaned out.

EXTERIOR COMPONENTS

8. There is soil-to-concrete/siding contact around the back perimeter of the unit. 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.

9. 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.

10. It is recommended that each of the dual paned windows have the bottom and side tracks cleaned, then the locking and sliding hardware serviced, repaired as needed then lubricated. At the time of the inspection the cleaners were going to wash the inside and outside of the windows.

11. Any screens which are damaged should be repaired.

12. It is recommended that the front door knob be turned 180 degrees so the key is at the bottom of the handle.

13. It is recommended that the back right door deadbolt lock be turned 180 degrees so the key is located on the bottom of the lock.

14. It is recommended that any of the damaged lower painted plastic skirting be repaired or replaced. In the front right and in the back right two panels have cracks.

15. It is recommended that the exterior of the unit be washed every several years to clean any dirt and stains. This will help extend the life of the exterior paint job.

16. It is recommended that the painters label and leave the exterior and interior paint for the next owners.

FOUNDATION & STRUCTURAL COMPONENTS

17. All of the damaged perimeter sub skirting should be repaired as needed to help keep small animals and rodents out of the area under the unit.

18. It is recommended that one or two opening sub ports be built into the skirting. When accessing the sub area at this time the plastic upper lip needs to be pried back and over time the plastic could crack.

19. All of the wood, old building supplies and detritus in the sub area should be cleaned out.

20. It is recommended that the steel adjustable jack stands be cleaned of rust and painted with a rust inhibiting enamel. All of the adjustable bolts and nuts should be then lubricated. Keeping the operating hardware clean and lubricated will help extend the life of these stands.

21. There are rust stains on some sections of the steel I beams and on some of the galvanized piping in the sub area. These rust stains should be cleaned with Osphric Acid then be primed and painted with a rust inhibiting oil based enamel paint.

22. Any old cable or wire not in use in the sub area should be removed. If needed it can be secured to the exposed steel framework.

23. The rust stains on the adjustable jack stands should be cleaned and all of the moving parts serviced as needed. If the jack stands are on wood plates, make sure they all are treated wood.

24. Several sections of the black particle sub covering have been opened up for repairs. Other openings have fallen insulation which should be reset in place with new pieces of the batten type insulation then sealed with a heavy duty black tape. All of the openings should be cleaned up and properly sealed to help prevent small animal access.

25. Some of the steel gas pipes show signs of rust stains. It is recommended that these pipes be cleaned then painted with a rust inhibiting oil based enamel paint.

26. The sub area should be inspected once a year to make sure it is clean and check the pipes for possible leaks.

ROOFING AND ROOF FLASHING

27. The roofing membrane should have a full run of rain gutters along each side of the unit. The rain gutters at this time should be cleaned and once cleaned the pitch of the rain gutters should be checked to make sure they have the correct fall off slope to each of the downspouts.

28. The tree in the back right should be trimmed back from overhanging the roof line.

29. It is recommended that each of the downspout ends be directed to flow away from the base of the structure. This will prevent the downspouts from emptying rain water so close to the base that the water enters the sub area. If possible a sub drainage system should be installed which exits into the street or the creek to the right of this unit's lot.

30. The light tube and skylight should be cleaned inside and out at this time then once a year.

31. The aluminum roofing above the front landing should be cleaned both on the top and underside.

32. It is recommended that the metal roofing fixtures all be cleaned of oxidation and rust stains. Once cleaned, they should be repainted with a rust inhibiting oil based enamel

paint.

33. The moss growth on the front ridge row should be cleaned off.

34. There are areas of age related UV damage to the roofing shingles. It is recommended that a roofing contractor be called in to price out these repairs as needed. At the same time request a price for a future replacement roofing membrane.

ELECTRICAL SYSTEM

35. It is recommended that the park's main electrical box be cleaned of oxidation, the front cover adjusted so it will fully close then be repainted with a rust inhibiting oil based paint. Talk with the HOA about this service.

36. It is recommended that the wire cable from the parks exterior main electrical box should be supported off of the sub soil and secured with straps to the underside of the unit's framework.

PLUMBING SYSTEM

37. The exterior right side water main ball shut off valve should be lubricated and then painted a bright blue color.

38. It is recommended that the old copper ½" flex tube from the park's water supply pipe to the side of the unit be upgraded to a section of stainless steel piping. The copper tube is old.

39. It is recommended that the park clear a 1" hole around the gas riser pipe at the exterior concrete pad the park has in place for its utilities. This way in case of an earthquake if the gas meter moves it has less of a chance of being damaged by the edge of the concrete.

40. It is recommended that the HOA clean and repaint the rust on the gas meter and the hard gas piping.

41. It is recommended that the hard 3/4" gas pipe exiting the right side of the unit be cleaned of rust stains then repainted with a rust inhibiting oil based enamel paint.

42. It is recommended that the black copper gas tubing from the PG&E meter to the side of the unit be upgraded to a yellow coated stainless steel run of tubing. Over time the black painted brass tubing can be damaged by moisture in the gas.

43. It is recommended that the water heater closet have upper and lower door vents

installed for the combustible air supply on the lower part of the water heater.

HEATING SYSTEM

44. The furnace should be cleaned and serviced once a year. At the time of the inspection there was no last date of service tag on the unit. Also the air filter located at the underside of the unit needed to be replaced.

45. The flexible ½" stainless steel tubing inside the furnace is slightly short which means when it bends over the mid sheet metal plate could chaff and cause the tubing to crack and leak. It is recommended that a longer piece of stainless steel tubing be used or a hard pipe extension be installed so the flex tubing is just in the upper chamber.

46. It is recommended that the air filter for the furnace be washed at this time then once a year.

47. The floor registers should be removed and the inside of the registers should be cleaned of dust and lint.

48. On the front living room is a rheostat switch plate for a heat vent system. The knob was missing and the system was not tested and should be.

INTERIOR FINISHES

49. The skylights and light tubes should be cleaned at this time then once a year.

50. The door to bedroom # 3 will need to be adjusted to improve its fit.

51. At the time of the inspection several of the doors had not been cleaned and painted yet. The interior should be fully cleaned and touched up with paint where needed.

KITCHEN

52. It is recommended that the P trap under the kitchen sink be cleaned at this time.

53. It is recommended that the appliance be cleaned at this time.

54. The outlet in the cabinet above the microwave is missing its cover plate and should be replaced.

55. The flue pipe inside the upper kitchen cabinet will need to be replaced from the

corrugated tubing in place to a hard smooth walled section of piping to keep grease from building up inside the exhaust flue for the kitchen fan.

56. The oven handle was loose at the time of the inspection and will need to be adjusted.

57. Some of the kitchen cabinet doors will need to be adjusted and be touched up with the proper paint color.

BATHROOMS

58. Each of the bathroom fans will need to be cleaned at this time then once a year.

59. Each bathroom window will need to be cleaned and serviced at this time. The front bathroom window right side slider is loose.

60. It is recommended that each of the bathroom shower heads be cleaned of mineral deposits

61. It is recommended that the P trap under the bathroom sinks be cleaned.

62. The front bathroom will need to have a GFCI electrical outlet installed.

63. The toilet in the front bathroom is slightly loose and should be tightened up at the floor bolts.

64. The mirror in the front bathroom has started to delaminate and should be replaced if desired.

65. The door and door handle to the front bathroom will need to be adjusted.

66. Each of the tub stops will need to be serviced at this time.

LAUNDRY AREA

67. 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.

68. It is recommended that a pan with a drain be installed under the laundry machines.

69. 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. At the time of the

inspection the valves show signs of age where the valve stem enters the brass casement.

70. A good service is to flush the washer waste water pipe once a year to flush out the old lint from the washer.

71. 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

72. Fire extinguishers should be located in kitchen and bedrooms.

73. It is recommended that the carbon detector be cleaned or replaced. It is back in the living room cabinet where it was found.

74. It is recommended that the smoke/carbon detectors be tested once a year.

75. It is recommended that at the smoke detectors be tested once a year.

76. It is recommended that the new owners 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.

77. If the new owners have pets it is recommended that a pet notification sticker be placed at the front door of the house in case of an emergency.

78. If the new owners 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.

79. It is recommended that the mobile home 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.

80. It would be a good idea for the 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.

81. It is recommended that the property and unit numbers be located in a place which can easily be read by service persons.

82. 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.

83. 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.

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. A good improvement is to install a box cover over the pipes and wires that enter the structure from the parks utility fixtures. This will protect the pipes and wires from UV damage and possible persons from stepping on them and damaging them.

6. 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.

7. Make sure the walkways around the unit are clear and clean and there are no tripping and slipping hazards.

8. Make sure that the sub area and the attic are screened and sealed from small animals.

9. Go to the parks home owner meetings to keep up with future park plans and getting involved with your comunity.

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.