

# 805 Home Inspections

## Property Inspection Report



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

Date of Inspection: 9/2/2017

Inspector: Mike Hasty  
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**805 Home Inspections**

**Real Estate / Mold Inspector**

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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. 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 6 Item: 4	Smoke / CO Detectors	<ul style="list-style-type: none"> <li>• <b>Concern:</b> There were no functional smoke detectors installed in the bedrooms. Smoke detectors need to be installed in all bedrooms, hallways, and living room areas of the home. The law requires these installations due to the fire safety hazard.</li> <li>• <b>Concern:</b> There were no Carbon Monoxide (CO) detectors located in the bedrooms or in the adjoining hallway outside the bedrooms. The California Building Code requires a minimum of one Carbon Monoxide detector outside the bedrooms, in the adjoining hallway. For obvious safety reasons, the inspector suggests installing CO detectors in each bedrooms as well. A combination smoke and CO detector is best. Carbon Monoxide is an odorless and colorless gas. The CO gas can come from any fuel burning source, such as the gas furnace. If the furnace exhaust pipe become damaged or detached, Carbon Monoxide gases can leak into the living areas of the home, and cause serious injury and/or death.</li> </ul>
Bathroom		
Page 9 Item: 5	Bathroom Exhaust Fan	<ul style="list-style-type: none"> <li>• <b>The Master bath fan is noisy and may be at the end of its useful life.</b></li> </ul>
Kitchen		
Page 11 Item: 1	Kitchen Cabinets	<ul style="list-style-type: none"> <li>• <b>The kitchen cabinet bottom drawer next to the dining room has broken drawer guides. Repair as needed.</b></li> </ul>
Page 12 Item: 7	Garbage Disposal	<ul style="list-style-type: none"> <li>• <b>The garbage disposal was missing a hose clamp for the dishwasher drain line. See photo.</b></li> </ul>
Heating / Cooling Systems		
Page 14 Item: 1	Heater Furnace Condition	<ul style="list-style-type: none"> <li>• <b>The older furnace is original to the home and is heavily rusted and will begin to fail. Suggest replacing the furnace in the next few years.</b></li> </ul>
Water Heater		
Page 16 Item: 7	Water Heater Overflow Pipe Condition	<ul style="list-style-type: none"> <li>• <b>Water Heater: Missing temperature Pressure Relief Valve (TPRV) over flow line. An overflow line should be installed within six inches of the floor to prevent hot water from spraying on you, if the TPRV where to open. Suggest having a certified plumber make the proper repairs.</b></li> </ul>
Electrical Service Main		

Page 19 Item: 7	Home Electrical Receptacles and Switches	<ul style="list-style-type: none"> <li>• There was an electrical receptacle in the Master bedroom (on the West wall) with no ground. A receptacle in the South side bedroom on the West wall had reversed neutral and hot wires. All electrical repairs should be made by a certified electrician.</li> <li>• Extension cord used in lieu of "hard wire". The Master bedroom has an extension cord in a receptacle on the South wall that runs into the wall for a flat screen TV setup. A proper receptacle should be added.</li> </ul>
Page 20 Item: 8	GFCI	<ul style="list-style-type: none"> <li>• Concern: There was no <b>GFCI</b> protection in the home at each needed location. Ground Fault Circuit Interrupter (GFCI) protection has been around since 1971, but became more common in 1987. Although GFCI protection may not have been required at the time the home was built, for safety reasons, consider upgrading the electrical system to include GFCI protection at the following locations: <ul style="list-style-type: none"> <li>• Bathrooms</li> <li>• Unfinished basements</li> <li>• Kitchens</li> <li>• Laundry rooms</li> <li>• Within 6 feet of all plumbing fixtures</li> </ul> </li> </ul>
Roof of Home		
Page 21 Item: 1	Roof Condition	<ul style="list-style-type: none"> <li>• The outer edges of the front and back roof have cracking mastic along the edge that needs to be replaced to prevent water intrusion.</li> <li>• The front roof over the enclosed patio has a cactus plant growing on the roof edge. The plant needs to be removed before it causes damage to the roof.</li> </ul>
Page 21 Item: 4	Roof Vent & Exhaust Pipe Flashing	<ul style="list-style-type: none"> <li>• The roof furnace exhaust vent is missing a cap. The cap needs to be added to prevent water from entering the furnace when it rains.</li> </ul>
Exterior Areas		
Page 23 Item: 1	Exterior Doors	<ul style="list-style-type: none"> <li>• Exterior door on the enclosed patio needs a weather seal on the bottom edges of the door. The lack of a threshold and/or weather strip on the door will allow water to enter the home and cause damage to the home's structure. Suggest making the proper repairs.</li> </ul>
Page 24 Item: 4	Window Condition	<ul style="list-style-type: none"> <li>• The front living room and South side bedroom windows on the home were missing window screens at the time of the inspection. Suggest screen replacements to keep bugs and pest on the exterior.</li> </ul>

Page 24 Item: 6	Electrical Receptacles and GFCI	<p>• The exterior electrical receptacles on this home do not have Ground Fault Circuit Interrupter (GFCI) protection. GFCI has been around since 1971, but became more common place in 1987. Although GFCI protection may not have been required at the time the home was built, for safety reasons, consider upgrading the electrical system to include GFCI protection at the following locations:</p> <ul style="list-style-type: none"><li>•Outside</li><li>•Garages</li><li>•Crawlspace (at or below grade)</li><li>•Unfinished basements</li><li>•Within 6 feet of all plumbing fixtures</li><li>•Boathouses</li></ul>
Crawlspace / Basement		
Page 27 Item: 3	Crawlspace / Basement Insulation	<p>• Some crawlspace areas of installed insulation and the protective belly cover of the home had been opened up and insulation removed to make possible plumbing repairs. Suggest adding new insulation and sealing belly cover backup.</p>

# 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.** Inspections 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 things 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 in a home inspection. The inspector can only point out, for the client's discretion, things that are noted 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 seen, 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 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.**

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 inspection and report.

**1. Date & Time of Inspection**

Materials: Date of Inspection: Sept. 2, 2017      Time Inspection Started: 9:30 AM      Time  
Inspection Ended: 11 AM

**2. Weather Conditions at Time of Inspection**

Materials: Weather Conditions at the time of Inspection: Clear

**3. Home Type**

Home Type: Manufactured Home

**4. Year Home was Built**

Materials: The home was built in the year of 1969.

**5. Square Footage & Lot Size**

Materials: The square footage of the home is 1,392 and the lot size of the property is 4,188 square feet.

**6. Utilities Accessibility**

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

**7. Occupancy**

Occupancy: Occupied - Furnished

**8. Attendance**

In Attendance: Client present • Buyer Agent present

**9. Garage type**

Materials: This manufactured home does not have a garages, only a covered carport attached to the home.

**10. Number of Bedrooms**

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

Materials: There are two (2) bathrooms in the home. A Master 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 always 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 living area closets were found to be functional at the time of the inspection.

## 2. Door Bell

Observations:

- There was no door bell installed in the home.

## 3. Interior Doors

Observations:

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

## 4. Smoke / CO Detectors

Observations:

- **Concern:** There were no functional smoke detectors installed in the bedrooms. Smoke detectors need to be installed in all bedrooms, hallways, and living room areas of the home. The law requires these installations due to the fire safety hazard.

- **Concern:** There were no Carbon Monoxide (CO) detectors located in the bedrooms or in the adjoining hallway outside the bedrooms. The California Building Code requires a minimum of one Carbon Monoxide detector outside the bedrooms, in the adjoining hallway. For obvious safety reasons, the inspector suggests installing CO detectors in each bedrooms as well. A combination smoke and CO detector is best. Carbon Monoxide is an odorless and colorless gas. The CO gas can come from any fuel burning source, such as the gas furnace. If the furnace exhaust pipe become damaged or detached, Carbon Monoxide gases can leak into the living areas of the home, and cause serious injury and/or death.

## 5. Ceiling Condition

Materials: The home has acoustic panel ceilings.

Observations:

- The ceilings in the living areas of the home all appeared to be functional at time of inspection.

## 6. Ceiling Mounted Light / Fan

Observations:

- Ceiling light fixtures were installed in hallway and living areas of the home. The lights all appeared to be functional and operated by using a wall switch by the doors.

## 7. Wall Condition

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

Observations:

- The walls in the home all appeared functional at time of inspection.

## 8. Flooring Condition

Materials: The floors in the the home were a wood style flooring.

Observations:

- All flooring was found to be in functional condition at the time of the inspection, with no notable damage or stains.

## 9. Cabinets

Observations:

- The cabinets in the bedroom hallway appeared functional and in satisfactory condition, at time of inspection.



## Bedrooms

The main area of inspection in the bedrooms is the structural system and electrical. This means that all visible walls, ceilings, and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

### 1. Bedroom Ceiling Fan / Light

Observations:

- There were no lights installed in the ceilings of the bedrooms. The rooms are setup with an electrical wall switch that turns on a dedicated electrical receptacle for a lamp.

### 2. Bedroom Closets

Observations:

- The bedroom closets appeared to be functional at the time of the inspection.

### 3. Bedroom Wall Condition

Materials: The bedroom walls were constructed of thin wood paneling.

Observations:

- The bedroom walls appeared functional at time of inspection.

### 4. Bedroom Ceiling Condition

Materials: The bedroom ceilings are constructed of an acoustic paneling.

Observations:

- The bedroom ceilings all appeared functional at time of inspection.

### 5. Bedroom Cabinets

Observations:

- The bedroom cabinets appeared to be functional at the time of the inspection.

## Bathroom

Bathrooms can consist of bath tubs, Jacuzzi tubs, showers, toilets, and bidets. Due of all the plumbing involved, it is an important area of the home to look over. Moisture in the air and 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.

### 1. Bathroom Cabinets

Observations:

- Appeared functional and in satisfactory condition, at time of inspection. The cabinets show minor wear and scratching due to normal use. The door and drawers work reasonably well. (Remember the standard is, it's functional or not functional)

### 2. Bathroom Ceiling Condition

Materials: The home has acoustic panel ceilings.

Observations:

- The bathroom ceilings appeared functional at time of inspection.

### 3. Bathroom Wall (s) Condition

Materials: The bathroom walls were constructed of thin wood paneling.

Observations:

- The bathroom walls appeared to be functional at the time of the inspection.

### 4. Bathroom Counters

Observations:

- Appeared functional at time of inspection.

### 5. Bathroom Exhaust Fan

Observations:

- **The Master bath fan is noisy and may be at the end of its useful life.**



The Master bathroom exhaust fan is noisy.

## 6. Bathroom Mirrors

### Observations:

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

## 7. Bathroom Plumbing

### Observations:

- The bathroom plumbing under the sinks showed no signs of leaks and appeared functional at time of inspection.

## 8. Bathroom Sinks

### Observations:

- The bathroom sinks were in good condition for their age and appeared to be functional at the time of the inspection.

## 9. Toilets

### Observations:

- The toilets were found to be functional at the time of the inspection.

## 10. Bathtub / Shower Condition

Materials: The bathtub was made of cast iron with a ceramic color coating.

Materials: The shower walls in the shared bathroom are made of a water resistant wood paneling.

### Observations:

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



The shared bathroom tub surround is a paneling with aluminum trim. Suggest sealing.

## 11. Bathroom Faucet Condition

### Observations:

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

## 12. Bathroom Lighting Condition

### Observations:

- The lights in the bathrooms were all found to be functioned 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 cabinet bottom drawer next to the dining room has broken drawer guides. Repair as needed.



The bottom kitchen cabinet drawer in the dining area has broken drawer guides.

### 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 Wall Condition

Materials: The kitchen walls were constructed of thin wood paneling.

Observations:

- The kitchen walls appeared to be functional at time of inspection.

### 5. Kitchen Ceiling Condition

Materials: The home has acoustic panel ceilings.

Observations:

- The kitchen ceilings appeared to be functional at time of inspection.

### 6. Dishwasher

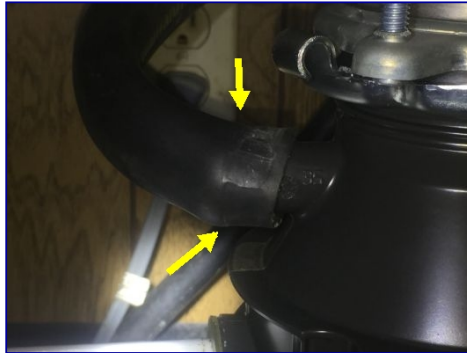
Observations:

- The dishwasher was turned on and ran through one cycle and it appeared to be functional at time of inspection.

## 7. Garbage Disposal

### Observations:

- The garbage disposal was missing a hose clamp for the dishwasher drain line. See photo.



The dishwasher drain line on the garbage disposal is missing a clamp.

## 8. Cook top condition

### Observations:

- The cook top gas range was operated and it appeared to be functional at time of inspection.



The kitchen cook top gas shutoff is under the cabinet. The fixed aluminum gas line should be replaced.

## 9. Oven Exhaust Vent

Materials: The oven heat exhaust vent is vented to the outside of the home.

### Observations:

- The oven heat exhaust system appeared to be functional at time of inspection.

## 10. Kitchen Sinks

### Observations:

- The kitchen sink appeared to be functional at time of inspection.

## 11. Kitchen Sink Plumbing

### Observations:

- The kitchen plumbing under the sinks showed no signs of leaks and appeared functional at time of inspection.

## 12. Refrigerator

### Observations:

- The refrigerator appeared to be functional at time of inspection.

## Laundry

### 1. Laundry Room Location

Locations: The laundry room is in a closet in the main bedroom hallway.

### 2. Laundry Room Wall Condition

Materials: The laundry room walls were constructed of thin wood paneling.

Observations:

- The laundry room walls appeared to be functional at time of inspection.

### 3. Laundry Room Ceiling Condition

Materials: The home has acoustic panel ceilings.

Observations:

- The ceilings in the laundry room appeared to be functional at time of inspection.

### 4. Laundry Room Exhaust Fan

Observations:

- There was no exhaust fan installed in the laundry room at the time of this inspection. Consider installing an exhaust fan to limit moist air in the laundry room, which can lead to wall and ceiling damage, or even Mold growth.

### 5. Laundry Room Plumbing

Observations:

- The laundry room wall plumbing for the clothes washer appeared to be functional at time of inspection.

### 6. Washer & Dryer

Observations:

- The seller is leaving the washing machine and gas dryer. Both were tested using the control boards and were functional at the time of the inspection.

### 7. Dryer Vent

Observations:

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

### 8. Dryer Gas Valves

Observations:

- The gas valve to the clothes dryer appeared to be functional at time of inspection.



The laundry room gas dryer shutoff valve is outside in the furnace closet.

## Heating / Cooling Systems

## 1. Heater Furnace Condition

Materials: The furnace is located in an exterior closet

Materials: Gas fired forced hot air.

Observations:

- The furnace was operated using the wall thermostat. The furnace was run for ten minutes and the air was tested with a thermal laser gun before and after, showing a temperature change of more than ten degrees at a register. The test shows the furnace was functional at time of inspection.

- The older furnace is original to the home and is heavily rusted and will begin to fail. Suggest replacing the furnace in the next few years.



The furnace is heavily rusted inside.

## 2. Heater Base

Observations:

- The furnace base appeared to be functional at the time of the inspection.

## 3. Furnace Enclosure Condition

Observations:

- There was no furnace enclosure. The furnace sat in an open area.

## 4. Heater Exhaust Pipe Condition

Observations:

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

## 5. Heater Furnace Gas Valves Condition

Observations:

- The furnace gas shutoff valve appeared functional at time of inspection.

## 6. Heater Combustion Chamber Condition

Observations:

- The combustion chamber on the heater is heavily rusted.



The furnace is heavily rusted inside.

## 7. Fresh Air Intake Condition

### Observations:

- The return air supply system appears to be functional.

## 8. Registers

### Observations:

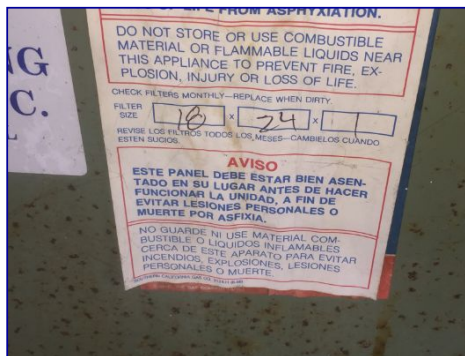
- The home interior registers that disburse the forced air into each room of the home appeared to be functional at the time of the inspection.

## 9. Furnace Filter Condition

Location: The furnace air filter is located inside the lower area of the furnace. The front furnace panel has to be to gain access.

### Observations:

- The forced air filter appeared functional at time of inspection.



Furnace filter size.

## 10. Thermostats

### Observations:

- The furnace wall thermostat appeared functional at time of inspection.



## Water Heater

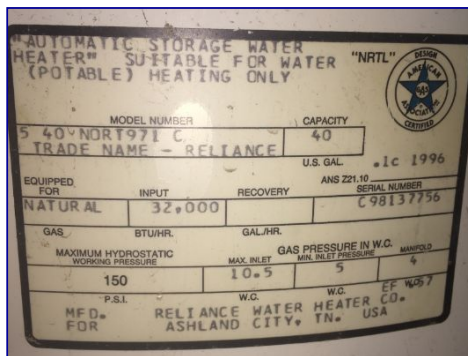
### 1. Water Heater Condition

Heater Type: Gas

Location: The heater is located in the exterior closet.

Observations:

- Tank appeared to be functional at the time of the inspection.



Water heater info.

### 2. Water Heater Base

Observations:

- The water heater base appeared to be functional at the time of the inspection.

### 3. Water Heater Enclosure

Observations:

- The water heater enclosure was found to be functional at time of inspection.

### 4. Water Heater Combustion

Observations:

- The water heater gas combustion chamber appeared functional at time of inspection.

### 5. Water Heater Exhaust Pipe

Observations:

- The water heater exhaust pipe appeared functional at time of inspection.

### 6. Water Heater temperature Pressure Relief Valve

Observations:

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

### 7. Water Heater Overflow Pipe Condition

Materials: There was no TPRV overflow pipe installed on the water heater at the time of the inspection.

Observations:

- **Water Heater: Missing temperature Pressure Relief Valve (TPRV) over flow line. An overflow line should be installed within six inches of the floor to prevent hot water from spraying on you, if the TPRV where to open. Suggest having a certified plumber make the proper repairs.**



The water heater should have a copper drain line pipe extended down to the catch pan.

#### 8. Water heater Piping

Observations:

- The water heater has copper piping leading to the water heater with a shutoff valve and copper piping on the return side. No leaks were found at the time of the inspection.

#### 9. Number Of Gallons

Observations:

- The water heater supply tank is rated at 40 gallons.

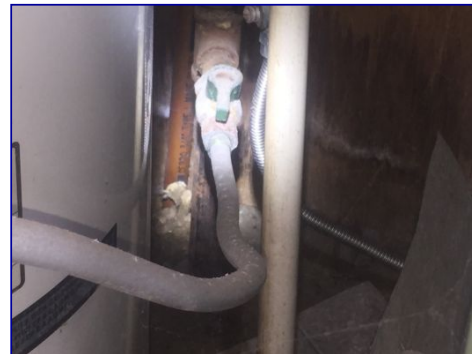
#### 10. Water Heater Gas Valve

Observations:

- The water heater gas valve appeared to be functional at the time of the inspection.



The water heater should not have a non flexible nor an aluminum gas pipe.



Water heater gas shutoff.

#### 11. Water Heater Safety Strapping

Observations:

- The water heater safety strapping appeared functional at time of inspection.

#### 12. Water Heater / Tankless Install Date

Materials: No install dates were listed on the water heater.

## Electrical Service Main

### 1. Electrical Panel Condition

Location: The Main Electrical Panel for the home is on the West side of the house.

Location: The electrical sub panels are located in the Master and West side bedrooms.

Observations:

- The main electrical panel appeared to be functional at the time of the inspection.



The home has a sub panel in the West side back bedroom closet.



There is a second sub panel in the Master bedroom.

### 2. Main Amp Breaker

Observations:

- The electrical service main is a maximum of 50 AMP's.



The home has a 50 AMP electrical service.

### 3. Breakers in off position

Observations:

- There were no breakers tripped or off at the time of the inspection.

### 4. Cable Feeds

Observations:

- The home's electrical wires entering the panel appeared to be functional at the time of the inspection.

### 5. Breakers / AFCI Condition

Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared to be functional at the time of the inspection.

## 6. 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.

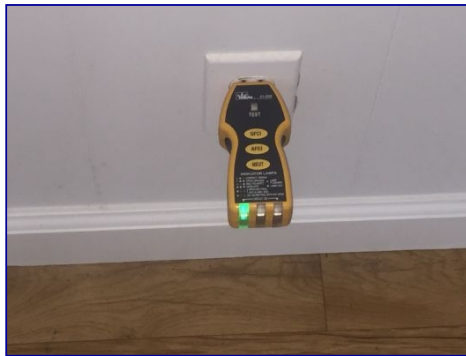
## 7. Home Electrical Receptacles and Switches

Observations:

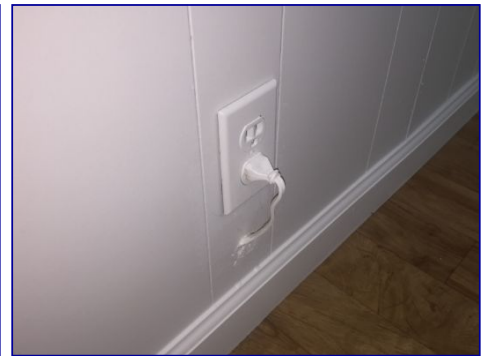
- There was an electrical receptacle in the Master bedroom (on the West wall) with no ground. A receptacle in the South side bedroom on the West wall had reversed neutral and hot wires. All electrical repairs should be made by a certified electrician.
- Extension cord used in lieu of "hard wire". The Master bedroom has an extension cord in an receptacle on the South wall that runs into the wall for a flat screen TV setup. A proper receptacle should be added.



The South side back bedroom has an electrical receptacle on the West wall with reversed neutral and hot.



The Master bedroom has a receptacle on the West wall with no ground.



The Master bedroom has an extension cord plugged into a receptacle and running back into the wall for a wall hung TV.



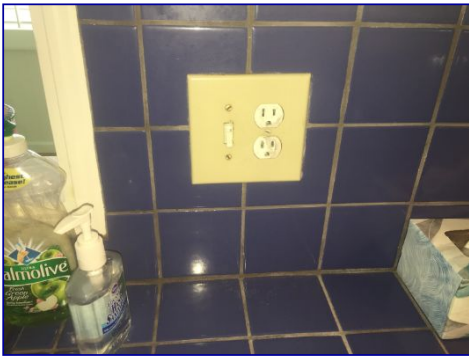
The Master bedroom has an extension cord plugged into a receptacle and running back into the wall for a wall hung TV.

## 8. GFCI

### Observations:

• **Concern:** There was no **GFCI** protection in the home at each needed location. Ground Fault Circuit Interrupter (GFCI) protection has been around since 1971, but became more common in 1987. Although GFCI protection may not have been required at the time the home was built, for safety reasons, consider upgrading the electrical system to include GFCI protection at the following locations:

- Bathrooms
- Unfinished basements
- Kitchens
- Laundry rooms
- Within 6 feet of all plumbing fixtures



The kitchen electrical is not GFCI protected.



The bathrooms do not have GFCI protection.



The Master bathroom has no GFCI protection.

## Roof of Home

## 1. Roof Condition

Materials: The slope of the roof is 2/12 pitch. It drops two inches for every twelve inches.

Materials: The manufactured home has a thin aluminum roof covered with a thick weather resistant coating.

Observations:

- The outer edges of the front and back roof have cracking mastic along the edge that needs to be replaced to prevent water intrusion.
- The front roof over the enclosed patio has a cactus plant growing on the roof edge. The plant needs to be removed before it causes damage to the roof.



Roof is in functional condition.



The edges of the roof (front and back) need a new coating of roofing mastic.



there is a cactus plant growing on the roof of the front enclosed porch.

## 2. Roof Eaves &amp; Fascia

Observations:

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

## 3. Sky Lights

Observations:

- The skylight (s) on the roof appeared functional at time of inspection.

## 4. Roof Vent &amp; Exhaust Pipe Flashing

Observations:

- The roof furnace exhaust vent is missing a cap. The cap needs to be added to prevent water from entering the furnace when it rains.



The furnace exhaust pipe on the roof is missing a cap.

### 5. Rain Gutter Condition

Observations:

- I did not observe any system safety or function concerns noted at time of inspection.

### 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:

- Exterior door on the enclosed patio needs a weather seal on the bottom edges of the door. The lack of a threshold and/or weather strip on the door will allow water to enter the home and cause damage to the home's structure. Suggest making the proper repairs.



The exterior back porch door needs a new weather strip.

### 2. Siding Condition

**Materials:** The home exterior of the home has wood siding with wood frame construction on the inner walls.

Observations:

- I did not observe any system safety or function concerns at time of inspection.

### 3. Exterior Wood Trim & Paint

Observations:

- The exterior wood trim around the door and windows appeared to be functional at the time of the inspection.



#### 4. Window Condition

Materials: The home has single glass pane with Aluminum framing.

Observations:

- The front living room and South side bedroom windows on the home were missing window screens at the time of the inspection. Suggest screen replacements to keep bugs and pest on the exterior.



The front and West side bedroom windows are missing screens.

#### 5. Exterior Lighting

Observations:

- Appeared functional at time of inspection.

#### 6. Electrical Receptacles and GFCI

Observations:

- The exterior electrical receptacles on this home do not have Ground Fault Circuit Interrupter (GFCI) protection. GFCI has been around since 1971, but became more common place in 1987. Although GFCI protection may not have been required at the time the home was built, for safety reasons, consider upgrading the electrical system to include GFCI protection at the following locations:

- Outside
- Garages
- Crawlspace (at or below grade)
- Unfinished basements
- Within 6 feet of all plumbing fixtures
- Boathouses

#### 7. Porch Condition

Observations:

- I did not observe any safety concerns with the porch at time of inspection.

#### 8. Decks

Observations:

- The exterior deck and structure appeared functional at time of inspection.

#### 9. Stairs and Handrails

Observations:

- I did not observe any stair or handrail concerns at the time of the inspection.

Foundation

## Grounds

**1. Driveway & Walkway Condition**

Materials: The home has a front asphalt driveway. • No sidewalk noted.

Observations:

- I did not observe any system safety or function concerns noted at time of inspection.

**2. Yard Grading**

Observations:

- I did not observe any system safety or function concerns noted at time of inspection.

**3. Yard Vegetation Observations**

Observations:

- I did not observe any system safety or functional concerns noted at time of inspection. No trees or plants were growing over, or against the home.

**4. Exterior Gate Condition**

Materials: The backyard side gate is constructed of a vinyl material.

Observations:

- The backyard side gate was found to be functional at time of inspection.

**5. Fence and Retaining Condition**

Materials: The fencing around the yard was constructed with vinyl formed panels and posts.

Observations:

- The fencing material and structure appeared to be functional at time of inspection.

**6. Exterior Faucet Condition**

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

- There was a water faucet on the West side of house.

Observations:

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

**7. Patio Decking Type & Condition**

Observations:

- The patio decking appears in satisfactory and functional condition with normal wear for its age at the time of the inspection.

**8. Patio Enclosure / Patio Cover Condition**

Observations:

- The patio enclosure appeared to be in satisfactory and functional condition with normal wear for its age at the time of the inspection.

# Crawlspace / Basement

## 1. Crawlspace / Basement Access Condition

**Materials:** The access point for the crawlspace is an exterior screen hatch along the lower edge of the exterior wall of the home.

**Observations:**

- The crawlspace access point appeared to be functional at the time of the inspection.

## 2. Crawlspace Skirting / Basement Footing wall Condition

**Materials:** The home has an a treated wood skirting with installed vents all around the home. The shirting sits directly on the ground and is fastened at the top to the home's outer walls.

**Observations:**

- The crawlspace appeared to be functional at the time of the inspection, at the visible portions of the structural components of the home.

## 3. Crawlspace / Basement Insulation

**Observations:**

- **Some crawlspace areas of installed insulation and the protective belly cover of the home had been opened up and insulation removed to make possible plumbing repairs. Suggest adding new insulation and sealing belly cover backup.**

## 4. 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 at the time of the inspection.

## 5. Crawlspace Jacks

**Observations:**

- This manufactured home is sitting on metal jacks that are attached to the home I-beam framing. The jacks are connected at the top by clamps and are sitting on treated wood bases. The jacks are in columns of four (4) wide and there are thirteen rows. The rows of jacks include the anchoring jacks. There are a total of five anchoring jacks in a row, from one end to the other of the home. There are a total of twenty anchoring jacks under the home all clamped to the home's I-beams and sitting on treated wood planks.



The trailers still have their tires installed.



The home has earthquake anchoring jacks installed.



The 12 foot metal jacks under the home are covered with surface rust and should be monitored.



Crawlspace area view.



The home has earthquake anchoring jacks installed.

## 6. Crawlspace Piers

### Observations:

- The structural piers all appeared to be functional at the time of the inspection, at the visible areas of the structure.



The front porch area of the home has concrete piers installed as supports.

## 7. Crawlspace / Basement Ductwork

### Observations:

- The ducting in the crawlspace appeared functional at time of inspection.

## 8. Crawlspace Footing Anchor Bolts Condition

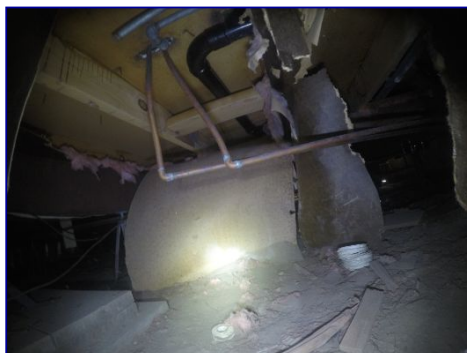
### Observations:

- Anchor bolts appeared to be functional at the time of inspection.

## 9. Crawlspace / Basement Sub Flooring & Floor Joists Condition

### Observations:

- Floor Joists appeared to be functional at the time of inspection.



Some protective covering and insulated areas have been opened up under the home for possible plumbing repairs.

## 10. Crawlspace / Basement Ventilation

### Observations:

- The crawlspace ventilation vents and screens were functional at the time of the inspection.

# Fresh Water Supply & Sewer System

## 1. Fresh Water Pipe Condition

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

Materials: City water.

Observations:

- The fresh water pipes in the home were found to be in functional condition at the time of inspection.



The home's main water shutoff is in the carport area.

## 2. Water Pressure

Observations:

- The home's water pressure was tested at the water main on the front of the home and found to be 70 PSI at time of inspection.



The home's water pressure is 70 PSI.

## 3. Pressure Regulator

Observations:

- Pressure regulator noted and appeared functional at the time of inspection.

## 4. Sewer Pipes Condition

Materials: ABS black piping noted fro sewer connections.

Observations:

- The sewer piping for the home was found to be functional at time of inspection.

# Gas Source & Type

## 1. Gas Shut Off Valve

Materials: The natural gas meter and shutoff are located on the South side of the home.

Observations:

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



The home's main gas shutoff is in the carport area.



# Carport

## 1. Carport Condition

Observations:

- The carport area is located on the West side of the home.
- The carport is constructed of asphalt and was in found to be in functional condition at the time of the inspection, with minor wear, staining, and small normal cracking.

## 2. Carport Cover Condition

Observations:

- The carport covering is constructed of aluminum and runs the length and width of the carport. The carport has several aluminum and wood piers holding up the outer edge of the covering and the opposite side is attached to the home. The carport covering was found to be in functional condition at the time of the inspection.