



Home Inspection Report



13823 Lemon Ln, Clearlake Oaks, CA 95423

Inspection Date:

Sunday August 29, 2021

Prepared For:**Prepared By:**

Dustin Wallace General Contractor Home Inspections
16496 Main St.
Lower Lake, CA 95457
(707) 293-6307
dustinjameswallace1985@gmail.com

Report Number:

4324

Inspector:

Dustin Wallace

License/Certification #:

CA--1052482

Inspector Signature:

Report Overview

Scope of Inspection

All components designated for inspection in the ASHI Standards of Practice or Building Code of when the home was built I DO NOT APPLY NEW BUILDING CODE TO AN OLDER HOME I am inspecting the home as when the home was built. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

The parties agree and understand that Dustin Wallace Home Inspections and Construction assume no liability or responsibility for the costs or repairing or replacing any unreported defects or deficiencies either current or arising in the future of any property damage, consequential damage or bodily injury or any nature. If repairs or replacement are done without giving Dustin Wallace Home Inspections and Construction required notice then there will be no liability to client. The Client further agrees that Dustin Wallace Home Inspections and Construction is only liable up to the cost of the inspection.

The parties agree and understand Dustin Wallace Home Inspections and Construction is not an insurer or guarantor against defects in the structure, items, components, or systems inspected.

The Inspection will not include an appraisal of the value or a survey.

As a Licensed General Contractor I am not allowed to do any work for a minimum 12-months on anything inspected on a home inspection.

Main Entrance Faces

North

State of Occupancy

Occupied

Weather Conditions

Sunny

Recent Rain

No

Ground Cover

Dry

Approximate Age

40 Years

Report Summary

Items Not Operating

Refer to "Report Section" with reference to the location of items that are not working, missing, and needed or needed to be replaced. Below are the list of items in "Report Section" is the location of the listed items.

Refer to ("Report Section: Grounds")

1. Recommend installing platform between driveway and Lemon Lane
2. Clear out debri in ABS drain and recommend patch work on chipped area
3. Recommend sanding and painting porch deck
4. Replace bracket on column on rear deck (This is a temporary fix as the entire deck does need to be replaced)
5. Replace latch on breezeway
6. Adjust Right Side Gate
7. Move latch to proper location to properly close on Rear Gate

Refer to ("Report Section: Exterior")

1. Loose Gutter
2. Attach corrugated (with holes down) extension on downspout dig for proper fall on right side of home
3. Replace sweep on front door
4. Cut bottom portion 1/2" of lower strike plate for screen door jamb.

Refer to ("Report Section: Interior")

1. Install new smoke detectors and CO2 detector

Refer to ("Report Section: Roof")

1. Recommend using Rust-Oleum Rust Reformer Spray on vent showing rust.
2. Step Flashing and 22 Degree L Flashing can be helpful for run-off.

Refer to ("Report Section: Electric/Cooling System")

1. Recommend replacing 15amp breaker that is double tapped with a tandem breaker or breaker designed for two wires.

Refer to ("Report Section: Heating System")

Report Summary

Items Not Operating

1. Replace Access Door to Furnace

Refer to ("Report Section: Plumbing")

1. Replace Hot Water Heater Vent on Roof
2. Replace Access Door to Hot Water Heater

Refer to ("Report Section: Kitchen")

1. Missing Dishwasher Air Gap Cover
2. Grinding sound is noted on Garbage Disposal. There could be debris trapped in the chamber.

Refer to ("Report Section: Living Room")

1. Ceiling fan needs to be repaired or replaced.
2. Loose electrical outlet cover.
3. Recommend installing transition cap between living room carpet and tile. (Noted Damaged Area of Carpet)

Refer to ("Report Section: Dining Room")

1. Remove electrical cover plate and move back outlet box flush with drywall
2. Replace weatherstripping on right side hinged door.

Refer to ("Report Section: Hallway")

1. There is tape joint repair needed this is not from a leak. This is just a poor tape joint job.

Refer to ("Report Section: Laundry Room")

1. Dryer Vent is disconnected in the crawl space to the exterior wall

Refer to ("Report Section: Bedroom 1")

1. Lubricate Closet Door Track
2. Ceiling fan needs to be repaired or replaced.

Refer to ("Report Section: Bathroom 1")

1. Move strike plate to properly latch door

Report Summary

Items Not Operating

2. Toilet is a little loose recommend tightening on base

3. Cabinet hinge loose

Refer to ("Report Section: Bedroom 2")

1. Replace Damaged Door

2. Install Door Stop on top hinge

Refer to ("Report Section: Half Bath")

1. Replace Aerotor on faucet

2. Exhaust fan is noisy and needs to be repaired

3. Exhaust fan should also be cleaned.

Refer to ("Report Section: Master Bedroom")

1. Ceiling fan was not operable during time of inspection recommend replacing

2. Recommend installing a Transition Cap between carpet and tile

Refer to ("Report Section: Master Bathroom")

1. Replace stem and drain stop in sink

2. Replace Damaged Door

3. Toilet is a little loose recommend tightening on base

Refer to ("Report Section: Storage Building")

1. Leak on faucet

2. Adjust hinges on Exterior Door

Refer to ("Report Section: Garage")

1. Slight siding damage is noted on the base on the left side

Refer to ("Report Section: Crawl Space")

1. Install a blank cover on electrical outlet near crawl space access

Report Summary

Items Not Operating

2. Various insulation members can be reinstalled in the steel frame

Major Concerns

Manufactured Homes have a different set of codes, different process of being built, and a different structural support then a regular stick built home. Thus, what is applied on a stick built on a home inspection cannot be applied on a manufactured home.

Crawl Space Summary

There are no structural concerns with regards to this manufactured home. Manufactured homes have a steel frame with that being the structural deadload not the perimeter foundation. New Manufactured homes usually are on a perimeter foundation but are not the structural support member like a normal framed house. A normal framed house or "stick built" has joist members on the mudsill which is the perimeter deadload support of the home. Manufactured homes dead load transfer is the steel frame that is welded in factory and the columns. Point of this explanation is that erosion concerns with this are far different then a if water were seep underneath the perimeter foundation of a home. These are two different structures. There is a 433A system present in the crawl space which is important to note as Civil Engineer Certificate will most likely need to be provided to the lender. As A licensed General Contractor I can confirm this was properly installed and is now considered real property. However, only a Civil Engineer can provide that document. De Leon Engineering are the only company I am aware of that does provide this in Lake County. The Sump Pump most likely will never even need to be used. There is complete drain tile in the ground that exits to the street around the high point where the sump pump is located and the front of the home. It does not hurt to add attachments to the elbows on the right side of the home but is not required. this is noted more in Report Section.

Roof Summary

There are two roof types on this home. 30-Year Dimensional Asphalt Shingle and Roll Asphalt. It is important to note that this is not the original roof. Manufactured homes come with a 3-Tab Roof in the assembly, 3-Tab Asphalt Roofs have a 20-Year Life. But 15 years with direct sun and with a 3-12 pitch roof. The lower the pitch the less life your roof will have. thus, the roof was most likely replaced late 1990's early 2000's and this new 30-Year Dimensional Asphalt Roof was put on. Making the life span around 10-years left. I inspected the roof and I can make it clear that 90 percent of the roof has 10 years left. The roll asphalt can be fixed in the seams by anyone by applying the proper tar flashing, "Henrys, or even Flex Seal Black Paint" The Plumbing Vents cannot have storm collars installed now unless the ABS pipes are completely removed theres no point in doing that. Reapply the same material used on the roll asphalt seams around the base of the ABS pipe and the plumbing jack.

Its important to emphasize this that manufactured homes are built in a factory and delivered.

Plumbing and Gas

The vent on the roof can be repaired or replaced but the yellow coated 1/2 gas connector is perfectly fine for the hot water heater. There also does not need to be a gas shut-off at the house when the tank is in the line of site sharing the same wall. The shut-off is perfectly fine at the tank this is not required to request a shut-off at the house is beyond the scope of a home inspector who does not carry a General B Contractors License (which covers all subcontractor trades) or a C36 Plumbing License.

Solar Summary (SunRun)

Report Summary

Major Concerns

After closely inspecting the solar I can confirm all brackets are secure and after reviewing the applications 30-Day Energy Saving Calculations that there is more than enough solar needed for this home. Solar is best on homes with a 3-12 to 4-12 pitch roof. The last 30 Days solar produced 1251 kwh along with appliances being propane there is more than enough solar panels.

Rear Deck

The rear deck does need to be removed. The best solution is to remove the deck immediately install new skirt boards on exposed areas and do a concrete slab. The costs for a new deck would exceed the costs of just having a concrete slab put in.

Potential Safety Hazards

Recommend changing out the existing smoke detectors and installing CO2 Detector

Deferred Cost Items

"COSTS TO CURE" are considered unsolicited when asked by client to provide cost numbers. As an Active Licensed General Contractor I am able to give bids or estimates. The "estimated" costs are just estimates and do not reflect the actual bid for service and repairs as unforeseen areas of concern when "opened up" could raise estimates. Furthermore, I am not allowed to perform the service or work myself for 12-months due to Conflict of Interest, these costs are accurate. Having a General B License is also licensed to cover two unrelated to carpentry. Plumbing, Electrical for example. The costs for plumbing, electrical, HVAC, Roofing are numbers general costs provided by given costs by my subcontractors. The actual bid for repairs will come from the Engineer, Contractor, or subcontractor that is hired for the service and repair. **COSTS TO CURE CANNOT BE APPLIED WHEN INSPECTION RIGHTS ARE WAIVED OR WHEN THE LISTING IS A FORECLOSURE**

TWO REPORTS ARE PROVIDED if a request for costs for credit or price reduction are asked from client and/or Realtor. One Report contains the "costs" the other report does not contain any numbers. I only provide the reports I do not choose or decide which of the two reports are to be used. This is solely decided with **NO INFLUENCE** by me to the client and realtor.

There are no credit requests with regards to this inspection.

Referrals:

With regards to HVAC repairs installing or new installations of Mini-Ductless Systems contact Mike from Cool-Air at (707) 277-7332

When it comes to anything electrical I refer Jesse Cole of IEC (707) 277-0623

With regards to plumbers I refer out Richard of Arbee Plumbing 1-707-349-1200

When it comes to replacing gutters and installing gutters covers contact Gutter Masters at 707-279-1524

When it comes to fixing and patching drywall contact Evan Witzel Drywall 707-987-2685

When it comes to roofing or any work with regards to your roof I refer Curtis Edwards Roofing 707-900-1517

Report Summary

Deferred Cost Items

When it comes to Tree work they should provide their own bid as the costs will range quite a bit contact Family Tree Resource at 707-512-0383

Because I am not allowed to do any work on anything I examine as a General Contractor / Certified Home Inspector for 12 months because of "Conflict of Interest" When I refer out major construction projects like a new deck an addition or full remodel I refer out JS Builders as they have multiple crews. For medium size projects like residing a whole house replacing windows anything that involves two workers I refer Scott Construction. Lastly, for small projects which are the majority of the projects that are noted on inspections like deck repair, various repairs around the home that involves one person I refer Martin Construction. All three references are Licensed General Contractors.

For JS Builders contact Jktan at 707 280-2801

For Scott Construction contact Pat Scott 707 994-3567

For Martin Construction contact Efrain Martin 707 802-8368

When it comes to new doors and installing I recommend contacting Andy or Spike with Quality Door Trim & Cabinets at 707-263-8877

When it comes to concrete repair or pouring new concrete pads, slabs etc I recommend Derek Andress Concrete at 707-337-1491

When it comes to excavation I would contact Brian Case with Case Excavating Inc. (707) 994-6815

When it comes to painting I recommend Xavier Pena 707-320-8876

When it comes to measuring, ordering, and installing or replacing windows I recommend Valley Glass contact Renee at 707-994-7574

For carpet installation I recommend Caliber Carpets at 707-467-0181

For hardwood floor installing and replacing contact John Stacey at 707 245-2449

Improvement Items

Items To Monitor

Receipt/Invoice

**Dustin Wallace General Contractor Home
Inspections
16496 Main St.
Lower Lake, CA 95457
(707) 293-6307**

**Property Address
13823 Lemon Ln
Clearlake Oaks, CA 95423**

Date: Aug 29, 2021

Inspection Number: 4324

Inspected By: Dustin Wallace

Payment Method: Cash

Client:

| Inspection | Fee |
|-------------------|------------|
| Home Inspection | \$350.00 |

| | |
|--------------|-----------------|
| Total | \$350.00 |
|--------------|-----------------|

Grounds

Lemon Lane

☐ None ☐ Not Visible

Material

☒ Asphalt ☐ Flagstone ☐ Gravel ☐ Brick Other: .

Condition

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Trip hazard ☐ Typical cracks ☐ Pitched towards home
☐ Settling cracks ☐ Public sidewalk needs repair

Comments

Photos



Driveway/Parking

☐ None ☐ Not Visible

Material

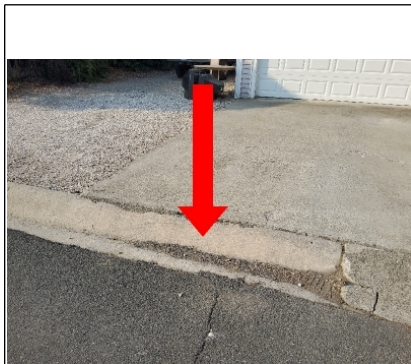
☒ Concrete ☐ Asphalt ☐ Gravel/Dirt ☐ Brick Other: .

Condition

☐ Satisfactory ☐ Marginal ☐ Poor ☐ Settling Cracks ☒ Typical cracks ☐ Pitched towards home
☐ Trip hazard ☐ Fill cracks and seal

Comments

Photos



Recommend attaching platform.
Refer to next slide as noted on
neighbors driveway.

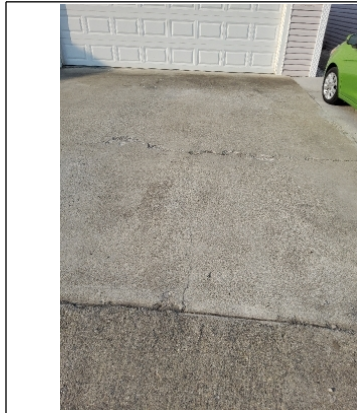
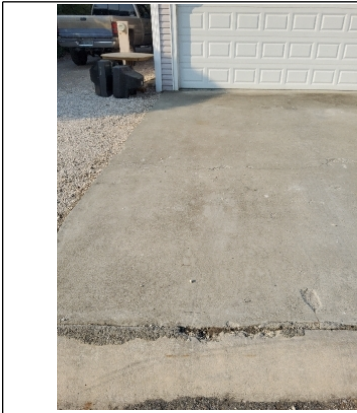


this is referenced to prior slide



Clear out debris in abs pipe and
recommend patch work on
disconnect concrete.

Grounds



Porch Walkway

☐ None ☐ Not Visible

Material

☒ Concrete ☐ Asphalt ☐ Gravel/Dirt ☐ Brick Other: .

Condition

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Settling Cracks ☐ Typical cracks ☐ Pitched towards home
☐ Trip hazard ☐ Fill cracks and seal

Comments

Photos



Porch Deck

☐ None ☐ Not Visible

Condition

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Railing/Balusters recommended

Support Pier

☐ Concrete ☒ Wood Other: .

Floor

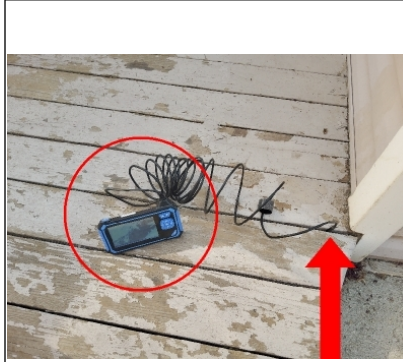
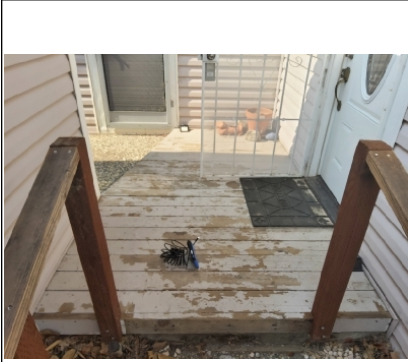
☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard

Comments

Rope Camera was used during inspection to check underneath conditions of joist members. Plank members should be sanded, primed and painted. No evidence of concerns with regards to joist members.

Photos

Grounds



Rope Camera was scoped in various locations on the porch deck



Patio

☐ None

Material

☐ Concrete ☐ Flagstone ☐ Kool-Deck ☒ Brick Other: .

Condition

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Settling cracks ☐ Trip hazard
☐ Pitched towards home (see remarks) ☐ Drainage provided ☐ Typical cracks

Comments

Photos



Rear Deck

☐ None ☐ Not Visible

Material

☒ Wood ☐ Metal ☐ Composite ☐ Railing/Balusters recommended

Condition

☐ Satisfactory ☐ Marginal ☒ Poor ☐ Wood in contact with soil

Finish

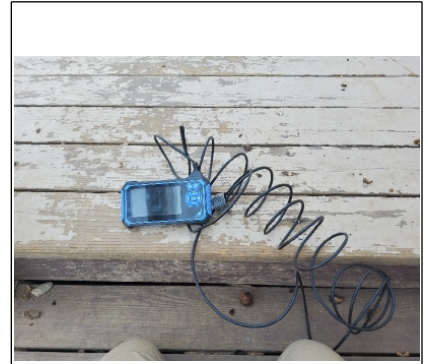
☒ Treated ☒ Painted/Stained Other: . ☐ Safety Hazard ☐ Improper attachment to house
☐ Railing loose ☐ Not Applicable

Comments

The deck will need to be torn out. Recommend replacing with a concrete slab. Due to clearance plank members would have to be pressure treated not just girder, columns etc and the cost would be more significant then replacing with a concrete slab and having steps built for door ways.

Photos

Grounds



Scope camera was used to check conditions throughout the deck.



For now before removing deck. Change out bottom bracket and replace with straight galvanized bracket to tie in rim board.



Covered Breezeway

Condition ☐ None ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Posts/Supports need Repair ☐ Earth to wood contact ☐ Moisture/Insect damage

Recommend ☐ Metal Straps/Bolts/Nails/Flashing ☐ Improper attachment to house ☒ None

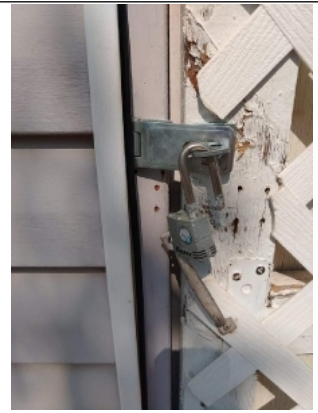
Comments

Photos

Grounds



With overhangs from both roofs on gable ends little to no chance of water to get in between openings. With corrugated roofing the water will be going through the valleys not at the edges. (Daylight)



Replace latch

Right Side Gate/Fence

☐ Not evaluated ☐ None
Type ☐ Brick ☐ Block ☒ Wood ☐ Metal ☐ Chain Link ☐ Rusty ☐ Vinyl
Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Typical cracks ☐ Loose Blocks/Caps
Gate ☐ N/A ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Planks missing/damaged Operable: ☐ Yes ☐ No
Comments
Photos



Prop up gate level (temporary block underneath the bottom portion, put a level on the top plate) replace screws in bottom hinge this will fix the issues with regards to the gate.

Rear Gate / Fence

☐ Not evaluated ☐ None
Type ☐ Brick ☐ Block ☒ Wood ☐ Metal ☐ Chain Link ☐ Rusty ☐ Vinyl
Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Typical cracks ☐ Loose Blocks/Caps

Grounds

Rear Gate / Fence cont.

Gate ☐ N/A ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Planks missing/damaged Operable: ☐ Yes ☐ No

Comments

Photos



Landscaping affecting foundation

☒ N/A

Negative Grade ☐ East ☐ West ☐ North ☐ South ☐ Satisfactory ☐ Recommend additional backfill
☐ Recommend window wells/covers ☐ Trim back trees/shrubberies
☐ Wood in contact with/improper clearance to soil

Comments

Hose bibs

☐ N/A

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ No anti-siphon valve ☐ Recommend Anti-siphon valve

Operable ☒ Yes ☐ No ☐ Not Tested ☐ Not On

Comments

Photos



Exterior Electrical

☐ N/A

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Grounds

Exterior Electrical cont.

Operable ☒ Yes ☐ No ☐ Not Tested ☐ Not On

Comments

Photos



Exterior

Gutters/Scuppers/Eavestrough

☐ None

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rusting ☐ Downspouts needed ☐ Recommend repair/replace
☐ Needs to be cleaned

Material ☐ Copper ☐ Vinyl/Plastic ☒ Galvanized/Aluminum Other: .

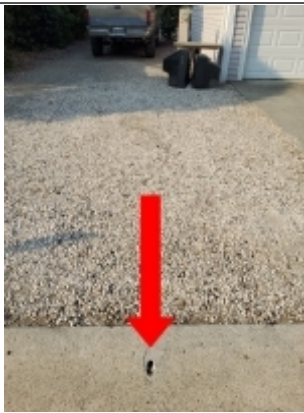
Leaking ☐ Corners ☐ Joints ☐ Hole in main run ☒ No apparent leaks

Attachment ☐ Loose ☐ Missing spikes ☐ Improperly sloped ☒ Satisfactory

Extension needed ☐ North ☐ South ☐ East ☐ West ☒ Right Side of Home

Comments

Photos



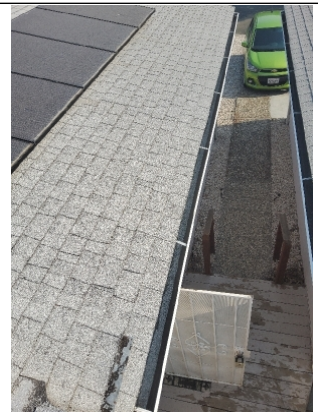
This is the end of the PVC Drain Tile. The gutters are noted to be connected to proper drainage around the property.



make sure to keep rocks from getting into drain tile



Loose gutter



Exterior



I will recommend extension. Dig a trench with proper fall away from the house and use corrugated pipe with the holes down.

Siding

Material

- ☐ Stone
 ☐ Slate
 ☐ Block/Brick
 ☐ Fiberboard
 ☐ Fiber-cement
 ☐ Stucco
 ☐ EIFS* Not Inspected
☐ Asphalt
 ☐ Wood
 ☒ Metal/Vinyl
 Other: ☐ Typical cracks
 ☐ Peeling paint
 ☐ Monitor
 ☐ Wood rot
☐ Loose/Missing/Holes

Condition

- ☐ Satisfactory
 ☒ Marginal
 ☐ Poor
 ☐ Recommend repair/painting

Comments

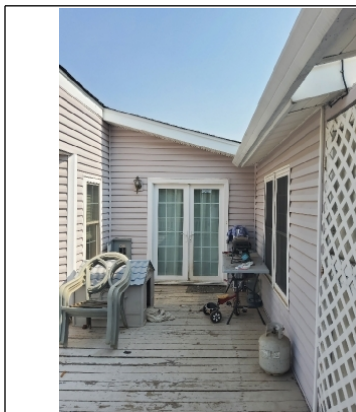
Photos



Some noted damage



Exterior



Trim

Material ☐ Wood ☐ Fiberboard ☐ Aluminum/Steel ☒ Vinyl ☐ Stucco ☐ Recommend repair/painting
☐ Damaged wood Other: .

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Soffit

☐ None

Material ☐ Wood ☐ Fiberboard ☒ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting
☐ Damaged wood Other: .

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos



Exterior



There is a slight dip on the overhang. I did test this and found no structural concerns.



There is a slight dip on the overhang. I did test this and found no structural concerns.

Fascia

☐ None

Material

☐ Wood ☐ Fiberboard ☒ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting
☐ Damaged wood Other: .

Condition

☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Flashing

☐ None

Material

☐ Wood ☐ Fiberboard ☐ Aluminum/Steel ☒ Vinyl ☐ Stucco ☐ Recommend repair/painting
☐ Damaged wood Other: .

Condition

☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Caulking

☐ None

Condition

☒ Satisfactory ☐ Marginal ☐ Poor

☐ Recommend around windows/doors/masonry ledges/corners/utility penetrations

Comments

Exterior

Windows/Screens

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Wood rot ☐ Recommend repair/painting
☐ Recommend repair/replace damaged screens ☐ Failed/fogged insulated glass

Material ☐ Wood ☐ Metal ☒ Vinyl ☐ Aluminum/Vinyl clad

Screens ☐ Torn ☐ Bent ☐ Not installed ☒ Some are installed

Comments Some windows have screens some do not. All windows are in good shape.

Photos



Bent Screen



Service Entry

Location ☒ Underground ☐ Overhead

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Weather head/mast needs repair ☐ Overhead wires too low

Exterior receptacles ☒ Yes ☐ No Operable: ☐ Yes ☐ No Condition: ☐ Satisfactory ☐ Marginal ☐ Poor

GFCI present ☒ Yes ☐ No Operable: ☐ Yes ☐ No ☐ Safety Hazard ☐ Reverse polarity ☐ Open ground(s)
☐ Recommend GFCI Receptacles

Comments

Photos

Exterior



Building(s) Exterior Wall Construction

Type ☐ Not Visible ☒ Manufactured ☐ Masonry Other: .

Condition ☐ Not Visible ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Exterior Doors

Main Entrance ☐ N/A Weatherstripping: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☒ Replace Door condition: ☒ Satisfactory ☐ Marginal ☐ Poor

Patio ☒ N/A Weatherstripping: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace Door condition: ☐ Satisfactory ☐ Marginal ☐ Poor

Rear door ☒ N/A Weatherstripping: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace Door condition: ☐ Satisfactory ☐ Marginal ☐ Poor

Other door ☒ N/A Weatherstripping: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace Door condition: ☐ Satisfactory ☐ Marginal ☐ Poor

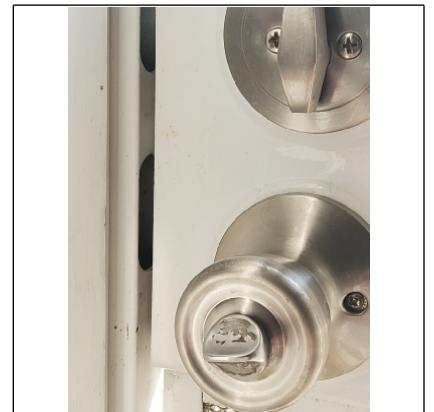
Comments This is only in reference to the front door, refer to "Room Sections" with regards to other doors conditions.

Very often with homes there are little movements or the builder does not adjust striker plates. In this case there is a small lip that bends. This stops the door from wiggling when closed properly. There are two types. 1: Striker plate with a flat screw driver opening and 2. the other is one you have to unscrew and grab pliers to bend.

Photos



Replace sweep



Exterior



Because the screen door cannot be adjust enough to properly latch. You will have to use a metal blade and sawzal to cut 1/2 off off the bottom portion of the strike plate.

Exterior A/C - Heat pump #1

Unit #1 ☐ N/A
 Location: Left Side of Home
 Brand: Amana
 (Goodman Manufacturing Company)
 Model #: ASZ140481K8
 Serial #:
 Approximate Age: 4 Years Old

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cabinet/housing rusted

Energy source ☒ Electric ☐ Gas Other: .

Unit type ☐ Air cooled ☒ Water cooled ☐ Geothermal ☐ Heat pump

Outside Disconnect ☒ Yes ☐ No Maximum fuse/breaker rating (amps): 40 Fuses/Breakers installed (amps): 40
☐ Improperly sized fuses/breakers

Level ☒ Yes ☐ No ☐ Recommend re-level unit

Condenser Fins ☐ Damaged ☐ Need cleaning ☐ Damaged base/pad ☐ Damaged Refrigerant Line ☒ Satisfactory

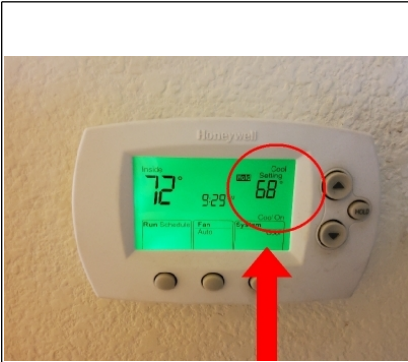
Insulation ☒ Yes ☐ No ☐ Replace

Improper Clearance (air flow) ☐ Yes ☒ No

Comments

Photos

Exterior



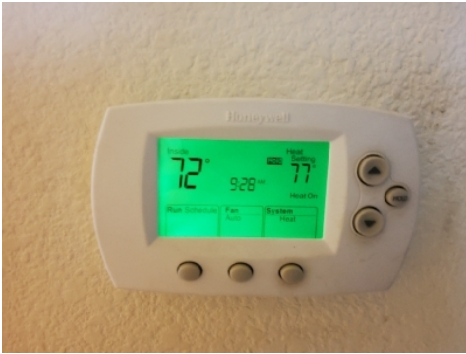
Cooling Setting is fully operational



Perfectly normal this is defrost.
The hotter the exterior tempature
the most defrost will be evident
this is a new unit that is less then
4 years old.



Exterior Photos



Heat operating

Interior

Smoke/Carbon Monoxide detectors

Smoke Detector ☒ Present ☐ Not Present Operable: ☐ Yes ☒ No ☐ Not tested ☐ Recommend additional
☐ Safety Hazard

CO Detector ☐ Present ☒ Not Present Operable: ☐ Yes ☐ No ☐ Not tested ☐ Recommend additional
☐ Safety Hazard

Comments Recommend replacing all smoke detectors and installing CO2 Detector

Photos



Operable (Location in Hallway)



Bedroom 1 (Missing Battery)



Change batteries

Attic/Structure/Framing/Insulation

☐ N/A

Access ☐ Stairs ☐ Pulldown ☒ Scuttlehole/Hatch ☐ No Access Other: . Access limited by:

Inspected from ☒ Access panel ☐ In the attic ☐ Other

Location ☒ Storage Building Only ☐ Bedroom Closet ☐ Garage ☐ Other

Flooring ☐ Complete ☐ Partial ☒ None

Insulation ☐ Fiberglass ☐ Batts ☐ Loose ☐ Cellulose ☐ Foam ☐ Other ☐ Vermiculite ☐ Rock wool
 Depth: ☐ Damaged ☐ Displaced ☐ Missing ☐ Compressed ☒ Insulation not required

Installed in ☐ Rafters/Trusses ☐ Walls ☐ Between ceiling joists ☐ Underside of roof deck ☒ None

Vapor barriers ☐ Kraft/foil faced ☐ Plastic sheeting ☐ Not Visible ☒ None

Ventilation ☒ Ventilation appears adequate ☐ Recommend additional ventilation ☐ Recommend baffles at eaves

Fans exhausted to Attic: ☐ Yes ☒ No ☐ Recommend repair Outside: ☐ Yes ☐ No ☐ Not Visible

HVAC Duct ☒ N/A ☐ Satisfactory ☐ Damaged ☐ Split ☐ Disconnected ☐ Leaking ☐ Repair/Replace
☐ Recommend Insulation

Chimney chase ☒ N/A ☐ Satisfactory ☐ Needs repair ☐ Not Visible

Structural problems observed ☐ Yes ☒ No ☐ Recommend repair ☐ Recommend structural engineer

Roof structure ☐ Rafters ☒ Trusses ☐ Wood ☐ Metal ☐ Collar ties ☐ Purlins ☐ Knee wall ☐ Not Visible Other: .

Ceiling joists ☒ Wood ☐ Metal ☐ Not Visible

Sheathing ☒ Plywood ☐ OSB ☐ Planking ☐ Rotted ☐ Stained ☐ Delaminated

Evidence of condensation ☐ Yes ☒ No

Evidence of moisture ☐ Yes ☒ No

Evidence of leaking ☐ Yes ☒ No

Firewall between units ☐ N/A ☒ Yes ☐ No ☐ Needs repair/sealing

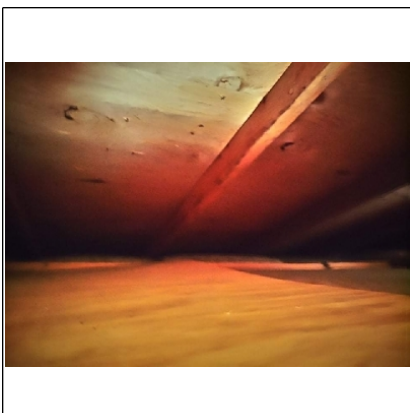
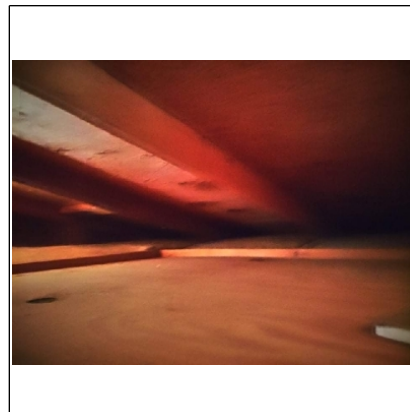
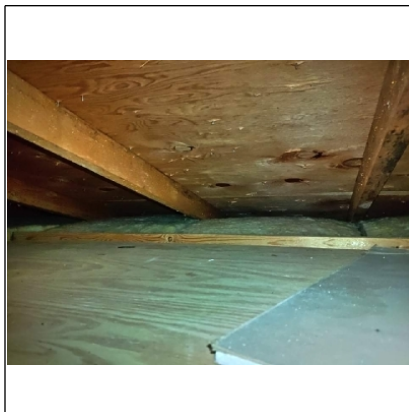
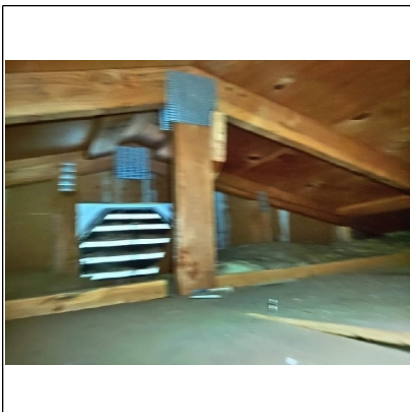
Interior

Attic/Structure/Framing/Insulation cont.

Electrical ☒ No apparent defects ☐ Open junction box(es) ☐ Handyman wiring
 ☐ Knob and tube covered with insulation ☐ Safety Hazard

Comments Storage Building is not considered a living area and does not need insulation in the attic.

Photos



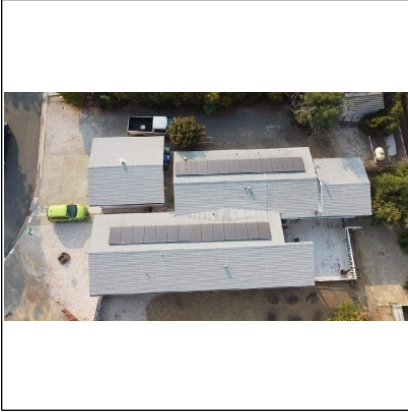
Roof

General

Visibility ☐ None ☒ All ☐ Partial Limited By: .

Inspected From ☒ Roof ☐ Ladder at eaves ☒ Drone ☐ With Binoculars

Photos



Style of Roof

Type ☒ Gable ☐ Hip ☐ Mansard ☐ Shed ☐ Flat Other: .

Pitch ☐ Low ☒ Medium ☐ Steep ☐ Flat

Roof #1 Type:30-Year Dimensional Asphalt Shingle
Layers:1 Layer
Age:Around 20 Years
Location:Gable Roofs of home

Roof #2 ☐ None
Type:Roll asphalt
Layers:Unknown
Age:15 plus years
Location:Valley Cricket between both Gable Roofs

Roof #3 ☒ None
Type:
Layers:
Age:
Location:

Comments

Photos



Roof

Ventilation System

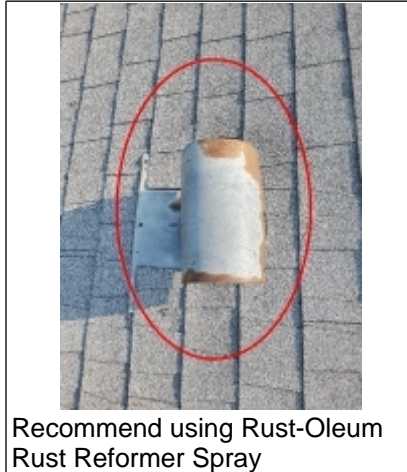
☐ None ☐ N/A

Type

☐ Soffit ☐ Ridge ☒ Gable ☒ Roof ☐ Turbine ☐ Powered Other: .

Comments

Photos



Flashing

Material

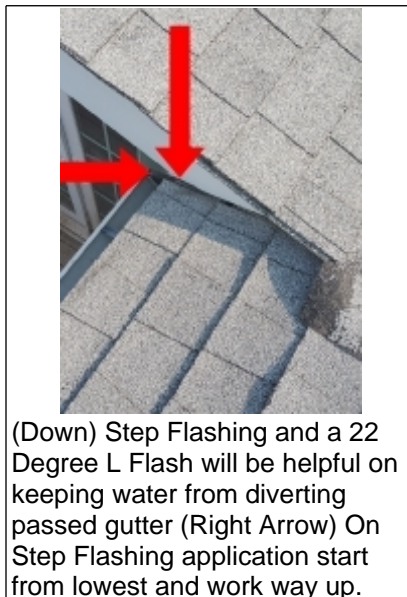
☐ Not Visible ☒ Galv/Alum ☐ Asphalt ☐ Copper ☐ Foam ☐ Rubber ☐ Lead Other: .

Condition

☐ Not Visible ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Rusted ☐ Missing
☐ Separated from chimney/roof ☐ Recommend Sealing Other: .

Comments

Photos



Cricket Valley

☐ N/A

Material

☐ Not Visible ☐ Galv/Alum ☒ Asphalt ☐ Lead ☐ Copper Other: .

Condition

☐ Not Visible ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Holes ☐ Rusted ☐ Recommend Sealing

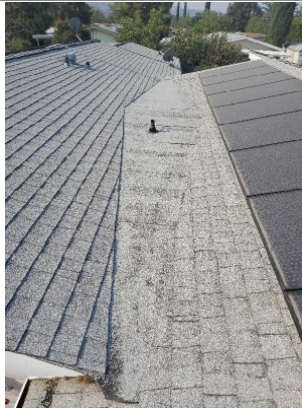
Comments

Photos

Roof



Recommend resealing all of the seams on the roll asphalt before winter time.



Roll Asphalt nearing end of life

Condition of Roof Coverings

| | |
|-----------------|--|
| Roof #1 | <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Curling <input type="checkbox"/> Cracking <input type="checkbox"/> Ponding <input type="checkbox"/> Burn Spots <input type="checkbox"/> Broken/Loose Tiles/Shingles <input type="checkbox"/> Nail popping <input type="checkbox"/> Granules missing <input type="checkbox"/> Alligating <input checked="" type="checkbox"/> Blistering <input type="checkbox"/> Missing Tabs/Shingles/Tiles <input checked="" type="checkbox"/> Moss buildup <input type="checkbox"/> Exposed felt <input type="checkbox"/> Cupping <input type="checkbox"/> Incomplete/Improper Nailing <input type="checkbox"/> Recommend roofer evaluate <input type="checkbox"/> Evidence of Leakage |
| Roof #2 | <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Curling <input type="checkbox"/> Cracking <input type="checkbox"/> Ponding <input type="checkbox"/> Burn Spots <input type="checkbox"/> Broken/Loose Tiles/Shingles <input type="checkbox"/> Nail popping <input type="checkbox"/> Granules missing <input type="checkbox"/> Alligating <input type="checkbox"/> Blistering <input type="checkbox"/> Missing Tabs/Shingles/Tiles <input type="checkbox"/> Moss buildup <input type="checkbox"/> Exposed felt <input type="checkbox"/> Cupping <input type="checkbox"/> Incomplete/Improper Nailing <input type="checkbox"/> Recommend roofer evaluate <input type="checkbox"/> Evidence of Leakage |
| Roof #3 | <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Curling <input type="checkbox"/> Cracking <input type="checkbox"/> Ponding <input type="checkbox"/> Burn Spots <input type="checkbox"/> Broken/Loose Tiles/Shingles <input type="checkbox"/> Nail popping <input type="checkbox"/> Granules missing <input type="checkbox"/> Alligating <input type="checkbox"/> Blistering <input type="checkbox"/> Missing Tabs/Shingles/Tiles <input type="checkbox"/> Moss buildup <input type="checkbox"/> Exposed felt <input type="checkbox"/> Cupping <input type="checkbox"/> Incomplete/Improper Nailing <input type="checkbox"/> Recommend roofer evaluate <input type="checkbox"/> Evidence of Leakage |
| Comments | <p>With the moss build up I always recommend applying "Wet & Forget" this can be purchased at Home Depot, look at forecast for about a week to make sure no rain is in site and then spray the chemical on the roof do not use a pressure sprayer on asphalt shingles. It will take about a month to full kill the moss. Or option 2 is on a damp morning get a dull chisel and pick the moss off then apply the "Wet & Forget" after.</p> <p>I would recommend replacing the entire dimensional roof no more then 10 Years from the date of the Roof Inspection.</p> |

Photos

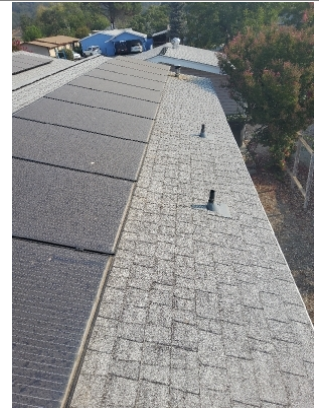
Roof



Slight delamination on sheathing. This most likely was like this from Day 1 in the factory where the manufactured home was assembled. I would leave it there are no evidence of leaks



Moss



This is the worst condition of the dimensional roof pattern with regards to the entire home.



This is a closer look on worst conditioned shingles on the house.

Skylights

☒ N/A ☐ Not Visible

Condition ☐ Cracked/Broken ☐ Satisfactory ☐ Marginal ☐ Poor

Comments

Plumbing Vents

☐ Not Visible ☐ Not Present

Condition ☐ Satisfactory ☒ Marginal ☐ Poor

Comments

Photos

Roof



Storm collars cannot be applied to this vents therefore, recommend resealing all abs pipes around the galvanized roof jacks.



Reseal



Reseal



Reseal



Reseal

Solar

Condition

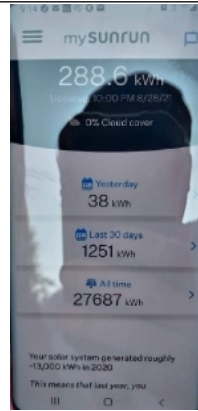
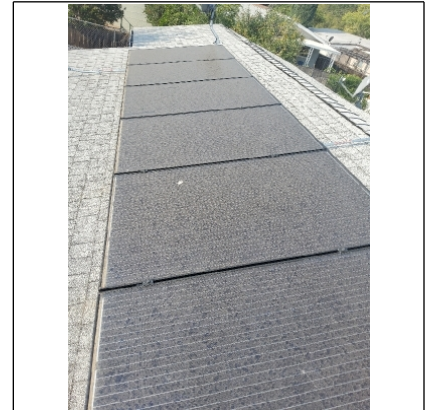
☐ Not Visible
 ☐ Not Present
 ☒ Satisfactory
 ☐ Marginal
 ☐ Poor

Comments

All solar is properly fastened to the hardware. Warranty should be transferrable with SunRun

Photos

Roof



Solar Calculations show 38 kwh used on 8/28/2021 13,000 kwh generated in 2020 1251 kwh used in the last 30 days

Roof Photos



Replace vent

Electric/Cooling System

Main panel

Location Left Side of Home

Condition ☒ Satisfactory ☐ Poor

Adequate Clearance to Panel ☒ Yes ☐ No

Amperage/Voltage ☐ Unknown ☐ 60a ☐ 100a ☐ 150a ☒ 200a ☐ 400a ☐ 120v/240v

Breakers/Fuses ☒ Breakers ☐ Fuses

Appears grounded ☒ Yes ☐ No ☐ Not Visible

GFCI breaker ☒ Yes ☐ No Operable: ☐ Yes ☐ No

AFCI breaker ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Not Tested

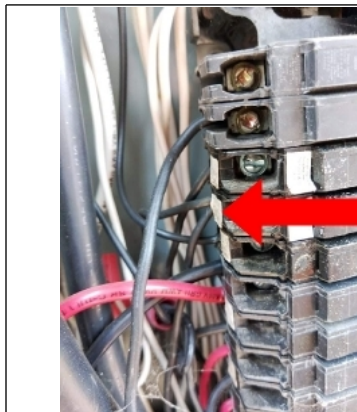
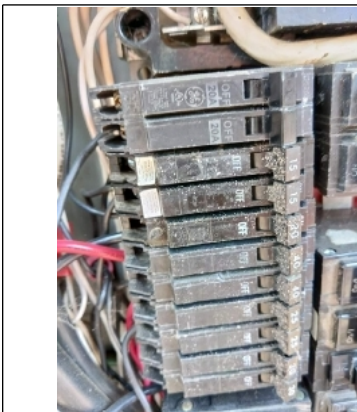
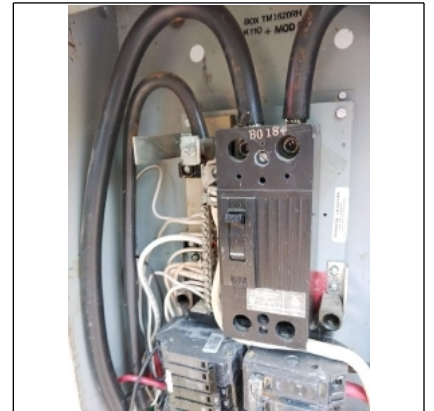
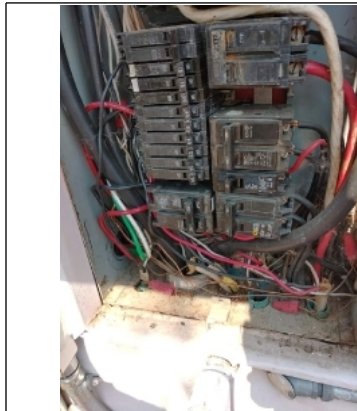
Main wire ☐ Copper ☒ Aluminum ☐ Not Visible ☐ Double tapping of the main wire Condition: ☐ Satisfactory ☐ Marginal ☐ Poor

Branch wire ☒ Copper ☐ Aluminum ☐ Solid Branch Aluminum Wiring ☐ Not Visible ☐ Safety Hazard

Branch wire condition ☐ Satisfactory ☐ Poor ☒ Recommend electrician replace breaker ☐ Romex ☐ BX cable ☐ Conduit ☐ Knob/Tube ☐ Double tapping ☐ Wires undersized/oversized breaker/fuse ☐ Panel not accessible ☐ Not evaluated
Reason:

Comments

Photos



Double tapped wire. Recommend either pigtailing or replacing the 15 amp breaker with a tandem breaker.



Unable to find the proper label on breaker. This is the label that is designed for double wiring on a single breaker.

Electric/Cooling System

Sub panel(s)

☐ None apparent

Location(s)

Location 1: Back side of home

Location 2:

Location 3:

Evaluation

☐ Panel not accessible ☒ Satisfactory

Reason:

☐ Recommend separating/isolating neutrals ☐ Recommend electrician repair/evaluate box

Branch wire

☒ Copper ☐ Aluminum ☐ Safety hazard Neutral/ground separated: ☐ Yes ☐ No Neutral isolated:

☒ Yes ☐ No

Condition

☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Photos



Heating System

Heating system

Unit #1 Brand name:
Approx. age: Older
☐ Unknown Model #: EB10F Serial #: W1E7761511 ☒ Satisfactory ☐ Marginal ☐ Poor
☐ Recommended HVAC technician examine

Unit #2 ☒ None
Brand name:
Approx. age:
☐ Unknown
Model #:
Serial #: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommended HVAC technician examine

Energy source ☐ Gas ☐ LP ☐ Oil ☒ Electric ☐ Solid fuel

Warm air system ☒ Belt drive ☐ Direct drive ☐ Gravity ☐ Central system ☐ Floor/wall furnace

Heat exchanger ☐ N/A ☒ Sealed ☐ Not Visible ☐ Visual w/mirror ☐ Flame distortion ☐ Rusty
☐ Carbon/soot buildup

Carbon monoxide ☒ N/A ☐ Detected at plenum ☐ Detected at register ☐ Not tested
Tester:

Combustion air venting present ☒ N/A ☐ Yes ☐ No

Controls Disconnect: ☒ Yes ☐ No ☐ Normal operating and safety controls observed Gas shut off valve:
☐ Yes ☐ No

Distribution ☐ Metal duct ☒ Insulated flex duct ☐ Cold air returns ☐ Duct board ☐ Asbestos-like wrap
☐ Safety Hazard

Flue piping ☒ N/A ☐ Satisfactory ☐ Rusty ☐ Improper slope ☐ Safety hazard ☐ Recommend repair/replace

Filter ☒ Standard ☐ Electrostatic ☐ Satisfactory ☐ Needs cleaning/replacement ☐ Missing
☐ Electronic (not tested)

When turned on by thermostat ☒ Fired ☐ Did not fire Proper operation: ☐ Yes ☐ No ☐ Not tested

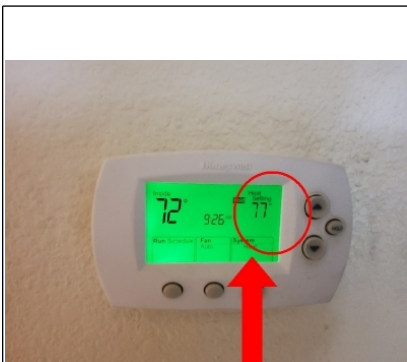
Heat pump ☒ N/A ☐ Supplemental electric ☐ Supplemental gas

Sub-slab ducts ☒ N/A ☐ Satisfactory ☐ Marginal ☐ Poor Water/Sand Observed: ☐ Yes ☐ No

System not operated due to ☒ N/A ☐ Exterior temperature Other:

Comments

Photos



Heating Setting is fully operational



Heating System



Plumbing

Water service

Main shut-off location Outside at curbside and Left Side of Home

Water entry piping ☐ Not Visible ☐ Copper/Galv. ☒ PVC Plastic ☐ CPVC Plastic ☐ Polybutylene Plastic
☐ PEX Plastic ☐ Lead ☐ Polyethylene

Lead other than solder joints ☐ Yes ☒ No ☐ Unknown ☐ Service entry

Visible water distribution piping ☒ Copper ☐ Galvanized ☒ PVC Plastic ☐ CPVC Plastic ☐ Polybutylene Plastic
☐ PEX Plastic Other: .

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Flow ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Water pressure over 80 psi ☐ Recommend plumber evaluate
☐ Recommend pressure regulator

Pipes Supply/Drain ☐ Corroded ☐ Leaking ☐ Valves broken/missing ☐ Dissimilar metal Cross connection: ☐ Yes
☐ No ☐ Safety Hazard ☐ Recommend repair ☐ Recommend a dielectric union ☒ Satisfactory

Drain/Waste/Vent pipe ☐ Copper ☐ Cast iron ☐ Galvanized ☐ PVC ☒ ABS ☐ Brass

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Support/Insulation ☒ N/A
 Type:

Traps proper P-Type ☒ Yes ☐ No ☐ P-traps recommended

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Interior fuel storage system ☒ N/A ☐ Yes ☐ No Leaking: ☐ Yes ☐ No

Fuel line ☐ N/A ☐ Copper ☐ Brass ☐ Black iron ☐ Stainless steel ☐ CSST ☐ Not Visible ☒ Galvanized
☐ Recommend CSST be properly bonded

Condition ☐ N/A ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend plumber evaluate

Comments

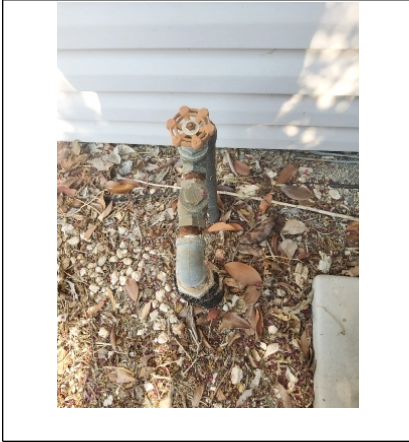
Photos



PVC



Plumbing



Main fuel shut-off location

☐ N/A

Location Back Side of Home

Comments Shut-off is at the tank. There does not need to be a shut-off at the house when the tank is in line of sight and in close proximity.

Photos



Recommend finding out if the tank is leased or owned and make sure to be "On the Route with propane supplier"



Shut-Off Valve

Water heater #1

☐ N/A

General Brand Name: Reliance
Serial #: 1702104606404
Capacity: 40
Approx. age: 1/16/2017

Type ☐ Gas ☐ Electric ☐ Oil ☒ LP Other: .

Combustion air venting present ☒ Yes ☐ No ☐ N/A

Seismic restraints needed ☐ Yes ☒ No ☐ N/A

Relief valve ☒ Yes ☐ No Extension proper: ☒ Yes ☐ No ☐ Missing ☐ Recommend repair
☐ Improper material

Vent pipe ☐ N/A ☐ Satisfactory ☐ Pitch proper ☐ Improper ☐ Rusted ☒ Recommend repair

Plumbing

Water heater #1 cont.

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments I would recommend replacing the vent on top

Photos



Pex is perfectly fine for relief valve material as it does reach temps of 200 Degrees F



Would recommend replacing access door



This 1/2" Flex Gas Line is perfectly fine to use on a hot water heater.

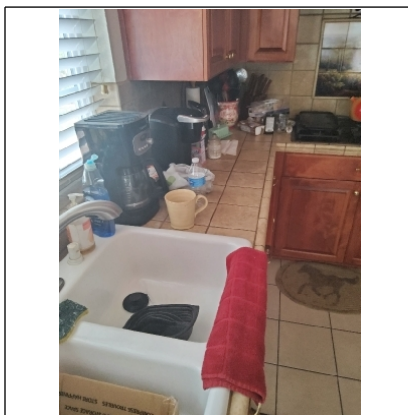
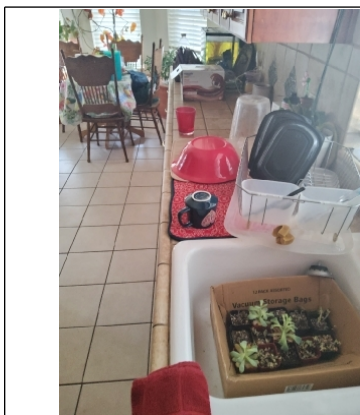
Kitchen

Countertops

Condition ☒ Satisfactory ☐ Marginal ☐ Recommend repair/caulking

Comments

Photos

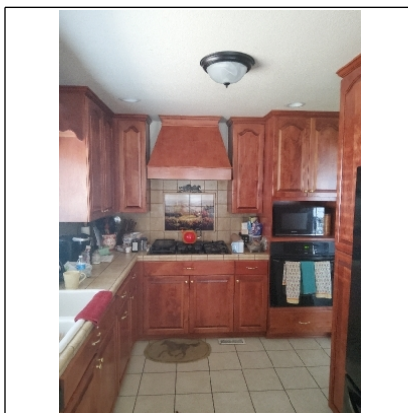
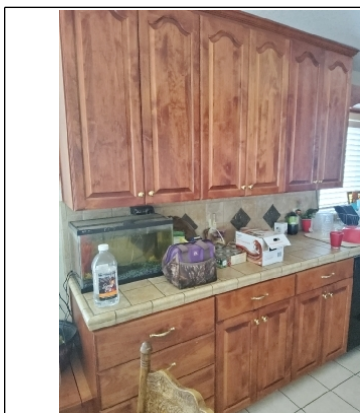


Cabinets

Condition ☒ Satisfactory ☐ Marginal ☐ Recommend repair/adjustment

Comments

Photos



Plumbing

Faucet Leaks ☐ Yes ☒ No

Pipes leak/corroded ☐ Yes ☒ No

Sink/Faucet ☒ Satisfactory ☐ Corroded ☐ Chipped ☐ Cracked ☐ Recommend repair

Functional drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Functional flow ☒ Satisfactory ☐ Marginal ☐ Poor

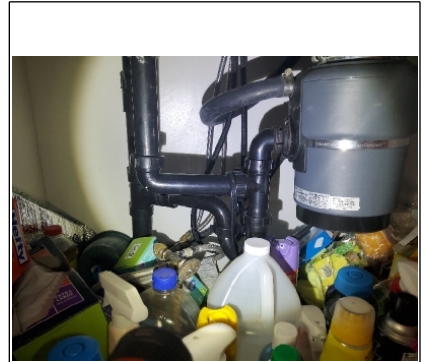
Comments

Photos

Kitchen



Missing Dishwasher Air Gap Cover

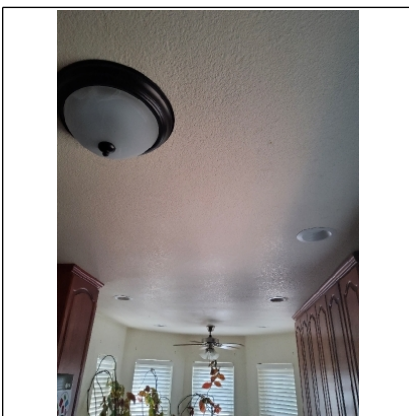


Walls & Ceiling

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Moisture stains

Comments

Photos



Heating/Cooling Source

☒ Yes ☐ No

Comments

Photos

Kitchen

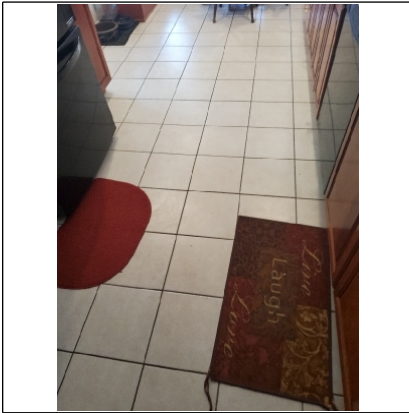


Floor

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Sloping ☐ Squeaks

Comments

Photos



Appliances

Disposal ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

Oven ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

Range ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

Dishwasher ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

Trash Compactor ☒ N/A ☐ Not tested Operable: ☐ Yes ☐ No

Exhaust fan ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

Refrigerator ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

Microwave ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

Other Operable: ☒ Yes ☐ No

Dishwasher airgap ☒ Yes ☐ No

Dishwasher drain line looped ☒ Yes ☐ No

Receptacles present ☒ Yes ☐ No Operable: ☐ Yes ☐ No

GFCI ☒ Yes ☐ No Operable: ☐ Yes ☐ No Recommend GFCI Receptacles: ☐ Yes ☐ No

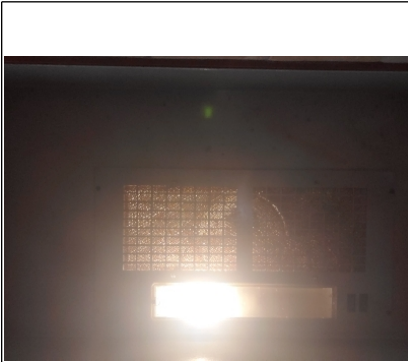
☐ Potential Safety Hazard(s)

Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Potential Safety Hazard

Comments

Photos

Kitchen



Grinding sound most likely debri trapped in chamber



Living Room

Living Room

Location Living Room

Walls & Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage

Moisture stains ☐ Yes ☒ No

Where:

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Squeaks ☐ Slopes ☐ Tripping hazard

Ceiling fan ☐ None ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Recommend repair/replace

Electrical Switches: ☒ Yes ☐ No ☐ Operable Receptacles: ☒ Yes ☐ No ☐ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing

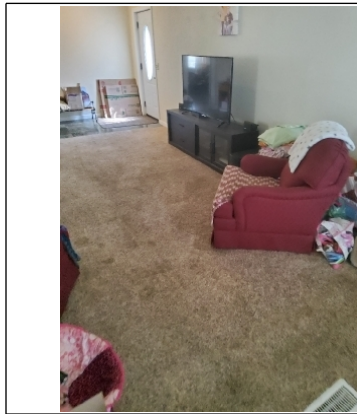
Heating source present ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

Doors ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware

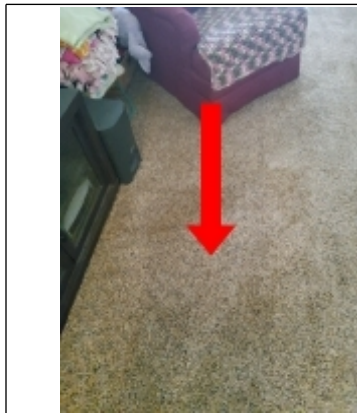
Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Broken/Missing hardware

Comments

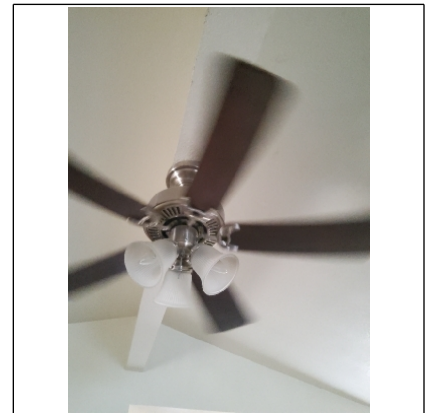
Photos



Tighten outlet cover



Manufactured home often have dips and squeak this is very common



Ceiling fan needs to be repaired or replaced

Living Room



Recommend installing a molding cap transition from carpet to tile

Dining Room

Dining Room

Location Dining Room (Refers to Two Locations)

Walls & Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage

Moisture stains ☐ Yes ☒ No

Where:

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☐ Tripping hazard

Ceiling fan ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace

Electrical Switches: ☒ Yes ☐ No ☐ Operable Receptacles: ☒ Yes ☐ No ☐ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing

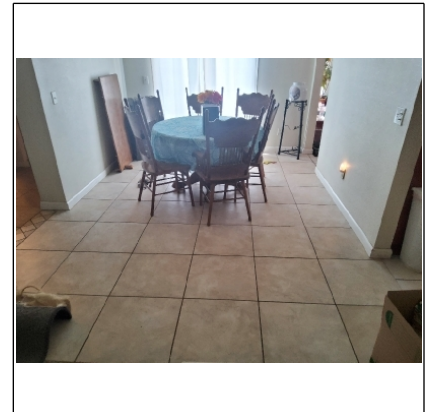
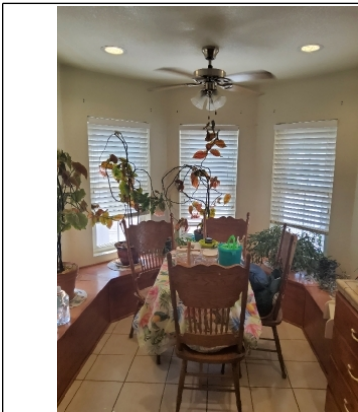
Heating source present ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

Doors ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware

Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Broken/Missing hardware

Comments

Photos



Remove cover and flush outlet box to drywall and possibly add side screw to the frame member.



Dining Room



Hallway

Room

Location Hallway

Type HALLWAY

Walls & Ceiling ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Tape Joint Repair ☐ Damage

Moisture stains ☐ Yes ☒ No

Where:

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☐ Tripping hazard

Ceiling fan ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace

Electrical Switches: ☒ Yes ☐ No ☐ Operable Receptacles: ☐ Yes ☒ No ☐ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing

Heating source present ☐ Yes ☒ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

Doors ☐ None ☒ Refer to Room Sections ☐ Marginal ☐ Poor ☐ Cracked glass
☐ Broken/Missing hardware

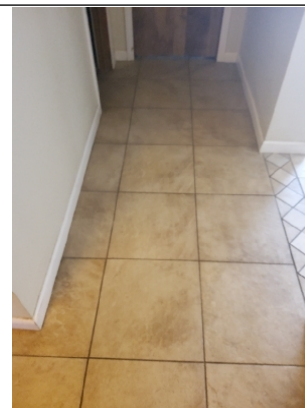
Windows ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Broken/Missing hardware

Comments

Photos



Bubble on tape joint not a leak



Laundry Room

Laundry

Laundry sink ☒ N/A

Faucet leaks ☐ Yes ☒ No

Pipes leak ☐ Yes ☒ No ☐ Not Visible

Cross connections ☐ Yes ☒ No ☐ Potential Safety Hazard

Heat source present ☒ Yes ☐ No

Room vented ☒ Yes ☐ No

Dryer vented ☐ N/A ☐ Wall ☐ Ceiling ☐ Floor ☐ Not vented ☐ Plastic dryer vent not recommended
☐ Not vented to exterior ☒ Recommend repair ☐ Safety hazard

Electrical Open ground/reverse polarity: ☐ Yes ☒ No ☐ Safety hazard

GFCI present ☒ Yes ☐ No Operable: ☐ Yes ☐ No ☐ Recommend GFCI Receptacles

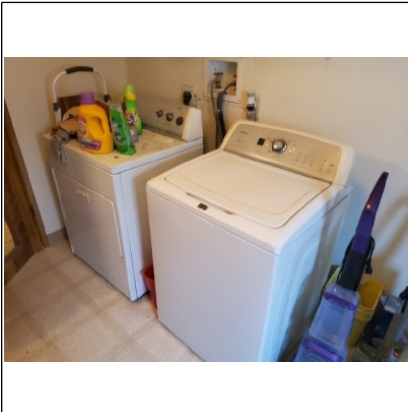
Appliances ☒ Washer ☒ Dryer ☐ Water heater ☐ Furnace/Boiler

Washer hook-up lines/valves ☒ Satisfactory ☐ Leaking ☐ Corroded ☐ Not Visible

Gas shut-off valve ☒ N/A ☐ Yes ☐ No ☐ Cap Needed ☐ Safety hazard ☐ Not Visible

Comments

Photos



Ripped Screen



Adjust Striker Plate



Laundry Room



Disconnected Dryer Vent

Bedroom 1

Room

Location Bedroom 1

Type BEDROOM

Walls & Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage

Moisture stains ☐ Yes ☒ No

Where:

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☐ Tripping hazard

Ceiling fan ☐ None ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Recommend repair/replace

Electrical Switches: ☒ Yes ☐ No ☐ Operable Receptacles: ☒ Yes ☐ No ☐ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing

Heating source present ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

Doors ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware

Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Broken/Missing hardware

Comments

Photos



Fan does operate slower then normal recommend replacing.



Lubricate closet door track

Bathroom 1

Bath

Location Bathroom 1

Sinks Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No

Tubs ☒ N/A Faucet leaks: ☐ Yes ☐ No Pipes leak: ☐ Yes ☐ No ☐ Not Visible

Showers ☐ N/A Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No ☐ Not Visible

Toilet Bowl loose: ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Cracked bowl ☐ Toilet leaks

Whirlpool ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Not tested ☐ No access door GFCI: ☐ Yes ☐ No
☐ GFCI Recommended

Shower/Tub area ☐ Ceramic/Plastic ☐ Fiberglass ☒ Tile Other: Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
☐ Rotted floors Caulk/Grouting needed: ☐ Yes ☐ No
Where:
☐ N/A

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Water flow ☒ Satisfactory ☐ Marginal ☐ Poor

Moisture stains present ☐ Yes ☒ No ☐ Walls ☐ Ceilings ☐ Cabinetry

Doors ☒ Satisfactory ☐ Marginal ☐ Poor

Window ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor

Receptacles present ☒ Yes ☐ No Operable: ☐ Yes ☐ No

GFCI ☒ Yes ☐ No Operable: ☐ Yes ☐ No ☐ Recommend GFCI

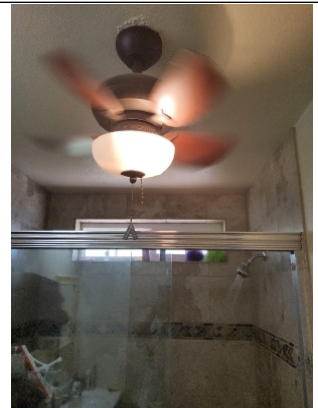
Open ground/Reverse polarity ☐ Yes ☒ No ☐ Potential Safety Hazard

Heat source present ☒ Yes ☐ No

Exhaust fan ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Noisy

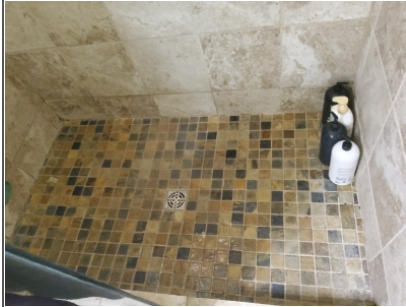
Comments

Photos

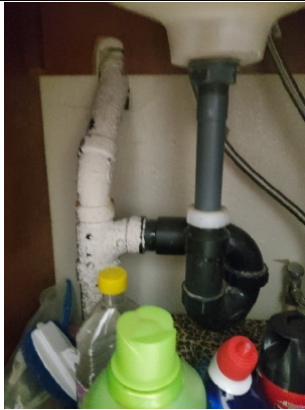


Not considered an exhaust fan.
But not required since there is a window present.

Bathroom 1



Loose cabinet hinge



Move strike plate to left to properly latch door. Make sure you predrill new holes prior.



Toilet is a hair loose on the base can easily be tightened



Squeaks are very common on manufactured homes.

Bedroom 2

Room

Location Bedroom 2

Type BEDROOM

Walls & Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage

Moisture stains ☐ Yes ☒ No

Where:

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☐ Tripping hazard

Ceiling fan ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace

Electrical Switches: ☒ Yes ☐ No ☐ Operable Receptacles: ☒ Yes ☐ No ☐ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing

Heating source present ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

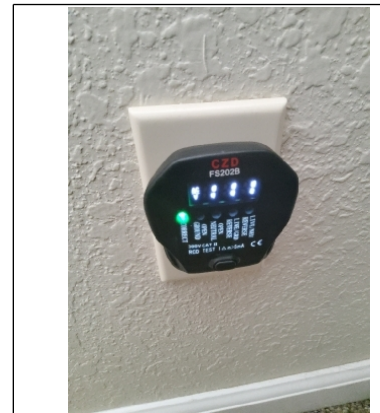
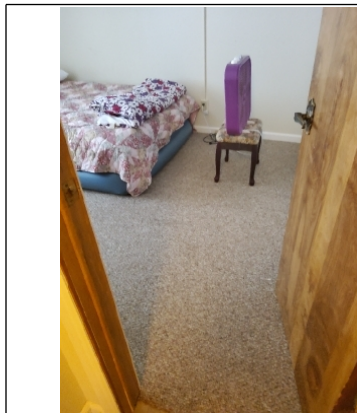
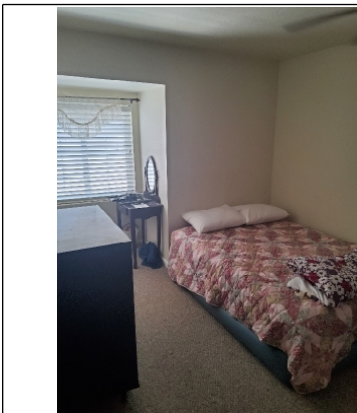
Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

Doors ☐ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☒ Damaged

Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Broken/Missing hardware

Comments

Photos



Door stop needed. Making bottom hinge pull away



Slightly bent closet door



Damaged Slab

Half Bath

Bath

Location Bathroom 2

Sinks Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No

Tubs ☒ N/A Faucet leaks: ☐ Yes ☐ No Pipes leak: ☐ Yes ☐ No ☐ Not Visible

Showers ☒ N/A Faucet leaks: ☐ Yes ☐ No Pipes leak: ☐ Yes ☐ No ☐ Not Visible

Toilet Bowl loose: ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Cracked bowl ☐ Toilet leaks

Whirlpool ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Not tested ☐ No access door GFCI: ☐ Yes ☐ No
☐ GFCI Recommended

Shower/Tub area ☐ Ceramic/Plastic ☐ Fiberglass ☐ Masonite Other: . Condition: ☐ Satisfactory ☐ Marginal
☐ Poor ☐ Rotted floors Caulk/Grouting needed: ☐ Yes ☐ No
Where:
☒ N/A

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Water flow ☒ Satisfactory ☐ Marginal ☐ Poor

Moisture stains present ☐ Yes ☒ No ☐ Walls ☐ Ceilings ☐ Cabinetry

Doors ☒ Satisfactory ☐ Marginal ☐ Poor

Window ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor

Receptacles present ☒ Yes ☐ No Operable: ☐ Yes ☐ No

GFCI ☒ Yes ☐ No Operable: ☐ Yes ☐ No ☐ Recommend GFCI

Open ground/Reverse polarity ☐ Yes ☒ No ☐ Potential Safety Hazard

Heat source present ☐ Yes ☒ No

Exhaust fan ☒ Yes ☐ No Operable: ☐ Yes ☐ No ☒ Noisy

Comments

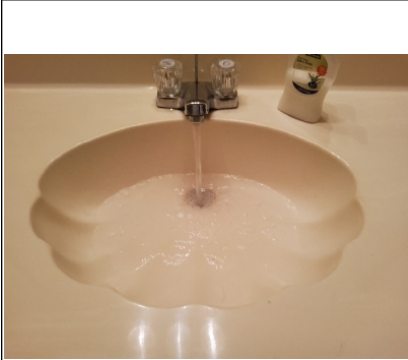
Photos



Clean Exhaust Fan



Half Bath



Replace aerator

Master Bedroom

Room

Location Master Bedroom

Type MASTER BEDROOM

Walls & Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage

Moisture stains ☐ Yes ☒ No
Where:

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☐ Tripping hazard

Ceiling fan ☐ None ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Recommend repair/replace

Electrical Switches: ☒ Yes ☐ No ☐ Operable Receptacles: ☒ Yes ☐ No ☐ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing

Heating source present ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

Doors ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware

Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Broken/Missing hardware

Comments

Photos



Fan not operating



Install mold cap between tile and carpet



Adjust Strike Plate



Master Bathroom

Bath

Location Master Bathroom

Sinks Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No

Tubs ☐ N/A Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No ☐ Not Visible

Showers ☐ N/A Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No ☐ Not Visible

Toilet Bowl loose: ☒ Yes ☐ No Operable: ☐ Yes ☐ No ☐ Cracked bowl ☐ Toilet leaks

Whirlpool ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Not tested ☐ No access door GFCI: ☐ Yes ☐ No
☐ GFCI Recommended

Shower/Tub area ☐ Ceramic/Plastic ☒ Fiberglass ☐ Masonite Other: . Condition: ☒ Satisfactory ☐ Marginal
☐ Poor ☐ Rotted floors Caulk/Grouting needed: ☐ Yes ☐ No
 Where:
☐ N/A

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Water flow ☒ Satisfactory ☐ Marginal ☐ Poor

Moisture stains present ☐ Yes ☒ No ☐ Walls ☐ Ceilings ☐ Cabinetry

Doors ☐ Satisfactory ☐ Marginal ☒ Damaged

Window ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor

Receptacles present ☒ Yes ☐ No Operable: ☐ Yes ☐ No

GFCI ☒ Yes ☐ No Operable: ☐ Yes ☐ No ☐ Recommend GFCI

Open ground/Reverse polarity ☐ Yes ☒ No ☐ Potential Safety Hazard

Heat source present ☐ Yes ☒ No

Exhaust fan ☒ Yes ☐ No Operable: ☐ Yes ☐ No ☐ Noisy

Comments

Photos



Master Bathroom



Refasten toilet at the base



Damaged Door



Replace stem

Storage Building

Room

Location Storage Building

Type STORAGE BUILDING

Walls & Ceiling ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Typical cracks ☐ Damage

Moisture stains ☐ Yes ☒ No

Where:

Floor ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Squeaks ☒ Slopes ☐ Tripping hazard

Ceiling fan ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace

Electrical Switches: ☒ Yes ☐ No ☐ Operable Receptacles: ☒ Yes ☐ No ☐ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing

Heating source present ☐ Yes ☒ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

Doors ☐ None ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware

Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Broken/Missing hardware

Comments

Photos



Leak



Storage Building



Adjust door. Remove bottom middle screw and then predrill 1/8" bit in the same hole. Run a 3-inch screw this will tighten the door jamb into the trimmer allowing the door to close at ease.

Crawl Space

Crawl space

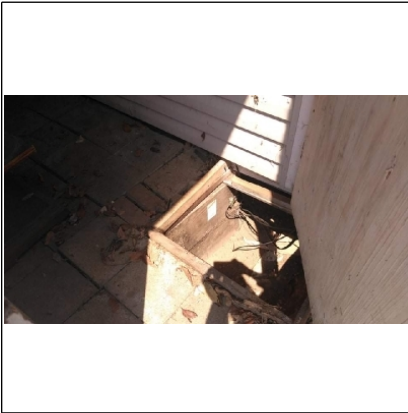
☐ N/A

Type ☒ Full crawlspace ☐ Combination basement/crawl space/slab

Conditioned (heated/cooled) ☐ Yes ☒ No

Comments

Photos



Access

Location ☒ Exterior ☐ Interior hatch/door ☐ Via basement ☐ No access

Inspected from ☒ Drone ☒ In the crawl space

Comments

Photos



Crawl Space Drone was used as
in Crawl Space



Inspected in the Crawl Space

Foundation walls

Condition ☒ Satisfactory ☐ Marginal ☐ Have Evaluated ☐ Monitor ☐ Cracks ☐ Movement

Material ☐ Concrete block ☐ Poured concrete ☐ Stone ☐ ICF ☒ Wood ☐ Brick

Comments Foundation walls are not considered structural members on this manufactured home.

Photos

Crawl Space



Recommend installing blank box cover



Floor

Material

☐ Concrete ☐ Gravel ☒ Dirt Other: .

Condition

☒ Satisfactory ☐ Not Visible ☐ Vapor barrier present

Comments

Photos



Ducting repairs are noted in inspection report.



Seismic bolts

☒ N/A ☐ None visible

Crawl Space

Seismic bolts cont.

Condition ☐ Appear satisfactory ☐ Recommed evaluation

Comments

Drainage

Sump pump ☒ Yes ☐ No Operable: ☐ Yes ☐ No ☒ Pump not tested

Standing water ☐ Yes ☒ No ☐ Not Visible

Evidence of moisture damage ☐ Yes ☒ No

Comments Pump was not turned on during inspection. I find it very unlikely that there will be evidence of moisture in the crawl space during the winter months from water run-off as there is proper drainage around the property. The location of the sump pump is also not in the location that would be considered a moisture problem. The recommend extensions that are noted for gutters are on the opposite side of the home of the sump pump location. Making its operation useless.

Photos



Ventilation

☐ N/A

Location ☒ Wall vents ☐ Power vents ☐ None apparent

Condition ☒ Satisfactory ☐ Evidence of moisture damage

Comments

Girders/Beams/Columns

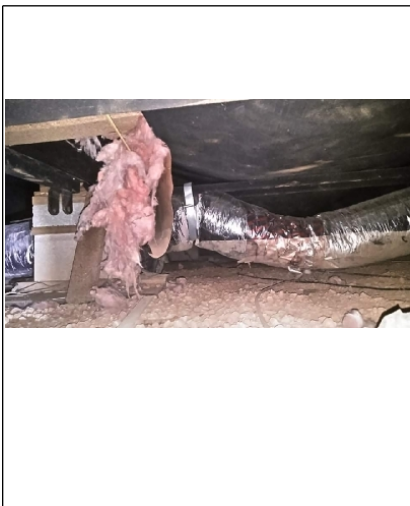
Material ☒ Steel ☐ Wood ☒ Masonry

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Not Visible ☐ Sagging/Altered

Comments

Photos

Crawl Space



These are the required attachments for the 433A Civil Engineer Certificate



Subfloor

☒ Not Visible

Condition

☐ Indication of moisture stains/rotting

Comments

Insulation

☐ None

Type

☒ Fiberglass ☐ Cellulose ☐ Rockwool ☐ Foam ☐ Not Visible

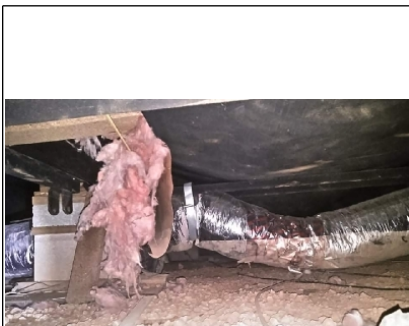
Location

☐ Walls ☒ Between floor joists Other: .

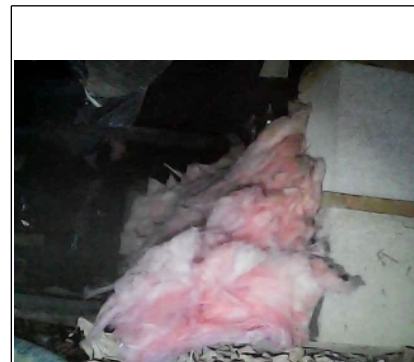
Comments

Photos

Crawl Space



Various areas can be reinstalled



Vapor barrier

Present ☒ Yes ☐ No ☐ Not Visible ☐ Improperly installed

Material ☐ Kraft/foil faced ☒ Mesh ☐ Not Visible Other: .

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Garage

Type

☐ None

Type

☐ Attached ☒ Detached ☐ 1-Car ☒ 2-Car ☐ 3-Car ☐ 4-Car ☐ Carport

Comments

Photos



Automatic Opener

☐ None ☐ N/A

Operation

☒ Operable ☐ Inoperable

Comments

Photos



Safety Reverse

☐ None ☐ N/A

Operation

☒ Operable ☐ Not Operable ☐ Need(s) adjusting ☐ Safety hazard
☐ Photo eyes and pressure reverse tested

Comments

Photos

Garage



Roofing

Material

☐ Same as house

Type: Asphalt

Approx. age: 20 Years Approx. layers: 1

Comments

Photos



Gutters/Eavestrough

Condition

☒ Satisfactory

☐ Marginal

☐ Poor

☐ Same as house

Comments

Siding

☐ N/A

Material

☐ Same as house

☐ Wood

☐ Metal

☒ Vinyl

☐ Stucco

☐ Masonry

☐ Slate

☐ Fiberboard

Condition

☐ Satisfactory

☒ Marginal

☐ Poor

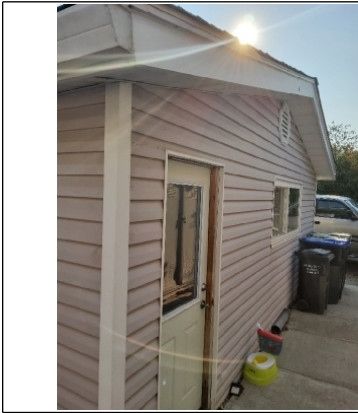
☐ Recommend repair/replace

☐ Recommend painting

Comments

Photos

Garage



Trim

☐ N/A

Material ☒ Same as house ☐ Wood ☐ Aluminum ☒ Vinyl

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace ☐ Recommend painting

Comments

Floor

Material ☒ Concrete ☐ Gravel ☐ Asphalt ☐ Dirt Other: .

Condition ☒ Satisfactory ☐ Typical cracks ☐ Large settling cracks ☐ Recommend evaluation/repair
☐ Safety hazard

Source of Ignition within 18" of the floor ☒ N/A ☐ Yes ☐ No

Comments

Overhead Door(s)

☐ N/A

Material ☐ Wood ☐ Fiberglass ☐ Masonite ☒ Metal ☐ Recommend repair

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Hardware loose ☐ Safety Cable Recommended
☐ Weatherstripping missing/damaged ☐ Loose/missing

Recommend Priming/Painting Inside & Edges ☐ Yes ☒ No

Comments

Photos

Garage



Exterior Service Door

☐ None

Condition

☐ Satisfactory ☒ Marginal ☐ Poor ☐ Damaged/Rusted

Comments

Photos



Electrical Receptacles

☒ Yes ☐ No ☐ Not Visible Operable: ☐ Yes ☐ No

Reverse polarity ☐ Yes ☒ No

Open ground ☐ Yes ☒ No ☐ Safety Hazard

GFCI Present ☒ Yes ☐ No Operable: ☐ Yes ☐ No ☐ Handyman/extension cord wiring

☐ Recommend GFCI Receptacles

Comments

Photos

Garage



Fire Separation Walls & Ceiling

☒ N/A ☐ Present ☐ Missing ☐ Recommend repair

Condition ☐ Satisfactory ☐ Recommend repair ☐ Holes walls/ceiling ☐ Safety hazard(s)

Moisture Stains Present ☐ Yes ☐ No

Typical Cracks ☐ Yes ☐ No

Fire door ☐ Not verifiable ☐ Not a fire door ☐ Needs repair ☐ Satisfactory

Self closure ☐ N/A ☐ Satisfactory ☐ Inoperative ☐ Missing

Comments