

# Home Health Inspection



## Property Address

8769 Dyer Rd.  
Salinas, CA 93907

## Client Name

Bob Einstein

## Client Contact Information

Bob@gmail.com  
800-444-4444

# Inspector Information

**Inspector Name**

Alex Craig

**Signature**



## Disclaimer

**Disclaimer**

This report is meant for the client mentioned above only, and may not be sold or transferred. Client agrees to indemnify, defend, and hold harmless 4J Construction from third party claims related to this report.

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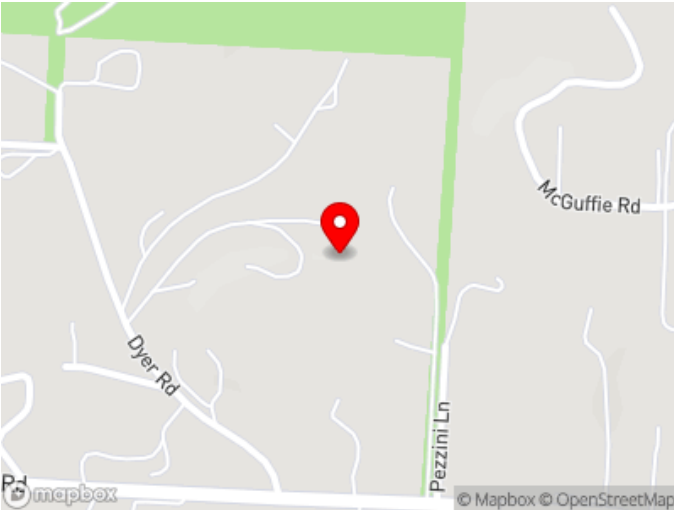
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# Property Information

## Street View



## Property Location



Address: 8769 Dyer Road, Prunedale, California 93907, United States

## Lot Size

1 Acre

## House Size (SF)

2300 SF

## Year of Construction

2010

## Property Type

Cabin, Manufactured

## Roof Type

Shingle

## Exterior Materials

Unknown

## Generator Type

Propane

## RV or Additional Parking

Large lot

## Additional Features (Security System, Pool, etc.)

Carport  
Dog Pen  
Large Parking Lot

## Date of Inspection

08-23-2025

## Matterport QR



## Executive Summary

### Executive Summary

This home health inspection report for the property at 8769 Dyer Rd., Salinas, CA, was conducted on August 23, 2025. The inspection is a visual, non-invasive review of the home's readily accessible systems.

#### Key Findings:

**Positive Conditions:** The foundation, exterior walls, and crawl space were found to be in good condition. Electrical, heating, and air conditioning systems are all functioning as intended. All fireplaces, bath, kitchen, and laundry exhaust fans, and the dryer vent are also in good working order.

**Areas of Concern:** The report identifies several components in poor condition that may require immediate attention. These include the floors, which have a note about "Not enough video games" and are rated as poor, and the interior walls, also rated as poor with no additional notes. The roofing material (shingles) is in poor shape and could use updating. The drain/waste/vent lines for the plumbing system are also in poor condition and will need to be replaced soon.

**Recommendations:** It is recommended that the client budget for the replacement of the roofing shingles and plumbing drain lines in the near future. The overgrown trees on the property should also be addressed.

## Report Limitations

### Report Limitations

This inspection is a visual, non-invasive review of the home's readily accessible systems and components. It is not technically exhaustive and cannot identify every possible defect. The purpose is to provide an overview of the property's condition at the time of the inspection.

The inspector does not move furniture, stored items, or open concealed areas such as wall cavities or underground components. Engineering analysis, code compliance, and repair cost estimates are outside the scope of this inspection.

Environmental hazards (such as mold, asbestos, lead, or radon), pest infestations, and specialized systems (such as pools, irrigation, or security systems) are not included unless specifically noted.

Testing is limited to normal homeowner controls. The inspector does not ignite pilot lights, operate shut-off valves, or dismantle equipment.

This report reflects conditions observed on the day of inspection only. Because conditions can change, no warranty or guarantee is provided. Clients are advised to consult qualified contractors or specialists for further evaluation when deficiencies are noted or when systems are near the end of their service life.

## Definitions

### Definitions

The following definitions and terminology are used in this report regarding the physical condition and the estimated life expectancies/age of the components and systems.

Areas are rated on a scale of GOOD -FAIR - POOR, as explained below:

**Good:** Implies that the condition of the item is functioning as intended and does not need to be replaced or improved at this time. Signs of wear may be present, but the item does not appear to have exceeded its life expectancy.

**Fair:** Implies that the condition of the item is degraded but still functioning as intended. Item may have had recent repairs or exceeded  $\frac{3}{4}$  of its life expectancy. Item can still perform as intended; however, replacement or repair should be anticipated in future budgeting.

**Poor:** Implies that the item has degraded to a point that repair or replacement is imminent. Item may be broken/non-operational or have exceeded its life expectancy. Repair or replacement should be planned, planned and scheduled at the earliest opportunity

## 1. Lot Assessment

### Limitations

The Lot inspection is limited to surfaces and features visible from the ground. The inspector does not evaluate fences, sheds, outbuildings, or recreational facilities. Soil conditions, geological stability, and drainage performance over time are outside the scope. Vegetation, grading, and drainage are observed only where readily visible on the day of inspection.

## Decks/Porches/Railings

### Decks/Porches/Stairs Railings Secure?

Yes

### Decks/Porches/Stairs Condition

Good

### Notes and Observations

Deck and porches are all secure and in good condition

### Photos

## Grading and Drainage

### Adequate Grading & Drainage?

Yes

### Notes and Observations

Lot is adequately sloped.

### Photos

## Vegetation

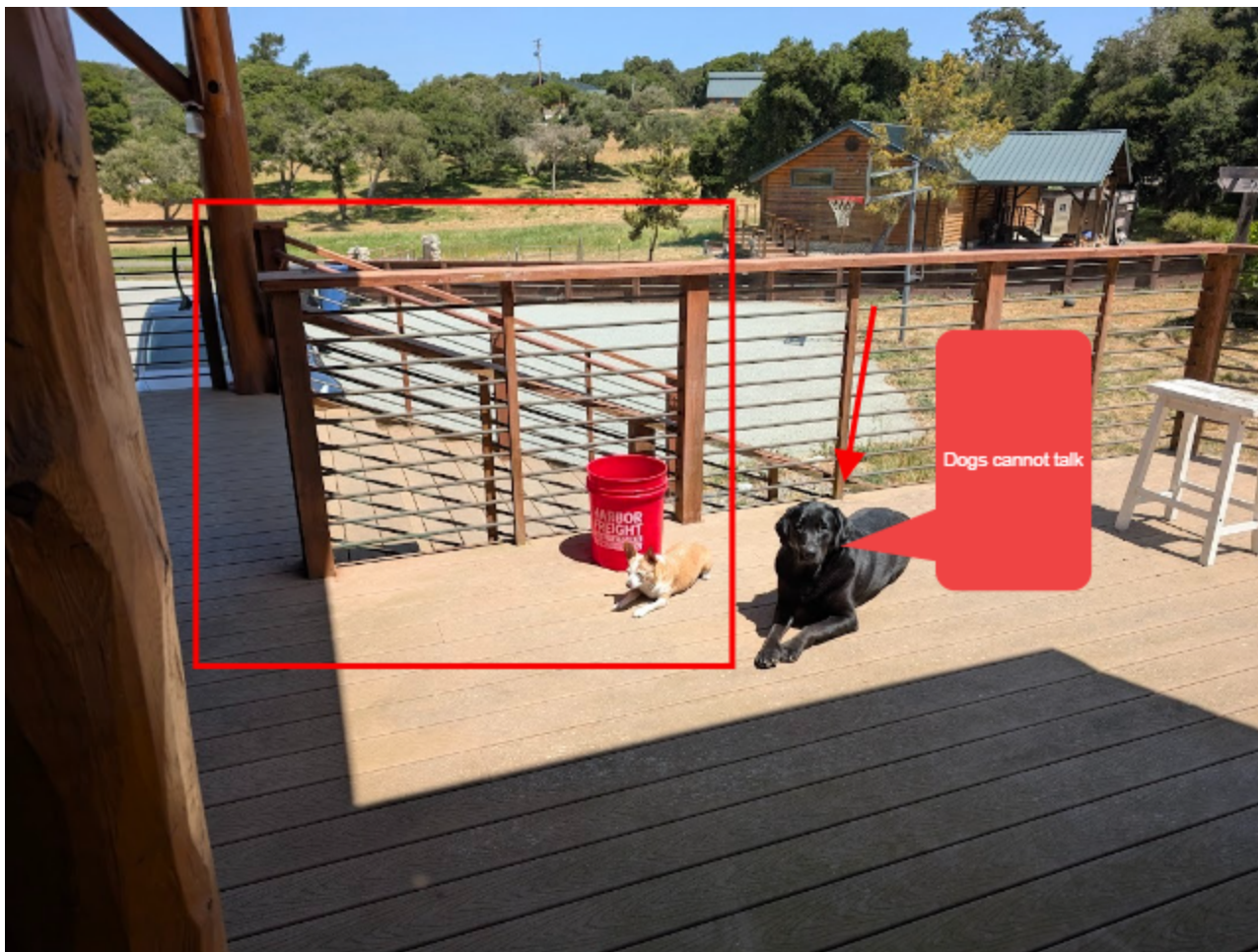
### Vegetation Concerns?

Yes

### Notes and Observations

Trees are overgrown

### Photos



This is not a tree, but we have the ability to leave notes and draw circles and arrows and stuff.

## Driveways/Walkways/Patios

### Driveways/Walkways/Patios Condition

Good

### Notes and Observations

No notes on driveway

### Photos

## Other

### Notes and Observations

Inspector:  
Alex Craig

**Photos**

# 1. Structural Components

## Limitations

The inspection of structural components is limited to visible, readily accessible areas of the foundation, framing, and structural supports. The inspector does not perform engineering calculations or provide opinions on adequacy or load capacity. Crawl spaces and attics are inspected only when safe and accessible, and insulation or stored items may block visibility. No destructive probing or removal of finishes is performed.

## Foundation

### Foundation Type

Concrete

### Foundation Condition

Good

### Notes and Observations

### Photos

## Floors

### Floor Structure

Stained Concrete

### Floor Condition

Poor

### Notes and Observations

Not enough video games

### Photos



## Exterior Walls

### Wall Structure

Stucco

### Wall Condition

Good

### Notes and Observations

Walls are in excellent condition.

### Photos

## Interior Walls

### Interior Wall Structure

Dryway

### Wall Condition

Poor

### Notes and Observations

No notes.

## Photos



## Ceilings

### Ceiling Structure

Stucco

### Ceiling Condition

Good

### Notes and Observations

No notes.

### Photos

## Crawlspace

### Crawlspace Access

NE Side

### Crawlspace Clearance

6'

### **Crawlspace Moisture**

Low

### **Crawlspace Insulation**

Unknown

### **Notes and Observations**

Crawlspace is in good shape.

### **Photos**

## **Exterior Doors**

### **Exterior Doors Type**

Glass

### **Exterior Doors Condition**

Good

### **Notes and Observations**

Doors appear to be working as designed.

### **Photos**

## **Windows**

### **Windows Type**

double-paned

### **Windows Condition**

Good

### **Notes and Observations**

Windows are in good condition.

### **Photos**

## **Other**

### **Notes and Observations**

### **Photos**



## 3. Roofing

### Limitations

Roof surfaces are inspected when safely accessible; steep slopes, fragile coverings, or inclement weather may prevent walking on the roof. Binoculars or other methods may be used instead. The inspection does not include antennas, satellite dishes, hidden flues, or accessories not part of the primary roofing system. Interior roof components are not evaluated beyond visible areas.

### Inspection Method (Walked Roof, Drone, Other)

Inspector bounced on trampoline from neighbor's driveway.

## Material

### Roofing Material

Shingle

### Roofing Material Condition

Poor

### Notes and Observations

Shingles are in bad shape, could use some updating.

### Photos



## Gutters/Downspouts

### Gutters/Downspouts Present?

Yes  
**Gutters/Downspouts Condition**

Good

**Notes and Observations**

No notes

**Photos**

## Flashing

**Flashing Condition**

Good

**Notes and Observations**

No Notes

**Photos**

## Skylights/Chimneys/Roof Penetrations

**Skylights/Chimneys/Roof Penetrations Condition**

Good

**Notes and Observations**

No Notes

**Photos**

## Other

**Notes and Observations**

**Photos**

## 4. Plumbing

### Limitations

The plumbing inspection is limited to visible water supply and drain lines, fixtures, and water heating equipment. Flow rates, water pressure, and water quality are not measured. Wells, septic systems, irrigation, water softeners, and fire suppression systems are excluded. Interior piping concealed by walls or underground cannot be inspected.

### Water Source

Well

### Location of Meter

N/A

### Water Shutoff Valve Location

South Side

### Static Pressure Reading

100

### Visible Distribution Pipe Material Inside the House

Copper

### Service Water Pipe

Copper

### Energy Source

Propane

### Location of Main Supply Valve

North Restroom

### General Plumbing Notes and Observations

Plumbing is generally in good shape.

### Photos

## Drain/Waste/Vent Lines

### Drain/Waste/Vent Lines Material

Plastic

### Drain/Waste/Vent Lines Condition

Poor

### Notes and Observations

Drain lines will need to be replaced soon.

### Photos



## Fixtures and Faucets

### Fixtures and Faucets Working?

Yes

### Notes and Observations

Fixtures in excellent shape.

### Photos

## Water Heater

### Water Heater Type

100 gallon tank

### Water Heater Energy Source

Propane

### Water Heater Location

Upstairs restroom

### Water Heater Condition

Good

### Notes and Observations

Could switch to electric tankless for energy savings.

### Photos

## Pump/Sump Systems

### Pump/Sump Systems Working?

Yes

### Notes and Observations

No notes

### Photos

## Other

### Notes and Observations

### Photos

## 5. Electrical

### Limitations

Electrical inspection includes a representative number of receptacles, switches, and fixtures. Low-voltage wiring, security systems, and renewable energy systems are not evaluated. Service panels are inspected visually; the inspector does not determine load calculations or test every circuit. The inspection does not include testing smoke or carbon monoxide alarms beyond confirming presence.

### Electrical Service Amperage

220

### Service Type

### Service Panel Location

South Side

### Sub Panel Location

North Side

### Circuit Protection Device

A good one.

### Notes and Observations

No notes on electrical.

### Photos

## Fixtures, Switches and Receptacles

### Representative Receptacles, Switches, Fixtures Tested to Work

Yes

### GFCI / AFCI Tested to Work?

Yes

### Notes and Observations

### Photos

## Other

### Notes and Observations

### Photos

## 6.a. Heating

### Limitations

The heating inspection is limited to operating accessible systems with normal controls. Heat exchangers, sealed components, and interior flues are not dismantled or inspected. Humidifiers, dehumidifiers, and air cleaning devices are excluded. Efficiency, adequacy of heat distribution, and compliance with installation standards are beyond the scope.

### Heating System Type

Propane

### System Condition

Good

### Distribution System Type

Central

### Distribution System Condition

Good

### Vents/Flues/Chimneys Condition

Good

### Notes and Observations

### Photos

## 6.b. Air Conditioning

### Limitations

Cooling systems are inspected only when outdoor temperatures allow safe operation. Portable or window units, and systems using geothermal, water-source, or renewable energy, are excluded. The inspector does not evaluate system sizing, cooling adequacy, or distribution balance.

### Air Conditioning Photos

### AC System Type

Central

### AC Energy Source

Electric

### AC System Condition

Good

### Distribution System Condition

Good

### Notes and Observations

### Photos

# Other

**Notes and Observations**

**Photos**

## 7. Interiors

### Limitations

Interior inspection is limited to representative samples of walls, ceilings, floors, doors, and windows. Cosmetic finishes such as paint, wallpaper, or floor coverings are not evaluated. Window treatments, decorative elements, and minor imperfections are outside the scope. Furniture, storage, and personal belongings may restrict access and visibility.

## Stairs and Railings

### Stairs and Railings Secure?

Yes

### Notes and Observations

Stairs on patio are secure, could use paint.

### Photos

## Doors

### Doors Representative Check: Operable?

Yes

### Doors Condition

Good

### Notes and Observations

Doors performing as expected.

### Photos

## Garage Doors

### Garage Doors Working, Including Safety Features?

NA

### Notes and Observations

No garage

### Photos

# Appliances

## Oven/Range Operational?

Yes

## Microwave Operational?

Yes

## Dishwasher Operational?

Yes

## Disposal Operational?

Yes

## Notes and Observations

Very nice mongolian style grill.

## Photos





## Other

### Notes and Observations

Inspector:  
Alex Craig

## Photos

## 8. Insulation and Ventilation

### Limitations

Insulation is inspected only where visible in unfinished areas such as attics and crawlspaces. The inspector does not disturb insulation to determine completeness. Ventilation is observed visually; airflow rates are not measured. Hidden vapor barriers and inaccessible areas cannot be evaluated.

### Attic Insulation Type

Firberglass

### Attic Insulation Depth

12"

### Attic Insulation Condition

Good

### Vapor Retarder Present?

Yes

### Attic Ventilation Adequate?

Yes

### Foundation Ventilation Adequate?

Yes

### Notes and Observations

### Photos

### Kitchen Exhaust Fan Operable?

Yes

### Bath Exhaust Fan Operable?

Yes

### Laundry Exhaust Fan Operable?

Yes

### Dryer Vent Condition

Good

### Dryer Vent Termination

T-2000

## Other

### Notes and Observations

### Photos

## 9. Fireplaces & Fuel Burning Appliances

### Limitations

The fireplace inspection is limited to visual observation of accessible components. Inserts, stoves, and firebox contents are not moved. Draft testing, combustion analysis, and adequacy of combustion air are not part of the inspection. The inspector does not light or extinguish fires or pilot lights.

### Fireplace Type

Big

### Firebox Condition

Good

### Chimney/Vent Visible Condition

Good

### Fuel-Burning Accessories Present?

Yes

### Notes and Observations

Fireplace in good condition.

### Photos

## Other

### Notes and Observations

### Photos

## 10. Additional/ Optional Systems