805 Home Inspections
Property Inspection Report



Manufactured Home, Home Town, CA 90000
Inspection prepared for: John Doe
Real Estate Agent: More Sales - Realtor

Date of Inspection: 2/23/2026

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Report Summary

The summary below in **RED** consists of potentially significant findings. These findings can be either safety hazards, a deficiency requiring correction, or items the inspector would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. The items listed in **BLUE** are simply susgestions for your review or for your considered attention (FYI). Please review all of the pages of the report as the summary alone does not explain all the systems and/or issues. If necessary, all repairs should be completed by a licensed and certified tradesman.

Interior Areas		
Page 8 Item: 1	Closets	• The Primary bedroom closet had old moisture damage on the lower right side back corner that was dry at the time of the inspection. See photo. Suggest repairs as needed, and if desired, lab testing for possible moisture growth.
Page 8 Item: 4	Ceiling Condition	• The kitchen ceiling had visible staining from a prior roof leak. The area was dry at the time of the inspection, with resent rains. See photo. Suggest repairs as needed, and if desired, lab testing for possible moisture growth.
Page 9 Item: 5	Wall Condition	• The family room's South wall and window sill had old moisture damage that was dry at the time of the inspection. See photos. Suggest repairs as needed, and if desired, lab testing for possible moisture growth.
Page 9 Item: 6	Ceiling Mounted Light / Fan	• The Primary bedroom closet had a loose ceiling light cover plate. See photo. Suggest repairs as needed.
Page 10 Item: 8	Smoke / CO Detectors	• **Missing Smoke and CO detectors:** There were no functional smoke or CO detectors observed outside the bedrooms in the hallway, which is a hazard and required by all state and local fire codes. Suggest repairs as needed.
Bathroom		
Page 11 Item: 5	Bathroom Plumbing	• The Primary bathroom's right side sink drain was damaged and showed signs of prior leaking with visible water calcium build up. There was no active leak at the time of the inspection. See photos. Suggest repairs as needed.
Kitchen		
Page 14 Item: 6	Garbage Disposal	• The kitchen garbage disposal did not function when tested. Suggest repairs as needed.
Page 15 Item: 9	Oven Exhaust Vent	• The kitchen oven exhaust vent had an inoperable light(s) at the time of the inspection. See photo. Suggest repairs as needed.
Central Heating / Cooling Systems		
Page 20 Item: 1	Forced Air System Condition	• **The older furnace was found to be functional when tested, but it should be cleaned and serviced by an HVAC company to help prolong its usable life span (Which is 12 to 15 years). Suggest having the furnace serviced every few years as routine maintenance and begin budgeting for future replacement.**

Page 21 Item: 4	Furnace Gas Flex Line & Valve Condition	• **Natural Gas CSST Flex Lines:** As of 1991, California Building codes require CSST (Corrugated Stainless Steel Tubing) flexible gas line to be installed from the shutoff valve to the appliance. The new natural gas flexible line must be made of stainless steel and are typically painted yellow for clear identification. The old aluminum or flexible copper lines and fittings should all be replaced. Flexible gas line and/or fittings should never be reused. The older style flexible brass gas lines with brass fittings are known to fail and cause fires and should be treated as a hazard. See photo. Suggest repairs as needed. • **Gas line through metal cabinet:** A natural gas flex line should never enter the inside of a metal furnace cabinet, due to the gas line being subject to damaged and leaks by rubbing on the metal cabinet. The natural gas hard pipe should extend to the outside of the metal furnace cabinet and there should be an installed sediment trap at the CCST flex line connection point. See photos. Suggest repairs by a qualified plumber or HVAC company. • **Missing sediment trap:** There should be an installed sediment trap at the CSST flex line connection, between the gas shutoff valve and the furnace. See photo. Suggest repairs by a qualified HVAC company. • **Brass gas shutoff valve:** The older brass furnace gas shutoff valve should be replaced with a modern stainless steal valve. See photo. Suggest repairs as needed.
Page 24 Item: 13	AC Condenser Condition	• **The older AC condenser was found to be functional when tested, but it should be cleaned and serviced by an HVAC company to help prolong its usable life (Which is typically 12 to 15 years). Suggest having the system serviced every few years as routine maintenance and begin budgeting for future replacement.** • **AC condenser was not level:** The condenser was designed to run on a flat surface. Sitting on an angle could cause damage to the condenser and/or cause it not to run efficiently. See photos. Suggest repairs as needed. • **Loose Insulation:** The exterior AC condenser lines had damaged and loose insulation. See photos. Suggest contacting an HVAC company for repairs as needed.
Water Heater		
Page 25 Item: 1	Water Heater Condition	• **The water heater was an older model and generally only last about twelve years. The water heater was tested and found to be functional at the time of the inspection. The Anode rod in the tank may need to be replaced to help prolong the life span of the water heater. Suggest consulting a plumber for service as needed and consider replacement as desired.**

Page 27 Item: 9	Water Heater Gas Line & Valve	• **Natural Gas Lines:** As of 1991, California Building codes require CSST (Corrugated Stainless Steel Tubing) flexible gas line to be installed from the shutoff valve to the appliance. The new natural gas flexible line must be made of stainless steel and are typically painted yellow for clear identification. The old aluminum or flexible copper lines and fittings should all be replaced. Flexible gas line and/or fittings should never be reused. The older style flexible brass gas lines with brass fittings are known to fail and cause fires and should be treated as a hazard. See photo. Suggest repairs as needed. • **Missing sediment trap:** There should be an installed sediment trap at the CCST flex line connection, between the gas shutoff valve and the water heater. See photos. Suggest repairs by a qualified plumbing company. • **Brass gas shutoff valve:** The older brass water heater gas shutoff valve should be replaced with a modern stainless steal valve. See photo. Suggest repairs as needed.
Page 27 Item: 10	Water Heater Safety Strapping & Anchoring	• The water heater was not strapped as required for earthquake protection. Strapping is required to keep the heavy water heater from falling onto someone during an earthquake. Two straps are required at top and bottom of tank and securely attached to the adjacent wall. The tank may also require blocking to keep it from moving. See photo. Suggest repairs as needed.
Electrical Service Main		
Page 29 Item: 1	Electrical Panel & Breakers Condition	• The exterior sub electrical panel had a loose cover plate, witch can fall off. See photo. • The exterior sub electrical panel's Dead Front plate was loose at the top and falls forward, but was held in place with two screws at the bottom. See photo. Suggest repairs as needed.
Page 30 Item: 6	GFCI & AFCI Outlets	• **There was no GFCI protection installed in the kitchen at the sink (s) on all the needed outlets at the time of the inspection. It was first required to be installed on kitchen electrical outlets in 1987. Electrical outlets within six feet of a water source should have GFCI protection installed for your safety. Although GFCI protection may not have been required at the time the home was built (Older than 1987), for safety reasons, consider upgrading the electrical system to include GFCI protection. See photos. Suggest repairs as needed.**
Roof Condition		
Page 33 Item: 5	Rain Gutter Condition	• **The home did not have rain gutters and downspouts installed around all areas of the home. Rain water can weaken the foundation and deteriorate the home's siding. Suggest a full installation of rain gutters all around the home to protect the roof's fascia boards, keep water away from exterior walls, to prevent moisture related damage, and/or intrusion to the foundation (or crawlspace) of the home.**

Exterior Areas		
Page 34 Item: 2	Siding Condition	• **Holes or open gaps on exterior wood walls:** The exterior wood siding on the home had open small holes and/or gaps, which allow moisture intrusion and unwanted pests access into the home. See photos. Suggest repairs as needed.
Page 35 Item: 5	Exterior Electrical Receptacles and GFCI	• **No grounding:** There was an electrical outlet on the front exterior wall of the home with no ground. All the other electrical outlets were grounded. See photo. Suggest repairs as needed. • Some exterior electrical outlets on the home had no GFCI protection. GFCI has been around since 1971, but became more common place in 1987. See photo. Suggest repairs as a safety improvement on home built prior to 1987.
Grounds		
Page 37 Item: 1	Shed Condition	• The shed was built on the back concrete driveway, at grade level, and therefore, had moisture intrusion under the back wall. See photo. Suggest repairs as needed.
Crawlspace / Basement		
Page 38 Item: 3	Crawlspace / Basement Ventilation	• The crawlspace had possible rodent activity based on the droppings throughout the crawlspace. Suggest having a pest company review the home for repairs as needed.
Gas Source & Type		
Page 44 Item: 2	Seismic Gas Shutoff Valve	• **NO Seismic Gas Shutoff Valve installed: The home had no automatic natural gas shutoff valve installed at the time of the inspection. These are NOT required on all homes. If one is desired or required by your local municipality (All cities and county's have different requirements), suggest contacting qualified plumbing company to request the installation of a seismic sensing actuating valve on the gas meter, which is designed to automatically shutoff the gas flow in the event of a severe seismic disturbance (Earthquake). If required to be on the home, it would normally already be installed.**

Inspection Details

First off, thank you for allowing and trusting **805 Home Inspections** to complete your property inspection. Your Inspectors name is Mike Hasty. I am a certified Home Inspector with InterNACHI and I complete all inspections in accordance to InterNACHI's Standards of Practice. The term InterNACHI stands for "**International Association of Certified Home Inspectors**." You can review the InterNACHI Standards of Practice by going to their website: https://www.nachi.org/sop.htm

Scope of Inspection

The scope of the inspection is as follows: The inspector is **only determining if a component or system of the property is Functional or Non-functional**. **It is not the responsibility of the inspector to determine the cosmetic condition of a component or system of the property**. The following report is based on an inspection of the **visible portions of the home's structure and its systems. I**nspections are limited by view and/or accessibility, due to vegetation or stored personal possessions. The inspector can not see inside the walls or a slab foundation to inspect thins like pipes, structure, etc. Depending upon the age of the property, some items like GFCI or AFCI outlets and receptacles may not be installed; **this report will focus on safety and function, not necessarily current code**. This report identifies specific **non-code, non-cosmetic concerns and/or noted safety concerns,** the inspector feels may need further review or repair by a licensed contractor.

There are no guarantees or warranties with a home inspection. The inspector can only point out, for the client's discretion, things that are observed to be in need of repair or maintenance, on the date and time of the inspection. The inspector cannot and will not guess as to how long or well an item or system of the home will function beyond the day of the inspection. The inspections are limited by what can be visually observed, heard, and/or smelt. The inspector will use whatever tools and means possible to give you the best information about the property being inspected. The information provided in the report is to be used at the client's discretion. For safety, and liability purposes, it is recommend that only licensed contractors evaluate and repair any concerns or defects. **Note that this report is only a snapshot in time. It is recommend that you or your representative complete a final walk-through inspection immediately before closing, to check the condition of the property at that time, using this report as a guide. Components of the home can change at any time. for example, something found function on one day may fail to function on the second day, without notice. *Components found damaged during the inspection or on a later date, are not the responsibility of the inspector. It is not the responsibility of the home inspector to pay for non functional components of the home.***

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of the dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, and/or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process. A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observations of the visible and apparent condition of the structure and its components, on the date of the inspection, and not the prediction of future conditions or system failures. A home inspection will not reveal every concern that exists, or ever could exist, but only those material defects observed on the day of the inspection. Once again, cosmetic wear or looks is not the primary concern of the inspector.

NOT INSPECTED: The following are typical areas of a property that are not part of a normal inspection and will not be addressed in this report: Phone systems, media systems, security or fire alarm active monitoring systems (Smoke and CO detectors are inspected), and yard water sprinklers. These listed systems should be inspected by the company or certified tradesman who installed them.

NOTICE TO THIRD PARTIES: This Report is the exclusive property of 805 Home Inspections and the Client(s) listed on this report, and/or their agents. This inspection report is not transferable to any

third parties or subsequent buyers. The inspection and this report has been performed under a written contract agreement that limits its scope and usefulness. Unauthorized recipients are therefore advised not to rely upon this report, but rather to retain the services of an appropriately qualified home inspector of their choice to provide them with their own up to date inspection and report.

1. Date & Time of Inspection

Materials: Date of Inspection: February 23, 2026 Time Inspection Started: 9 am Time Inspection Ended: 10:30 am

2. Weather Conditions at Time of Inspection

Materials: Weather Conditions at the time of Inspection: Sunny & Clear

3. Home Type

Home Type: Manufactured Home
- Home Owners Association (HOA): You are usually required to maintain your property in accordance with the HOA rules. Before making any exterior changes to your property or home, check with the HOA for advise on what is allowed. Contact your HOA administration for a copy of the local rules in your community.

4. Year Home was Built

Materials: The home was built in the year of 1978.

5. Utilities Accessibility

Materials: All utilities were on at the time of inspection.

6. Occupancy

Occupancy: The home was occupied at the time of the inspection.

7. Attendance

In Attendance: The client's were present for the inspection.
- The client's Realtor was present for the inspection.

8. Number of Bedrooms

Materials: There were two (2) bedrooms in the home. A Primary bedroom and a smaller bedroom.

Materials: There were two (2) bathrooms in the home. A Primary bathroom and a shared bathroom.

Interior Areas

Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas. All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, the inspector will inform you of obvious broken gas seals in windows. Please realize problems are not alway obvious, nor visible, due to temperature, humidity, window coverings, light source, etc. The Inspector will report visible damage and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items.

1. Closets

Observations:

• The Primary bedroom closet had old moisture damage on the lower right side back corner that was dry at the time of the inspection. See photo. Suggest repairs as needed, and if desired, lab testing for possible moisture growth.



The Primary bedroom closet had old moisture damage on the lower right side back corner that was dry at the time of the inspection. See photo. Suggest repairs as needed, and if desired, lab testing for possible moisture growth.

2. Door Bell

Observations:

• The front door bell for the home operated normally and appeared to be functional at the time of the inspection.

3. Interior Doors

Observations:

• The interior doors in the home all appeared to be functional at time of inspection.

4. Ceiling Condition

Materials: The home's ceiling were constructed with Fiberboard panels.

Observations:

• The kitchen ceiling had visible staining from a prior roof leak. The area was dry at the time of the inspection, with resent rains. See photo. Suggest repairs as needed, and if desired, lab testing for possible moisture growth.



The kitchen ceiling had visible staining from a prior roof leak. The area was dry at the time of the inspection, with resent rains. See photo. Suggest repairs as needed, and if desired, lab testing for possible moisture growth.

5. Wall Condition

Materials: The walls in the home had wood paneling with wood trim.

Observations:

• The family room's South wall and window sill had old moisture damage that was dry at the time of the inspection. See photos. Suggest repairs as needed, and if desired, lab testing for possible moisture growth.



The family room's South wall and window sill had old moisture damage that was dry at the time of the inspection. See photos. Suggest repairs as needed, and if desired, lab testing for possible moisture growth.



The family room's South wall and window sill had old moisture damage that was dry at the time of the inspection. See photos. Suggest repairs as needed, and if desired, lab testing for possible moisture growth.

6. Ceiling Mounted Light / Fan

Observations:

• The Primary bedroom closet had a loose ceiling light cover plate. See photo. Suggest repairs as needed.



The Primary bedroom closet had a loose ceiling light cover plate. See photo. Suggest repairs as needed.

7. Flooring Condition

Materials: The floors in the home were carpeted.

Observations:
• All flooring was found to be in functional condition at the time of the inspection, with no observed damage or stains.

8. Smoke / CO Detectors

Observations:
• **Missing Smoke and CO detectors:** There were no functional smoke or CO detectors observed outside the bedrooms in the hallway, which is a hazard and required by all state and local fire codes. Suggest repairs as needed.



Missing Smoke and CO detectors: There were no functional smoke or CO detectors observed outside the bedrooms in the hallway, which is a hazard and required by all state and local fire codes. Suggest repairs as needed.

Bathroom

Bathrooms can consist of bath tubs, Jacuzzi tubs, showers, toilets, and bidets. Due to all the plumbing involved, it is an important area of the home to look over. Moisture in the air and/or water leaks can cause mildew, and wallpaper and paint to peel. Other problems such as mold and wood damage may also occur if moisture problems are not corrected. The inspector will identify as many issues as possible, but some problems maybe undetectable, due to problems within the walls or under the flooring. Not all damages or problems are visible to the inspector. The Inspector can only document what is seen during the inspection and will not guess as to what maybe discovered in the future. Also, low flow bathroom water faucets are not inspected to betermine if they meet the low flow standards. If concerned about having low flow faucets, suggest having a plumbing company review the home's water faucets.

1. Bathroom Cabinets

Observations:
• The bathroom cabinets appeared functional and in satisfactory condition at time of inspection.

2. Bathroom Counters

Observations:
• The bathroom counter(s) appeared functional at time of inspection.

3. Bathroom Exhaust Fan

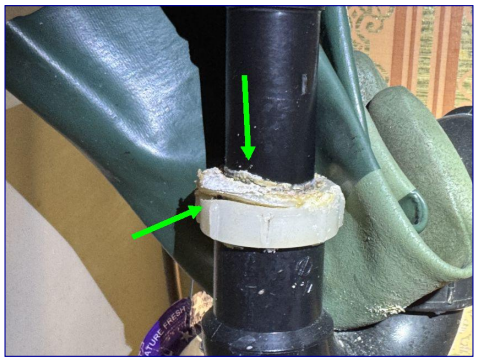
Observations:
• The bathroom exhaust fans were tested using the wall switch and found to be functional at time of inspection.

4. Bathroom Mirrors

Observations:
• The bathroom wall mounted mirrors all appeared to be in good condition and functional at time of inspection.

5. Bathroom Plumbing

Observations:
• The Primary bathroom's right side sink drain was damaged and showed signs of prior leaking with visible water calcium build up. There was no active leak at the time of the inspection. See photos. Suggest repairs as needed.



The Primary bathroom's right side sink drain was damaged and showed signs of prior leaking with visible water calcium build up. There was no active leak at the time of the inspection. See photos. Suggest repairs as needed.

6. Bathroom Sinks

Observations:
• The bathroom sinks were in good condition and were functional at the time of the inspection.

7. Toilets

Observations:
• The toilets were found to be functional at the time of the inspection.

8. Bathtub / Shower Condition

Materials: The home had installed bathtubs with showers.

Materials: The shower walls were made of fiberglass panels.

Observations:
• The bathtubs and showers in the home were all found to be in good condition and functional at time of inspection.

9. Bathroom Faucet Condition

Observations:
• The bathroom faucets were all found to be functional at time of inspection and no leaks were noted.

10. Bathroom Lighting & Warming Racks Condition

Observations:
• The lights in the bathrooms were all found to be functional when tested at the time of inspection.

Kitchen

Appliances: An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. You can visit the following Internet site if recalls are a concern to you: http://www.cpsc.gov.

1. Kitchen Cabinets

Observations:
• The kitchen cabinets appeared to be in functional condition at time of inspection.

2. Kitchen Counters

Observations:
• The kitchen counters were made of a laminate material and appeared to be functional at time of inspection.

3. Kitchen Lighting

Observations:
• Ceiling light fixtures were installed in kitchen ceiling. The lights all appeared to be functional and operated by using a wall switch by the doors.

4. Kitchen Sink Plumbing

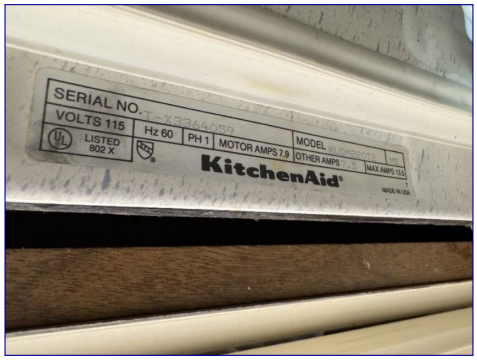
Observations:
• The kitchen plumbing under the sink (s) had no observed leaks and appeared functional at time of inspection. All drains are inspected visually and tested by running the faucet water for several minutes and then running a hand under the pipes and tapping on them to look for possible moisture.

5. Dishwasher

Observations:
• The dishwasher was turned on and tested by running for a short wash cycle and tested with an infrared thermometer, which shows the heated water inside the dishwasher. The photo serves to show the dishwasher was found to be functional when tested at the time of the inspection. The inspection of the appliance was not intended to cover the cleanliness of the appliance, only the functionality of it. The home inspector provides no warranty nor has an obligation to replace or repair items damaged or found to be nonfunctional at a later date. The information provided is what was observed at the time of the inspection and does not reflect future conditions. It is recommended that you purchase your own home warranty for all appliances.



Kitchen dishwasher manufacturer information.



Kitchen dishwasher manufacturer information.

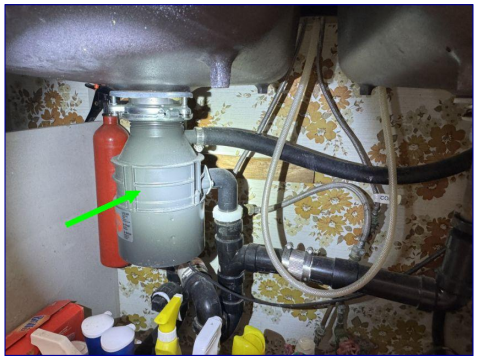


The dishwasher was turned on and tested by running for a short wash cycle and tested with an infrared thermometer, which shows the heated water inside the dishwasher. The photo serves to show the dishwasher was found to be functional when tested at the time of the inspection.

6. Garbage Disposal

Observations:

• The kitchen garbage disposal did not function when tested. Suggest repairs as needed.



The kitchen garbage disposal did not function when tested. Suggest repairs as needed.

7. Cook top condition

Observations:

• The kitchen electric cook top was operated using the installed control knobs and it was functional at time of inspection. The inspection of the appliance was not intended to cover the cleanliness of the appliance, only the functionality of it. The home inspector provides no warranty nor has an obligation to replace or repair items damaged or found to be nonfunctional at a later date. The information provided is what was observed at the time of the inspection and does not reflect future conditions. It is recommended that you purchase your own home warranty for all appliances.



The kitchen electric cook top burners were tested using the control panel and found to be functional with an infrared thermal meter. See photo.

8. Oven & Range

Observations:
• The kitchen electric oven was tested using installed controls and it functioned normally at the time of the inspection. Verified with an infrared thermometer. The inspection of the appliance was not intended to cover the cleanliness of the appliance, only the functionality of it. See photos. The home inspector provides no warranty nor has an obligation to replace or repair items damaged or found to be nonfunctional at a later date. The information provided is what was observed at the time of the inspection and does not reflect future conditions. It is recommended that you purchase your own home warranty for all appliances.



Oven manufacturer information.



Oven manufacturer information.



The kitchen electric oven was tested using the installed controls and it functioned normally at the time of the inspection. Verified with an infrared thermometer. See photo.

9. Oven Exhaust Vent

Materials: The oven hood exhaust vent was vented to the exterior of the home.

Observations:
• The oven heat exhaust system appeared to be functional at time of inspection. The home inspector provides no warranty nor has an obligation to replace or repair items damaged or found to be nonfunctional at a later date. The inspection of the appliance was not intended to cover the cleanliness of the appliance, only the functionality of it. The information provided is what was observed at the time of the inspection and does not reflect future conditions. It is recommended that you purchase your own home warranty for all appliances.

• The kitchen oven exhaust vent had an inoperable light(s) at the time of the inspection. See photo. Suggest repairs as needed.



The kitchen oven exhaust vent had an inoperable light(s) at the time of the inspection. See photo. Suggest repairs as needed.

10. Kitchen Sink(s)

Observations:
• The kitchen sink appeared to be functional at time of inspection.

11. Kitchen Faucet Condition

Observations:
• The kitchen sink faucet was found to be functional at time of inspection and no leaks were noted.

12. Refrigerator

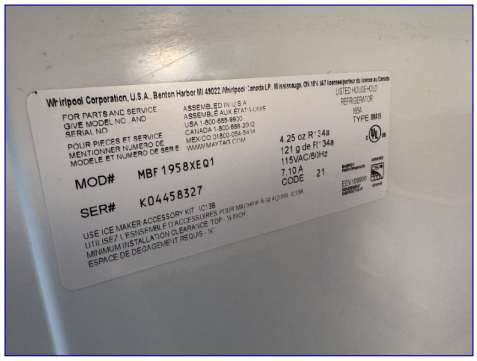
Observations:
• The refrigerator was tested with an infrared thermal meter showing a normal temperature and found to be functional at time of inspection. The inspection of the appliance was not intended to cover the cleanliness of the appliance, only the functionality of it. See photos. The home inspector provides no warranty nor has an obligation to replace or repair items damaged or found to be nonfunctional at a later date. The information provided is what was observed at the time of the inspection and does not reflect future conditions. It is recommended that you purchase your own home warranty for all appliances.



Refrigerator name and model information.



The refrigerator was tested with an infrared thermal meter showing a normal temperature and found to be functional at time of inspection. See photo.



Refrigerator name and model information.



The refrigerator was tested with an infrared thermal meter showing a normal temperature and found to be functional at time of inspection. See photo.

Laundry

1. Dryer Gas Valves / 240 Volt Receptacle

Observations:
• The laundry room had a 240 volt, 30 amp receptacle installed for an electric dryer. The receptacle was functional at the time of the inspection.



The laundry room 240 volt, 30 amp outlet for the dryer was tested and found to be functional at the time of the inspection.

2. Laundry Room Plumbing

Observations:
• The laundry room sewer drain for the clothes washer was tested for functionality by running the installed clothes washer for several minutes to ensure it drained properly at the time of the inspection.

3. Dryer Exhaust Vent

Observations:
• The dryer heat exhaust vent through the wall appeared to be functional at time of inspection.

4. Washer & Dryer

Observations:
• The laundry washing machine and clothes dryer were tested using the control boards and were functional at the time of the inspection. The home inspector provides no warranty nor has an obligation to replace or repair items damaged or found to be nonfunctional at a later date. The information provided is what was observed at the time of the inspection and does not reflect future conditions. It is recommended that you purchase your own home warranty for all appliances.



Clothes washer and dryer info.



Clothes washer and dryer info.



Clothes washer and dryer info.



The laundry dryer was operated using the normal controls and found to be function with an infrared thermal meter at the time of the inspection. See photo.

Central Heating / Cooling Systems

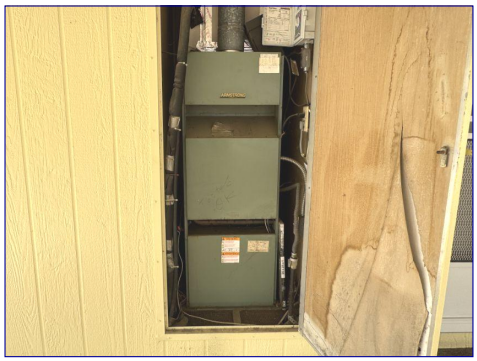
1. Forced Air System Condition

Materials: The furnace was located in the carport exterior closet. Brand: Magic Chef Age: 1978

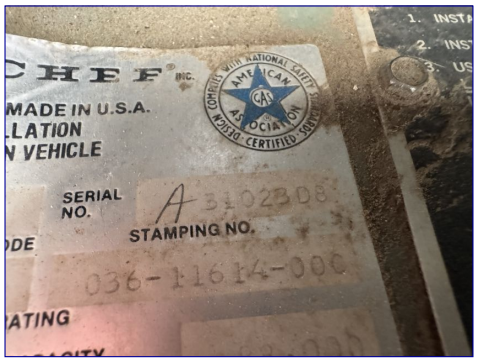
Materials: Gas fired forced hot air system.

Observations:
• The furnace and AC system was operated using the wall mounted thermostat. The furnace and AC system were run for ten minutes and the air was tested with an infrared thermal meter before and after running the systems, showing a temperature change of more than ten degrees at the air register in the rooms of the home. The test shows the systems were functional at time of inspection. The home inspector provides no warranty nor has an obligation to replace or repair items damaged or found to be nonfunctional at a later date. The information provided is what was observed at the time of the inspection and does not reflect future conditions. It is recommended that you purchase your own home warranty for all appliances.

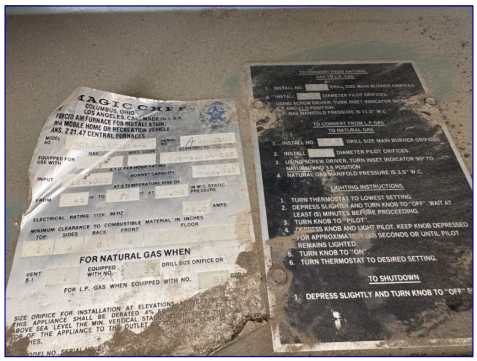
• The older furnace was found to be functional when tested, but it should be cleaned and serviced by an HVAC company to help prolong its usable life span (Which is 12 to 15 years). Suggest having the furnace serviced every few years as routine maintenance and begin budgeting for future replacement.



Furnace manufacturer information.



Furnace manufacturer information.



Furnace manufacturer information.



Central Heating / Cooling Systems Forced Air System Condition



Central Heating / Cooling Systems Forced Air System Condition



Central Heating / Cooling Systems Forced Air System Condition

2. Furnace Enclosure Condition

Observations:
• The furnace enclosure appeared functional at time of inspection.

3. Heater Exhaust Pipe Condition

Observations:

• The furnace exhaust pipe appeared functional at time of inspection.

4. Furnace Gas Flex Line & Valve Condition

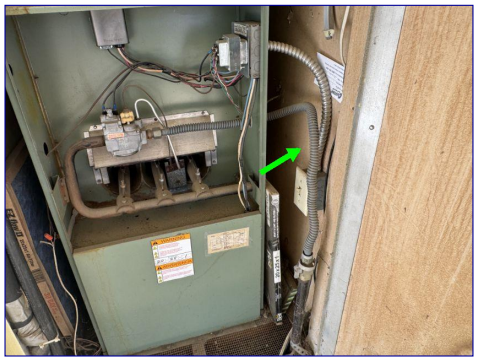
Observations:

• **Natural Gas CSST Flex Lines:** As of 1991, California Building codes require CSST (Corrugated Stainless Steel Tubing) flexible gas line to be installed from the shutoff valve to the appliance. The new natural gas flexible line must be made of stainless steel and are typically painted yellow for clear identification. The old aluminum or flexible copper lines and fittings should all be replaced. Flexible gas line and/or fittings should never be reused. The older style flexible brass gas lines with brass fittings are known to fail and cause fires and should be treated as a hazard. See photo. Suggest repairs as needed.

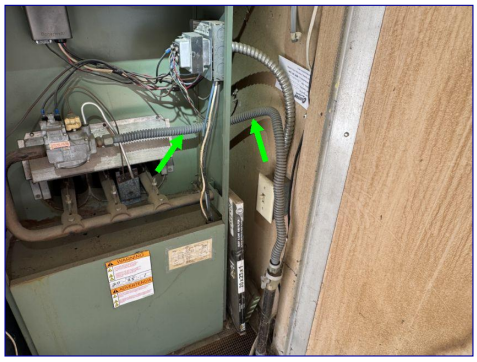
• **Gas line through metal cabinet:** A natural gas flex line should never enter the inside of a metal furnace cabinet, due to the gas line being subject to damaged and leaks by rubbing on the metal cabinet. The natural gas hard pipe should extend to the outside of the metal furnace cabinet and there should be an installed sediment trap at the CCST flex line connection point. See photos. Suggest repairs by a qualified plumber or HVAC company.

• **Missing sediment trap:** There should be an installed sediment trap at the CSST flex line connection, between the gas shutoff valve and the furnace. See photo. Suggest repairs by a qualified HVAC company.

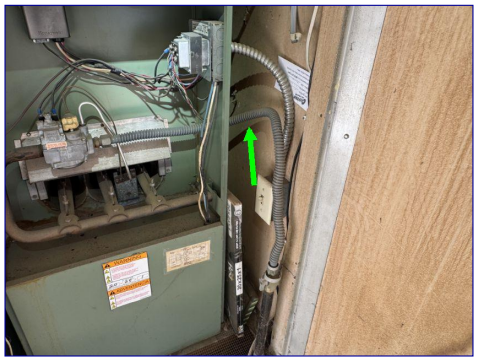
• **Brass gas shutoff valve:** The older brass furnace gas shutoff valve should be replaced with a modern stainless steal valve. See photo. Suggest repairs as needed.



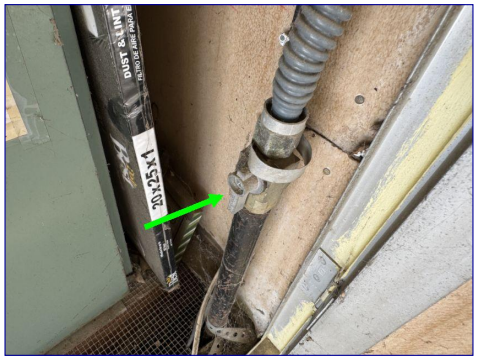
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Missing sediment trap: There should be an installed sediment trap at the CSST flex line connection, between the gas shutoff valve and the furnace. See photo. Suggest repairs by a qualified HVAC company.



Brass gas shutoff valve: The older brass furnace gas shutoff valve should be replaced with a modern stainless steal valve. See photo. Suggest repairs as needed.

5. Heater Combustion Chamber Condition

Observations:
• The combustion chamber appeared functional at the time of inspection.

6. Fresh Air Intake Condition

Observations:
• The return air supply system appears to be functional.

7. Registers

Observations:
• The home has installed air vent "registers" that disburse the forced air from the furnace or AC system into each room of the home. All the registers appeared to be functional at the time of the inspection.

8. Furnace Filter Condition

Location: The furnace air filter location was inside the lower area of the furnace. The front furnace panel has to be opened to gain access.

Observations:
• The forced air filter appeared functional at time of inspection.



The furnace air filter was located inside the lower area of the furnace. The front furnace panel has to be opened to gain access.



Central Heating / Cooling Systems Furnace Filter Condition

9. Thermostat

Observations:
• The furnace wall thermostat was located on the wall of the family room area and was functional at time of inspection when tested.



The furnace wall thermostat was located on the wall of the family room.

10. Duct Work Condition

Observations:
• **Manufactured home hidden air ducts:** The furnace air ducts were hidden from view inside the floors and ceiling areas. The only available inspection or testing was by air flow and temperature.

11. Condensation Lines

Observations:
• The home's AC system condensation lines appeared functional at time of inspection.

12. A/C Evaporator Coil Box / Refrigerant Lines

Observations:
• The evaporator coil box and refrigeration lines attached to the furnace were found to be functional at time of inspection.



Evaporator coil box was attached to the furnace and found to be function when tested.

13. AC Condenser Condition

Compressor Type: AC condenser Brand: Coleman / 1977 - Manufacture date

Location: The AC condenser was located on the exterior with an electrical disconnect within sight for maintenance. See photo.

Observations:

• **The older AC condenser was found to be functional when tested, but it should be cleaned and serviced by an HVAC company to help prolong its usable life (Which is typically 12 to 15 years). Suggest having the system serviced every few years as routine maintenance and begin budgeting for future replacement.**

• **AC condenser was not level:** The condenser was designed to run on a flat surface. Sitting on an angle could cause damage to the condenser and/or cause it not to run efficiently. See photos. Suggest repairs as needed.

• **Loose Insulation:** The exterior AC condenser lines had damaged and loose insulation. See photos. Suggest contacting an HVAC company for repairs as needed.



AC condenser was not level: The condenser was designed to run on a flat surface. Sitting on an angle could cause damage to the condenser and/or cause it not to run efficiently. See photos. Suggest repairs as needed.



Central Heating / Cooling Systems AC Condenser Condition



Loose Insulation: The exterior AC condenser lines had damaged and loose insulation. See photos. Suggest contacting an HVAC company for repairs as needed.

Water Heater

Water Heater Maintenance

Water Heaters

Water heaters on average only last about twelve (12) years before they begin to fail and need to be replaced. It is helpful to conduct yearly maintenance on the water heaters to improve their longevity. Inspect the water heater tank and water lines for leaks and make repairs as needed. The repeated heating of the water in the tank causes sediment to build up inside the tanks, which will result in a tank failure as it gets older. To prevent the sediment build up, drain and flush tank once a year (very important for gas water heaters).

Tankless Water Heaters

Tankless water heaters have copper heating coils that develop a large build up of calcium on the inner walls, which restricts the flow of hot water through the coils over time. To prevent this from occurring, tankless water heaters require yearly maintenance to clean out the hard water scaling from the inner copper heating coils. Contact a certified plumber for cleaning options and recommendations.

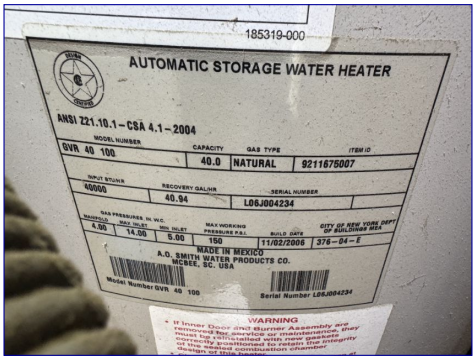
1. Water Heater Condition

Heater Type: Natural gas water heater: Brand: AO Smith Age: 2006

Location: The water heater was located inside an exterior closet on the North side of the home.

Observations:
• The functionality of the water heater was tested using an infrared thermal tester on the running hot water at the kitchen sink to confirm the water heater was functional at the time of the inspection. See photo. The home inspector provides no warranty nor has an obligation to replace or repair items damaged or found to be nonfunctional at a later date. The information provided is what was observed at the time of the inspection and does not reflect future conditions. It is recommended that you purchase your own home warranty for all appliances.

• The water heater was an older model and generally only last about twelve years. The water heater was tested and found to be functional at the time of the inspection. The Anode rod in the tank may need to be replaced to help prolong the life span of the water heater. Suggest consulting a plumber for service as needed and consider replacement as desired.



Water heater manufacturer information label from tank.



The functionality of the water heater was tested using an infrared thermal tester on the running hot water at the kitchen sink to confirm the water heater was functional at the time of the inspection. See photo.

2. Water Heater Enclosure

Observations:
• The water heater enclosure was found to be functional at time of inspection.

3. Water Heater Combustion

Observations:
• The water heater gas combustion chamber appeared functional at time of inspection.

4. Water Heater Exhaust Pipe

Observations:
• The water heater exhaust pipe was intact and functional at time of inspection.

5. Water Heater temperature Pressure Relief Valve

Observations:
• The water heater temperature Pressure Relief Valve (TPRV) appeared functional at time of inspection.

6. Water Heater TPRV Drain Pipe Condition

Materials: The water heater TPRV piping was constructed of galvanized pipe. Galvanized pipes are known to corrode and deteriorate over time.

Observations:
• The water heater Temperature Pressure Relief Valve (TPRV) drain line piping was found to be functional at the time of the inspection.

7. Water heater Piping

Observations:
• The water heater had copper piping with flex lines installed at the water heater connections. No leaks were observed at the time of the inspection.

8. Water Heater Number of Gallons

Observations:
• The water heater supply tank was rated at 40 gallons.

9. Water Heater Gas Line & Valve

Observations:

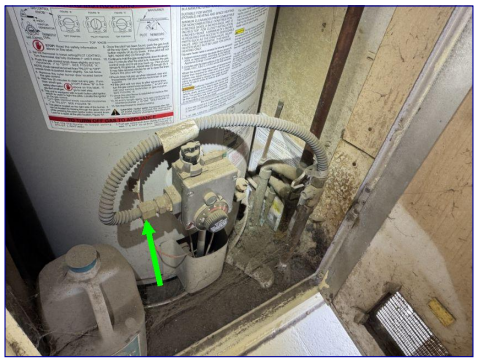
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• **Missing sediment trap:** There should be an installed sediment trap at the CCST flex line connection, between the gas shutoff valve and the water heater. See photos. Suggest repairs by a qualified plumbing company.

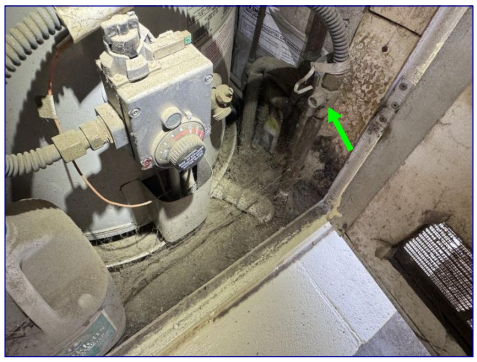
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Missing sediment trap: There should be an installed sediment trap at the CCST flex line connection, between the gas shutoff valve and the water heater. See photos. Suggest repairs by a qualified plumbing company.



Brass gas shutoff valve: The older brass water heater gas shutoff valve should be replaced with a modern stainless steal valve. See photo. Suggest repairs as needed.

10. Water Heater Safety Strapping & Anchoring

Observations:

• The water heater was not strapped as required for earthquake protection. Strapping is required to keep the heavy water heater from falling onto someone during an earthquake. Two straps are required at top and bottom of tank and securely attached to the adjacent wall. The tank may also require blocking to keep it from moving. See photo. Suggest repairs as needed.



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Electrical Service Main

1. Electrical Panel & Breakers Condition

Location: The Main Electrical Panel for the home was located on the North side of the house.

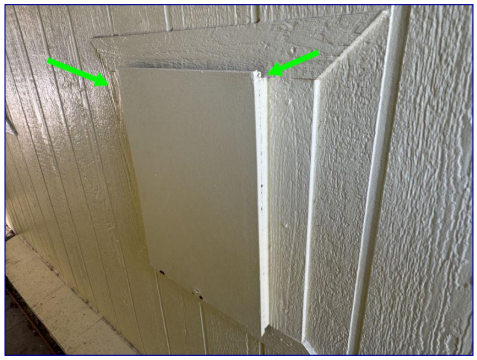
Location: There was a sub electrical panel for the home located on the exterior wall of the home, at the back of the car port.

Observations:
• The main electrical panel appeared to be functional at the time of the inspection and owned and controlled by the HOA.
• The sub electrical panel appeared to be functional at the time of the inspection and was manufactured by Imperial, which was not a known panel to have been recalled.

• The exterior sub electrical panel had a loose cover plate, witch can fall off. See photo.
• The exterior sub electrical panel's Dead Front plate was loose at the top and falls forward, but was held in place with two screws at the bottom. See photo. Suggest repairs as needed.



The installed breakers in the main electrical panel were all functional at the time of the inspection.



The exterior sub electrical panel had a loose cover plate, witch can fall off. See photo.



The exterior sub electrical panel's Dead Front plate was loose at the top and falls forward, but was held in place with two screws at the bottom. See photo. Suggest repairs as needed.

2. Main AMP Breaker

Observations:
• The electrical service main was a maximum of 100 AMP's.



The home had a 100 AMP electrical service installed.

3. Tripped Breakers

Observations:
• There were no breakers tripped or off at the time of the inspection.

4. Electrical Wire Feeds Condition

Observations:
• The home's main electrical power feed lines are underground and not visible.

5. Electrical Outlets and Switches

Observations:
• I did not observe any electrical system safety or function concerns at time of inspection.

6. GFCI & AFCI Outlets

Observations:

• There was no GFCI protection installed in the kitchen at the sink (s) on all the needed outlets at the time of the inspection. It was first required to be installed on kitchen electrical outlets in 1987. Electrical outlets within six feet of a water source should have GFCI protection installed for your safety. Although GFCI protection may not have been required at the time the home was built (Older than 1987), for safety reasons, consider upgrading the electrical system to include GFCI protection. See photos. Suggest repairs as needed.



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7. Branch Wire Condition

Materials: The home had modern 14 & 12 gauge copper MN (Non-Metallic) wiring was installed in the home with insulated sheathing.

Observations:
• The observed and testable installed electrical branch wiring was found to be functional at the time of the inspection.

8. Grounding Condition

Materials: The grounding was found to be functional when tested at time of inspection.

Observations:
• The grounding in the home was found to be functional at time of inspection.

Roof Condition

1. Roof Condition

Materials: The slope of the roof is 3/12 pitch. It drops three inches for every twelve inches.

Materials: The home had an asphalt shingle roof.

Observations:
• The asphalt tiles on the roof appeared to be at least 20 years old, based on the current condition of the tiles. There was slight wear to the tiles with prior repairs over the kitchen. With normal maintenance, the roof could last another 10 to 15 years (estimation only). See photos. There is no expressed nor implied warranty for the roof. Suggest repairs by a roofing company and request a roof for a life span certification.


Roof Condition Roof Condition


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2. Roof Eaves & Fascia

Observations:
• The roof eaves and fascia boards appeared to be functional at the time of the inspection.

3. Skylights

Observations:
• The skylight (s) on the roof appeared functional at time of inspection with no observed damage.

4. Roof Vent & Exhaust Pipe Flashing

Observations:
• The roof vents and exhaust pipe flashing appeared functional at time of inspection

5. Rain Gutter Condition

Observations:
• **The home did not have rain gutters and downspouts installed around all areas of the home. Rain water can weaken the foundation and deteriorate the home's siding. Suggest a full installation of rain gutters all around the home to protect the roof's fascia boards, keep water away from exterior walls, to prevent moisture related damage, and/or intrusion to the foundation (or crawlspace) of the home.**

6. Roof Flashing

Observations:
• The metal roof flashing on the home was visible and functional at the time of the inspection.

Exterior Areas

Cracks: Minor settlement or “hairline” cracks in driveways, sidewalks, or even foundations are normal to properties of any age. This is also true for stucco walls. They should, however, be monitored for expansion and sealed as necessary. Medium to large cracks are signs of a more serious problem and should be examined by a Home Inspector or structural engineer. Large cracks, especially uneven stepped cracks are signs of active movement and should be investigated to determine the cause. Once a cause is determined it should be referred to a structural engineer and certified contractor for repairs.
Exterior Walls: Note that any siding, but especially composition or hardboard siding must be closely monitored. Even modern composition siding, and especially, wood trim, is particularly vulnerable to moisture damage. All seams should be sealed and painted periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from entering walls, especially from sprinklers, rain splash back, or wet grass. Swelling from moisture and deterioration may otherwise result. Wood siding should never touch the ground. Any wood on or near the ground should be treated to protect it from moisture and/or bug intrusion.

1. Exterior Doors

Observations:
• The exterior doors appeared to be functional and in satisfactory condition at time of inspection.

2. Siding Condition

Materials: The home's exterior walls were constructed of a wood frame and covered with a Hardie board siding made of wood fibers and resins.

Observations:
• **Holes or open gaps on exterior wood walls:** The exterior wood siding on the home had open small holes and/or gaps, which allow moisture intrusion and unwanted pests access into the home. See photos. Suggest repairs as needed.



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3. Window Condition

Materials: The home had dual pane vinyl framed windows installed.

Observations:
• The installed windows were inspected and found to be functional with no observe defects at time of inspection.

4. Exterior Lighting

Observations:
• The lighting installed on the exterior walls of the home was fount to be functional at time of inspection.

5. Exterior Electrical Receptacles and GFCI

Observations:
• **No grounding:** There was an electrical outlet on the front exterior wall of the home with no ground. All the other electrical outlets were grounded. See photo. Suggest repairs as needed.
• Some exterior electrical outlets on the home had no GFCI protection. GFCI has been around since 1971, but became more common place in 1987. See photo. Suggest repairs as a safety improvement on home built prior to 1987.



Some exterior electrical outlets on the home had no GFCI protection. GFCI has been around since 1971, but became more common place in 1987. See photo. Suggest repairs as needed.



No grounding: There was an electrical outlet on the front exterior wall of the home with no ground. All the other electrical outlets were grounded. See photo. Suggest repairs as needed.

6. Patio Enclosure / Patio Cover Condition

Observations:
• The patio cover appeared to be in satisfactory and functional condition with normal wear for its age at the time of the inspection.

7. Exterior Faucet Condition

Location: There was a water faucet on the North side of house.

Observations:
• The exterior water faucets were tested and appeared to be functional at the time of inspection.

8. Porch Condition

Observations:
• I did not observe any safety concerns with the porch at time of inspection.

9. Decks

Observations:
• The exterior deck and structure was intact and had no observed visible damage at time of inspection.

10. Stairs and Handrails

Observations:
• I did not observe any stair or handrail concerns on the raised deck at the time of the inspection.

11. Manufactured Home HUD Plates

Observations:

• The manufactured home certification plates were located on the rear of the home. See photos for data numbers.



HUD manufactured home certification data info.



HUD manufactured home certification data info.

Grounds

1. Shed Condition

Observations:

• The shed was built on the back concrete driveway, at grade level, and therefore, had moisture intrusion under the back wall. See photo. Suggest repairs as needed.



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Crawlspace / Basement

1. Crawlspace / Basement Access Condition

Materials: The crawlspace access point was a concrete blocks.

Observations:
• The crawlspace access point appeared to be functional at the time of the inspection.

2. Crawlspace Skirting / Stem wall Condition

Materials: The home had a concrete block stem walls all around the home.

Observations:
• The observed crawlspace skirting on the manufactured home was functional at the time of the inspection.

3. Crawlspace / Basement Ventilation

Observations:
• The crawlspace had possible rodent activity based on the droppings throughout the crawlspace. Suggest having a pest company review the home for repairs as needed.

4. Crawlspace / Basement Sub Flooring & Floor Joists Condition

Observations:
• **Manufactured Home:** The sub flooring under the home was hidden from view by the installed belly bottom protective barrier, which had small areas that had been opened up for prior plumbing repairs. The under side of the home and belly bottom barrier was functional with no visible moisture staining. The home's plumping, electrical wiring, and air ducts were mostly hidden from view by the protective belly bottom. See photos.



Crawlspace / Basement
Crawlspace / Basement Sub Flooring & Floor Joists Condition



Crawlspace / Basement
Crawlspace / Basement Sub Flooring & Floor Joists Condition



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Crawlspace / Basement Crawlspace / Basement Sub Flooring & Floor Joists Condition



Crawlspace / Basement Crawlspace / Basement Sub Flooring & Floor Joists Condition

5. Crawlspace Jacks

Observations:

• The home had metal jacks installed holding up the home in the crawlspace. The jacks were sitting on treated wood planks and the jacks were connected to the underside of the homes I-beams. The metal jacks were found to be functional at the time of the inspection.

• The home had metal heavy-duty earthquake anchoring systems installed, which were sitting on composite pads that were spiked to the ground and upper arms were clamped to the home's I-beam structure. See photos.



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Crawlspace / Basement
Crawlspace Jacks



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Crawlspace / Basement
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Crawlspace / Basement Crawlspace Jacks



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6. Crawlspace / Basement Insulation

Observations:
• **Manufactured Homes:** The home had installed insulation under the sub flooring in the crawlspace that was mostly hidden from view by a protective belly bottom, which is normal for manufactured homes. It was only visible from small plumbing pipe areas. The insulation appeared to be functional at the time of the inspection.

7. Crawlspace / Basement Plumbing Materials

Materials: Black ABS piping is installed in the crawlspace for the sewer lines.
• Copper piping is installed in the crawlspace, which is the most common for the fresh water supply pipe.

Observations:
• The plumbing in the crawlspace of the home appeared to be functional with no observed leaks at the time of the inspection.



The plumbing in the crawlspace of the home appeared to be functional with no observed leaks at the time of the inspection.

8. Crawlspace Electrical

Observations:
• The home's electrical service wiring installed in the crawlspace was found to be functional at the time of the inspection.

Potable Water Supply & Sewer System

1. Potable Water Pipe Condition

Materials: The home's fresh water piping was constructed of copper metal piping with soldered joints.

Materials: Local utility supplied water.

Observations:
• The potable water shutoff valve for the home was located at the North side of the home and found to be in functional condition at the time of inspection.



The home's fresh water shutoff valve.

2. Water Pressure

Observations:
• The home's water pressure was tested and found to be 75 PSI at time of inspection. Recommend is 40 to 80 PSI to avoid unnecessary stress on the pipes and faucets to prevent leaks.



The home's water pressure was found to be 75 PSI when tested at the time of the inspection.

3. Pressure Regulator

Observations:
• The water pressure for the home was found to be within a reasonable range (40 to 80 PSI) at the time of inspection.

Gas Source & Type

1. Gas Shut Off Valve

Materials: The natural gas meter and shutoff valve were located on the North side of the home.

Observations:
• The natural gas utility meter and shutoff valve appeared functional at the time of inspection.



The natural gas utility meter and shutoff valve.

2. Seismic Gas Shutoff Valve

Observations:

• NO Seismic Gas Shutoff Valve installed: The home had no automatic natural gas shutoff valve installed at the time of the inspection. These are NOT required on all homes. If one is desired or required by your local municipality (All cities and county's have different requirements), suggest contacting qualified plumbing company to request the installation of a seismic sensing actuating valve on the gas meter, which is designed to automatically shutoff the gas flow in the event of a severe seismic disturbance (Earthquake). If required to be on the home, it would normally already be installed.

Carport

1. Carport Condition

Observations:
• The carport area was located on the North side of the home and was functional at the time of the inspection.