



ENSLING property works

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[818-273-6688](tel:818-273-6688)

www.homesbytravis.com

ensling@homesbytravis.com

1116 Paloma Drive
Arcadia, CA 91007



Inspected By: Travis Ensling

Prepared For: Victoria Aiken, Alexis Aiken

Inspected On Fri, Apr 24, 2026 at 9:00 AM

Thank you for the opportunity to conduct a home inspection of this property. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included

The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are typically several report comments which are meant to help you further understand certain conditions observed.

These are easy to find while reading the report. There is a colored bar along the left margin and each comment is labeled with a type of comment

Structure: Attic

Repair or Replacement Needed

Daylight was observed penetrating through flashing areas into the attic, indicating possible gaps or openings at the roof/flashing assemblies. Leaf debris accumulation was also noted in portions of the attic, especially near the attic entry area. Evidence of rodent activity was observed near some of the gap/opening areas. Recommend further evaluation and repairs by a qualified roofing contractor and pest control contractor, along with cleaning of debris and sealing of accessible entry points as needed.

Structure: Crawlspace: Inspection Method

Repair or Replacement Needed

Evidence of rodent activity (e.g., droppings/nesting) was observed in the [location]. This condition may lead to damage to insulation, wiring, and building materials, and can pose health concerns. Recommend evaluation and treatment by a licensed pest control professional, and repair/cleaning of affected areas as needed.

Electrical: Service Panel Manufacturer

Repair or Replacement Needed

The electrical panel (possibly Schneider Electric) is missing a front cover (dead front), leaving breakers and internal components exposed; the panel is also obsolete and shows visible corrosion and deterioration. Recommend evaluation by a licensed electrician and repair or replacement as needed; full panel replacement is likely due to age and condition.

Electrical: Overcurrent Protection

Repair or Replacement Needed

The breakers appear to be older-style plug-in type with non-standard design, consistent with an obsolete system. Several breakers show signs of wear, discoloration, and corrosion, and may not meet current safety standards. Due to age and condition, reliability of the breakers cannot be confirmed. Recommend evaluation by a licensed electrician and repair or replacement as needed.

Electrical: GFCI/AFCI Breakers

Safety Concerns

The home does not have GFCI (Ground-Fault Circuit Interrupter) protection at kitchen, laundry and bathroom receptacles, where it is required by modern safety standards. These areas are considered wet locations, and the absence of GFCI protection increases the risk of electrical shock. This condition is common in older homes but is considered a safety concern. Recommend that a licensed electrician advise on possible installation of GFCI protection at all applicable locations (kitchen countertops, bathrooms, and other required areas) to improve safety.

Electrical

Repair or Replacement Needed

The electrical system appears outdated overall. Several newer-style receptacles tested indicated open grounds, while many original two-prong ungrounded receptacles remain installed throughout the home. The wet environments within the home are not GFCI protected. Cloth-insulated wiring visible within the attic and crawlspace appeared old and brittle in accessible areas. Further evaluation and recommendations from a licensed electrical contractor are advised.



Repair or Replacement Needed

An irrigation controller located in the closet/laundry area was observed with a spliced power cord routed through the wall to an exterior outlet. This installation method is improper and may present a potential electrical safety concern. Recommend evaluation and correction by a qualified electrician or irrigation contractor.



HVAC: HVAC System Type #2

Repair or Replacement Needed

The window-mounted air conditioning unit has deteriorated or improperly sealed perimeter gaps, allowing air and potential moisture intrusion around the unit. This condition can reduce energy efficiency and may contribute to water intrusion or interior damage over time. Recommend properly sealing the unit with appropriate materials to improve efficiency and help prevent moisture entry.

HVAC: Heating: Type of Distribution

Repair or Replacement Needed

Metal HVAC duct boot located in the southwest bedroom closet exhibited dark discoloration/organic growth-like staining. Condition may be associated with condensation and/or elevated moisture levels. Recommend further evaluation and cleaning by a qualified HVAC contractor or environmental specialist, with repairs performed as needed.

Plumbing: Water Service

Repair or Replacement Needed

The main water shutoff valve is partially buried, without a handle and not fully accessible. This condition may make it difficult to quickly shut off the water supply in the event of a leak or emergency. Recommend exposing and maintaining clear access to the valve to ensure it can be readily operated when needed.

Bathrooms: Bathroom #1: Toilet

Repair or Replacement Needed

There is visible evidence of previous water damage at/around the base of the toilet viewable within the adjacent crawlspace. The source of the leakage was not active at the time of inspection; however, this condition may indicate a past seal failure or leak and could have affected surrounding materials. Recommend monitoring for leaks, and repair or replacement of any damaged materials as needed. Further evaluation by a qualified contractor is recommended if concerns persist.

Bathrooms: Bathroom #1: GFCI Protection

Safety Concern

The vanity outlet is not GFCI (Ground-Fault Circuit Interrupter) protected and tested indicating open grounds. Modern safety standards typically require GFCI protection in bathroom/ wet environment areas due to the presence of water and increased risk of electrical shock. The absence of GFCI protection is a safety concern. Recommend that a licensed electrician install GFCI protection at all applicable laundry receptacles to improve safety.

Bathrooms: Bathroom #2: Shower

Repair or Replacement Needed

Shower door seal/weather stripping was observed separating from the door frame. Condition may allow water leakage outside the shower enclosure. Recommend repair or replacement of the seal to help prevent moisture intrusion and related damage.

Bathrooms: Bathroom #2: GFCI Protection

Safety Concern

The outlet near sink is not GFCI (Ground-Fault Circuit Interrupter) protected and tested indicating open grounds. Modern safety standards typically require GFCI protection in bathroom/ wet environment areas due to the presence of water and increased risk of electrical shock. The absence of GFCI protection is a safety concern. Recommend that a licensed electrician install GFCI protection at all applicable laundry receptacles to improve safety.

Kitchen: Countertops

Repair or Replacement Needed

The kitchen sink area has cracked tile, which may allow water to penetrate behind the surface and can lead to moisture damage or further deterioration over time. Cracked tile can also worsen with normal use. Recommend repairing or replacing the damaged tile and sealing as needed to help prevent water intrusion and maintain the integrity of the surface.

Kitchen: Sink

Repair or Replacement Needed

The sealant around the kitchen sink is cracked and deteriorated, which may allow water to penetrate into the surrounding countertop and under cabinet areas. This can lead to moisture damage, staining, or deterioration of materials over time. Recommend cleaning and re-sealing the affected areas to help prevent water intrusion and maintain a proper seal.

Kitchen

Safety Concern

The kitchen is not GFCI (Ground-Fault Circuit Interrupter) protected and tested indicating open grounds. Modern safety standards typically require GFCI protection in wet areas due to the presence of water and increased risk of electrical shock. The absence of GFCI protection is a safety concern. Recommend that a licensed electrician install GFCI protection at all applicable laundry receptacles to improve safety.

Laundry: GFCI Protection

Safety Concern

The laundry area receptacles serving the washer and dryer are not GFCI (Ground-Fault Circuit Interrupter) protected and tested indicating open grounds. Modern safety standards typically require GFCI protection in laundry areas due to the presence of water and increased risk of electrical shock. The absence of GFCI protection is a safety concern. Recommend that a licensed electrician install GFCI protection at all applicable laundry receptacles to improve safety.

Interior: Floors

Repair or Replacement Needed

General wear and tear observed in the oak flooring at the kitchen entry and laundry room areas,

General

General information about the property inspected and the conditions that existed when the inspection was performed.

Overview Photos Of Property



Approximate Age

76 years; built in 1950

Age Based On

.....

Door Faces

North

Furnished

Partially staged

Occupied

No

Weather

Sunny

Temperature

Cool, 64° at time of inspection

Soil Condition

Dry

Utilities On During Inspection

Electric Service, Gas Service, Water Service

People Present

Not Present

Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading

Mostly Level

Condition: Satisfactory

Generally Maintained

Condition: Satisfactory

Retaining Walls

Not Present

Driveway

Concrete

Condition: Satisfactory

Comment 1 Information

Minor cracking

Walkways

Brick

Condition: Satisfactory



Comment 2 Monitor Condition

The brick walkway has cracked and mortar joints between the brick rows. This condition can allow water intrusion and may lead to loosening or shifting of the bricks over time. Recommend repairing/repointing the mortar joints as needed to maintain stability and help prevent further deterioration.

Steps/Stoops

Brick

Condition: Satisfactory

Patios/Decks

Concrete

Condition: Satisfactory

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering

Brick, Stucco, Wood

Condition: Satisfactory

Exterior Trim Material

Wood, Wood shutters, brick , wood shingles, stucco

Condition: Satisfactory

Windows

Wood

Condition: Satisfactory

Entry Doors

Wood, Aluminum slider

Condition: Satisfactory



Comment 3

Repair or Replacement Needed

Missing paint, minor visible water damage on lower panel and threshold of southwest rear entrance

Balconies

Not Present

Railings

Not Present

Garage

Garage Type

Detached

Condition: Satisfactory

Overview Photos Of Garage

**Garage Size**

2 Car

Door Opener

Manual Opening

Condition: Satisfactory

Opener Safety Feature

Not Present

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method

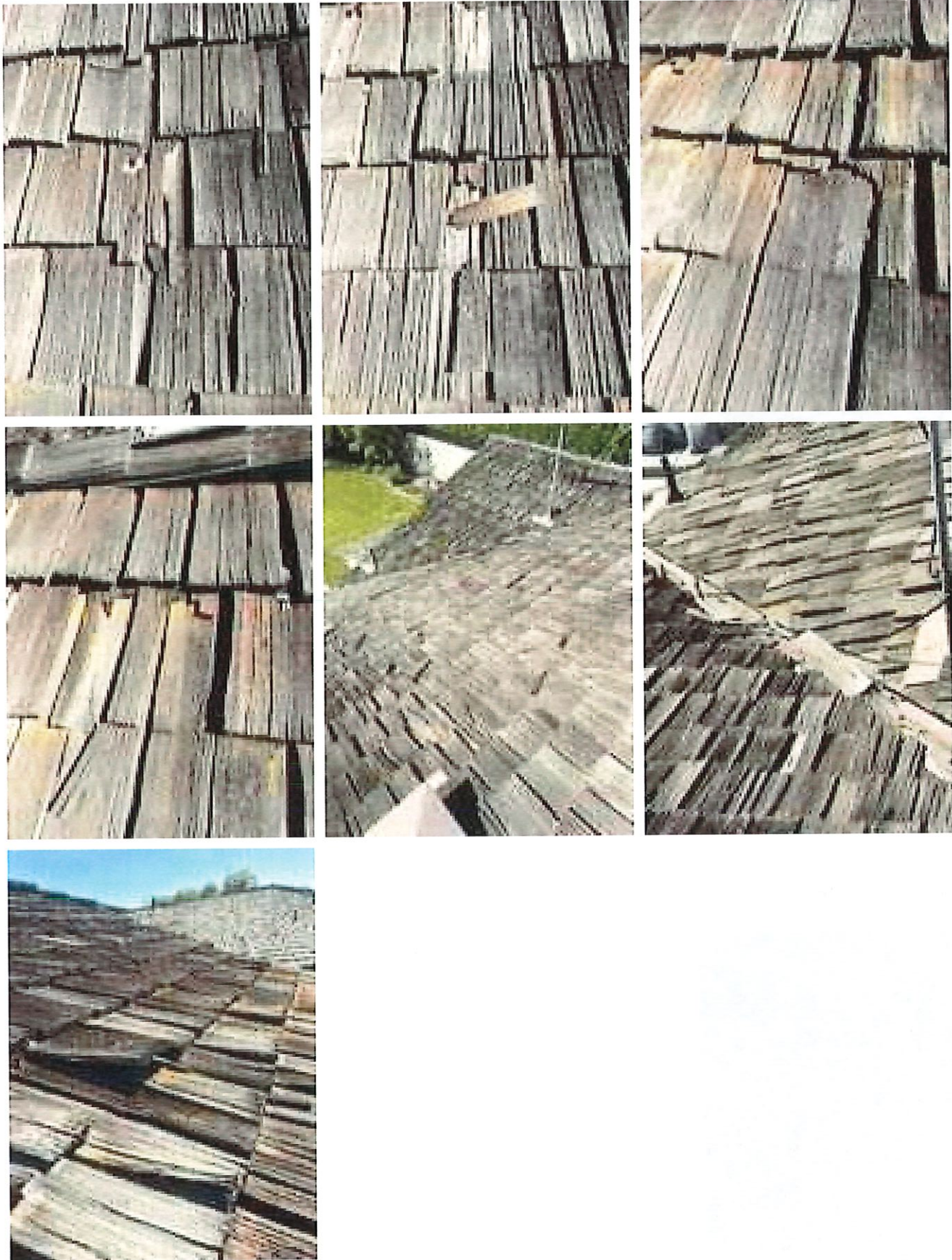
Walked Roof/Arms Length, Visual ground inspection, drone aerial viewing

Roof Design

Gable

Roof Covering

Wood shingles



Comment 4

Repair or Replacement Needed

The roof covering has loose, missing, and broken shingles, with some debris observed in drainage areas. These conditions can allow water intrusion and interfere with proper roof drainage.

potentially leading to deterioration of underlying materials, necessitating repairing or replacing damaged and missing shingles and clearing debris from drainage areas to help maintain a watertight and properly functioning roof.

Photo Of Each Roofing Type



Approximate Roof Age

Unknown

Ventilation Present

Roof

Condition: Satisfactory



Vent Stacks

Metal

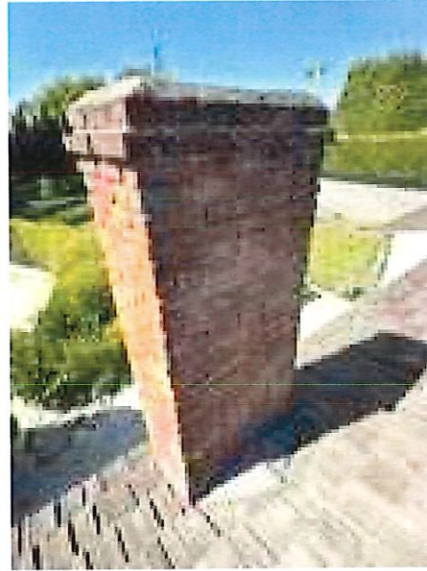
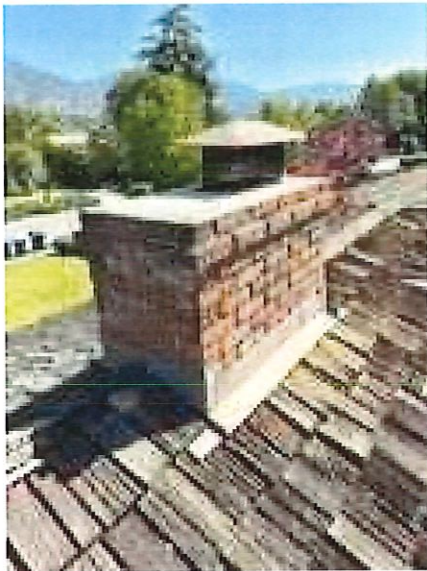
Condition: Satisfactory



Chimney

Brick

Condition: Repair or Replace



Comment 5

Repair or Replacement Needed

Visible vertical cracking observed in the exterior brick fireplace chimney/smokestack at the roof level. Cracking may allow moisture intrusion and may indicate movement or deterioration of the masonry components over time. Recommend further evaluation and repair by a qualified masonry contractor.

Sky Lights

Not Present

Flashings

Metal

Condition: Repair or Replace

Comment 6

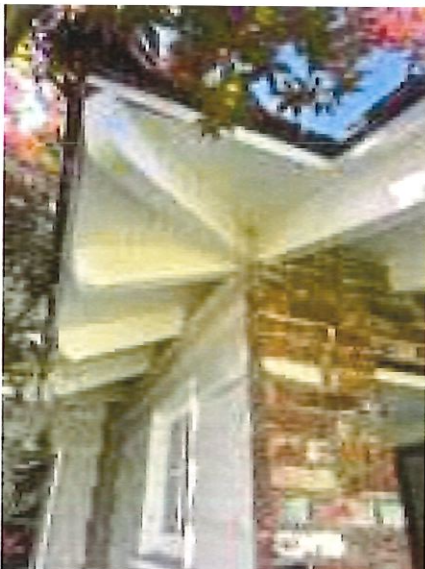
Repair or Replacement Needed

Metal flashing near the front entrance has visible gap openings. Evidence of lead/debris intrusion and rodent activity was observed in the attic area below. Open gaps may allow moisture intrusion and pest entry. Recommend sealing/repair of flashing gaps and further evaluation/cleaning by a qualified contractor or pest control specialist as needed.

Soffit and Fascia

Wood

Condition: Satisfactory



Not Present

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types

Slab on Grade, Raised- pier and beam



Foundation Material

Poured Concrete, Wood



Comment 7

Repair or Replacement Needed

A pier-and-beam support post is not properly centered on its concrete foundation/pier, resulting in an eccentric load condition. This may reduce load distribution efficiency and could contribute to movement or structural stress over time. Recommend evaluation and correction by a qualified contractor or structural specialist to ensure proper support and alignment.

Signs of Water Penetration

Not Present

Prior Waterproofing

Not Present

Floor Structure

Concrete Slab, Wood Frame

Condition: Satisfactory

Subflooring

Cement, wood plank

Condition: Satisfactory



Wall Structure

Wood Frame

Condition: Satisfactory

Structure: Attic

Attic Entry

Entry closet



Overview Photos Of Attic





Roof Framing Type

Wood Trusses

Condition: Satisfactory



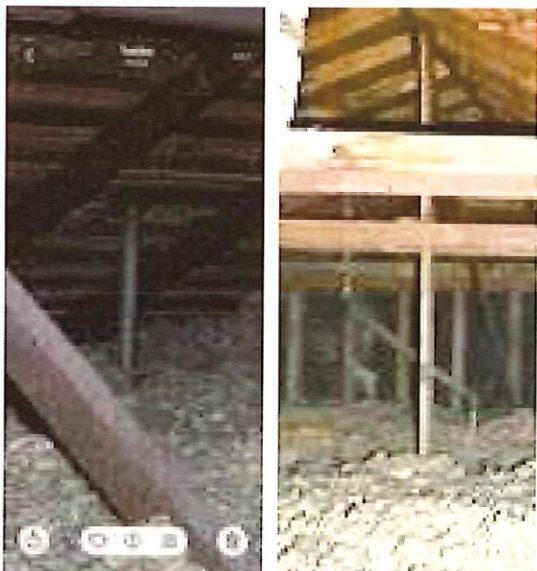
Plywood

Condition: Satisfactory

Vent Risers

Metal

Condition: Satisfactory



Insulation

Blown In Fiberglass

Condition: Marginal

Comment 8

Repair or Replacement Needed

Attic insulation appears thinner or uneven in some areas. Evidence of rodent activity was observed within the attic space. Recommend evaluation and remediation by a qualified pest control contractor and replacement or redistribution of affected insulation as needed.

Structure: Attic Comments

Comment 9

Repair or Replacement Needed

Daylight was observed penetrating through flashing areas into the attic, indicating possible gaps or openings at the roof/flashing assemblies. Leaf debris accumulation was also noted in portions of the attic, especially near the attic entry area. Evidence of rodent activity was observed near some of the gap/opening areas. Recommend further evaluation and repairs by a qualified roofing contractor

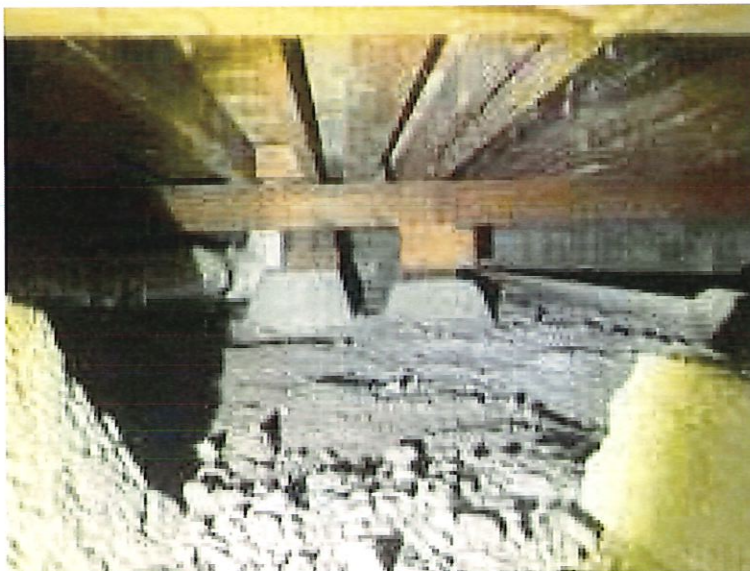
and pest control contracts, along with cleaning of debris and sealing of accessible entry points as needed.

Structure: Crawlspace

If the clearance from the ground to the bottom of the joists is less than 36", or other adverse conditions exist, the inspector is not obligated to enter the crawl space.

Inspection Method

Inside



Comment 10
Repair or Replacement Needed

...vidence of rodent activity (e.g., droppings, nesting, etc.) observed in the crawlspace. This condition may lead to damage to insulation, wiring, and building materials, and can pose health concerns. Recommend evaluation and treatment by a licensed pest control professional, and repair/cleaning of affected areas as needed.

Overview Photos Of Crawlspace



Vapor Retarder

Not Present

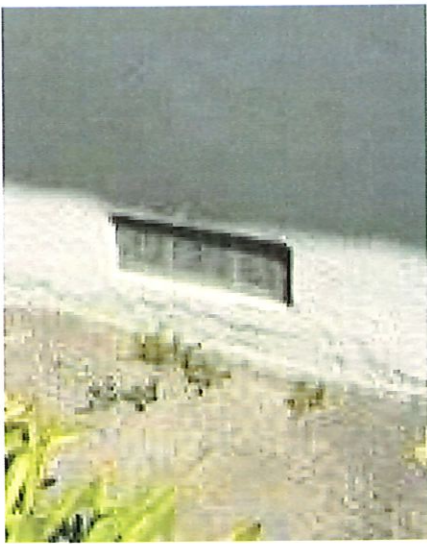
Underfloor Insulation

Not Present

Ventilation Present

Yes

Condition: Satisfactory



Moisture Condition

Dry

Condition: Satisfactory

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service

Underground



Not Inspected

Service Panel Location

Rear of structure, south side



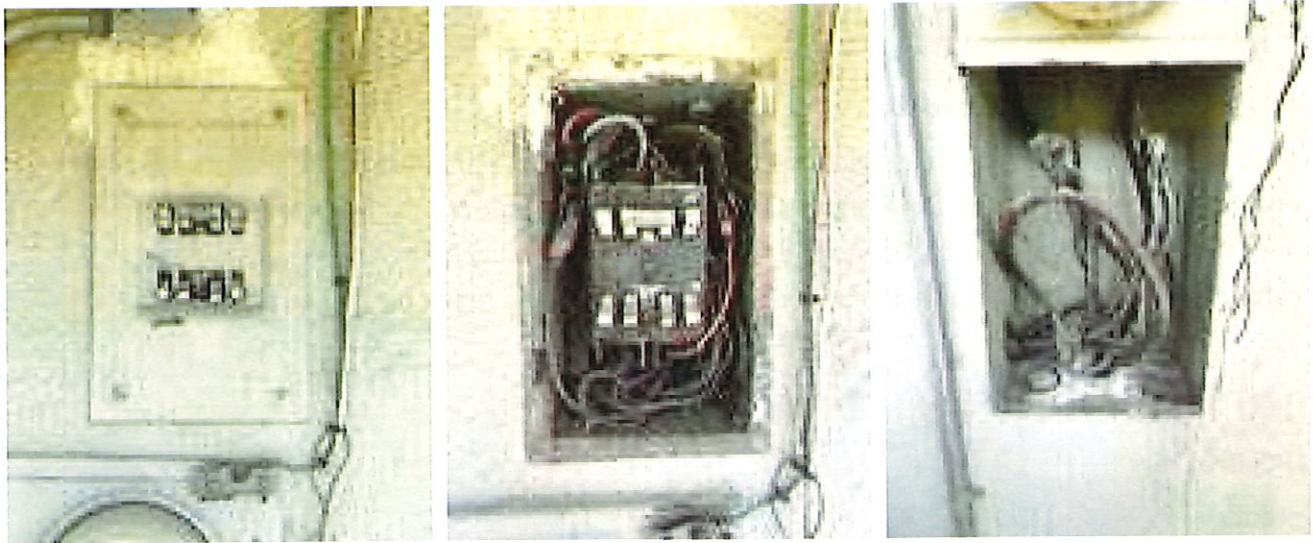
Photo of Panel



Service Panel Manufacturer

Possibly Schneider Electric

Condition: Further Evaluation Required



Comment 11

Repair or Replacement Needed

The electrical panel (possibly Schneider Electric) is missing a front cover (dead front), leaving breakers and internal components exposed; the panel is also obsolete and shows visible corrosion and deterioration. Recommend evaluation by a licensed electrician and repair or replacement as needed; full panel replacement is likely due to age and condition.

Service Line Material

Not Inspected

Service Voltage

240 volts

Service Amperage

Unknown

Service Panel Ground

Unknown Not Visible

Branch Circuit Wiring

Stranded Copper, Stranded Aluminum

Condition: Repair or Replace

Overcurrent Protection

Breakers

Condition: Further Evaluation Required

Comment 12

Repair or Replacement Needed

The breakers appear to be older-style plug-in type with non-standard design, consistent with an obsolete system. Several breakers show signs of wear, discoloration, and corrosion, and may not meet current safety standards. Due to age and condition, reliability of the breakers cannot be confirmed. Recommend evaluation by a licensed electrician and repair or replacement as needed.

GFCI/AFCI Breakers

Not Present

Comment 13

Safety Concern

The home does not have GFCI (Ground-Fault Circuit Interrupter) protection at kitchen, laundry and bathroom receptacles, where it is required by modern safety standards. These areas are considered wet locations, and the absence of GFCI protection increases the risk of electrical shock. This condition is common in older homes but is considered a safety concern. Recommend that a licensed electrician advise on possible installation of GFCI protection at all applicable locations (kitchen countertops, bathrooms, and other required areas) to improve safety.

Smoke Detectors

Lithium Battery Type

Condition: Satisfactory

