



Inspection Report

Joe and Rebecca Blow

Property Address:
1234 Anywhere Paso
Paso Robles, CA 93446



Blue Oak Home and Commercial Inspections

**Inspected By: Marcus Zuzow
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Date: 7/8/2025	Time: 11:00 AM	Report ID: 1234Anywhere_Sample
Property: 1234 Anywhere Paso Paso Robles, CA 93446	Customer: Joe and Rebecca Blow	Real Estate Professional: Happy Realtor Sotheby's

Introduction:

Thank you for choosing **Blue Oak Home and Commercial Inspections**. We know that there are many inspectors out there that you could have used and chose us instead, and for that we are grateful. We have worked hard to assemble this report, so please be sure to read carefully.

The following numbered and attached pages are your home inspection report. The report includes video, pictures, information and recommendations. This inspection was performed in accordance with the current Standards of Practice and Code of Ethics (Spanish Estándares de la Práctica and Código de ética) of InterNACHI (International Association of Certified Home Inspectors). The Standards contain certain and very important limitations, expectations and exclusions to the inspection.

Scope:

A home inspection is intended to assist in evaluating the overall condition of the dwelling. The inspection is based on observation of the visible, readily accessible, and apparent condition of the structure and its components on this day. The results of this inspection are not intended to make any representation regarding the presence or absence of concealed defects that are not reasonably ascertainable or readily accessible in a competently performed inspection.

No warranty, guarantee or insurance by Santa Maria Valley Home and Commercial Inspections is expressed or implied. This report may not include inspection for wood destroying insects, mold, water tests, lead, asbestos, or infrared scanning unless requested as an ancillary service, if offered. A representative sampling of the building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection. Unexpected repairs should be anticipated. The person conducting your inspection is not a Structural Engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts.

You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements, or recommendations mentioned in this report. Santa Maria Valley Home and Commercial Inspections recommends that the professional making any repairs inspect the property further, to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections, and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including Qualified HVAC, Plumbing, Electrical, Engineering and Roofing Contractors..

Use of photos and video:

Your report includes many photographs which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you see areas or items that you normally would not see. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos.

Comment Key or Definitions:

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear. The item may include additional commentary regarding whether the component or unit is not functioning as intended, or needs further inspection or repair by a qualified contractor or qualified specialist. Items, components or units that can be repaired to satisfactory condition may not need replacement. All comments that need attention will appear in the summary at the end of the report.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

What really matters in a home inspection:

The process can be stressful. A home inspection is supposed to give you reassurance but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, checklist, photographs, environmental reports and what the inspector himself says during the inspection. All this combined with the seller's disclosure and what you notice yourself makes the experience even more overwhelming. What should you do? Relax. Most of your inspection will be maintenance recommendations, life expectancies and minor imperfections. These are nice to know about. However, the issues that really matter will fall into four categories: 1. Major defects. An example of this would be a significant structural failure. 2. Things that may lead to major defects. A small water leak coming from a piece of roof flashing, for example. 3. Things that may hinder your ability to finance, legally occupy or insure the home. Structural damage caused by termite infestation, for example. 4. Safety hazards. Such as a lack of AFCI/GFCI outlet protection. Anything in these categories should be corrected. Often a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4). Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect.

CALIFORNIA HOME INSPECTOR COMPLIANCE STATEMENT:

I represent that I have been trained and certified by The International Association of Certified Home Inspectors (InterNACHI) Member #20010944. I will conduct a home inspection of the previously mentioned property in accordance with the InterNACHI Code of Ethics and Standards of Practice (Spanish Estándares de la Práctica and Código de ética) and the signed Home Inspection Agreement.

Marcus Zuzow, Certified Professional Inspector®, for Santa Maria Valley Home and Commercial Inspections.

This report has been produced in accordance with the AGREEMENT and is subject to the terms and conditions agreed upon therein. The report was produced exclusively for our CLIENT and for their intended purposes. Not to be used or interpreted by anyone other than our CLIENT or REPRESENTATIVE. If you're reading this report but did not hire us, Santa Maria Valley Home and Commercial Inspections, to perform the original inspection, please note that it is likely that conditions related to the home have probably changed, even if the report is recent. Just as you cannot rely on an outdated weather report, you should not rely on an outdated inspection report. Minor problems noted may have become worse, recent events may have created new issues and items may even have been corrected and improved. Don't rely on old information about one of the biggest purchases you'll ever make. Remember that the cost of a home inspection is insignificant compared to the value of the home. Protect your family and your investment, and please call us directly at (805) 888-7111 to discuss the report you're reading for this property so that we can arrange for a re-inspection.

The residence may have been furnished at the time of the inspection and portions of the interior residence may have been hidden by the occupant's belongings. In accordance with industry standards, the inspection is limited to only those surfaces that are exposed and readily accessible. The Inspector does not move furniture, lift floor-covering materials, or remove or rearrange items within closets or on shelving. On your final walk through, or at some point after furniture and personal belongings have been removed, it is important that you

inspect the interior portions of the residence that were concealed or otherwise inaccessible at the time of the inspection. Contact Santa Maria Valley Home and Commercial Inspections immediately if any adverse conditions are observed that were not commented on in your inspection report.

Standards of Practice: InterNACHI International Association of Certified Home Inspectors	Type of building:: Single Family (1 story)	Approximate Square Footage:: 1299
Approximate Year of Original Construction:: 1959	Inspection started at:: 11:00am	Inspection ended at:: 12:30pm
Occupancy:: The home was occupied	Attending the Inspection:: Buyer and Buyer's Agent	Weather during the Inspection:: Clear
Significant precipitation in last 3 days:: No	Temperature during inspection:: Over 65 (F) = 18 (C)	Ground/Soil surface condition: Dry

1. Roof

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

Items

1.0 Roof Structure Exterior

Repair/Replace

-The inspector observed few deficiencies in the condition of the roof structure exterior. There was a minor crack in one outer soffit board and a board that had about a half inch of separation from the exterior roofing underside. Both of those should be repaired or secured by a licensed contractor to prevent moisture, pests, or deterioration.



1.0 Item 1 (Picture) Eaves, Soffits, Trim 1



1.0 Item 2 (Picture) Eaves, Soffits, Trim 2



1.0 Item 3 (Picture) Eaves, Soffits, Trim 3



1.0 Item 4 (Picture) Eaves, Soffits, Trim 4



1.0 Item 5 (Picture) Eaves, Soffits, Trim 5



1.0 Item 6 (Picture) Eaves, Soffits, Trim 7



1.0 Item 7 (Picture) Eaves, Soffits, Trim 8



1.0 Item 8 (Picture) Eaves, Soffits, Trim 9



1.0 Item 9 (Picture) Eaves, Soffits, Trim 10

1.1 Roof Flashing

Inspected

-The inspector observed few deficiencies when inspecting roof flashing.



1.1 Item 1 (Picture) Flashing 1



1.1 Item 2 (Picture) Flashing 2



1.1 Item 3 (Picture) Flashing 3

1.2 Roof Drainage System

Repair/Replace

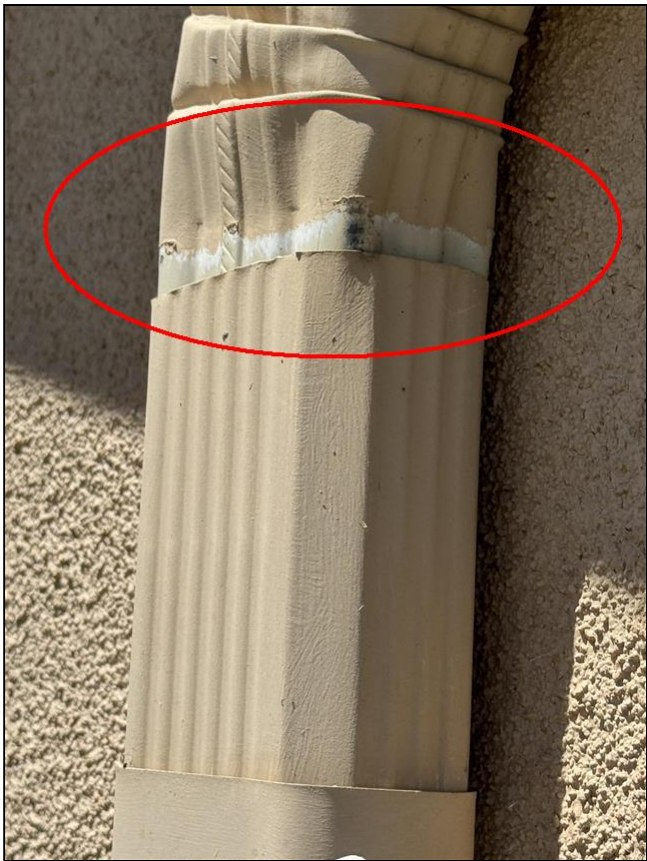
- In general, the gutters and downspouts are all in good condition. It was noticed the gutters had about a half an inch of dirt in them and should be pressure washed to prevent clogging in the future. There was one gutter where the end was slightly bent upward, but still functional. Also, a few of the downspout connections were loose and should be re tightened and resealed as needed to prevent any leaks. Finally there are a few downspouts where the metal is bent at the bottom. It is recommended to either replace these for esthetic purposes and clog prevention, or bend them back to more open for discharge.



1.2 Item 1 (Picture) Downspout and Gutter



1.2 Item 2 (Picture) Downspout



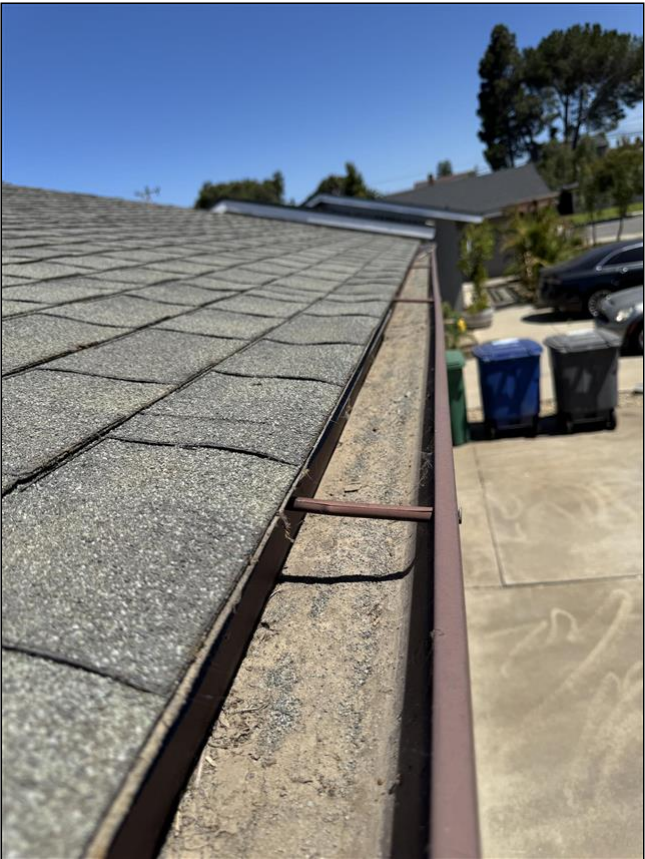
1.2 Item 3 (Picture) Loose Connection



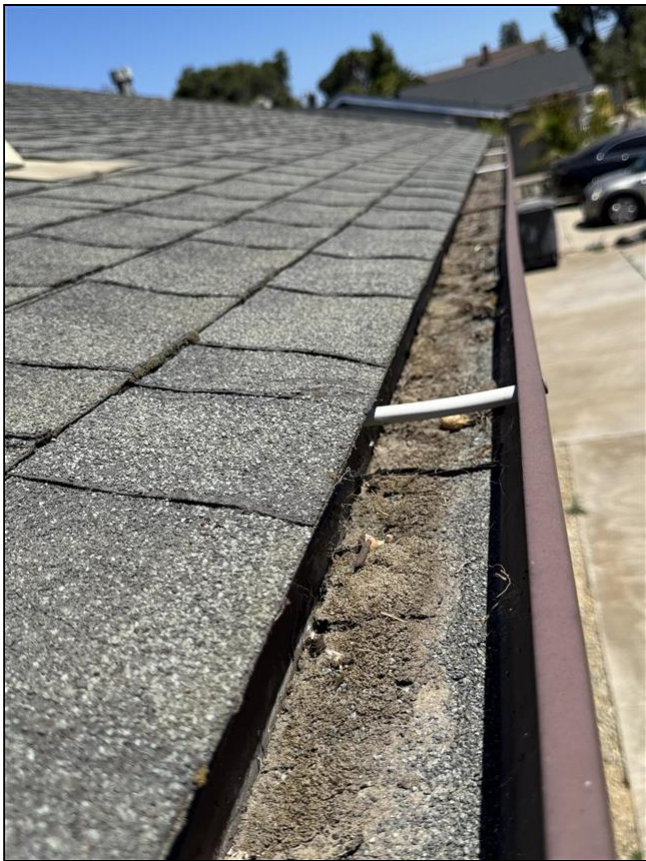
1.2 Item 4 (Picture) Gutter Bent Upward Corner



1.2 Item 5 (Picture) Bent Downspout



1.2 Item 6 (Picture) Dirty Gutter



1.2 Item 7 (Picture) Dirty Gutter 2



1.2 Item 8 (Picture) Dirty Gutter 3



1.2 Item 9 (Picture) Bent Downspout 2

1.3 Plumbing and Combustion Vents

Repair/Replace

-Combustion vents on the roof showed general moderate corrosion. Nonetheless, they were generally in good condition. It is recommended to replace the vents when roof shingle replacement occurs, or paint over the vents to further preserve them.



1.3 Item 1 (Picture) Vent 1



1.3 Item 2 (Picture) Vent 2



1.3 Item 3 (Picture) Vent 3



1.3 Item 4 (Picture) Vent 4

1.4 Asphalt Composition Shingle

Repair/Replace

-At the time of the inspection, the Inspector observed few deficiencies in the installation of the asphalt composition shingles covering this roof. The roof overall was fairly straight with few bumps or ripples, but the main thing noted was that the roof was probably more than half its useful age considering the visual appearance and the noted fact that the seller had not replaced any shingles since she bought the house 18 years ago. It is recommended to replace the roof as soon as possible within 5-10 years and monitor closely for weather damage or leaks in the attic. No signs of leaks were discovered at the time of inspection.



1.4 Item 1 (Picture) Shingles 1



1.4 Item 2 (Picture) Shingles 2



1.4 Item 3 (Picture) Shingles 3

Styles & Materials

Method of inspection:: From the ground (Zoom lense)	The roof style was:: Low-slope	Drainage system description:: Gutters and downspouts installed
Gutters/downspout material:: Aluminum		

2. Exterior

Inspection of the home exterior typically includes: exterior wall covering materials; exterior trim; window and door exteriors; adequate surface drainage; driveway and walkways; window wells; exterior electrical and plumbing components; and retaining wall conditions that may affect the home structure. The potential for dangers/damage associated with trees- such as falling branches or root damage to foundations- varies with tree species and age, and requires an arborist evaluation.

The General Home Inspection does not include inspection of landscape irrigation systems, fencing or swimming pools/spas unless pre-arranged as ancillary inspections.

Items

2.0 Exterior Views

Inspected

Exterior Views



2.0 Item 1 (Picture) View 2



2.0 Item 2 (Picture) View 3



2.0 Item 3 (Picture) View 4



2.0 Item 4 (Picture) View 5



2.0 Item 5 (Picture) View 6



2.0 Item 6 (Picture) View 7



2.0 Item 7 (Picture) View 8



2.0 Item 8 (Picture) View 9

2.1 Driveway
Inspected

-The Inspector observed no deficiencies the driveway condition at the time of the inspection.



2.1 Item 1 (Picture) Driveway 1



2.1 Item 2 (Picture) Driveway 2

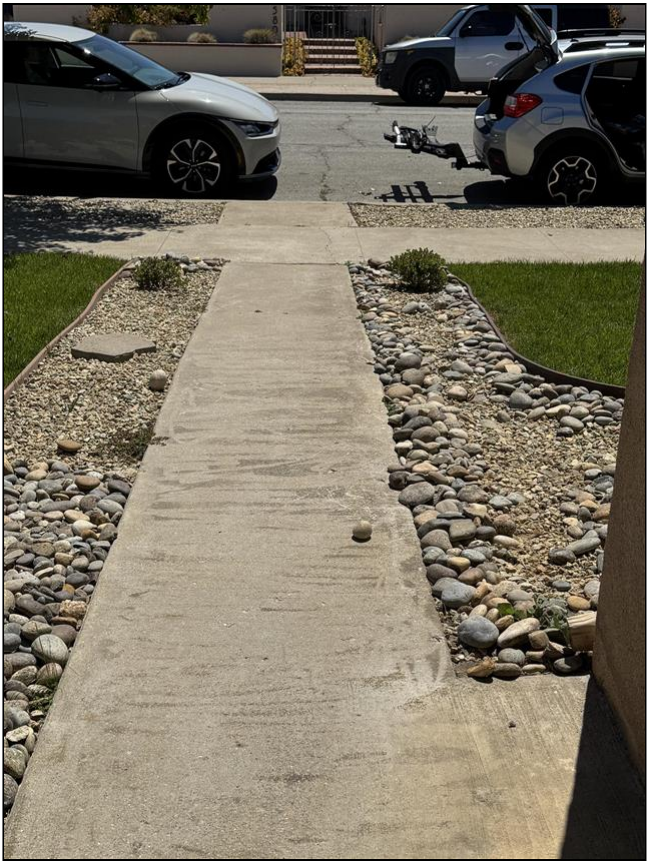
2.2 Walkways

Repair/Replace

- The walkways were in very good condition at the time of inspection with few cracks. However, there is one large crack that should be filled next to the rear downspout. It is recommended to fill the crack or have a licensed contractor perform the work to prevent moisture intrusion into the foundation at the corner of the house.



2.2 Item 1 (Picture) Front Walkway



2.2 Item 2 (Picture) Side Walkway



2.2 Item 3 (Picture) Large Crack

2.3 Exterior Trim
Repair/Replace

-At the time of the inspection, the Inspector observed few deficiencies in the condition of the trim. the vast majority of the exterior trim was recently painted with some wood likely replaced. However, near the downspout in the rear, there was a piece of wood trim that should be replaced and repainted as it is old enough and damaged to be a concern for moisture and pest intrusion.



2.3 Item 1 (Picture) Older Wood Trim

2.4 Porch

Inspected

-At the time of the inspection, the Inspector observed few deficiencies in the condition of the porch foundation.

2.5 Patio

Inspected

-The Inspector observed no deficiencies in the condition of this patio at the time of the inspection.



2.5 Item 1 (Picture) Rear Patio

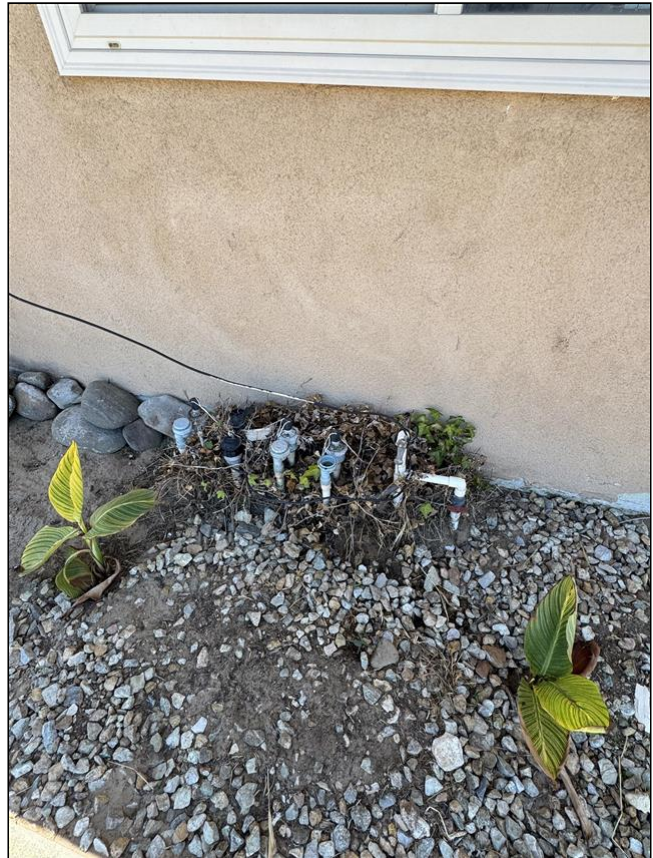
2.6 Landscape Irrigation

Not Inspected

-The home was equipped with a landscape irrigation system. Inspection of irrigation systems lies beyond the scope of the General Home Inspection and the Inspector did not inspect the system. You may wish to have this system inspected by a qualified irrigation or landscape contractor before the expiration of your Inspection Objection Deadline.



2.6 Item 1 (Picture) Front System



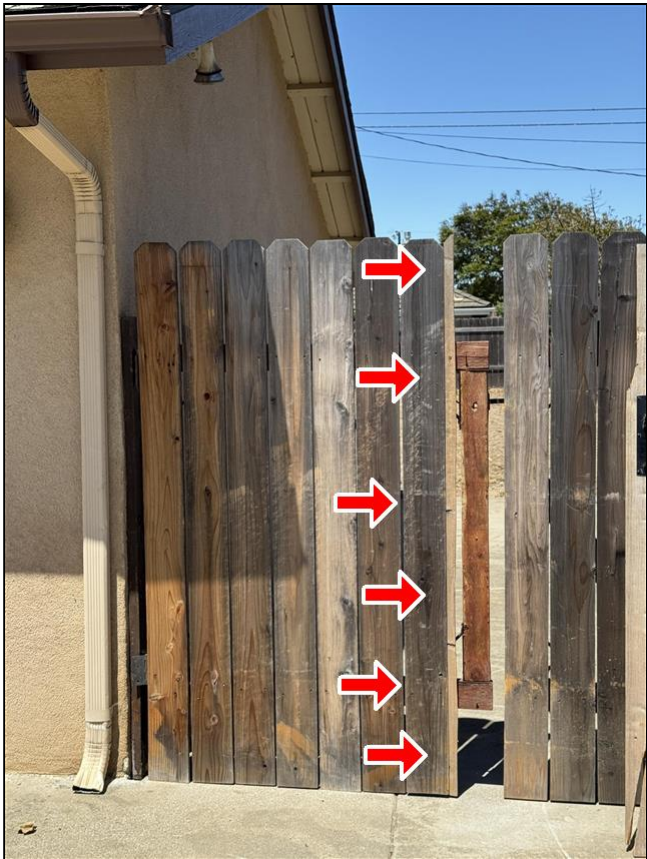
2.6 Item 2 (Picture) Rear System

2.7 Fences, Gates, and Boundary Walls

Repair/Replace

-The fences and gate were older but generally in good condition. The front fence is in need of repair as one piece of wood was split and separated from the gate. Though the fences appeared to be in good condition at the time of inspection, it is highly recommended to have a termite inspector survey the entire

fence system. Also, the fences can be further preserved by painting or staining them. Finally, all plant material should be removed from any fences as plants promote moisture retention and pest infiltration.



2.7 Item 1 (Picture) Front Gate Right



2.7 Item 2 (Picture) Left Front Fence



2.7 Item 3 (Picture) Rear Fences 1



2.7 Item 4 (Picture) Rear Fences 2



2.7 Item 5 (Picture) Rear Fences 3

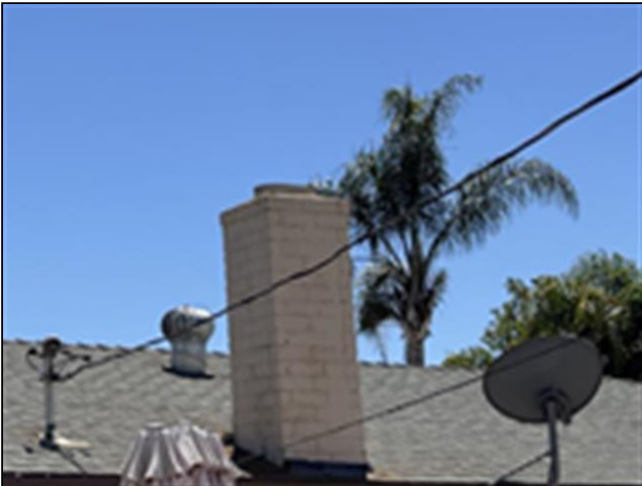


2.7 Item 6 (Picture) Rear Fences with Vine Material

2.8 Chimney Structure/Exterior

Repair/Replace

-At the time of the inspection, the Inspector observed no deficiencies in the condition of the brick masonry chimney. However, it was noted that the chimney did not have a spark arrestor. It is recommended to have an arrestor installed if the fireplace is intended for future use.



2.8 Item 1 (Picture) Chimney

Styles & Materials

Driveway Material::
Concrete

Walkway Materials::
Concrete
Dirt

3. Wall Exteriors

Items

3.0 Door Exteriors

Repair/Replace

-At the time of the inspection, the Inspector observed few deficiencies in the condition of door exteriors. However, the front doorknob assembly seemed a little loose. It is recommended to tighten as needed.



3.0 Item 1 (Picture) Front Door 2



3.0 Item 2 (Picture) Loose Door Handle



3.0 Item 3 (Picture) Garage and Sliding Doors

3.1 Window Exteriors

Repair/Replace

-The Inspector observed no deficiencies in the condition of window exteriors at the time of the inspection. However, the screens are old and showing signs of deterioration. It is recommended to replace the screens as needed.



3.1 Item 1 (Picture) Windows 1



3.1 Item 2 (Picture) Windows 2



3.1 Item 3 (Picture) Windows 3



3.1 Item 4 (Picture) Windows 4- Deteriorated Screen



3.1 Item 5 (Picture) Windows 5



3.1 Item 6 (Picture) Windows 6

3.2 Exterior Wall Penetrations

Inspected

-The Inspector observed no deficiencies in the condition of outer wall penetrations at the time of the inspection.

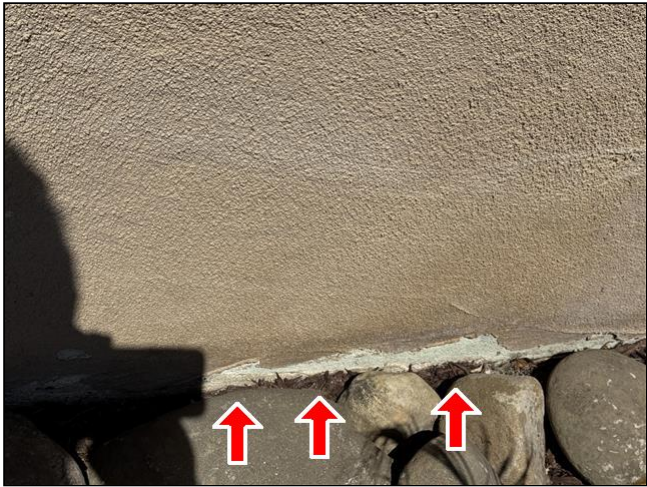


3.2 Item 1 (Picture)

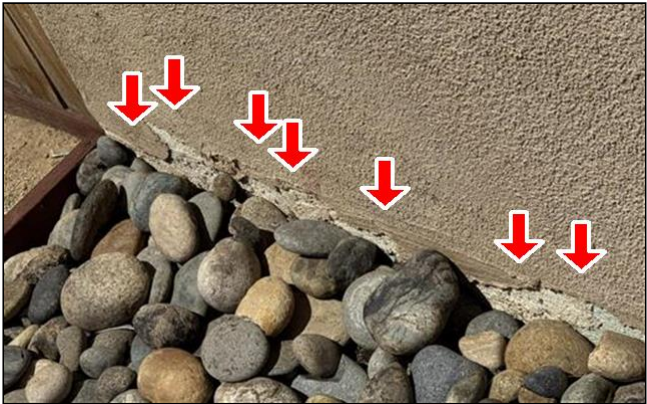
3.3 Stucco

Repair/Replace

-Minor cracking and/or buckling of stucco and paint chipping visible at floor levels due to moisture and other weathering. The stucco exterior wall covering appeared to be adequately protecting the home at the time of the inspection. however, it is recommended to have the stucco patched as needed and repainted by a licensed contractor and regularly monitored to prevent moisture intrusion into the slab foundation.



3.3 Item 1 (Picture) Paint Damage



3.3 Item 2 (Picture) Paint Damage 2



3.3 Item 3 (Picture) Stucco Walls

Styles & Materials

Exterior wall-covering Material:
Hardcoat Stucco

4. Structure

The General Home Inspection includes inspection of the home structural elements that were readily visible at the time of the inspection. This may include the: foundation; walls; floor structure; and/or roof structure. Soils vary in their stability and ability to support the weight of a structure. Minor cracking is normal with some common foundation materials, is typically limited to the material surface, is not a structural concern, and may not be commented on. Cracking related to soil/foundation movement indicates the potential for present or future structural concerns and will be commented on to the best of the inspector's ability.

Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Identification of portions of the wall structure not directly visible requires logical assumptions on the part of the Inspector that are based on the Inspectors past experience and knowledge of common building practices.

Upon observing indications that structural problems may exist that are not readily visible, or the evaluation of which lies beyond the Inspector's expertise, the inspector may recommend evaluation or testing by a specialist that may include invasive measures, which would require homeowner permission.

Items

4.0 Foundation

Repair/Replace

-At the time of the inspection, the Inspector observed few deficiencies in the condition of the visible portions of the concrete basement floor slab. Notable exceptions will be listed in this report. Most of the slab was not directly visible due to floor coverings.

-As recommended in section 3.2, the bottom of the exterior wall should be protected with paint and patching as needed to protect the foundation. Reducing moisture to the area will lessen chipping and other weathering as observed.



4.0 Item 1 (Picture) Bottom of Front Wall

4.1 Slab-on-Grade

Inspected

-At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible portions of the concrete slab-on-grade foundation. Most of the slab was not directly visible due to floor coverings.

Styles & Materials

Foundation Configuration::
Concrete Slab-on-Grade

Main Floor Structure::
Plywood sheathing over Engineered floor joists
Concrete Slab

5. Attic

Inspection of the attic typically includes visual examination the following: roof structure (framing and sheathing); roof structure ventilation; thermal envelope; electrical components (wiring, junction boxes, outlets, switches and lighting); plumbing components (supply and vent pipes, bathroom vent terminations) and HVAC components (drip pans, ducts, condensate and TPR discharge pipes)

Items

5.0 Attic Access

Inspected

- Though small, the attics access points were both accessible. The insulation material was about 3-5 inches in height and comprised of cotton/fiberglass material.



5.0 Item 1 (Picture) Access



5.0 Item 2 (Picture) Attic 1



5.0 Item 3 (Picture) Attic 2



5.0 Item 4 (Picture) Attic 3

5.1 Conventional Roof Framing

Inspected

-The Inspector observed no deficiencies in the condition of the conventional roof framing at the time of the inspection. Only some minor discoloration of wood in some areas, but in very good structural condition.



5.1 Item 1 (Picture) Conventional Framing 1



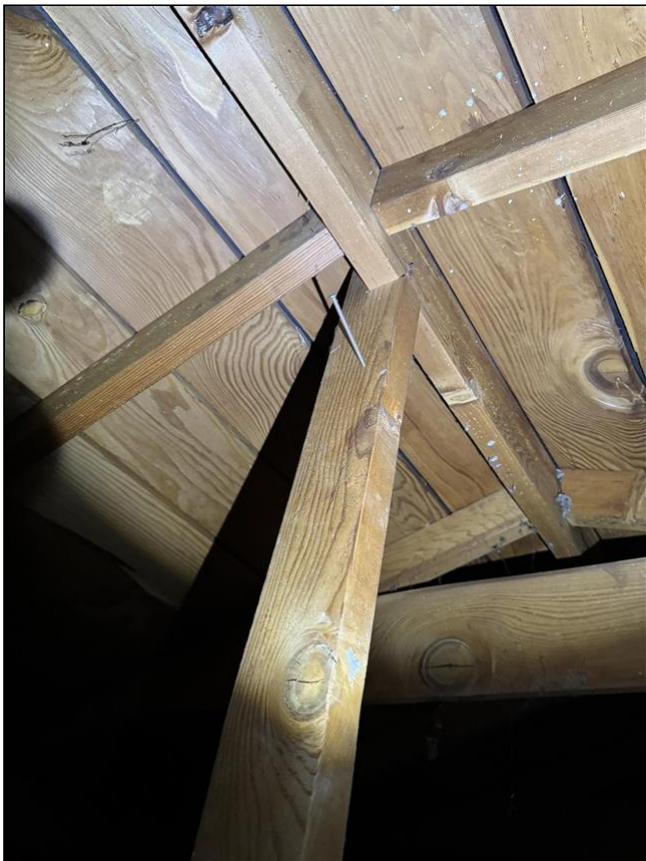
5.1 Item 2 (Picture) Conventional Framing 2



5.1 Item 3 (Picture) Conventional Framing 3



5.1 Item 4 (Picture) Conventional Framing 4



5.1 Item 5 (Picture) Conventional Framing 5



5.1 Item 6 (Picture) Conventional Framing 6



5.1 Item 7 (Picture)



5.1 Item 8 (Picture) Heating System

5.2 Roof Sheathing

Inspected

-The Inspector observed no deficiencies in the condition of the roof sheathing at the time of the inspection. 6-8 inch boards composed the roof covering. No sign of leaks were observed.



5.2 Item 1 (Picture) Sheathing 1



5.2 Item 2 (Picture) Sheathing 2

Styles & Materials		
Attic thermal insulation material:: Mineral Wool Natural fiber	Approximate attic thermal insulation depth:: 6-8 inches	Roof Framing Type:: Conventional Framing- dimensional lumber
Roof Sheathing Material:: Wood boards 1x4 spaced boards 1x6 spaced boards		

6. Electrical

Over the years, many different types and brands of electrical components have been installed in homes. Electrical components and standards have changed and continue to change. Homes electrical systems are not required to be updated to meet newly enacted electrical codes or standards. Full and accurate inspection of electrical systems requires contractor-level experience. For this reason, full inspection of home electrical systems lies beyond the scope of the General Home Inspection.

The General Home Inspection is limited to identifying common electrical requirements and deficiencies. Conditions indicating the need for a more comprehensive inspection will be referred to a qualified electrical contractor. Inspection of the home electrical system typically includes visual inspection of the following: service drop: conductors, weatherhead, and service mast; electric meter exterior; service panel and sub-panels; service and equipment grounding; system and component bonding; and visible branch wiring: receptacles (representative number), switches, lighting

Items

6.0 General Electrical System Description

Inspected

-Power company service cables fed a load center service panel containing a main disconnect and breakers that protected and controlled power to branch circuits.

6.1 General Electrical System Condition

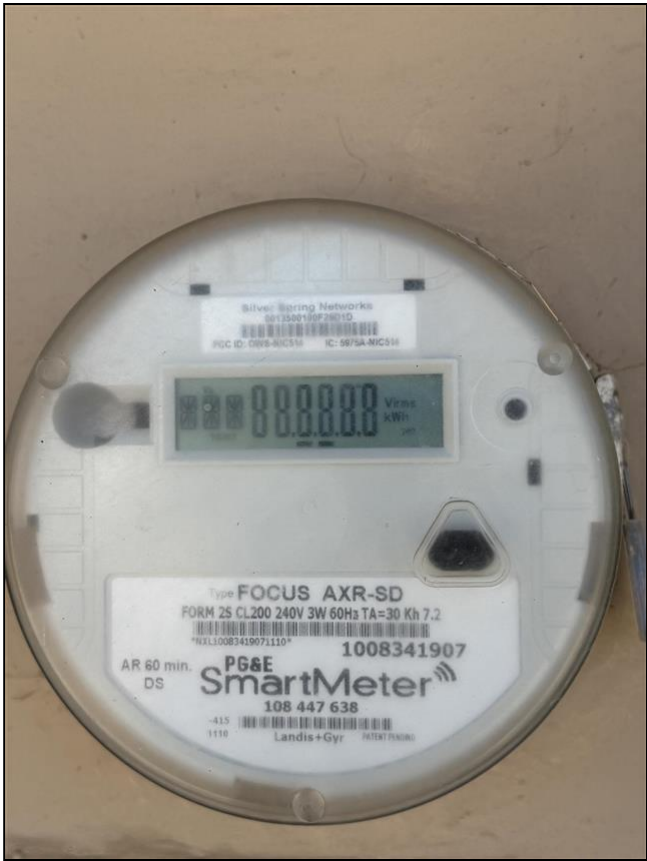
Inspected

-In the electrical system is in good order with a few deficiencies found at the time of inspection. Those items will follow in report.

6.2 Electric Meter

Inspected

-At the time of the inspection, the Inspector observed few deficiencies in the condition of the electric meter.



6.2 Item 1 (Picture) 200A Meter

6.3 Service Panel Cabinet, Ampacity, and Cover
Inspected

-Service panel was in good working order at the time of inspection, but not fully labeled. It is believed that the main service disconnect switches are #6 & #7 switches on both circuits, but it remains to be determined by a licensed electrician.



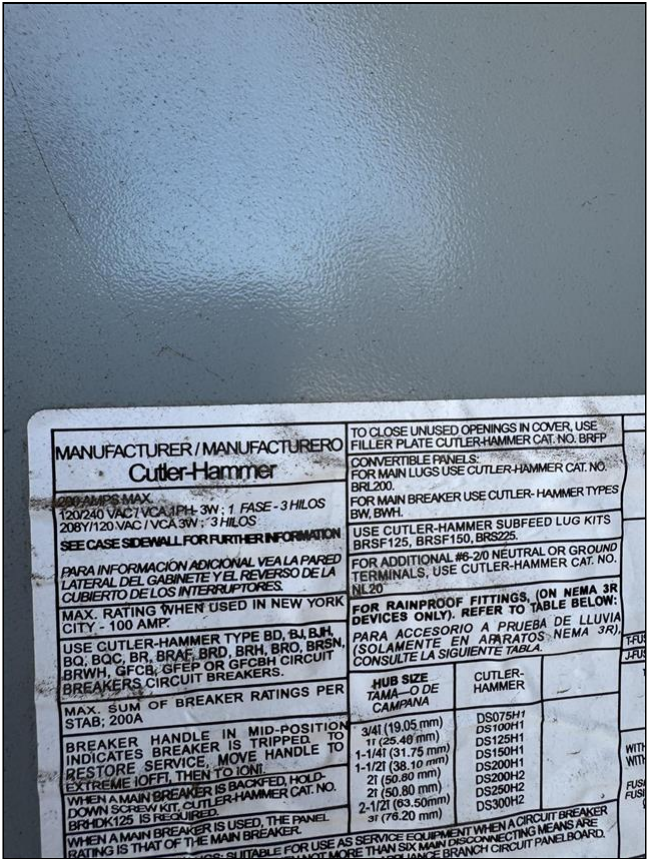
6.3 Item 1 (Picture) Service Panel 1



6.3 Item 2 (Picture) Service Panel 2



6.3 Item 3 (Picture) Service Panel 3



6.3 Item 4 (Picture) Service Panel 4

6.4 Conventional Electrical Receptacles (interior)

Repair/Replace

- A representative number of standard receptacle outlets were tested in each room of the house and only 3 deficiencies were found. 1)The corner back receptacle in the kitchen was not working which should be rewired by a licensed electrician if not related to a switch. 2) The entertainment room had a receptacle that is functional but pulling out of the wall. Please have serviced as well. 3) The front bedroom had an old receptacle with no ground and it was also loose. Please have serviced also.



6.4 Item 1 (Picture) Corner Kitchen Receptacle



6.4 Item 2 (Picture) Test 1



6.4 Item 3 (Picture) Entertainment Receptacle



6.4 Item 4 (Picture) Test 2



6.4 Item 5 (Picture) Bedroom Loose No Ground



6.4 Item 6 (Picture) Test 3

6.5 GFCI/AFCI Electrical Receptacles

Inspected

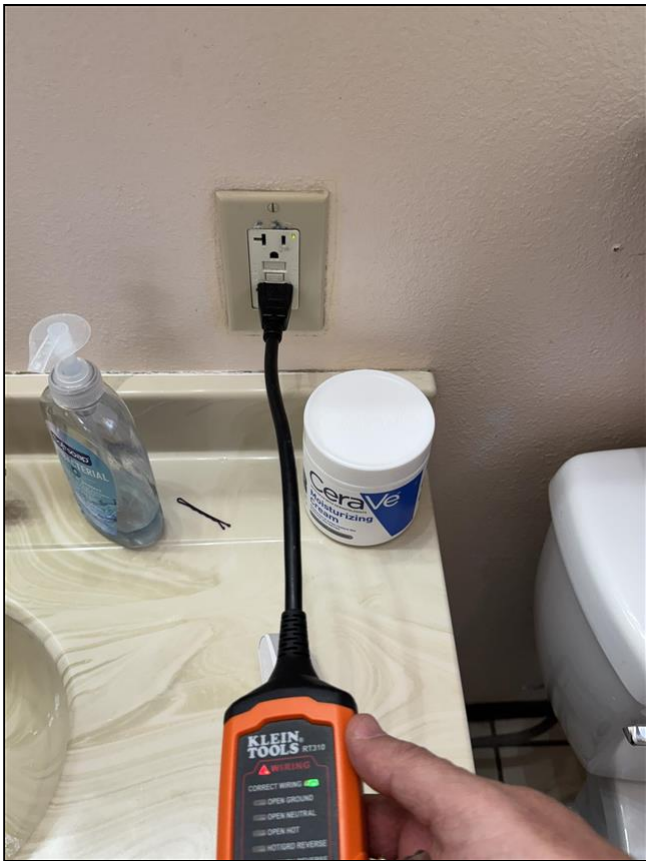
-All GFCI plugs tested well at the time of inspection.



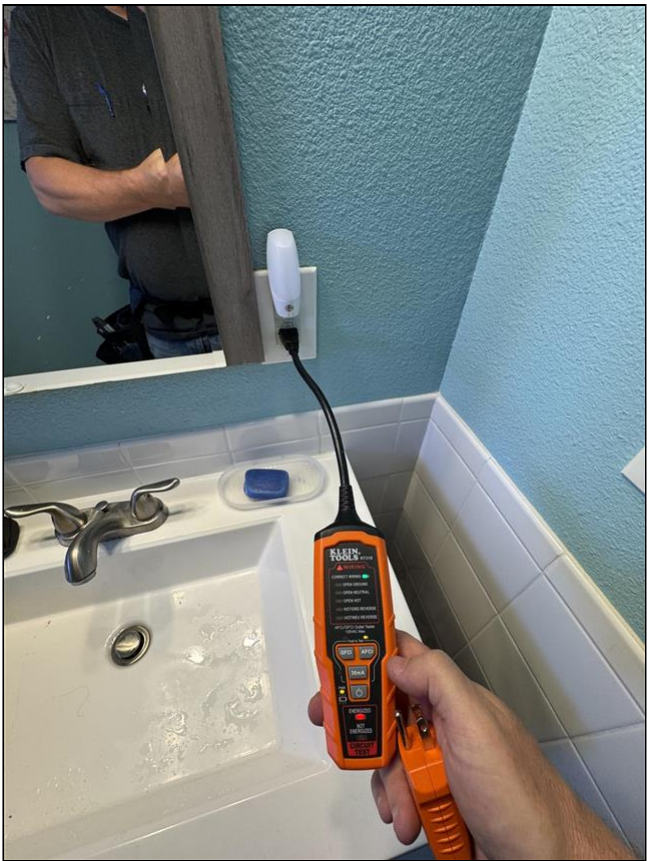
6.5 Item 1 (Picture) GFCI 1



6.5 Item 2 (Picture) GFCI 2



6.5 Item 3 (Picture) GFCI 3



6.5 Item 4 (Picture) GFCI 4

6.6 Switches

Repair/Replace

- The inspector found few deficiencies in the switches that were available for inspection in each room and living area. However, the switch in the main entryway before the living room was not functioning. The switch may be associated with an outlet, but that will require further investigation. All outlets in the living room were functioning at the time of inspection.

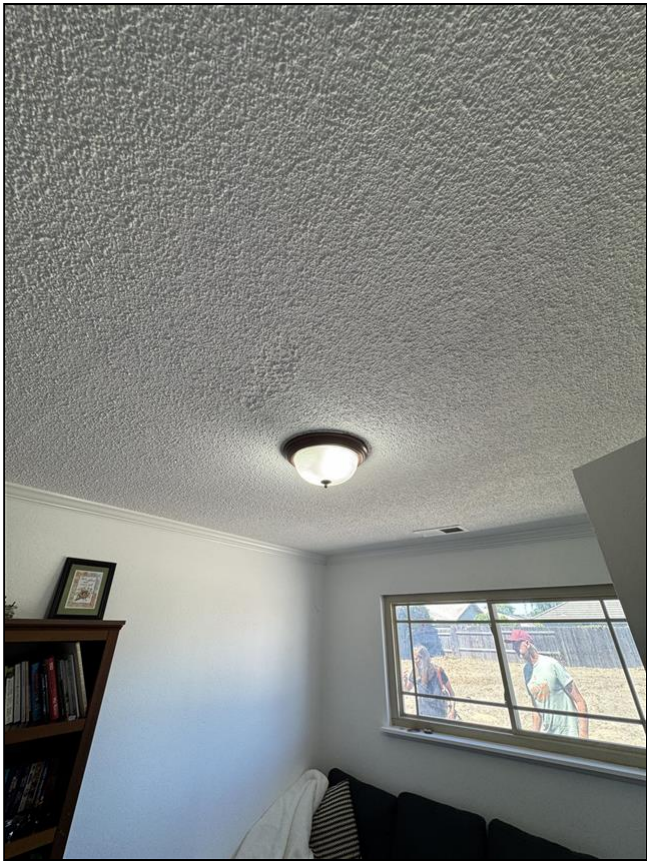


6.6 Item 1 (Picture) Non-Functioning Switch

6.7 Lighting

Repair/Replace

- At the time of inspection, the inspector found few deficiencies in the lighting that was available for inspection in each room and living area. However, there was a fixture in the master bedroom bathroom that should replaced, repaired, or covered. Since there is no vent in the bathroom, the fixture could be re purposed for that. It is recommended to have a licensed electrician perform this task.



6.7 Item 1 (Picture) Bedroom Light



6.7 Item 2 (Picture) Hallway Light



6.7 Item 3 (Picture) Bedroom Light and Fan 1



6.7 Item 4 (Picture) Bedroom Light and Fan 2



6.7 Item 5 (Picture) Vanity Lights



6.7 Item 6 (Picture) Vanity Lights 2



6.7 Item 7 (Picture) Bedrooms Light 2



6.7 Item 8 (Picture) Kitchen Light



6.7 Item 9 (Picture) Master Bathroom Fixture

6.8 Smoke Detectors

Repair/Replace

- The only smoke detector found was in the hallway and it was functioning at the time of inspection. However, there were no other smoke detectors present in the rooms. By CA state law, a smoke detector should be placed in each bedroom and living space. They should be placed ideally above the bedroom doors. Smoke Detectors should be installed prior to the sale of all homes and may be called out by the appraiser.



6.8 Item 1 (Picture) Hallway Smoke Detector

6.9 Carbon Monoxide Detectors

Inspected

-Both CO detectors were functional at the time of inspection.



6.9 Item 1 (Picture) CO Detector



6.9 Item 2 (Picture) CO Detector 2

6.10 Doorbell
Inspected

-The doorbell responded to the switch at the time of the inspection.



6.10 Item 1 (Picture) Doorbell

6.11 Electrical Service

Inspected

-At the time of the inspection, the Inspector observed no deficiencies in the condition of the service drop. Components inspected included the following: the service conductors, splice, drip loop, and point of attachment to the home.



6.11 Item 1 (Picture) Service Drop

Styles & Materials		
Electrical Service Conductors:: Overhead service 120/240 volt service	Service Panel Ampacity:: 200 amps	Service Panel Type:: Load Center
Service Disconnect Type:: Breaker	Type of Branch Wiring:: Solid Copper	

7. Attached Garage

Inspection of the garage typically includes examination of the following: general structure; floor, wall and ceiling surfaces; operation of all accessible conventional doors and door hardware; vehicle door condition and operation proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection; interior and exterior lighting; stairs and stairways proper firewall separation from living space; and proper floor drainage

Items

7.0 Vehicle Doors

Inspected

-The automatic garage door opener responded to the controls at the time of the inspection including safety sensors.



7.0 Item 1 (Picture) Door Opening Garage



7.0 Item 2 (Picture) Door Opener

7.1 Floors

Inspected

Item 1(Picture) -At the time of the inspection, the Inspector observed few deficiencies in the condition of the garage floor.



7.1 Item 1 (Picture) Floors

7.2 Walls

Inspected

-At the time of the inspection, the Inspector observed no deficiencies in the condition of The garage walls.

7.3 Ceiling

Inspected

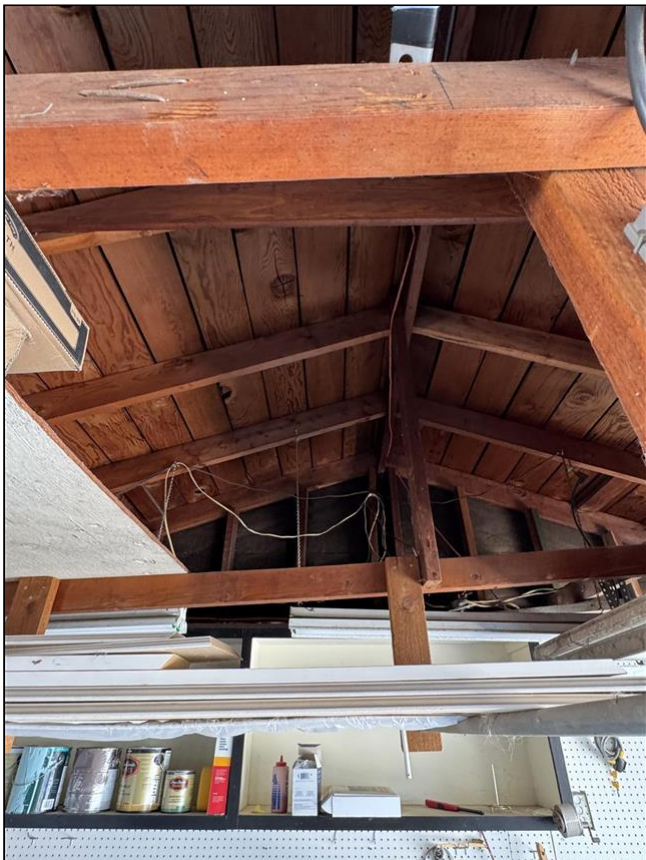
-At the time of the inspection, the Inspector observed few deficiencies in the condition of the garage ceilings.



7.3 Item 1 (Picture) Walls and Ceilings



7.3 Item 2 (Picture) Ceilings 1



7.3 Item 3 (Picture) Ceilings 2



7.3 Item 4 (Picture) Ceilings 3

7.4 Garage Electrical

Inspected

-At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in the garage.

Styles & Materials		
Garage Vehicle Door Type:: Single	Number of Vehicle Doors:: 1	Number of Automatic Openers:: 1
Vehicle Door Automatic Reverse:: Installed and operating correctly		

8. Interior

Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection. Inspection of the home interior typically includes: interior wall, floor and ceiling coverings and surfaces; doors and windows: condition, hardware, and operation; interior trim: baseboard, casing, molding, etc.; permanently-installed furniture, countertops, shelving, and cabinets; and ceiling and whole-house fans.

Items

8.0 Floors

Inspected

-At the time of the inspection, the Inspector observed no deficiencies in the condition of laminate floors in the home.



8.0 Item 1 (Picture) Floors

8.1 Walls

Inspected

-At the time of the inspection, the Inspector observed few deficiencies in the condition of the home walls.



8.1 Item 1 (Picture) Walls

8.2 Ceilings

Inspected

- House ceilings were in good condition at the time of inspection.



8.2 Item 1 (Picture) Ceilings

8.3 Lighting

Repair/Replace

- There was an old chandelier in the dining area that is operated by a timer switch in the kitchen. It operated well at the time of inspection, but the timer itself should be either replaced or better secured to the wall as it was loose. Otherwise, all of the lighting was in good working order in the living area.

8.4 Doors

Repair/Replace

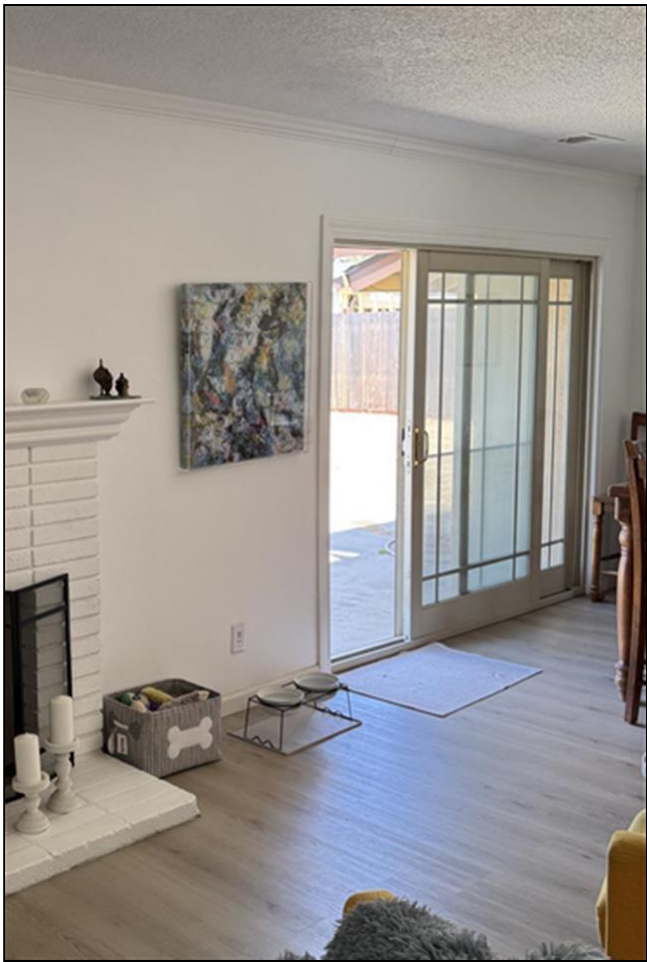
- The interior door to the entertainment area are out of alignment and cannot be closed properly. Also, when they are closed, there is only an upper latch and no lower latch to stabilize the door. It is recommended to have a licensed contractor install a new latch and re-align the doors to close properly.
- The patio door is in good working order.



8.4 Item 1 (Picture) Wobbly Doors



8.4 Item 2 (Picture) No Closing Properly



8.4 Item 3 (Picture) Patio Door

Styles & Materials		
Walls and Ceilings:: Drywall	Floor Covering Materials:: Laminate	Interior Doors:: Solid Hollow
Window Material:: Vinyl	Window Operation:: Single-hung Sliding	Cabinets:: Solid Wood
Countertops:: Laminate	Kitchen Appliances:: Range (combination gas/electric) Microwave	

9. Plumbing

Inspection of the plumbing system typically includes (limited) operation and visual inspection of: water supply source (identification as public or private); sewage disposal system (identification as public or private); water supply/distribution pipes; drain, waste and vent (DWV) system; water heater (type, condition and operation); gas system; and sump pump (confirmation of installation/operation).

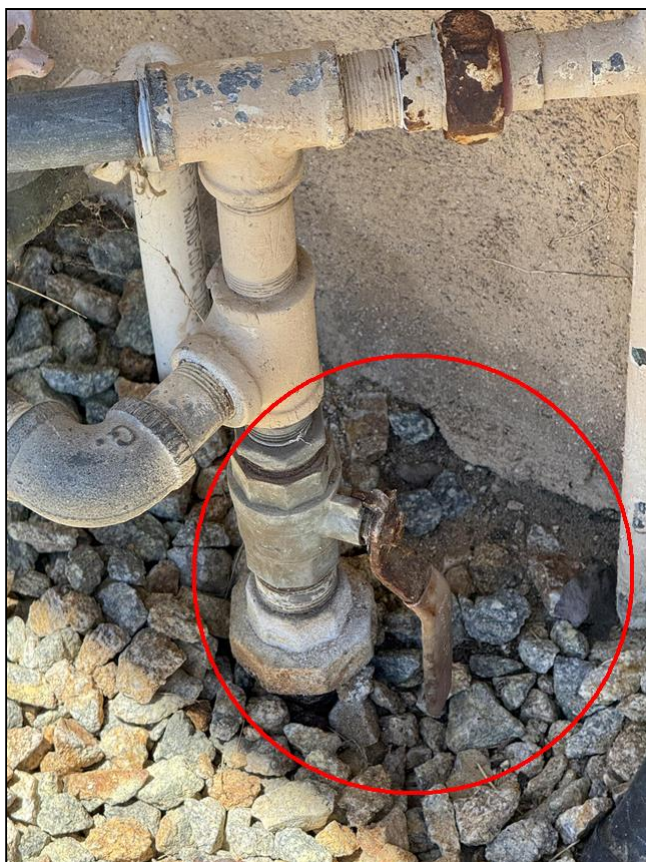
Items

9.0 Exterior Plumbing

Repair/Replace

- The water shutoff valve was operable at the time of inspection, but it is recommended to treat or replace the rust corrosion on and around the valve and then repaint it to reduce corrosion from moisture.

-The front water pressure measured at 90psi, however that is most likely because a pressure regulator was not present (or found). Though 90psi is not prohibitively high, a recommended range is 70-80psi to preserve the pipes over time. Nonetheless, a regulator may be installed for added assurance and reduced pressure fluctuations if that is a problem. Please refer to a licensed plumber for further information.



9.0 Item 1 (Picture) Water Shutoff Valve



9.0 Item 2 (Picture) 90psi

9.1 Source of Water

Inspected

-The home water was supplied from a public source.

9.2 Water Treatment Systems

Not Inspected

- A water softener was present at the time of inspection. However, it is beyond the scope of the inspector to inspect these systems. It is recommended to refer to the owners manual if present or contact the manufacturer for more information.



9.2 Item 1 (Picture) Water softener

9.3 Gas Water Heater

Inspected

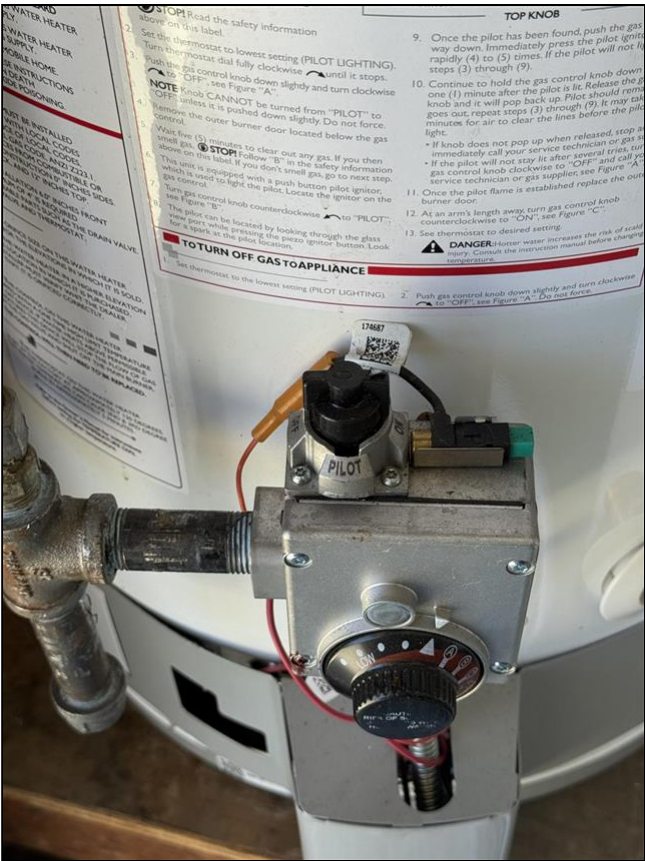
- The water heater was double strapped and appeared in good condition and was well connected and vented at the time of inspection.
- According to the label and markings the water heater was Installed in 2025. The average life span of a water heater is rated at 8-10 years when filled. Therefore, this water heater should be good for another 8-10 years
- The pressure valve and pipes are properly placed and working, but there is no pan underneath the water heater to capture leaking at the bottom. It is recommended to add a pan with the next advised replacement.
- All line and the regulator are in good working condition without leaks.



9.3 Item 1 (Picture)



9.3 Item 2 (Picture)



9.3 Item 3 (Picture)



9.3 Item 4 (Picture)

9.4 Gas System
Inspected

-The gas shut-off appeared to be in serviceable condition at the time of the inspection. Shut-offs were not operated, but were visually inspected.



9.4 Item 1 (Picture) Gas Meter and Shut off

Styles & Materials		
Water Supply Source:: Public Water Supply	Water Distribution Pipes:: 1/2-inch and 3/4-inch copper	Sewage System Type:: Public
Water Heater Fuel Type: Gas	Water Heater Type: Tank (conventional)	Water Heater Tank Capacity: 40 gallons
Type of Gas:: Natural Gas		

10. Heating

Heating system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. For example: identification of cracked heat exchangers requires a contractor evaluation. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor. The general home inspection does not include any type of heating system warranty or guaranty. Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will be referred to a qualified heating, ventilating, and air-conditioning (HVAC) contractor. Inspection of heating systems typically includes (limited) operation and visual inspection of: the heating appliance (confirmation of adequate response to the call for heat); proper heating appliance location; proper or adequate heating system configuration; exterior cabinet condition; fuel supply configuration and condition; combustion exhaust venting; heat distribution components; proper condensation discharge; and temperature/pressure relief valve and discharge pipe (presence, condition, and configuration).

Items

10.0 Presence of installed heat source in each room

Inspected

-Heat supplied by furnace to vents in each room. Vents produced positive heating from furnace.



10.0 Item 1 (Picture) Vent Test 1



10.0 Item 2 (Picture) Vent Test 2



10.0 Item 3 (Picture) Vent Test 3

10.1 Furnace

Inspected

- The furnace was tested at the time of inspection and operated correctly with the thermostat inside the house. The furnace was likely installed at the time of the house build. Heil furnace filters are typically located near the bottom of the furnace unit, either in a slot on the side where the return duct connects. It is recommended to change the filter at least once a year if regularly used. The vent hoses are all insulated in the attic.



10.1 Item 1 (Picture) Furnace 1



10.1 Item 2 (Picture) Furnace 2



10.1 Item 3 (Picture) Electronic Cleaner



10.1 Item 4 (Picture) Top of Vent Sealed



10.1 Item 5 (Picture) Insulated Vent Hose

10.2 Thermostat

Inspected

-The thermostat for this furnace was located in the hallway and functioned well at time of inspection.



10.2 Item 1 (Picture) Thermostat

10.3 Fireplace

Not Inspected

-The home contained a wood-burning fireplace located in the main floor family room. It is recommended to have a fireplace professional inspect the operability of the flu and cleanliness of the fireplace before starting a fire. Making these determinations is beyond the scope of a home inspector due to the hazard and liability if not done properly. In addition, an inquiry on the placement of a spark arrestor should be discussed.



10.3 Item 1 (Picture) Wood Fireplace

Styles & Materials		
Heating System Type:: Gas-fired Furnace (high efficiency)	Energy Source:: Natural gas Electric	Number of Heat Systems (excluding wood):: One
Air Filter:: Cartridge	Air Filter Location:: Inside blower compartment	Heating System Brand:: Heil

11. Bathrooms

Inspection of the bathrooms typically includes the following:walls, floors and ceiling; sink (basin, faucet, overflow); cabinets (exteriors, doors, drawers, undersink); toilet/bidet tub and shower (valves, showerhead, walls, enclosure); electrical (outlets, lighting); and room ventilation

Items

11.0 Floors

Inspected

-At the time of the inspection, the Inspector observed no deficiencies in the condition of the bathroom floors.

11.1 Walls

Inspected

-Bathroom walls were in good condition at the time of inspection.

11.2 Ceilings

Inspected

-Bathroom ceilings were in good condition at the time of inspection.

11.3 Electrical Receptacles and Switches

Inspected

-Electrical receptacles in the bathrooms were all in good working order as per section 6.

11.4 Lighting

Repair/Replace

- Please refer to section 6.7 describing the fixture in the master bathroom. Otherwise, all of the bathroom lighting is in good working condition.

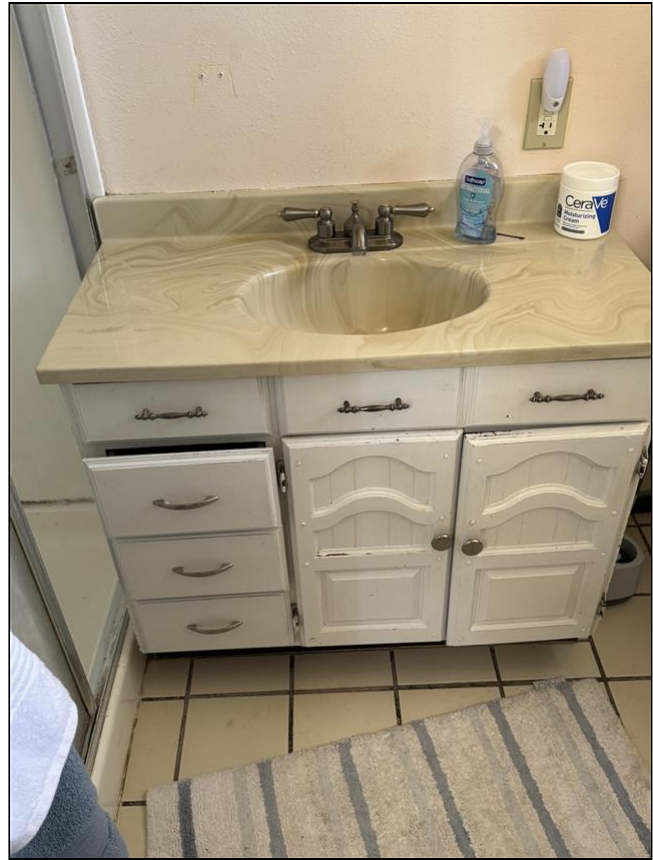
11.5 Cabinets

Inspected

-Bathroom cabinets and sinks were in good condition at the time of inspection.



11.5 Item 1 (Picture)



11.5 Item 2 (Picture)

11.6 Toilet

Repair/Replace

-The hallway toilet was in good condition , but the master bathroom toilet must be re-seated or tightened by a qualified plumber as it is very loose and could be dangerous.



11.6 Item 1 (Picture)



11.6 Item 2 (Picture)

11.7 Shower

Inspected

-Shower was in good condition and operational at time of inspection. There was mention of a timer configuration in the hallway shower, but I was unable to determine what it was.



11.7 Item 1 (Picture) Master Shower



11.7 Item 2 (Picture) Hallway Shower

11.8 Bathroom Components

Inspected

- The bathroom sink components and all associated plumbing was in working order at the time of inspection.



11.8 Item 1 (Picture) Sink 1



11.8 Item 2 (Picture) Cabinet and Sink

Styles & Materials

Exhaust Fans:
None

Sink::
Sink in a cabinet

12. Kitchen and Appliances

Inspection of kitchens typically includes (limited) operation and visual inspection of the following: wall, ceiling and floor; windows, skylights and doors; range/cooktop (basic functions, anti-tip); range hood (fan, lights, type); dishwasher; Cabinetry exterior and interior; door and drawer; Sink basin condition; supply valves; adequate trap configuration; functional water flow and drainage; disposal; Electrical switch operation; and outlet placement, grounding, and GFCI protection. **Note: Appliances are operated at the discretion of the Inspector.**

Items

12.0 Floors

Inspected

-Kitchen floors appeared to be in good condition at the time of inspection.

12.1 Walls

Inspected

-Kitchen walls appeared to be in good condition at the time of inspection.

12.2 Ceilings

Inspected

-Kitchen ceilings appeared to be in good condition at the time of inspection.

12.3 Lighting

Inspected

-At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the kitchen lights.



12.3 Item 1 (Picture) Kitchen Light

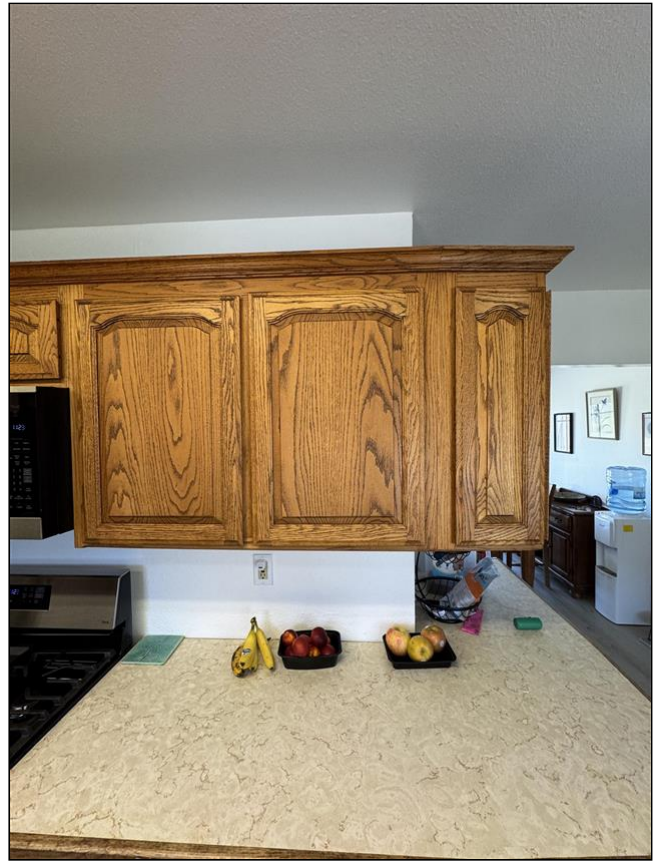
12.4 Cabinets

Inspected

- Cabinets, sinks ,and fixtures were in good working condition at the time of inspection.
- In addition, the sink was in good working condition as well. No sign of leaks under the sink.



12.4 Item 1 (Picture) Cabinet 1



12.4 Item 2 (Picture) Cabinet 2



12.4 Item 3 (Picture) Cabinet 3



12.4 Item 4 (Picture) Sink



12.4 Item 5 (Picture) Under Sink

12.5 Range

Inspected

-The Inspector observed no deficiencies during inspection of the range.



12.5 Item 1 (Picture)

12.6 Garbage Disposal

Inspected

-Garbage disposal was in good working order at the time of inspection.



12.6 Item 1 (Picture) Garbage Disposal

12.7 Built-in Microwave

Inspected

-The Microwave was in good working order at the time of inspection.



12.7 Item 1 (Picture) Microwave

12.8 Refrigerator

Inspected

-Refrigerator was in good condition and working order at the time of inspection.



12.8 Item 1 (Picture) Refrigerator

Styles & Materials

Cabinets:: Solid Wood	Range:: Electric Gas	Refrigerator:: Inspected Present, not inspected
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13. Laundry Area

In addition to those items typically inspected as part of the interior, inspection of the laundry room includes examination of the following: dryer connections and venting; room ventilation; and provision of proper clothes washer waste pipe.

Items

13.0 Washer and Dryer, Receptacles, Connections

Inspected
-All connections including the plumbing and electrical for the washer and dryer were in good working order at the time of inspection. In addition, there was lighting above the machines. These are along the wall in the garage.



13.0 Item 1 (Picture) Washer and Dryer

Styles & Materials

Dryer Power:: Electric Gas	Dryer Vent:: Smooth-bore metal (UL-approved)	Dryer Gas Supply:: Natural gas
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General Summary



Blue Oak Home and Commercial Inspections

Paso Robles, CA 93446
(805) 888-7111 info.blueoak@gmail.com

Customer

Joe and Rebecca Blow

Address

1234 Anywhere Paso
Paso Robles, CA 93446

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roof

1.0 Roof Structure Exterior

Repair/Replace

-The inspector observed few deficiencies in the condition of the roof structure exterior. There was a minor crack in one outer soffit board and a board that had about a half inch of separation from the exterior roofing underside. Both of those should be repaired or secured by a licensed contractor to prevent moisture, pests, or deterioration.

1.2 Roof Drainage System

Repair/Replace

- In general, the gutters and downspouts are all in good condition. It was noticed the gutters had about a half an inch of dirt in them and should be pressure washed to prevent clogging in the future. There was one gutter where the end was slightly bent upward, but still functional. Also, a few of the downspout connections were loose and should be re tightened and resealed as needed to prevent any leaks. Finally there are a few downspouts where the metal is bent at the bottom. It is recommended to either replace these for esthetic purposes and clog prevention, or bend them back to more open for discharge.

1.3 Plumbing and Combustion Vents

Repair/Replace

-Combustion vents on the roof showed general moderate corrosion. Nonetheless, they were generally in good condition. It is recommended to replace the vents when roof shingle replacement occurs, or paint over the vents to further preserve them.

1.4 Asphalt Composition Shingle

Repair/Replace

-At the time of the inspection, the Inspector observed few deficiencies in the installation of the asphalt composition shingles covering this roof. The roof overall was fairly straight with few bumps or ripples, but the main thing noted was that the roof was probably more than half its useful age considering the visual appearance and the noted fact that the seller had not replaced any shingles since she bought the house 18 years ago. It is recommended to replace the roof as soon as possible within 5-10 years and monitor closely for weather damage or leaks in the attic. No signs of leaks were discovered at the time of inspection.

2. Exterior

2.2 Walkways

Repair/Replace

- The walkways were in very good condition at the time of inspection with few cracks. However, there is one large crack that should be filled next to the rear downspout. It is recommended to fill the crack or have a licensed contractor perform the work to prevent moisture intrusion into the foundation at the corner of the house.

2.3 Exterior Trim

Repair/Replace

-At the time of the inspection, the Inspector observed few deficiencies in the condition of the trim. the vast majority of the exterior trim was recently painted with some wood likely replaced. However, near the downspout in the rear, there was a piece of wood trim that should be replaced and repainted as it is old enough and damaged to be a concern for moisture and pest intrusion.

2.7 Fences, Gates, and Boundary Walls

Repair/Replace

-The fences and gate were older but generally in good condition. The front fence is in need of repair as one piece of wood was split and separated from the gate. Though the fences appeared to be in good condition at the time of inspection, it is highly recommended to have a termite inspector survey the entire fence system. Also, the fences can be further preserved by painting or staining them. Finally, all plant material should be removed from any fences as plants promote moisture retention and pest infiltration.

2.8 Chimney Structure/Exterior

Repair/Replace

-At the time of the inspection, the Inspector observed no deficiencies in the condition of the brick masonry chimney. However, it was noted that the chimney did not have a spark arrestor. It is recommended to have an arrestor installed if the fireplace is intended for future use.

3. Wall Exteriors

3.0 Door Exteriors

Repair/Replace

-At the time of the inspection, the Inspector observed few deficiencies in the condition of door exteriors. However, the front doorknob assembly seemed a little loose. It is recommended to tighten as needed.

3.1 Window Exteriors

Repair/Replace

-The Inspector observed no deficiencies in the condition of window exteriors at the time of the inspection. However, the screens are old and showing signs of deterioration. It is recommended to replace the screens as needed.

3.3 Stucco

Repair/Replace

-Minor cracking and/or buckling of stucco and paint chipping visible at floor levels due to moisture and other weathering. The stucco exterior wall covering appeared to be adequately protecting the home at the time of the inspection. however, it is recommended to have the stucco patched as needed and repainted by a licensed contractor and regularly monitored to prevent moisture intrusion into the slab foundation.

4. Structure

4.0 Foundation

Repair/Replace

-At the time of the inspection, the Inspector observed few deficiencies in the condition of the visible portions of the concrete basement floor slab. Notable exceptions will be listed in this report. Most of the slab was not directly visible due to floor coverings.

-As recommended in section 3.2, the bottom of the exterior wall should be protected with paint and patching as needed to protect the foundation. Reducing moisture to the area will lessen chipping and other weathering as observed.

6. Electrical

6.4 Conventional Electrical Receptacles (interior)

Repair/Replace

- A representative number of standard receptacle outlets were tested in each room of the house and only 3 deficiencies were found. 1)The corner back receptacle in the kitchen was not working which should be rewired by a licensed electrician if not related to a switch. 2) The entertainment room had a receptacle that is functional but pulling out of the wall. Please have serviced as well. 3) The front bedroom had an old receptacle with no ground and it was also loose. Please have serviced also.

6.6 Switches

Repair/Replace

- The inspector found few deficiencies in the switches that were available for inspection in each room and living area. However, the switch in the main entryway before the living room was not functioning. The switch may be associated with an outlet, but that will require further investigation. All outlets in the living room were functioning at the time of inspection.

6.7 Lighting

Repair/Replace

- At the time of inspection, the inspector found few deficiencies in the lighting that was available for inspection in each room and living area. However, there was a fixture in the master bedroom bathroom that should be replaced, repaired, or covered. Since there is no vent in the bathroom, the fixture could be repurposed for that. It is recommended to have a licensed electrician perform this task.

6.8 Smoke Detectors**Repair/Replace**

- The only smoke detector found was in the hallway and it was functioning at the time of inspection. However, there were no other smoke detectors present in the rooms. By CA state law, a smoke detector should be placed in each bedroom and living space. They should be placed ideally above the bedroom doors. Smoke Detectors should be installed prior to the sale of all homes and may be called out by the appraiser.

8. Interior

8.3 Lighting**Repair/Replace**

- There was an old chandelier in the dining area that is operated by a timer switch in the kitchen. It operated well at the time of inspection, but the timer itself should be either replaced or better secured to the wall as it was loose. Otherwise, all of the lighting was in good working order in the living area.

8.4 Doors**Repair/Replace**

- The interior door to the entertainment area are out of alignment and cannot be closed properly. Also, when they are closed, there is only an upper latch and no lower latch to stabilize the door. It is recommended to have a licensed contractor install a new latch and re-align the doors to close properly.

-The patio door is in good working order.

9. Plumbing

9.0 Exterior Plumbing**Repair/Replace**

- The water shutoff valve was operable at the time of inspection, but it is recommended to treat or replace the rust corrosion on and around the valve and then repaint it to reduce corrosion from moisture.

-The front water pressure measured at 90psi, however that is most likely because a pressure regulator was not present (or found). Though 90psi is not prohibitively high, a recommended range is 70-80psi to preserve the pipes over time. Nonetheless, a regulator may be installed for added assurance and reduced pressure fluctuations if that is a problem. Please refer to a licensed plumber for further information.

11. Bathrooms

11.4 Lighting**Repair/Replace**

- Please refer to section 6.7 describing the fixture in the master bathroom. Otherwise, all of the bathroom lighting is in good working condition.

11.6 Toilet**Repair/Replace**

-The hallway toilet was in good condition , but the master bathroom toilet must be re-seated or tightened by a qualified plumber as it is very loose and could be dangerous.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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INVOICE

Blue Oak Home and Commercial
Inspections
Paso Robles, CA 93446
(805) 888-7111 info.blueoak@gmail.com
Inspected By: Inspected By: Marcus
Zuzow

Inspection Date: 7/8/2025
Report ID: 1234Anywhere_Sample

Customer Info:	Inspection Property:
Joe and Rebecca Blow Customer's Real Estate Professional: Happy Realtor Sotheby's	1234 Anywhere Paso Paso Robles, CA 93446

Inspection Fee:

Service	Price	Amount	Sub-Total
Residential Sq Ft 1,500 - 2,000	500.00	1	500.00
Inspection Discount	-25.00	1	-25.00
			Tax \$0.00
			Total Price \$475.00

Payment Method: Check
Payment Status: Paid At Time Of Inspection
Note: N/A