

Exhibit D

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HOUSING AND COMMUNITY DEVELOPMENT

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Vacation Rental Home Inspection Checklist

Property Information

- Have your Vacation Rental Operation Application number ready.
- Vacation Rental Address and Unit/Suite/Apt # **2924 CONGRESS ROAD, PEBBLE BEACH**
- Total number of bedrooms **3**
- Total number of onsite parking spaces (e.g. garage, driveway) **4**

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 certified 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:

AFTER INITIAL INSPECTION, A GFI RECEPTICAL WAS INSTALLED IN THE PRIMARY BATHROOM.

Home Inspector Certification **AMERICAN SOCIETY OF HOME INSPECTORS, CERTIFIED HOME INSPECTOR #245164**

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 complete and accurate.

Michael R. Tachel

Home Inspector or General Contractor Name & Acknowledgement

MICHAEL R. TACHEL PENINSULA HOME INSPECTIONS LLC, CARMEL, CA 831-241-0948
 License/Certification # (for Contracts certified by the California Contractors State License Board, the certification must be a License Classification Type B, B-2, or C-47):

Date **10-28-2024**

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2924 CONGRESS RD, PEBBLE BEACH
Total number of bedrooms 3

Total number of onsite parking spaces (e.g. garage, driveway) 4



Michael K. Rachel
Building Consultant/Certified Inspector
Cell: 831.241.0948

Peninsula Home Inspections LLC

P.O. Box 5605
Carmel, CA 93921
inspectormike1021@gmail.com



CERTIFIED INSPECTOR

Interior Inspection

✓ Beds are located in all Bedrooms with proper clearance (7.6 feet min) and egress (one operable window or door in addition to entry). Egress window/door requirements: Min size 5.6 Sq. Ft., min width 20", min height 24", max sill off floor 40"

✓ 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 certified 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 on the site.

✓ The property has active garbage pick-up service.

✓ If a garage is present, it is only used as a garage and does not have 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

Michael K. Rachel

10-28-2024

Peninsula Home Inspections LLC
P. O. Box 5605
Carmel, CA 93921
Cell 831-241-0948
inspectormike1021@gmail.com

INVOICE

Date: October 28, 2024

Invoice Number: 10252024-01

Client: Sanctuary Vacation Rentals

Property Location: 2924 Congress Road, Pebble Beach

**Service Provided: Housing and Community Development
Vacation Rental Home Inspection**

Fee: \$ 150.00

**Please remit to: Peninsula Home Inspections LLC
P.O. Box 5605
Carmel, CA 93921**

**Thank you for this opportunity to be of service and your
prompt payment.**

Michael Rachel, Peninsula Home Inspections LLC

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