# Exhibit D

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# County of Monterey

## Housing and Community Development

## Vacation Rental Home Inspection Checklist

### Property Information

☑ Vacation Rental Address and Unit/Suite/Apt # **4041 Los Altos Drive, Pebble Beach CA 9**

☑ Total number of bedrooms 4

☑ Total number of onsite parking spaces (e.g. garage, driveway) 6+

### Interior Inspection

☑ Beds are located in approved Bedrooms, in compliance with the Building Code at the time of construction, with appropriate ingress and egress.

☑ Every sleeping room has a functional smoke alarm.

☑ Every hallway with a sleeping room has a functional smoke alarm. Every floor has a functional carbon monoxide alarm.

☑ All built-in kitchen appliances operate properly and space for food storage, preparation, and serving are in good and safe condition.

☑ All electrical outlets in kitchen and bathrooms are Ground Fault Circuit Interrupter (GFCI) protected.

☑ Water heater is properly strapped, adequately vented, and temperature and pressure relief valves are drained to outside.

☑ Other heating equipment is in safe operating condition and placed in an approved location.

☑ There is at least one readily accessible Class A fire extinguisher located in the home
that has been serviced annually by a certied fire extinguisher company.

☑ The building conforms to the applicable state building and fire codes at the time the building was constructed.

### Exterior Inspection

☑ There is no evidence of infestation, garbage, and debris at the site.

☑ The property has active garbage pick-up service.

☐ If a garage is present, it is only used as a garage and only non-combustible flooring exists. Driveway, if present, is open and accessible to vehicles

☑ Property is in an overall safe and sanitary condition.

☑ Water heater is properly strapped, adequately vented, and temperature and valves are drained to outside.
Other heating equipment is in safe operating condition and placed in an approved location.

### Home Inspection Results

☑ Passed

☐ Failed

### Remarks/Observations:

The garage area has been currently converted to a recreation room consisting of sofa/seating area, an electric fireplace and game tables.

## Home Inspector Certification

Under penalty of perjury, the undersigned certifies that the information on this form is based on an actual site inspection of the property and is comple and accurate.

## Home Inspector or General Contractor Name & Acknowledgement:

- [ ] California Contractors State License Board License Classication Type B
- [ ] California Contractors State License Board License Classication Type B-2
- [ ] California Contractors State License Board License Classication Type C-47
- [ ] California Real Estate Inspection Association
- [x] American Society of Home Inspectors (ASHI)
- [ ] International Code Council
- [ ] International Association of Certied Home Inspectors

Please check the relevant certication agency and write your License/Certication number below:

**Inspector Name: Robert Vierra** **Certification No#:** ASHI Certified Inspector #250145

**Date: 11 / 3 / 2025**

**Signed:** Robert Vierra