



OCB Property Inspections

Health and Safety (Title 25) Inspection Report

Thank You

for selecting

OCB Property Inspections

As your building inspection company.

Please feel welcome to call our office if you have questions or comments. As much as we appreciate your selecting us, we would also like to hear what you have to say about the service that you received. Only by listening to our clients can we continue to provide the services that make OCB the best choice for building inspections.



OCB Property Inspections

April 10, 2026

Health and Safety Inspection Report

Tel: 408-866-8844

Prepared For:

Nathilde Steckermeier

Inspection Address:275 Burnett Av. #40
Morgan Hill, Ca. 95037**Represented By:**Michelle Quintong
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At your request, a Title 25 (Health and Safety) inspection of the property listed above was performed on 04/09/26. OCB Property Inspections is pleased to submit the enclosed report. Thank you for selecting our company, appreciate the opportunity to be of service.

Cosmetic considerations are not within the scope of this report. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider to be significant to your ownership, or leasing. You should examine the portions of this report that are of concern to you, including appliances, floor coverings, interior wall coverings, etc. Furthermore, owning any property involves some risk and while we can give an excellent overview of the property, we can inspect only what is visibly accessible. Moving furniture, any dismantling, or lighting gas pilots are not within the scope of the inspection. This report is not intended to be an exhaustive technical evaluation and should not be construed as identifying every possible condition. The information contained within the report reflects the observations and opinions of the inspector at the time the inspection was performed with the general age and construction type taken into consideration.

Comments regarding possible observed condition or recommendations are not intended as criticisms toward the building, rather, they are offered as professional opinion pertaining to the present condition of the property. Items may have been included in the report which are referred to as upgrades. These have been included where the inspector felt they might be of beneficiaries to enhance the property.

This report is confidential and was prepared exclusively for the interested parties. Your attention is directed to the Agreement for Building Inspection Services, a copy of which is attached. It specifically delineates the scope of the inspection and limit OCB Property Inspections liability in performing this inspection.

Sincerely,
Sean R. O'Connell
OCB Property Inspections
Lic. #FBN675306

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1. OVERVIEW:

The property inspected was a double wide manufactured home with attached carport. The age of the property was determined to be approximately 50 years old. It was this inspector's opinion that the general condition of the property, when inspected, was serviceable with items noted within this report which were in need of repair. The weather at the time was dry with temperatures of 65-70 degrees. Generally, elements of construction need to comply with the locally adopted codes which were applicable at the time of inspection and do typically vary between municipalities.

Please read each section of this report and feel welcome and feel free to call our office if you have any questions. The inspection has been performed in a manner generally consistent with the standard practice of the California Real Estate Inspection Association (CREIA). Effort has been put into the design and layout of this report so that it is clear and understandable. It is organized into sections according to building systems. Each section generally includes "description" paragraphs containing the items which were inspected, and which contains information regarding the specific system (i.e. plumbing). When appropriate cross reference to other sections may be included. The "Observed Conditions" paragraph contains items which were inspected and warranted comment. This may include comments for informational purposes, elements which need attention or repair, possible hazardous conditions, or items which were extraordinarily good. A specific recommendation is included as part of an Observed Condition when the inspector felt it was warranted. "General Comments" paragraphs are included when pertinent.

Each "Observed Comment" in this report will have either a General Maintenance, Health and Safety, Section 1, and / or Section 2 labeled after the comment. "General Maintenance" pertains to issues that are not health and safety issues or moisture issues, such as a broken dishwasher. "Health and Safety" issues concern what the State of California has deemed to be a health and safety problem, such as a dysfunctional smoke alarm. "Section 1" issues are any issue involving decay and/or termite activity, such as, moisture damaged siding. "Section 2" concerns issues that can lead to a Section 1 problem, such as a leaking pipe, or wood debris under the home.

As a general note, the report may include references regarding further inspection and / or repair. It is assured that this would be performed by a qualified licensed contractor, engineer and / or architect. A contractor in this context is a licensed individual, or company who performs construction and / or corrective work. An engineer or architect if called upon, would provide in-depth further investigation prior to corrective work when / if needed and would provide in-depth study of a condition and dictate specific needed repairs which could then be performed by a contractor.

2. UTILITY/SERVICE SHUT-OFF LOCATIONS:

ELECTRIC:

The electrical utility service main panel / shut-off was located at the exterior front side of the home. Refer to the electrical section of the report for more information.

GAS:

Provisions for natural gas were noted. A natural gas meter was located at the exterior front side of the home. The gas supply can be shut off by turning the valve (located at the service line between the ground and the meter) 90 degrees. It is a good idea, and strongly suggested that a wrench be kept near the meter for quick access in the event of an emergency.

WATER:

The water service shut-off valve is located at the exterior S/W side of the home. This can be shut-off by turning the valve (located near the ground) clockwise. The service piping leading into the home was copper.

Observed Utility Conditions:

2.1 The main utility shut-off location was found to be in serviceable condition.

3. SITE & TOPOGRAPHY:

PROPERTY:

During the course of inspection observations were made to indicate that the soil was common type as related to expansiveness and drainage characteristics. This was only a visual observation and no tests, or sampling of the soil were made. For detailed information it's recommended to contact a local soil engineer. The lot topography was found to be generally sloping slightly upward toward the rear of the home.

FLATWORK:

The exterior flatwork was constructed of paved concrete.

Observed Site Condition:

3.1 The flatwork was observed to be in serviceable condition at the time of inspection.

General Site Comments:

3.2 As a preventive measure it's recommended that rain gutter downspouts always be angled away from the home to help divert rainwater away from the building's foundation. Also, where applicable, the soil adjacent to the home should be sloped so that water drains away from the home. These measures can help to stabilize the soil and will help reduce possible building settlement. (Preventive Maintenance)

4. STRUCTURE:

FOUNDATION & FLOORS:

A wood shimmed, concrete block pier / post foundation was installed under the home. Additional anchored / bolted steel seismic bracing jacks were also installed at the foundation to help provide stability to the home during seismic movement. The purpose of the foundation is to transfer / distribute the weight of the building onto the soil. Concrete block pier / posts were installed generally under the home to provide support at the sub-area. The floor system consists of 5/8th inch sub-floor sheathing supported by wood floor joists spaced at approximately 16-inch centers which in-turn were supported by steel girders. Access to the sub-area was located at the exterior side skirting of the home.

ROOF / CEILING & WALLS:

Conventional 2X (2X4, 2X6) wood framing was generally installed at the roof / ceiling structure. The interior wall structure was conventional wood 2X framing installed generally.

Observed Structural Conditions:

4.1 The structure of the home was observed to be in serviceable condition at the time of inspection.

General Structure Comments:

4.2 Foundation bolting / anchoring was installed under the home. Anchoring of the foundation to the home helps to provide stability and minimize shifting of the home during seismic activity. (See Photo)

5. ROOFING:

ROOFING MATERIAL:

An asphalt composition shingle roof was installed at the roof surface of the home. This type of roofing material is placed over a layer of roofing felt (an asphalt impregnated paper) and solid roof sheathing / framing on roof slopes of 4 in 12 or more. The purpose of the paper is to provide a moisture barrier beneath the roof surface. The serviceable lifespan for this type of composition shingle roofing varies depending on the type and manufacturer, but generally range from 30-35 years. The age of the roof surface shingles was not determined.

Observed Roofing Condition:

5.1 The roof surface shingles were observed t (see photos). This report is primarily a health and safety inspection. For a detailed assessment of the roof's condition it's recommended that a licensed roof inspector inspect the roof further.

General Roofing Comments:

- 5.2 It's suggested that all tree limbs or branches be kept trimmed back approximately 4 feet from the roof surface. This action will help to prevent premature wearing of the roof surface. (Preventive Maintenance)

6. EXTERIOR:**WALLS & EAVES:**

Aluminum lap paneled siding was installed as the primary surface siding to the home. Aluminum lap paneled siding has generally average durability compared to other forms of siding. This type of siding usually requires periodic maintenance and should always be well painted and sealed. Aluminum rain gutters / downspouts were installed at the home's exterior side covers.

Observed Exterior Conditions:

- 6.1 The exterior walls and eaves to the home were observed to be in serviceable condition at the time of inspection.

7. DOORS & WINDOWS:**DOORS:**

A single, metal paneled door was installed at the front entrance to the home. Hollow wood core doors were installed generally at the interior passageways and closets. Mirror paneled sliding closet doors were installed at the bedroom closets. A second metal paneled door leads to the carport from the laundry room and a sliding glass door leads to the side porch from the family room.

Observed Door Conditions:

- 7.1 The doors to the home were found to be in serviceable condition at the time of inspection.

General Door Comments:

- 7.2 It's always recommended that new buyers / owners to the home have a licensed locksmith properly replace the exterior door locks once the home has been sold and changed parties.

WINDOWS:

A mix of both dual pane glass vinyl framed slider windows and single pane glass metal framed slider windows were installed at the exterior wall locations.

Observed Window Conditions:

7.3 The windows to the home were found to be in serviceable condition when inspected.

8. CARPORT / PARKING:**CARPORT:**

The home has an attached four vehicle carport to provide covered, off street parking. The driveway surface is paved concrete and the carport structure is constructed of aluminum.

Observed Parking Conditions:

- 8.1 The carport concrete driveway was observed to have a raised / uneven slab at the left rear side of the driveway (see photo). This condition is a tripping hazard. It's recommended that a licensed concrete repair service inspect the raised concrete further and repair as needed. (General Maintenance)
- 8.2 The #1 and #2 carport support posts were both observed to have been damaged (see photos). The damage appears to have been caused by vehicle contact. It's recommended that a handyman replace the two damaged posts with two new matching posts. (General Maintenance)

9. INTERIOR:**FLOORS, WALLS & CEILINGS:**

Vinyl plank flooring was installed as the primary finish flooring to the home. Wood wall paneling and compressed mineral fiber ceiling panels were installed at the interior walls and ceilings.

Observed Interior Conditions:

- 9.1 The interior areas and elements to the home were observed to be in serviceable condition at the time of inspection.

KITCHEN:

Ceramic tile counter tops and a stainless steel sink were installed into wood cabinetry. An automatic dishwasher unit was installed adjacent to the sink and garbage disposal unit was installed at the sink drain. A gas powered stoves / oven range unit with an operable hood exhaust fan unit were installed at the kitchen. Three prong grounded electrical wall outlets were installed generally, and vinyl plank flooring was installed at the floor surface.

Observed Kitchen Conditions:

9.2 The kitchen was observed to be in serviceable condition at the time of inspection.

BATHROOMS:**GUEST BATH:**

An operable ceiling exhaust fan and window were installed at the bathroom to help provide moisture ventilation. Cultured marble countertops and sink were installed into wood cabinetry. A three prong grounded electrical wall outlet was installed at the bathroom. A tub / shower unit with shower curtain was installed, and vinyl sheet flooring was installed at the floor surface.

MASTER BATH:

An operable window and ceiling exhaust fan were installed at the bathroom to help provide moisture ventilation. Cultured marble countertops and sinks were installed into wood cabinetry. A three prong grounded, GFCI protected electrical wall outlets were installed at the bathroom. A shower stall unit with shower door and separate tub unit were installed. Vinyl sheet flooring was installed at the bathroom floor surface.

Observed Bathroom Conditions:

9.3 MASTER BATH: The master bathroom tub faucet was observed to have been removed from the tub. It's recommended that a faucet be properly re-installed at the master bathroom tub. (General Maintenance)

9.4 MASTER BATH: The vinyl sheet flooring installed at the master bathroom was observed to be curling back with an open gap adjacent to the tub (see photo). This condition can cause moisture damage to occur to the sub-flooring at this location. It's recommended that the flooring be properly re-adhered and sealed to the sub-floor framing at this location. (Section 1)

General Bathroom Comments:

9.5 It's recommended that the bathroom windows be fully open during bathing and that the ceiling exhaust fan covers be cleaned / cleared of lint periodically. This will better ventilate the bathrooms helping to avoid moisture related problems from occurring such as mold and mildew.

10. PLUMBING:**GAS SUPPLY:**

Natural gas service is provided to the home by PG&E. Galvanized iron piping was installed for gas service.

WATER SUPPLY:

The water supply for the property is provided by the municipal water company. Plastic piping and a small amount of copper piping was installed for the water service to the home. During the course of inspection, the water was run for the purpose of detecting leakage in the supply and drain waste systems. Service valves are inspected for current leakage but aren't generally operated during the inspection. The valves are installed as a service device and can begin leaking when turned. Water pressure to the home was measured and found to be at approximately 78 PSI (Pounds Per Square Inch).

DRAIN / WASTE & VENTING:

The drain / waste system is serviced by the municipal sewage service with the waste line sloping away from the exterior S/W side of the home. ABS plastic pipes were installed at the drain waste system.

Observed Plumbing Conditions:

10.1 The plumbing system to the home was found to be in serviceable condition when inspected.

General Plumbing Comments:

10.2 The water pressure to the home was found to be at approximately 78 PSI (Pounds Per Square Inch) when tested which is in the normal / average pressure range for a residential property.

11. ELECTRICAL:**SERVICE PANELS & DISCONNECTS:**

Access for inspection of the electrical panels was good. The electrical service to the home was installed as underground wiring. The service entry provided by the local utility was 1 phase, 4 wire / 3 pole 120-240 volts. The service conductors were visible when inspected. 3 prong grounded, duplex wall outlets were installed generally at the home. The amp capacity of the main panel was 100 amps with overcurrent protection at the branch circuits provided by circuit breakers.

WIRING:

The method or type of wiring installed was generally grounded "Romex" non-metallic copper (12 -14 AWG) cable where visible.

Observed Electrical Conditions:

11.1 The electrical system to the home was found to be in serviceable condition when inspected.

General Electrical Conditions:

11.2 It's always recommended that any electrical work that is to be performed at the property be performed by a licensed electrician.

12. MECHANICAL:**WATER HEATER:**

The water heater that supplies the home's hot water service is located in the exterior utility closet. The water heater is a gas powered and has a 29 gallon capacity. A thermostat was installed at the base of the unit that will control the water temperature. The lower the temperature is kept, the more economical the unit will operate. The temperature setting is a personal choice and will likely require some experimenting. A T&P (Temperature and Pressure) valve and downspout were installed at the tank that will vent pressure from the tank if the tank pressure exceeds capacity. The tank was found to have been properly braced for seismic activity and is placed in a drain pan with exterior drainage. The age of the tank was determined to be approximately 5 years old.

HEATING / COOLING (HVAC):

The home has a gas powered heating furnace installed at the exterior utility closet. This type of heating unit distributes heated air by blower fan. The unit is rated for natural gas and had an input rating of approximately 62,000 BTUs (British Thermal Units). Provisions for on / off temperature control was provided by a standard thermostat located centrally in the home and the igniter was an electronic pilot. The age of the unit was not determined. A transit and single wall metal flue was installed at and services the unit. An air conditioning unit was installed at the exterior rear side of the home for cooling. The unit operates in conjunction with the heating as a central-air system.

SMOKE / CO ALARMS:

Battery powered smoke alarms were installed centrally in the home and in each bedroom for fire safety. A CO (Carbon Monoxide) alarm was also installed centrally in the home to help guard against possible CO gas poisoning.

LAUNDRY:

The home had hook-ups for laundry service installed at the laundry room. A 220V-240V electrical wall outlet and an exterior exhaust duct were both installed clothes dryer service at the laundry room.

Observed Mechanical Conditions:

12.1 The mechanical appliances and systems to the home were observed to be in serviceable condition at the time of inspection.

General Mechanical Comments:

12.2 The mechanical appliances and systems to the home were test operated to check for performance and proper operability.

13. INSULATION & VENTILATION:

INSULATION:

Manufactured homes built since 1967 have had floor, ceiling and wall insulation installed at the factory, as required by HUD (Housing and Urban Development) building code regulations. A minimum of 3 inches of insulation (usually rock wool or fiberglass) was required to be installed in all manufactured homes. More modern manufactured homes built since 1976 were required to have thicker fiberglass insulation installed. Insulation is measured in "R" values which range from R-11 to R-38 depending on the depth (with the larger R values indicating more insulation).

STRUCTURAL VENTILATION:

The structural ventilation for the home included roof and perimeter air vents. The vents were generally installed to provide sub-area ventilation. Vent coverings should be maintained with openings no larger than 1/4 inch to prevent access by rodents.

Observed Insulation / Ventilation Conditions:

- 13.1 The insulation and ventilation to the home was observed to be in serviceable condition at the time of inspection.

14. VERMIN AND DECAY:

VERMIN:

Keeping rats, mice, or any other unwanted pests out of the home can be accomplished in part through good housekeeping. Making food scarce will make the home inhospitable to the rodents. Covering openings from the outside that are more than 1/4 inch in diameter with metal, or stuffing them with steel wire will help to keep them out.

DRY ROT:

Dry rot is caused by fungus growing within the wooden structures of the building. In spite of its name, dry rot does best in wood that is wet most of the time, such as, wooden framing members located near a leaking pipe.

Observed Vermin and Decay Conditions:

- 14.1 Refer to the termite report for further details and possible issues concerning vermin and decay.

END:

SUMMARY OF TITLE 25 VIOLATIONS :

There were no Title 25 violations observed at the property at the time of inspection.



View of foundation support at the sub-area.



View of the roof surface.



View of the carport cover surface.



Damaged #1 carport support post.



Damaged #2 carport support post.



Raised concrete at the rear of the carport.



Master bathroom tub faucet has been removed.



Loose / open vinyl sheet flooring at the master bathroom.

PLEASE READ CAREFULLY
AGREEMENT FOR INSPECTION SERVICES

1. As requested by Michelle Quintong, OCB Property Inspections on 04/09/26 performed a visual and physical building inspection of: 275 Burnett Av. #40 Morgan Hill, Ca. 95037. For a service fee of \$325.00, OCB is providing this written report identifying the present condition of the below stated items. This inspection will be of readily accessible areas of the house / building and is limited to visual observations of apparent conditions which were existing at the time of inspection. The inspector is not required to move personal property, debris, furniture, equipment, carpeting or like materials which may impede access or limit visibility. Items or conditions that are latent or concealed are excluded from the inspection. The inspection is not intended to be technically exhaustive. Equipment and systems will not be dismantled. The inspection includes only the items and systems expressly and specifically identified as follows:

- | | | | |
|---------------|----------------------------|--------------|-------------------|
| - Drainage | - Interior | - Heating | - Roof |
| - Foundation | - Material of Construction | - Insulation | - Plumbing |
| - Electrical | - Attic | - Driveway | - Appliances |
| - Central Air | - Fireplace | - Exterior | - Smoke/CO Alarms |

2. Window operation and electrical outlets, switches and fixtures are checked by random sampling. Garage doors and garbage disposals are checked for operation only. Only the dishwasher's ability to fill and drain properly is checked. Air conditioners are checked for equipment operation only.

3. The inspection and report will be performed in a manner consistent with the Standards of Practice of the California Real Estate Inspectors Association (CREIA). The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of client. OCB accepts no responsibility for use of misinterpretation by third parties.

4. The inspection and report is NOT a compliance inspection for past or present governmental codes or regulations of any kind. Though the building codes are a standard for some of our evaluation, by definition, such inspections can only be performed by the building department of local jurisdiction.

5. The inspection and report DO NOT ADDRESS AND ARE NOT INTENDED TO ADDRESS THE POSSIBLE PRESENCE OF, OR DANGER FROM ELECTRICAL LINES, POLES OR TRANSFORMERS, LEAD PAINT, UREA FORMALDEHYDE, TOXIC OR FLAMMABLE CHEMICALS, WATER OR AIRBORNE RELATED ILLNESS OR DISEASE, AND ALL OTHER SIMILAR OR POTENTIALLY HARMFUL SUBSTANCES. Client is urged to contact a reputable specialist if information, identification or testing of the above is denied.

6. This inspection report is not intended to be used as a guarantee or warranty, expressed or implied, regarding adequacy, performance or condition of any inspected structure, items or systems. The inspection and report are not intended to reflect the value of the property, nor to make any representation as to the advisability or inadvisability of purchase or suitability for use.

7. The inspection is not an insurance policy. The inspection report is not a certification of any kind. OCB shall not be construed as insuring (3) against any defects or deficiencies not contained in the inspection report and subsequently discovered.

8. The parties agree that the maximum liability for OCB, its employees, or agents is limited to an amount not to exceed the fee paid for the inspection services. OCB will not be held liable for any claims without reasonable notification and opportunity to re-inspect the condition(s) in dispute prior to any change or modification to the said condition(s).

9. Payment is due upon completion of the on-site inspection unless arrangements for escrow billing had been made prior to the inspection. There will be a \$25.00 charge if any form of payment is subsequently dishonored. Any fees not paid within 60 days of the inspection will have a service charge of 1.5% monthly or 18% per annum added to the inspection fee. Credit is on approval basis only.