



CAL-WEST PROPERTY INSPECTIONS

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CAL-WEST PROPERTY INSPECTIONS HOME MAINTENANCE REPORT

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06/30/2026



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DEFERRED MAINTENANCE -
MINOR REPAIR



RECOMMENDED
IMPROVEMENT



MAJOR CONCERN - SAFETY
HAZARD

SUMMARY

- ⊖ 2.1.1 Roof - Roof Coverings: Aging Asphalt Shingle Roof
- 🔧 2.1.2 Roof - Roof Coverings: Loose Debris on Roof Covering Affecting Surface Drainage
- ⊖ 2.1.3 Roof - Roof Coverings: Two Roof Covering Layers
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- ⊖ 3.1.2 Attic - Attic Structure: Water Intrusion Staining
- 🔧 3.2.1 Attic - Attic Insulation: Displaced or Missing Insulation
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- 4.4.4 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Large Tree or Bush Too Close To Foundation
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- 🚫 20.5.3 Garage - Garage Walls & Firewalls: Possible Mold
- 🔧 20.7.1 Garage - Garage Floor: Minor Concrete Cracking
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1: INSPECTION DETAILS

Information

Property Orientation Pictures: West Facing Front of House

West Facing Front of House

The purpose of this picture is to inform the person viewing this report what closest direction the front of the house is facing. Knowing what direction the house is facing will help in determining the location of the defect callouts in the report below



Property Pictures : Exterior Pictures



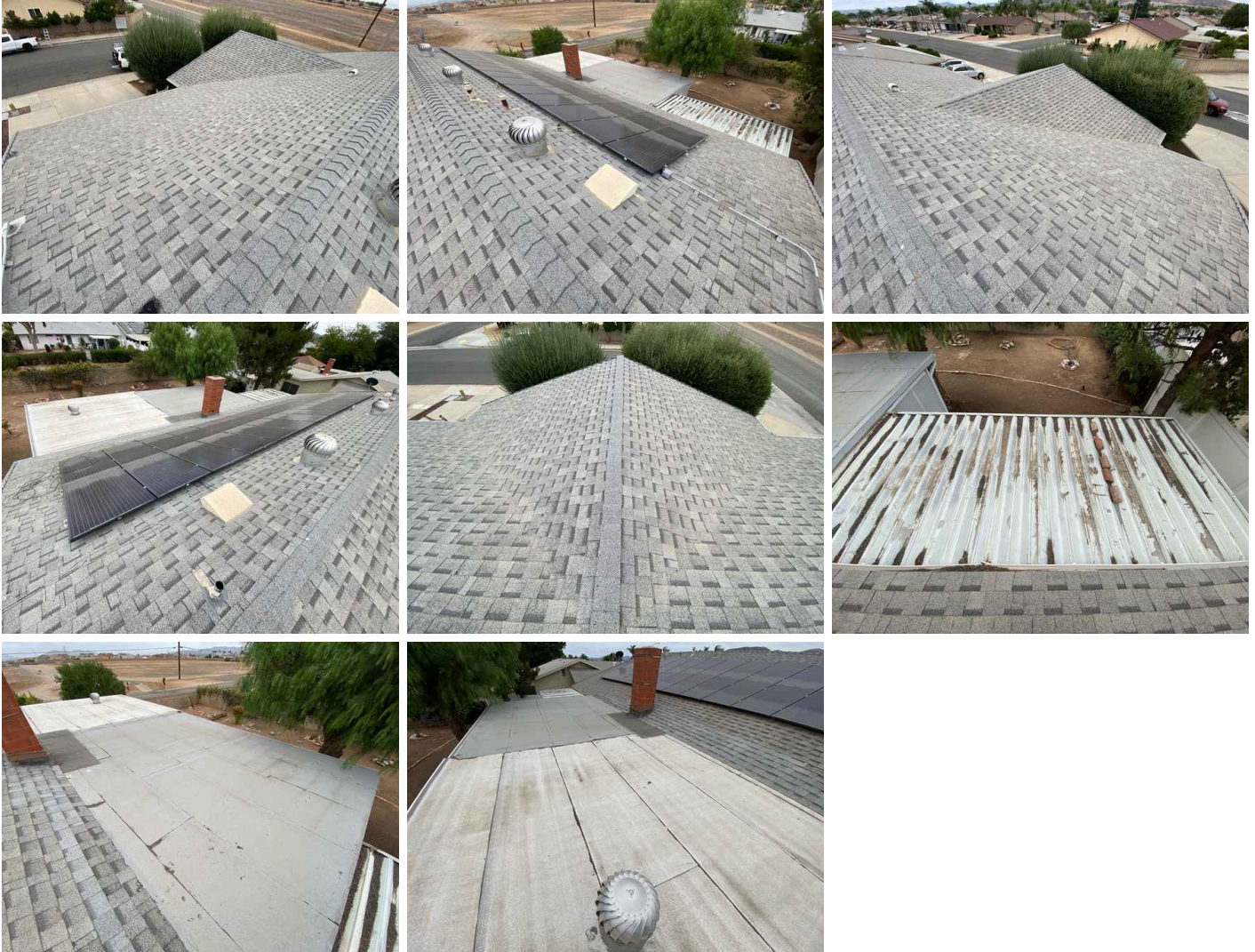
2: ROOF

Information

Roof Coverings: Roof Identification Pictures

Roof Identification Pictures

The roof pictured below shows the general layout/configuration of the roof covering for identification purposes. Comments on material defects, damages, and or maintenance related items will be listed in the report below.



Roof Coverings: Covering Material

Architectural shingle, Built Up



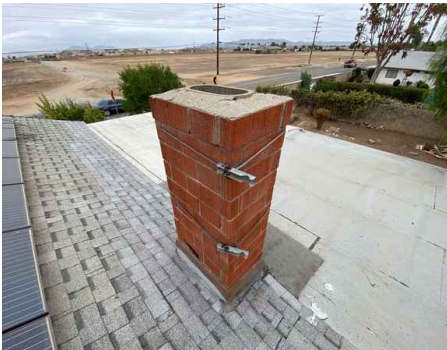
Roof Coverings: Previous Repairs Made to the Roof Covering.

At the time of inspection there were one or more areas of the roof that had been previously repaired. It is advised to ask seller if they are aware of the original problem that necessitated the repairs and if a licensed contractor performed the repairs. If a licensed roofer made the repairs it is advised to ask for the receipt.



Chimneys: Chimney Material

Brick



Solar Panels : Solar Panels



Solar Panels : Inverter

Southwest



Solar Panels : General Good Condition

At the time of the inspection the solar system appeared to be well maintained and in good condition.

Deficiencies

2.1.1 Roof Coverings

AGING ASPHALT SHINGLE ROOF

Recommended Improvement

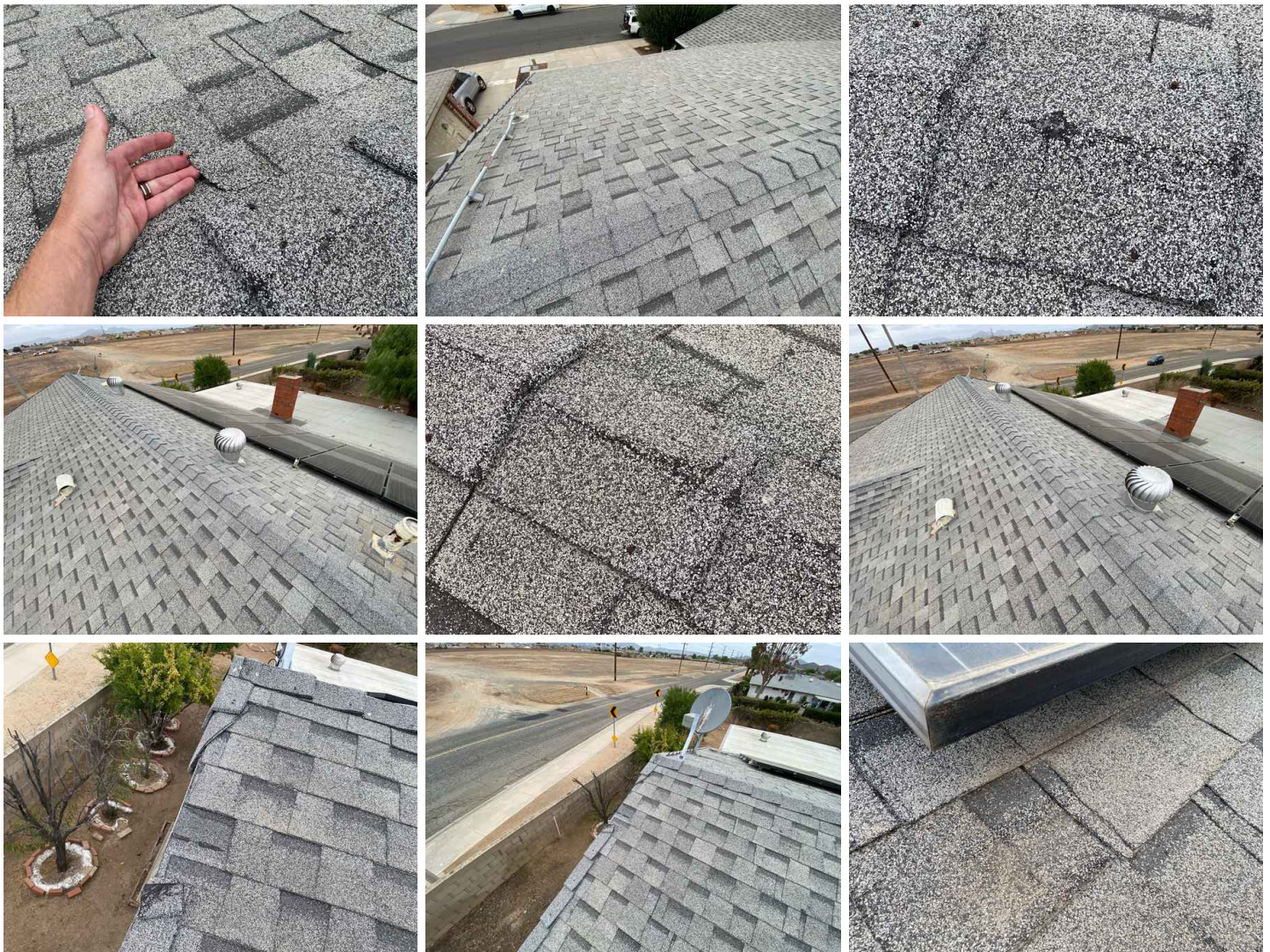
At the time of the inspection the roof covering was showing signs of aging and minor to moderate deterioration. A thinning of the shingles granular roof covering material combined with its presence in the gutters indicating wear and age of the roof covering. It is estimated that the roof covering is down to the remaining 35-40% or less of it's remaining life. It is advised to budget for future repairs and replacement.

Inspector Notes:**Roof Covering Estimated Lifespan**

- Architectural Shingle = 25-30 years
- Three Tab Shingle = 15-20 years
- Built-Up Roofing = 20-25 years

Recommendation

Contact a qualified roofing professional.





2.1.2 Roof Coverings

LOOSE DEBRIS ON ROOF COVERING AFFECTING SURFACE DRAINAGE

Loose debris is on the roof and affecting the drainage of rain water as well as holding additional moisture against the roof covering which accelerates wear and deterioration.

Recommendation

Contact a handyman or DIY project



Deferred Maintenance - Minor Repair



2.1.3 Roof Coverings

TWO ROOF COVERING LAYERS

At the time of the inspection the current roof covering was installed on top of the previous roof covering. Due to the structural limitations of the truss structure this is the most amount of weight that the roof structure can support. When replacing the roof in the future know that you will need to remove the two coverings at an additional cost.

Inspector Notes:

Recommendation

Contact a qualified roofing professional.



Recommended Improvement



2.1.4 Roof Coverings

ROOF SURFACE PONDING

Observed ponding in one or more areas of roof. Ponding can lead to accelerated erosion and deterioration. Recommend a qualified roofing contractor evaluate and repair.



Recommended Improvement



2.1.5 Roof Coverings

TREES OVERHANGING ROOF

At the time of the inspection there were one or more areas of the roof with tree branches over the structure. It is advised to trim or remove the tree. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



Deferred Maintenance - Minor Repair



2.1.6 Roof Coverings

EXPOSED NAILS

Deferred Maintenance - Minor Repair

At the time of inspection, one or more areas of the roof had exposed nails. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



2.2.1 Roof Vents & Penetrations

ROOF VENT FLASHING SEALANT IS CRACKED OR SEPARATED

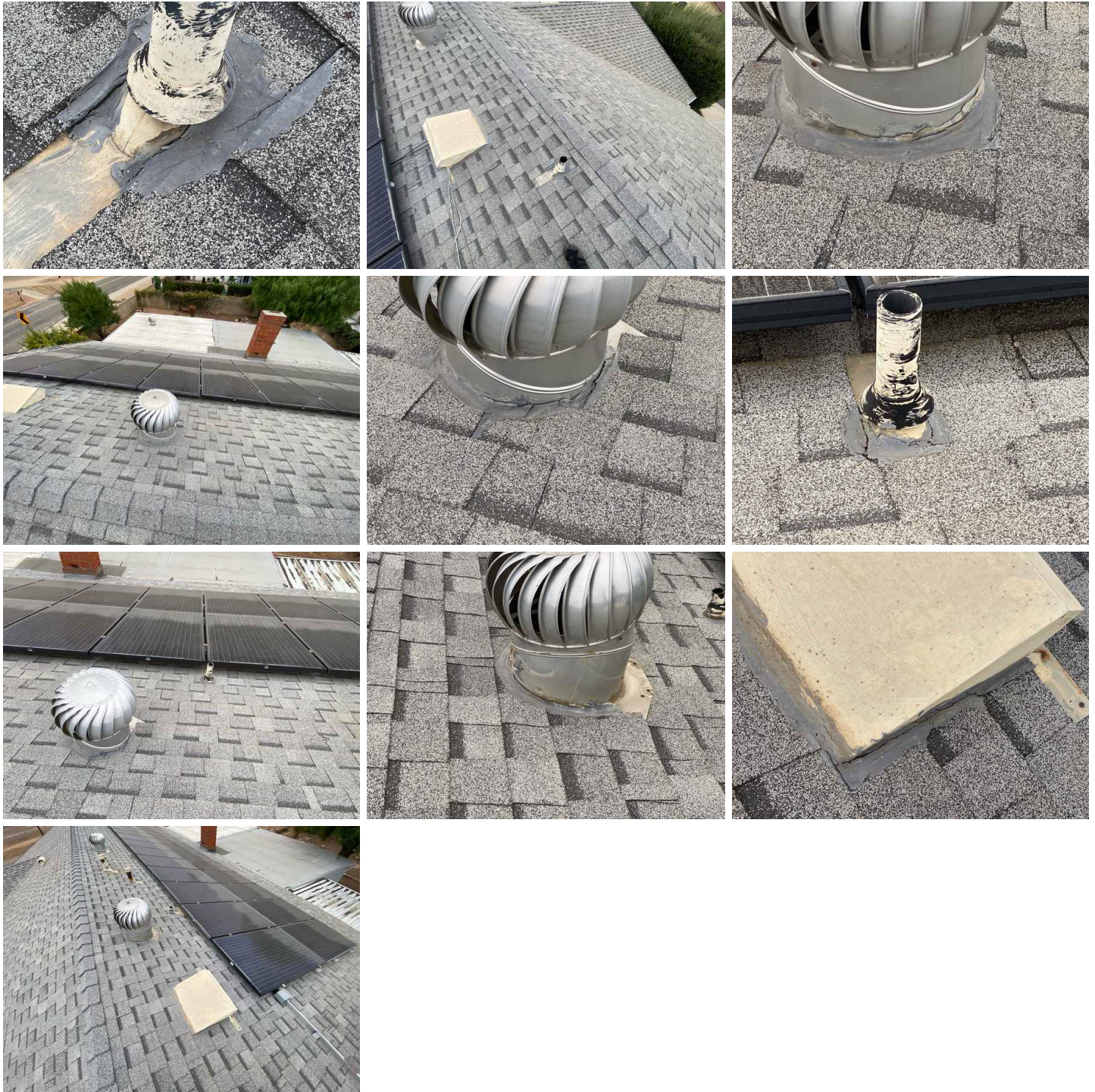
Deferred Maintenance - Minor Repair

At the time of the inspection, vent flashing sealant was cracked, separated or deteriorated and is in need of additional sealant. Further evaluation and repair by a roofing professional is advised.

Inspector Notes:

Recommendation

Contact a qualified roofing professional.



2.3.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

MULTIPLE LOCATIONS

At the time of the inspection one or more downspouts drained too close to the building's foundation. It is best to have gutter downspouts connect to landscaping drainlines if possible. Otherwise, 3-6 foot downspout extensions are advised if it is not possible to connect to landscaping drains. Correction is advised.

Inspector Notes:

2.3.2 Roof Drainage Systems

GUTTER DAMAGED

SOUTHEAST

At the time of the inspection one or more sections of the gutters were damaged. This can result in excessive moisture in the soil at the foundation, which can lead to erosion and foundation/structural movement. Correction is advised.

Inspector Notes:

2.4.1 Chimneys

**CHIMNEY SPARK
ARRESTOR/RAIN CAP MISSING**

Recommended Improvement

At the time of inspection the chimney was missing the appropriate spark arrestor/rain cap. Recommend a qualified roofer or chimney professional install. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



2.7.1 Solar Panels

DIRTY NEEDS CLEANING

Deferred Maintenance - Minor Repair

At the time of the inspection there were one or more areas of the solar panels in need of cleaning. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



3: ATTIC

Information

Attic Structure: Attic Truss Structure

Generally Satisfactory. Truss system appeared to be aligned and well constructed with no failures or missing pieces observed.



Attic Insulation: Insulation Type

Fiberglass Batt



Attic Ventilation: Ventilation Type

Ridge Vents, Thermostatically Controlled Fan

Generally Satisfactory.



Deficiencies

3.1.1 Attic Structure

RODENT ACTIVITY OBSERVED IN THE ATTIC

Recommended Improvement

At the time of the inspection the attic showed signs of rodent intrusion. It is recommended to have a pest control company monitor rodent activity. Correction and cleaning is advised.

Inspector Notes:

Recommendation
Contact a qualified pest control specialist.



3.1.2 Attic Structure

WATER INTRUSION STAINING

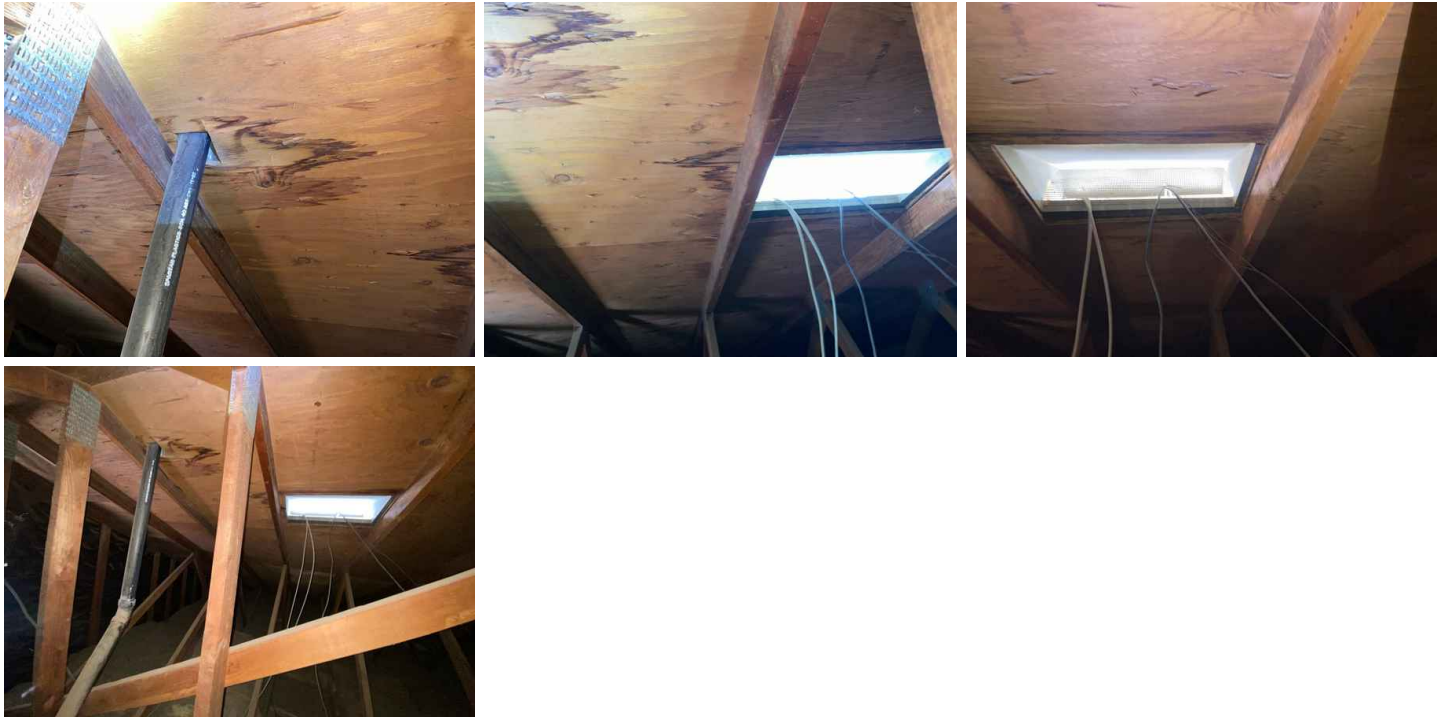
Recommended Improvement

At the time of inspection there was staining from water intrusion in one or more areas of the attic structure. The stains appear to be from a failure in the roof covering or flashing to properly divert rain water in areas. If occupant is unaware of any repairs it should be considered an active roof leak.

Inspector Notes: Moisture levels were not elevated at the time of inspection.

Recommendation

Contact a qualified roofing professional.



3.2.1 Attic Insulation

DISPLACED OR MISSING INSULATION

Deferred Maintenance - Minor Repair

Insulation has been moved out of place for prior unrelated repairs and was not put back in place. Missing or displaced insulation can reduce your homes efficiency and lead to higher energy costs. Further evaluation and correction by an insulation professional is advised.

Inspector Notes:

Recommendation

Contact a qualified insulation contractor.



3.3.1 Attic Electrical Wiring

OPEN JUNCTION BOX IN ATTIC

Deferred Maintenance - Minor Repair

At the time of inspection a junction box was missing the cover plate in the attic. All junction boxes need to have a cover plate installed correctly to prevent accidental electrocution. It is advised to install a cover plate on the open junction box.

Recommendation

Contact a handyman or DIY project



3.4.1 Attic Exhaust Systems

DUCT DAMAGE

Deferred Maintenance - Minor Repair

At the time of the inspection the exhaust ducting or the bathroom or Laundry room in the Attic was damaged and in need of repair. Correction is advised

Inspector Notes:

Recommendation

Contact a qualified professional.



4: EXTERIOR

Information

Eaves, Soffits & Fascia: Eaves, Soffits, and Fascia Identification Pictures

Eaves, Soffits, and Fascia Identification Pictures



Siding, Flashing & Trim: Siding Material Identification Pictures



Sprinkler/Irrigation System : Irrigation Valves

Northwest



Sprinkler/Irrigation System : Irrigation Controls

Garage



Deficiencies

4.1.1 Eaves, Soffits & Fascia

TERMITE DAMAGE/WOOD ROT AT EAVES

EAST

Evidence of wood rot and or termite damage was present at time of inspection. Termites and WDO (Wood Destroying Organisms) can cause damage damage to house structures if left untreated. Further evaluation and treatment is advised.

Inspector Notes:

Recommendation

Contact a qualified pest control specialist.

 Recommended Improvement



4.1.2 Eaves, Soffits & Fascia

FASCIA/SOFFIT GAPS AND VOIDS

SOUTHEAST

At the time of the inspection there were one or more openings, gaps or holes in fascia/soffit which should be repaired. This can allow water intrusion and rodent infestation as well as deterioration of the surrounding material. Correction is advised.

Inspector Notes:

4.1.3 Eaves, Soffits & Fascia

UNPAINTED SECTION OF EAVES

EAST

At the time of inspection there were one or more areas of the eaves with unpainted/unfinished wood. To prevent further deterioration, painting the exposed wood is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



4.2.1 Siding, Flashing & Trim

GROUND CLEARANCE - SIDING AND OR STUCCO EXTENDS TOO CLOSE TO THE GROUND

Recommended Improvement

EAST

Inadequate clearance between siding and ground. Recommend a minimum ground clearance between bottom of siding and ground of 4". Siding in contact with the ground or soil is a serious concern because that condition can provide direct access for wood destroying insects.



4.2.2 Siding, Flashing & Trim

SIDING DAMAGE

EAST - MULTIPLE LOCATIONS

At the time of inspection one or more areas of the siding material was damaged. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified siding specialist.

 Recommended Improvement



4.2.3 Siding, Flashing & Trim

SIDING DAMAGE 2

NORTHWEST

At the time of inspection one or more areas of the siding material was damaged. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified siding specialist.



Recommended Improvement



4.2.4 Siding, Flashing & Trim

PAINT PEELING

WEST

At the time of the inspection the house was recently painted but areas were suffering from paint peeling. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



Deferred Maintenance - Minor Repair



4.2.5 Siding, Flashing & Trim

TERMITE DAMAGE/WOOD ROT

WEST

At the time of the inspection there were one or more areas of the of the exterior siding suffering from termite damage and or wood rot. It is advised to defer to the termite and wood report provided by the sellers.

Recommendation

Contact a qualified pest control specialist.



Recommended Improvement



4.3.1 Driveway, Walkway, Pavers and Concrete

DRIVEWAY CRACKING - MINOR

At the time of the inspection there were one or more cracks in the driveway concrete. Minor cracking is common and typically from minor settlement or root intrusion.

Inspector Notes:

Deferred Maintenance - Minor Repair



4.3.2 Driveway, Walkway, Pavers and Concrete

MODERATE CRACKING - PATIO SURFACE

SOUTHEAST EXTERIOR & SUN ROOM

At the time of the inspection there was moderate patio and walkway surface cracking observed. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



Recommended Improvement



4.4.1 Vegetation, Grading, Drainage & Retaining Walls

DRAINAGE ISSUE

EAST & SOUTHEAST

At the time of the inspection there were one or more drainage issues noted on the property. Correction is advised

Inspector notes: Poor drainage away from structure.

Recommendation

Contact a qualified professional.



Recommended Improvement



4.4.2 Vegetation, Grading, Drainage & Retaining Walls

PLANTER CURB CRACKED OR DAMAGED

WEST

At the time of the inspection there were one or more areas of the planter boundary curb that were damaged or cracked from root intrusion.

Inspector Notes:

Recommendation

Contact a qualified landscaping contractor



Deferred Maintenance - Minor Repair



4.4.3 Vegetation, Grading, Drainage & Retaining Walls

SOIL AND OR LANDSCAPING MATERIAL GRADE IS TOO HIGH

NORTH

Soils, wood chips or other landscaping materials were installed at too high of an elevation and without the correct positive grade to facilitate drainage away from the foundation of the building. Soil against the weep screed at the bottom edge of the wall creates problems with the weep screed functioning as intended. It is strongly advised to remove soil in contact with the siding to create a 4" - 6" gap from the weep screed to the top of the finished grade. It is also strongly advised to create positive drainage away from the foundation. Further evaluation and correction by a Landscaping Professional is advised

Recommendation

Contact a qualified professional.



Deferred Maintenance - Minor Repair



4.4.4 Vegetation, Grading, Drainage & Retaining Walls

 Recommended Improvement

LARGE TREE OR BUSH TOO CLOSE TO FOUNDATION

EAST

At the time of the inspection there were one ore more trees/large plants too close to the house foundation. Possible root intrusion could damage the foundation. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



4.5.1 Deck, Balcony, Patio & Exterior Steps

DIRT IN CONTACT WITH SUPPORT POST

WEST

At the time of the inspection one or more of the deck support posts was in contact with soil or vegetation. Correction is advised to prevent deterioration.

Inspector Notes:

Recommendation

Contact a qualified professional.



Deferred Maintenance - Minor Repair



4.6.1 Exterior Doors

DAMAGED DOOR FRAME

FRONT DOOR

At the time of inspection there was substantial damage to the door frame of one or more of the exterior doors. Recommend replacement of door framing. Further evaluation and repair by a door repair and installation specialist is advised.

Recommendation

Contact a qualified door repair/installation contractor.



Deferred Maintenance - Minor Repair

4.6.2 Exterior Doors

SCREEN DOOR RUST

FRONT DOOR

At the time of the inspection one or more of the screen doors suffered from rust and was in need of repair or replacement. Correction is advised.

Recommendation

Contact a qualified professional.



Deferred Maintenance - Minor Repair

5: WATER HEATER

Information

Water Heater : Water Heater Pictures

Water Heater Pictures



Water Heater : Exhaust Ducting Configuration

Exhaust Ducting Configuration Picture

The exhaust ducting for the water heater is pictured below. If there are any defects present they will be noted in the report below.



Water Heater : Water Heater Information Tag

Water Heater Identification Tag



Water Heater : Power Source/Type

Gas



Water Heater : Water Temperature

Water Temperature Picture

Water temperature recommendation between 120-130 degrees fahrenheit

120 or above to kill microbes
130 or below to prevent scalding



**Water Heater : Water Heater
Manufactured Date**
2017

Water Heater : Tank Capacity
40
Water Heater : Manufacturer
Rheem

Water Heater : Location
Garage

Deficiencies

5.1.1 Water Heater
NEAR END OF LIFE

 Recommended Improvement

Water heater showed normal signs of wear and tear. Recommend monitoring it's effectiveness and replacing in the near future.

Inspector Notes: Still functional but approaching end of average life due to age



5.1.2 Water Heater

TPR VALVE NOT PROPERLY PLUMBED TO DISCHARGE PIPE



Major Concern - Safety Hazard

At the time of the inspection the TPR valve was not properly plumbed to an adequate discharge pipe. Correction is advised.

Inspector Notes: TPR drain line is shared with the AC condensation drain line & improper TPR drain line material (PVC) was used to extend the drain line.

TPR Valve Explanation & Discharge Pipe Requirements

The TPR valve will activate if either water temperature (measured in degrees Fahrenheit) or pressure (measured in pounds per square inch [PSI]) exceed safe levels. The valve should be connected to a discharge pipe (also called a drain line) that runs down the length of the water heater tank. This pipe is responsible for routing hot water released from the TPR to a proper discharge location.

It is critical that discharge pipes meet the following requirements.

A discharge pipe should:

1. be constructed of an approved material, such as CPVC, copper, polyethylene, galvanized steel, polypropylene, or stainless steel. PVC and other non-approved plastics should not be used since they can easily melt.
2. not be smaller than the diameter of the outlet of the valve it serves (usually no smaller than 3/4").
3. not reduce in size from the valve to the air gap (point of discharge).
4. be as short and as straight as possible so as to avoid undue stress on the valve.
5. be installed so as to drain by flow of gravity.
6. not be trapped, since standing water may become contaminated and backflow into the potable water.
7. discharge to a floor drain, to an indirect waste receptor, or to the outdoors.
8. not be directly connected to the drainage system to prevent backflow of potentially contaminating the potable water.
9. discharge through a visible air gap in the same room as the water-heating appliance.
10. be first piped to an indirect waste receptor such as a bucket through an air gap located in a heated area when discharging to the outdoors in areas subject to freezing, since freezing water could block the pipe.
11. not terminate more than 6 inches (152 mm) above the floor or waste receptor.
12. discharge in a manner that could not cause scalding.
13. discharge in a manner that could not cause structural or property damage.
14. discharge to a termination point that is readily observable by occupants, because discharge indicates that something is wrong, and to prevent unobserved termination capping.
15. be piped independently of other equipment drains, water heater pans, or relief valve discharge piping to the point of discharge.
16. not have valves anywhere.



17. not have tee fittings.

18. not have a threaded connection at the end of the pipe so as to avoid capping.

Recommendation

Contact a qualified plumbing contractor.



5.1.3 Water Heater

MISSING EXPANSION TANK

At the time of the inspection there was no expansion tank present. Expansion tanks allow for the thermal expansion of water in the pipes. These are required in certain areas for new installs. Recommend a qualified plumber evaluate and install.

Inspector Notes:



Deferred Maintenance - Minor Repair



6: PLUMBING

Information

Water Pressure

45 PSI

The recommended water pressure is between 40-80 PSI



Water Source

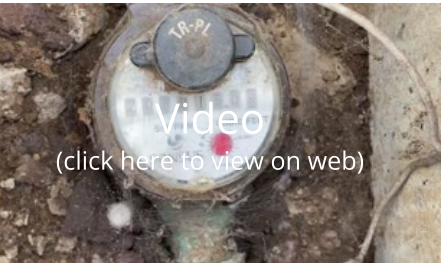
Public

Main Water Shutoff Location

Water Meter



Water Meter Verification Video



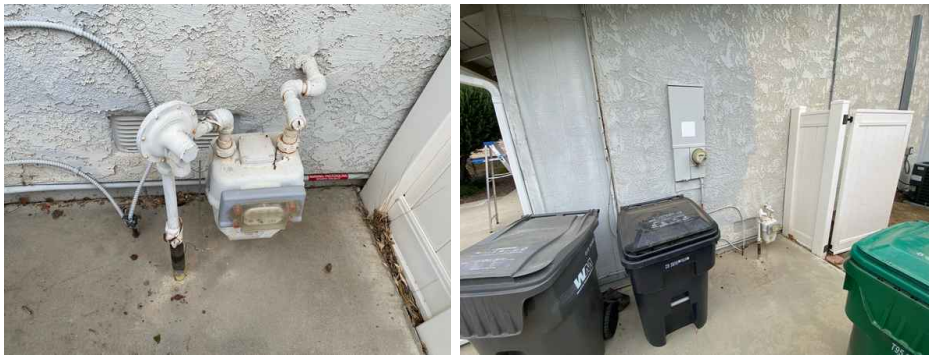
House Water Shutoff Valve

West



Fuel Storage & Distribution Systems: Main Gas Shut-Off Location

Southwest
Gas Meter



Deficiencies

6.2.1 Water Supply, Distribution Systems & Fixtures
PLUMBING DISTRIBUTION LINE EXPOSED
SUN ROOM

Recommended Improvement

At the time of the inspection one or more of the plumbing distribution lines was exposed and presented an issue for possible damage to the pipes in addition to an eyesore. Correction is advised.

Recommendation
Contact a qualified professional.



6.2.2 Water Supply, Distribution Systems & Fixtures

HOSE SPIGOT LEAKS WHEN ON

WEST

At the time of the inspection one or more of the hose spigots leaked at the handle area when in the on position. Correction is advised.

Recommendation

Contact a qualified professional.



Deferred Maintenance - Minor Repair



6.2.3 Water Supply, Distribution Systems & Fixtures

OLD GATE VALVE PRESENT

WEST

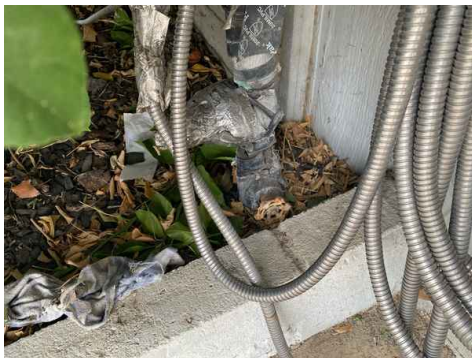
An old gate valve was observed in the water supply distribution system. Gate valves are prone to corrosion and deterioration over time, which can lead to leaks, reduced water flow, or complete failure. Consider having a plumbing contractor evaluate the valve's condition and replace it if it shows signs of age-related wear or malfunction.

Recommendation

Contact a qualified professional.



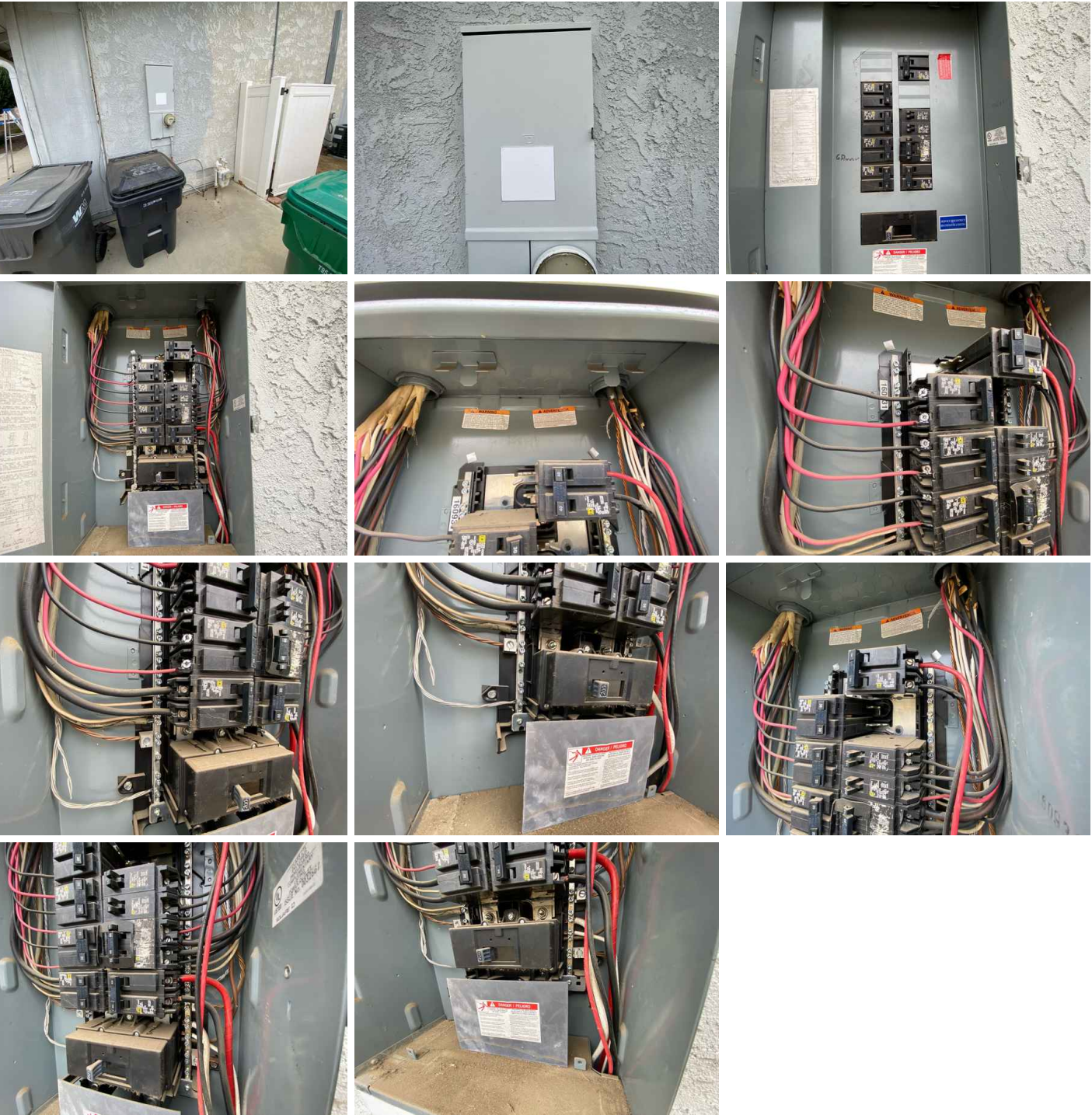
Recommended Improvement



7: ELECTRIC PANEL & CIRCUITS

Information

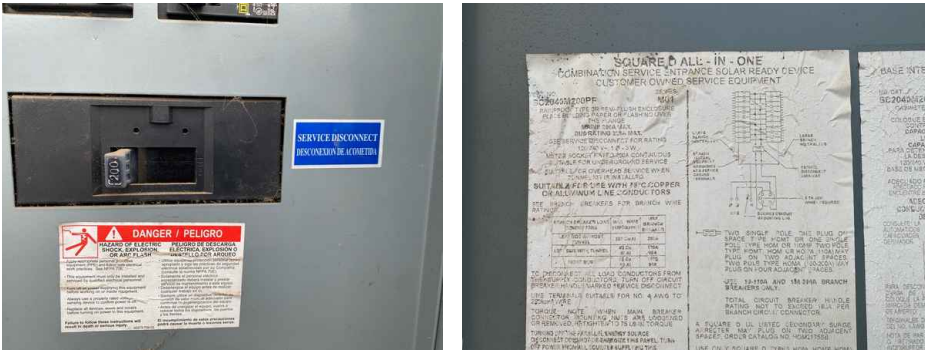
Main Breaker Panel/Meter: Main Panel Location
Garage exterior



Main Breaker Panel/Meter: Panel Capacity
200 AMP

Main Breaker Panel/Meter: Panel Manufacturer
Square D

Main Breaker Panel/Meter: Panel Type
Circuit Breaker



Main Breaker Panel/Meter: General Good/Serviceable Condition

At the time of the inspection the electric meter, breakers appeared to be in good working order with no major defects or safety issues.

Subpanel: Subpanel Location
Sun room



Subpanel: Subpanel Capacity
Unknown

Subpanel: Subpanel
Manufacturer
Unknown



Deficiencies

7.1.1 Main Breaker
Panel/Meter

Deferred Maintenance - Minor Repair

MISSING/INACCURATE LABELS ON PANEL

At the time of inspection, panel was missing appropriate circuit labeling or labeling was inaccurate. Recommend a qualified electrician identify circuit locations.

Inspector Notes: Only partially labeled.



7.2.1 Subpanel

Deferred Maintenance - Minor Repair

MISSING/INACCURATE
LABELS ON PANEL

At the time of inspection, panel was missing appropriate circuit labeling or labeling was inaccurate. Recommend a qualified electrician identify circuit locations.

Inspector Notes:



7.5.1 Branch Wiring Circuits, Breakers & Fuses

ABANDONED WIRES

SUN ROOM

At the time of the inspection there were one or more abandoned wires on or around the property. It is advised to remove the remaining unused wires. Correction is advised.

Inspector Notes: Exposed bare wires from previous spa installation.

Recommendation

Contact a qualified professional.



Recommended Improvement



8: HVAC

Information

HVAC Equipment: Heater Brand Goodman



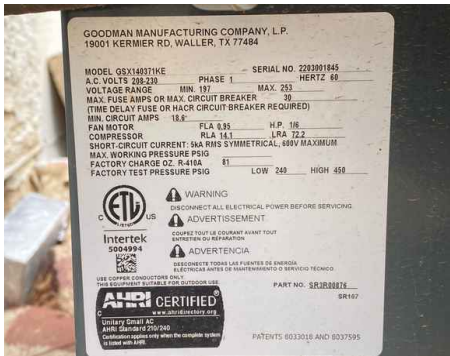
HVAC Equipment: Heater Energy Source Gas



HVAC Equipment: A/C Brand Goodman

HVAC Equipment: Efficiency Rating Standard Efficiency

HVAC Equipment: Heat Type Forced Air



HVAC Equipment: Manufacture Date
2022

HVAC Equipment: AC Unit Tonnage
3 Ton

HVAC Equipment: A/C Energy Source/Type
Electric, Central Air Conditioner

HVAC Equipment: General Good Condition

At the time of the inspection the HVAC system was functional and appeared to be in general good condition.

Inspector Notes:

HVAC Equipment: Suggested Regular Filter Maintenance

It is advised to regularly change your return air filter at least every 2-4 months to prevent contaminates from accumulating in the furnace components and ducting system.

HVAC Equipment: "Safe T Switch" Shutoff Installed

At the time of the inspection the air handler overflow Condensate Drain Line was equipped with a "Safe T Switch" installed. The "Safe T Switch" is designed to shutoff the HVAC system when the main condensate drain line clogs and water is present in the overflow drain line.

If the AC is running and shuts off it is likely due to the main condensation drain line being clogged and the Safe T Switch has killed power to the HVAC system.

When this happens it is best to call an HVAC professional to service the unit.



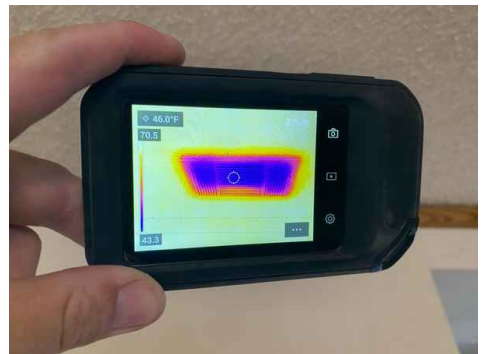
HVAC Controls: Thermostat/Controls Pictures
Family Room



HVAC Ducting & Registers: Furnace Temps



HVAC Ducting & Registers: AC Temps



HVAC Ducting & Registers: Return Air Temps - A/C



HVAC Ducting & Registers: Satisfactory Temperature Splits

At the time of the inspection the AC unit was cycled on and brought to operating temperature. The temperature splits were tested by measuring the temperature of the distribution air and checking the difference from the return air to determine the temperature splits. Temperature splits are a good indicator of how well the AC system is performing. Depending on the humidity of a given day an acceptable temperature split difference could be between 12-20 degrees fahrenheit.

Deficiencies

8.2.1 HVAC Equipment

FILTER DIRTY



Deferred Maintenance - Minor Repair

At the time of the inspection there were one or more furnace filter that were dirty and in need of replacement/cleaning. Correction is advised.

Inspector Notes:



8.2.2 HVAC Equipment

LINESET INSULATION DAMAGE

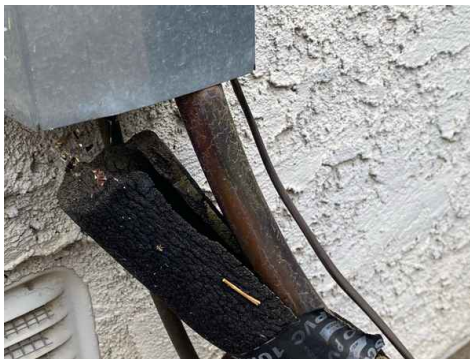


Deferred Maintenance - Minor Repair

Lineset insulation damage or deterioration noted at time of inspection. Exposed refrigerant lines can cause energy loss and excessive condensation. Further evaluation and repair by a qualified professional is advised.

Recommendation

Contact a qualified professional.



8.2.3 HVAC Equipment

CONDENSATE DRAINLINE EXIT BY FOUNDATION

Deferred Maintenance - Minor Repair

At the time of the inspection the condensate drain line drained next to the foundation of the building. It is advised to avoid having condensate drain lines drain directly to the soil next to the foundation of the building. If possible it is advised to install a landscape drain line to receive the water from the condensation of the AC unit and carry the water away from the foundation to an appropriate discharge area.

Inspector Notes: Primary condensate drainline drains next to foundation

Recommendation

Contact a qualified professional.



8.2.4 HVAC Equipment

REGULAR HVAC SERVICE/TUNE UP ADVISED

Deferred Maintenance - Minor Repair

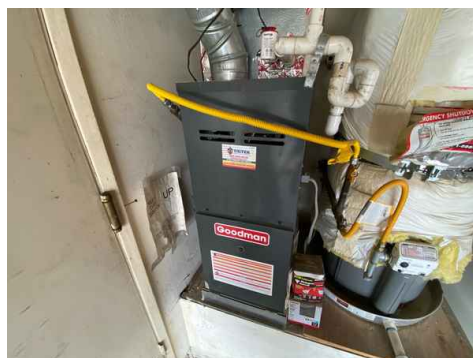
At the time of the inspection the HVAC system was working correctly but appeared to not have been regularly serviced in the past. It is advised to have your HVAC system regularly serviced every 24 months to extend the lifespan and operating performance of the system.

Service/Tune-up advised as part of regular maintenance.

Inspector Notes: AC unit & furnace functional, due to age recommend tuneup/service.

Recommendation

Contact a qualified HVAC professional.



9: DOORS, WINDOWS & INTERIOR

Information

Smoke & Carbon Monoxide Alarm: Incorrect Locations - Fail

INCORRECT - Missing Or Incorrect Smoke and Carbon Monoxide Alarm Location

At the time of the inspection one or more smoke and or carbon monoxide detectors were not present at the appropriate locations within the common areas of the building.

Inspector Notes:



Smoke & Carbon Monoxide Alarm: Smoke and Carbon Monoxide Alarm Location Information

Recommended Smoke Detector Locations

According to California law and the NFPA, smoke alarms should be in at least one location on each level, in every bedroom, outside each sleeping area (hallway leading to a bedroom), and any rooms/bedrooms with a fuel burning appliance or fixture like a fireplace.

Recommended Carbon Monoxide Alarm Locations

According to California law, carbon monoxide detectors are required in all residential dwelling units in at least one location on each level, at the hallway leading to or directly adjacent to a bedroom entrance, and in any room/bedroom with a fuel burning appliance or fixture like a fireplace.

Deficiencies

9.2.1 Smoke & Carbon Monoxide Alarm

SMOKE AND CO DETECTOR MISSING

FAMILY ROOM & HALL

At the time of inspection one or more smoke detectors and carbon monoxide detectors were missing at the required locations.

Current CA residential building codes state that smoke detectors must be installed near the kitchen, any room with a fireplace, all sleeping rooms, and hallways leading to sleeping rooms. CO detectors must be installed on each level of the property, a 15 feet maximum distance from each and all fuel burning appliances and also any hallway leading to sleeping rooms.

Inspector Notes: Missing smoke & carbon monoxide detectors in family room & missing carbon monoxide detector in hallway.

Recommendation

Contact a qualified professional.



Recommended Improvement



9.3.1 Lighting Fixtures, Switches & Receptacles

OPEN JUNCTION BOX

HALL

At the time of inspection one or more junction boxes were left open without a cover plate installed. It is important to always install cover plates on junction boxes to prevent potential electrocution. Correction by a Electrical Professional.

Inspector Notes:

Recommendation

Contact a qualified electrical contractor.



Recommended Improvement



9.3.2 Lighting Fixtures, Switches & Receptacles

LIGHT BULB BURNED OUT

HALL

At the time of the inspection one or more light bulbs were burned out and in need of replacement. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



Deferred Maintenance - Minor Repair



9.7.1 Ceilings

POSSIBLE ASBESTOS MATERIAL PRESENT

MULTIPLE LOCATIONS

At the time of the inspection there were one or more rooms with popcorn texture material present. Asbestos was a common building product used in popcorn textures and found in materials up through the the early 80's.

Further testing is advised to determine if asbestos is present.

Inspector Notes:

Recommendation

Contact a qualified professional.



Recommended Improvement



10: FIREPLACE

Information

Fireplace General: Fireplace Pictures

Fireplace Pictures



Fireplace General: Type

Wood or Gas

Smoke & Carbon Monoxide Alarm: Incorrect Locations - Fail

INCORRECT - Missing Or Incorrect Smoke and Carbon Monoxide Alarm Location

At the time of the inspection one or more smoke and or carbon monoxide detectors were not present at the appropriate locations within the room containing a fireplace.

Inspector Notes:

Deficiencies

10.1.1 Fireplace General

DAMPER CLAMP MISSING

Recommended Improvement

At the time of the inspection there was no damper clamp present.

Correction is advised.

See Code Referenced Below:

Section 150.0(e)1C: When a gas log, log lighter, or decorative gas appliance is installed in a fireplace, the flue damper shall be blocked open if required by the CMC or the manufacturer's installation instructions.

Check out this helpful article on damper clamps at the web link below.

<https://blog.swedesweep.com/fireplace/fireplace-damper-clamps/>



Recommendation

Contact a qualified professional.

10.1.2 Fireplace General

REGULAR CLEANING ADVISED

Recommended Improvement

Fireplace chimneys should be regularly serviced considering the risks associated with damaged and or poor performing chimney structures. Regular cleaning is advised depending on use. Most Southern Californian occupants don't use their fireplace enough to regularly clean and or service them so often times they end up dirty and in need of cleaning for the new owners. Since it's not possible to know the true condition of the chimney by visually looking up through the firebox, it is advised to have a cleaning and Level 2 chimney inspection performed prior to use.

Inspector Notes:

Recommendation

Contact a qualified professional.



11: LIVING ROOM

Information

Interior General: Living Room Identification Picture

Living Room Identification Pictures

The room pictured below shows opposing corners of the room, ceiling and flooring for identification purposes. Comments on material defects, damages, and or maintenance related items will be listed in the report below.



Interior General: Moderate Wear - Minor Repairs Needed

At the time of the inspection the living room pictured above was functional and serviceable but showed signs of moderate wear and was in need of minor to moderate repairs.

Deficiencies

11.3.1 Lighting Fixtures, Switches & Receptacles



Recommended Improvement

FAN NOT WORKING AT TIME OF INSPECTION

At the time of inspection the fan was not operable with the switch in the room. Further Evaluation and repair is advised

Recommendation

Contact a qualified professional.



11.9.1 Walls

SETTLEMENT CRACKING/SEPERATION

Recommended Improvement

At the time of the inspection there were one or more areas of the interior walls suffering from cracks and or separation due to minor to moderate settlement. Correction and repair is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



11.9.2 Walls

COSMETIC BLEMISHES, DINGS OR STAINS

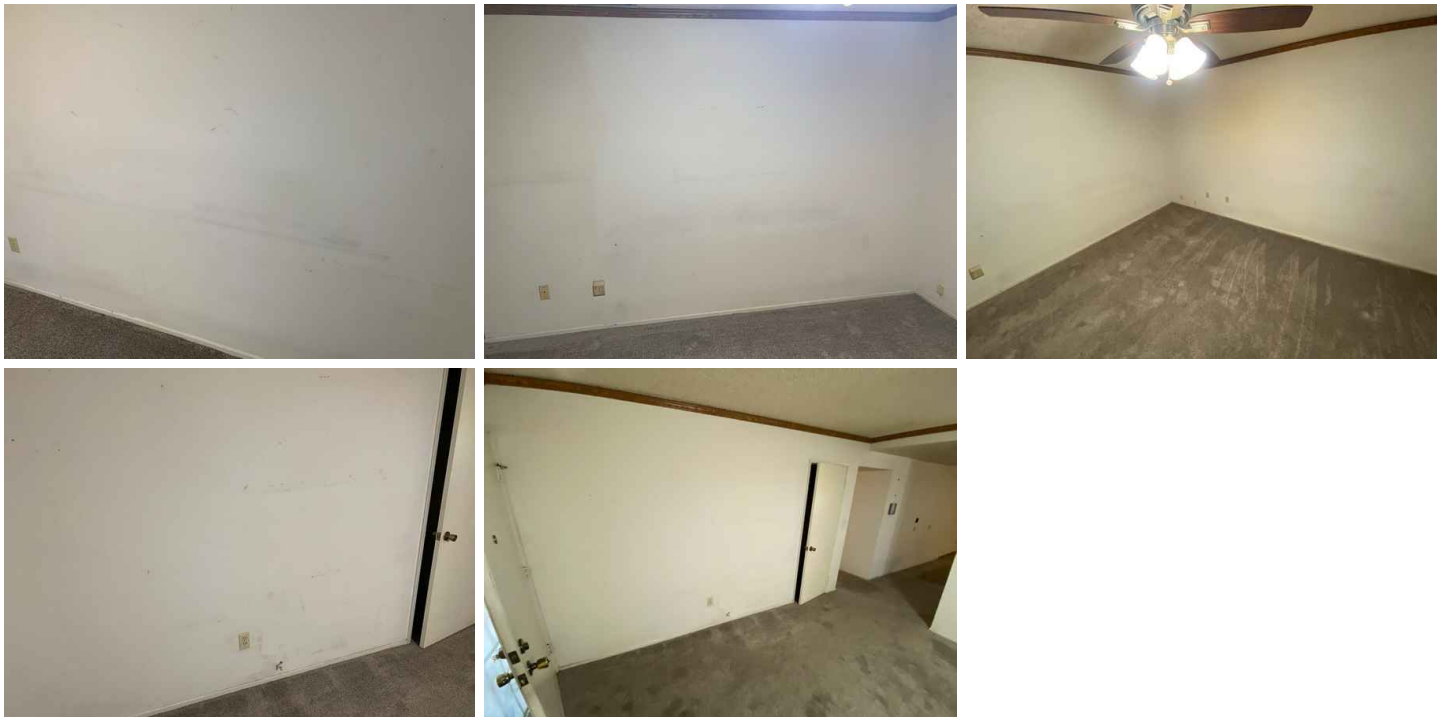
Deferred Maintenance - Minor Repair

At the time of the inspection there were one or more cosmetic blemishes and or stains that affected the aesthetics of the walls. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



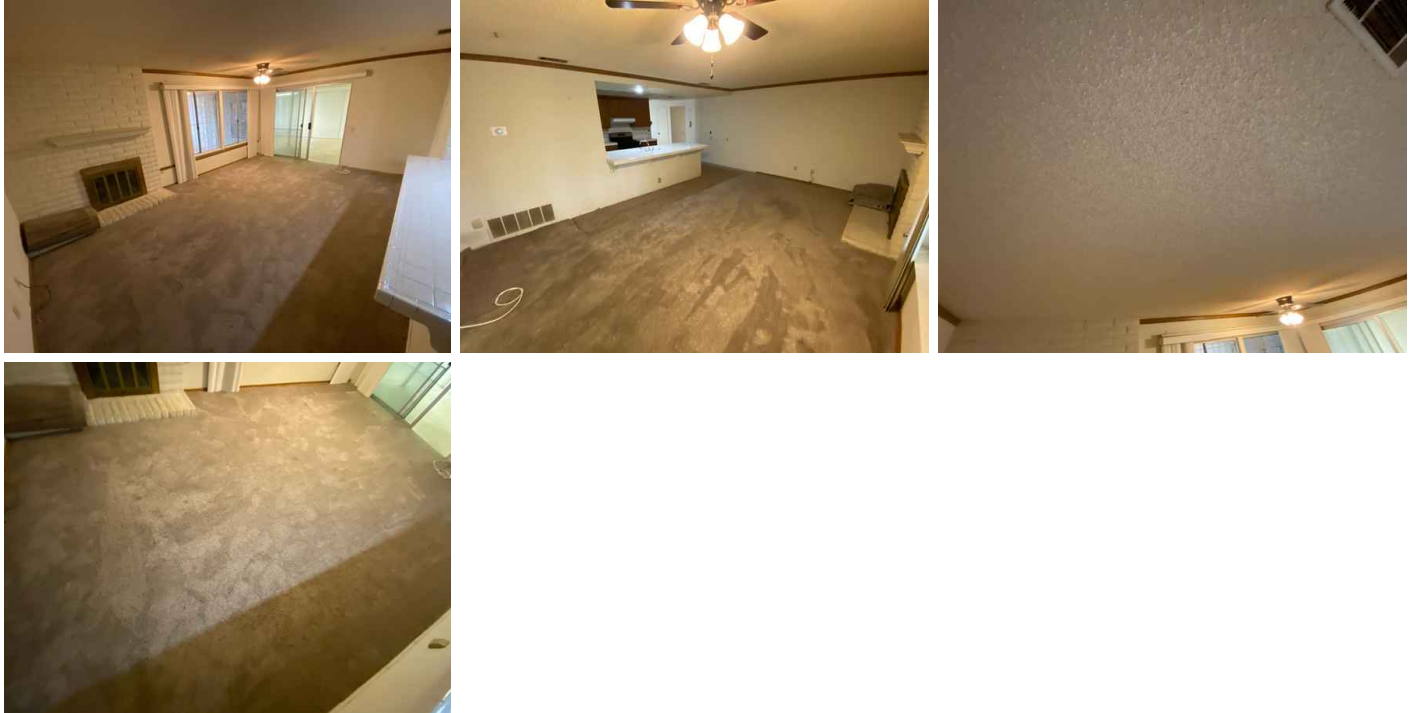
12: FAMILY ROOM

Information

Interior General: Room Identification Picture

Room Identification Pictures

The room pictured below shows opposing corners of the room, ceiling and flooring for identification purposes. Comments on material defects, damages, and or maintenance related items will be listed in the report below.



Interior General: Moderate Wear - Minor Repairs Needed

At the time of the inspection the family room pictured above was functional and serviceable but showed signs of moderate wear and was in need of minor to moderate repairs.

Deficiencies

12.4.1 Windows

DAMAGED WINDOW SECURITY BARS

FAMILY ROOM

Damaged security bars were observed on the window during inspection. Compromised security bars reduce the protective function of the window and may create safety concerns. A qualified professional should evaluate and repair or replace the damaged bars to restore proper security and functionality.

Recommendation

Contact a qualified professional.



Recommended Improvement



12.8.1 Floors

BASEBOARD DAMAGE

Deferred Maintenance - Minor Repair

At the time of the inspection the baseboard was damaged in one or more areas and in need of correction.

Inspector notes: swelling at baseboards likely from previous carpet cleaning

Recommendation

Contact a qualified professional.



12.8.2 Floors

DAMAGED CARPET

Recommended Improvement

At the time of the inspection there were one or more areas of the carpet suffering from minor to moderate damage. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified flooring contractor



12.9.1 Walls

COSMETIC BLEMISHES, DINGS OR STAINS

Deferred Maintenance - Minor Repair

At the time of the inspection there were one or more cosmetic blemishes and or stains that affected the aesthetics of the walls. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



12.12.1 Exterior Doors

LOOSE HARDWARE

Deferred Maintenance - Minor Repair

At the time of inspection the hardware for the door was loose and needed adjustment. Correction is advised

Recommendation

Contact a qualified professional.



13: SUN ROOM

Information

Interior General: Room Identification Picture

Room Identification Pictures

The room pictured below shows opposing corners of the room, ceiling and flooring for identification purposes. Comments on material defects, damages, and or maintenance related items will be listed in the report below.



Deficiencies

13.3.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES MISSING

At the time of the inspection one or more receptacles were missing the appropriate cover plate. Recommend installation of cover plates to prevent accidental electrocution and or damage to the receptacle or light switch. Correction is advised.

Inspector Notes:



Deferred Maintenance - Minor Repair

13.3.2 Lighting Fixtures, Switches & Receptacles

FAN NOT WORKING AT TIME OF INSPECTION

At the time of inspection the fan was not operable with the switch in the room. Further Evaluation and repair is advised

Recommendation

Contact a qualified professional.



Recommended Improvement



13.3.3 Lighting Fixtures, Switches & Receptacles

OPEN JUNCTION BOX

At the time of inspection one or more junction boxes were left open without a cover plate installed. It is important to always install cover plates on junction boxes to prevent potential electrocution. Correction by a Electrical Professional.

Recommendation

Contact a qualified electrical contractor.



13.3.4 Lighting Fixtures, Switches & Receptacles

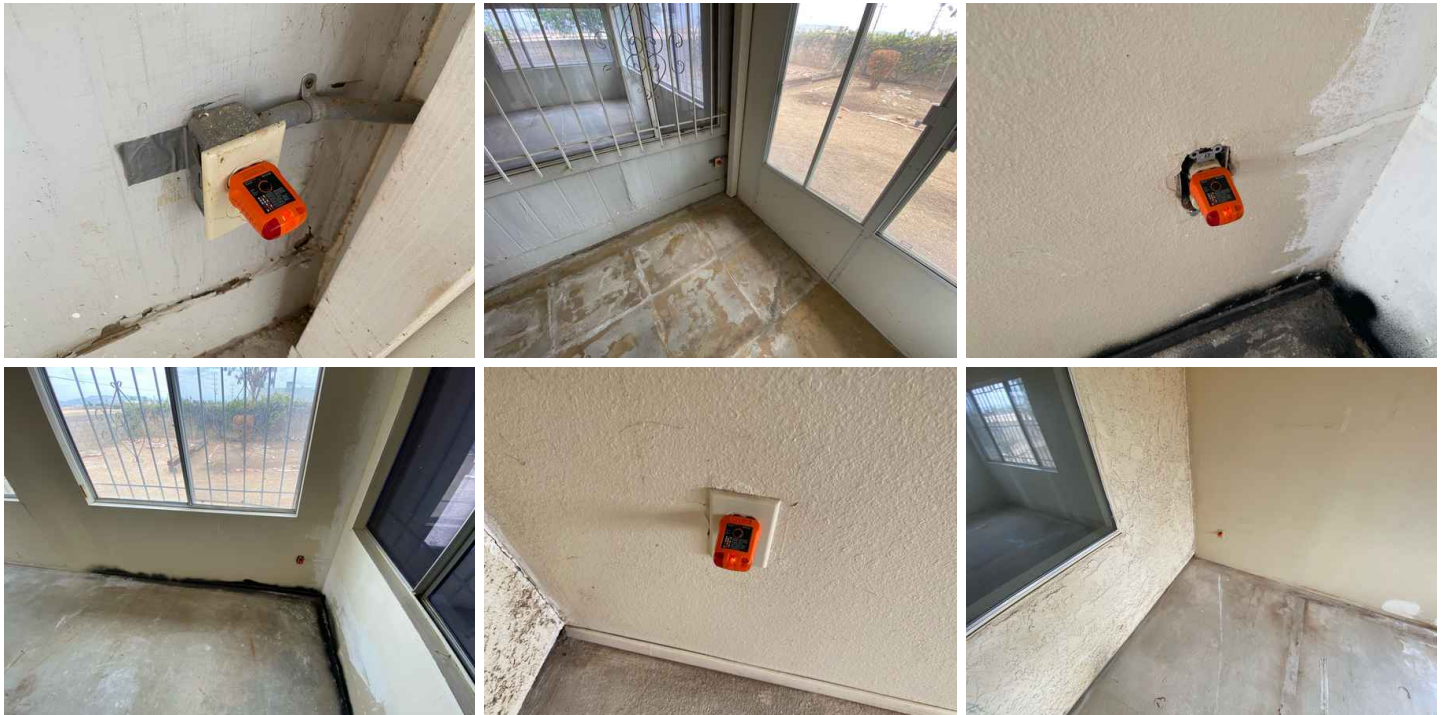
OPEN GROUND AT RECEPTACLE

At the time of the inspection there were one or more electrical receptacles with an open ground connection. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



13.5.1 Doors

DOOR MISSING HARDWARE

Door was missing required hardware to function properly at the time of inspection. Correction is advised.

Inspector notes:

Recommendation

Contact a handyman or DIY project



13.7.1 Ceilings

CEILING DAMAGE

At the time of the inspection there were one or more areas of the interior ceiling suffering from minor damage. Correction is advised.

Inspector Notes:

13.7.2 Ceilings

PREVIOUS REPAIR

Recommended Improvement

At the time of the inspection there were one or more areas of the ceiling with evidence of previous repairs. Repairs could have been due to a roof leak. It is advised to ask the seller for disclosures about previous repairs to the roof and if a licensed roofing contractor performed them. If repairs were not performed it is advised to have a roofing contractor further evaluate to determine if the leak is active.

Inspector Notes:

Recommendation

Contact a qualified professional.



13.7.3 Ceilings

DROP CEILING DAMAGE

Recommended Improvement

Damage observed on the drop ceiling during inspection. Assess the extent of damage and determine if tiles need replacement or if structural support is compromised.

Recommendation

Contact a qualified professional.



13.9.1 Walls

WALL DAMAGE

At the time of inspection one or more area of wall were damaged and in need of repair. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



13.9.2 Walls

WATER DAMAGE/WATER INTRUSION

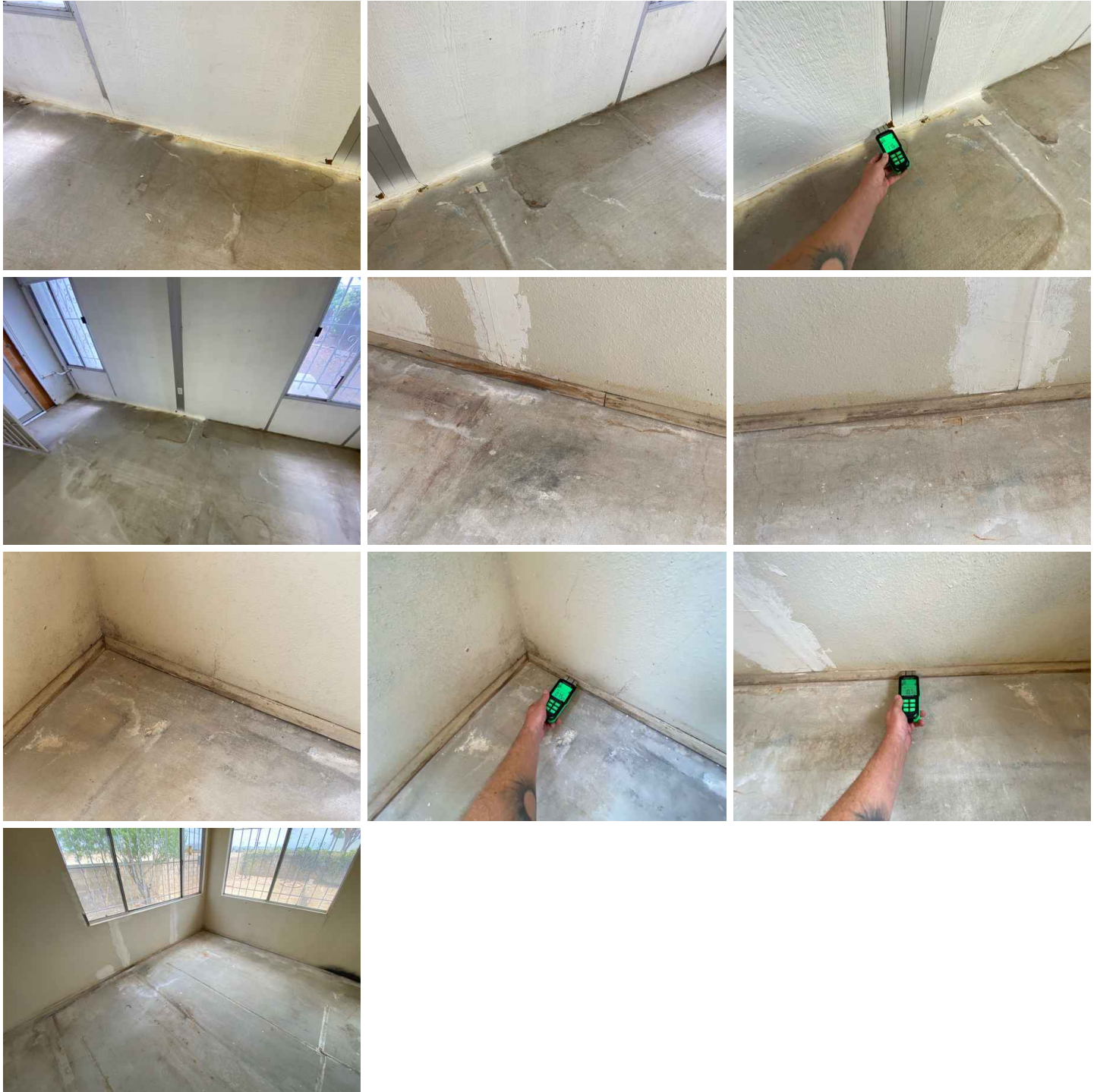
Recommended Improvement

At the time of the inspection there was evidence of an active water intrusion causing damage to the wall material. Correction is advised.

Inspector Notes: Moisture levels were not elevated at the time of inspection.

Recommendation

Contact a qualified mold remediation contractor



13.9.3 Walls

TERMITE EVIDENCE

Recommended Improvement

At the time of the inspection there was termite evidence located at the interior of the structure. Further evaluation by a pest control company is advised.

Recommendation

Contact a qualified professional.



13.9.4 Walls

COSMETIC BLEMISHES, DINGS OR STAINS

Deferred Maintenance - Minor Repair

At the time of the inspection there were one or more cosmetic blemishes and or stains that affected the aesthetics of the walls. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



14: KITCHEN

Information

Kitchen Identification Pictures

Kitchen Identification Pictures

The kitchen pictured below shows opposing corners of the room, ceiling and flooring for identification purposes. Comments on material defects, damages, and or maintenance related items will be listed in the report below.



Appliance Pictures





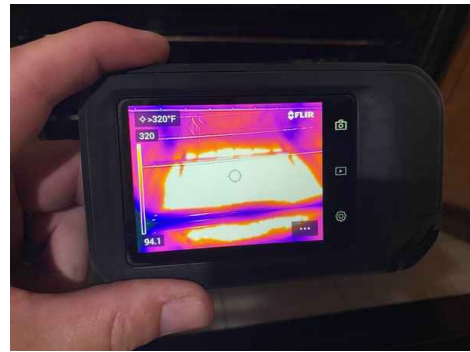
Moderate Wear - Minor Repairs Needed

At the time of the inspection the kitchen pictured above was functional and serviceable but showed signs of moderate wear and was in need of minor to moderate repairs.

Range/Oven: Cooktop Pics



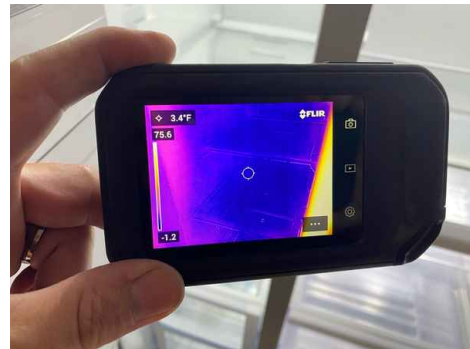
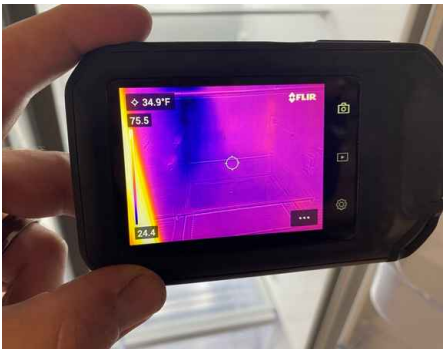
Range/Oven: Oven Temps



Dishwasher: Soap Door Function Test - Pass



Refrigerator : Refrigerator Temps Refrigerator : Freezer Temps



Microwave: Microwave Function Test - Pass

At the time of the inspection the microwave was tested to confirm its operation. This picture represents the testing tool confirming proper operation of the microwave.



Deficiencies

14.1.1 Kitchen Sink

ANGLE STOP CORROSION

At the time of the inspection corrosion was present at one or more of the angle stops. It is advised to replace the affected angle stops before they start leaking. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



14.1.2 Kitchen Sink

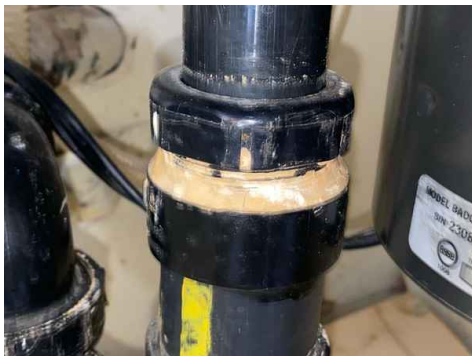
PLUMBERS PUTTY PRESENT

At the time of the inspection there was plumbers putty present on the drain lines under the sink at one or more locations. Plumbers Putty usually indicates that a minor leak was present at one time or work was performed by a non professional.

It is advised to remove the plumbers Putty and have a licensed plumber make any necessary corrections or repairs.

Recommendation

Contact a qualified professional.



14.2.1 Counter Tops

CRACKED/DAMAGED TILE

Recommended Improvement

At the time of the inspection there were one or more cracked/damaged tiles at the kitchen countertop. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



14.3.1 Kitchen Cabinetry

PREVIOUS WATER DAMAGE AND STAINS UNDER KITCHEN SINK

Deferred Maintenance - Minor Repair

At the time of inspection there was evidence of a prior leak under the kitchen sink in the form of water damage and staining. The water leak was repaired and is no longer an active leak. Damage at this point is mostly cosmetic.

Inspector Notes:

Recommendation

Contact a qualified professional.



14.3.2 Kitchen Cabinetry

COSMETIC BLEMISHES/MINOR FINISH DAMAGE

Deferred Maintenance - Minor Repair

At the time of the inspection the cabinets had minor cosmetic damage to the finish in one or more areas.

Recommendation

Contact a qualified professional.



14.4.1 Range/Oven

**ANTI TIP BRACKETS
NOT INSTALLED**

Deferred Maintenance - Minor Repair

At the time of the inspection the anti Tip safety brackets were not installed on the range. Correction is advised.

Recommendation

Contact a qualified professional.



14.5.1 Dishwasher

RUST ON DISHWASHER RACKS

Deferred Maintenance - Minor Repair

At the time of inspection the dishwasher racks had evidence of rust and deterioration present in one or more areas.

Inspector Notes:

Recommendation

Contact a qualified professional.



14.5.2 Dishwasher

TRACK DAMAGE FOR RACK

Recommended Improvement

At the time of the inspection the track for the dishwasher rack was damaged or malfunctioning. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



14.7.1 Refrigerator

CRACKED REFRIGERATOR DRAWER

Deferred Maintenance - Minor Repair

At the time of the inspection one or more of the refrigerator drawer handles was cracked or damaged.

Recommendation

Contact a qualified professional.



14.9.1 Vent Hood

VENT FAN NON OPERABLE

Recommended Improvement

At the time of the inspection the range vent fan was not operational. Correction is a advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



14.11.1 Light Fixtures

BURNED OUT BULB

Deferred Maintenance - Minor Repair

At the time of the inspection one or more of the kitchen light bulbs was burned out and in need of replacement. Correction is advised

Recommendation

Contact a qualified professional.



14.12.1 Receptacles, Switches and Circuits

RECEPTACLE NOT GFCI PROTECTED

Recommended Improvement

At the time of the inspection there were one or more receptacles in the kitchen that were not GFCI protected. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified electrical contractor.



14.13.1 Floors

DAMAGED FLOORING

Recommended Improvement

At the time of the inspection one or more areas of the flooring was damaged.

Correction or replacement is advised.

Recommendation

Contact a qualified professional.



14.14.1 Walls

COSMETIC BLEMISHES, DINGS OR STAINS

Deferred Maintenance - Minor Repair

At the time of the inspection there were one or more cosmetic blemishes, dings and or stains that affected the aesthetics of the walls. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



15: BATHROOM 1 - MASTER BATHROOM

Information

General: Bathroom Identification Picture

Bathroom Identification Pictures

The bathroom pictured below shows opposing corners of the room, ceiling and flooring for identification purposes. Comments on material defects, damages, and or maintenance related items will be listed in the report below.



General: Bathroom Fixtures/Plumbing Connections

The bathroom fixtures and plumbing connections pictured below show general condition and layout for identification purposes. Comments on material defects, damages, and or maintenance related items will be listed in the report below.





General: Moderate Wear - Minor Repairs Needed

At the time of the inspection the bathroom pictured above was functional and serviceable but showed signs of moderate wear and was in need of minor to moderate repairs.

Deficiencies

15.2.1 Sinks

DRAIN STOP MISSING



Deferred Maintenance - Minor Repair

At the time of inspection one or more of the drain stops for the sinks was missing. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



15.2.2 Sinks

ANGLE STOP CORROSION

Deferred Maintenance - Minor Repair

At the time of the inspection corrosion was present at the angle stop. It is advised to monitor and replace corroded angle stops before they begin leaking. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified plumbing contractor.



15.2.3 Sinks

ACTIVE DRAINLINE LEAK

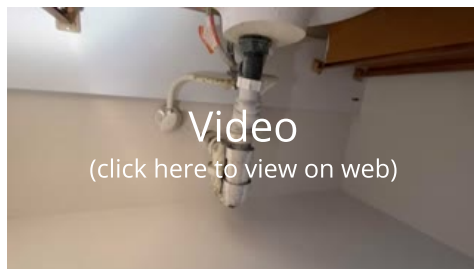
Major Concern - Safety Hazard

At the time of the inspection there were one or more bathroom sinks with an active drain line leak. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified plumbing contractor.



Video

(click here to view on web)



15.2.4 Sinks

FLEXIBLE DRAINLINE CONNECTION

Deferred Maintenance - Minor Repair

At the time of the inspection there were one or more kitchen sinks installed with flexible plastic drain lines. Rigid ABS Plastic pipes are preferred. Flexible drainlines are prone to clogs and failure. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified plumbing contractor.



15.3.1 Cabinets & Counter Tops

MIRROR FINISH FAILING

Deferred Maintenance - Minor Repair

At the time of the inspection there were one or more bathroom mirrors with deteriorating finish. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



15.4.1 Showers/Bathtubs

SHOWER HEAD LEAKS AT THREADS

Deferred Maintenance - Minor Repair

At the time of the inspection one or more of the shower heads leaked at threads. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified plumbing contractor.



15.4.2 Showers/Bathtubs

SHOWER DIVERTER VALVE DIFFICULT TO OPERATE

Recommended Improvement

At the time of the inspection the shower diverter valve was difficult to operate and in need of adjustment. Correction is advised.

Inspector Notes: Stuck in shower position

Recommendation

Contact a qualified professional.



15.5.1 Toilets



Recommended Improvement

LOOSE TOILET

At the time of inspection the toilet bowl was loose at the connection to the floor. This can cause damage to the wax ring. Further evaluation and correction by a plumbing professional is advised.

Inspector Notes:

Recommendation

Contact a qualified plumbing contractor.



15.5.2 Toilets



Deferred Maintenance - Minor Repair

CORROSION AT ANGLE STOP VALVE

At the time of the inspection heavy corrosion was noted at the angles stops for one or more toilets. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified plumbing contractor.



15.6.1 Walls & Floors



Recommended Improvement

BATHROOM CARPET

At the time of the inspection the bathroom had carpet installed. Carpet is known to hold allergens and facilitate microbial growth when moisture is introduced. Bathrooms contain several sources of moisture and substantially increase the likelihood of negative effects of carpeting. Areas adjacent to showers and bathtubs have an increased risk of facilitating microbial and/or mold growth. It is advised to remove carpet material from bathrooms. Correction is advised.

Inspector Notes: No visible microbial growth present at time of inspection. Recommend removal of carpet and replacement with solid surface flooring.

Recommendation

Contact a qualified flooring contractor



15.9.1 Windows



Recommended Improvement

WINDOW IS DIFFICULT TO OPERATE

At the time of inspection there were one or more windows that were difficult to operate due to unusual friction between the window and the frame. Further evaluation and repair by a window installer is advised.

Correction is advised

Inspector Notes: Stuck closed

Recommendation

Contact a qualified window repair/installation contractor.



15.10.1 Doors

DOOR DRAGS ON GROUND

At the time of the inspection there were one or more doors that dragged on the flooring when closing. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



Deferred Maintenance - Minor Repair



15.13.1 Receptacles, Switches and Circuits

POOR CONNECTIVITY

At the time of the inspection there were one or more receptacles suffering from poor connectivity/intermittent power. Correction is advised.

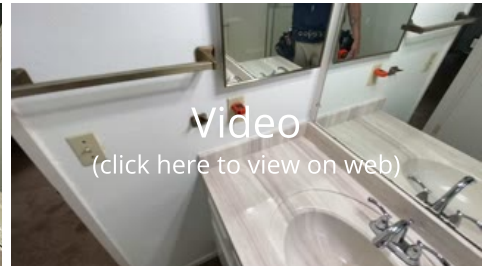
Inspector Notes:

Recommendation

Contact a qualified electrical contractor.



Recommended Improvement



Video

(click here to view on web)

16: BATHROOM 2 - HALL BATHROOM

Information

General: Bathroom Identification Picture

Bathroom Identification Pictures

The bathroom pictured below shows opposing corners of the room, ceiling and flooring for identification purposes. Comments on material defects, damages, and or maintenance related items will be listed in the report below.



General: Bathroom Fixtures/Plumbing Connections

The bathroom fixtures and plumbing connections pictured below show general condition and layout for identification purposes. Comments on material defects, damages, and or maintenance related items will be listed in the report below.





General: Moderate Wear - Minor Repairs Needed

At the time of the inspection the bathroom pictured above was functional and serviceable but showed signs of moderate wear and was in need of minor to moderate repairs.

Deficiencies

16.2.1 Sinks

DRAIN STOP MISSING



Deferred Maintenance - Minor Repair

At the time of inspection one or more of the drain stops for the sinks was missing. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



16.2.2 Sinks

SINK - POOR DRAINAGE



Recommended Improvement

At the time of the inspection one or more bathroom sinks had slow/poor drainage. Recommend a qualified plumber repair.

Inspector Notes:



16.2.3 Sinks

FAUCET FIXTURE LEAKING

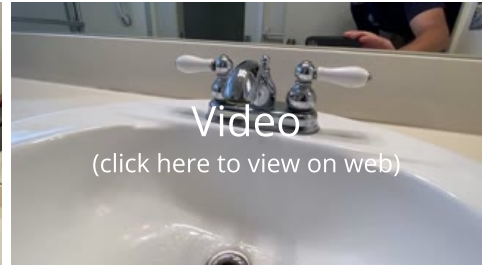
Recommended Improvement

At the time of the inspection there were one or more sink faucets with a slow drip style leak that could not be stopped. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



16.2.4 Sinks

PLUMBERS PUTTY PRESENT

Recommended Improvement

At the time of the inspection there was plumbers putty present on the drain lines under the sink at one or more locations. Plumbers Putty usually indicates that a minor leak was present at one time or work was performed by a non professional.

It is advised to remove the plumbers Putty and have a licensed plumber make any necessary corrections or repairs.

Recommendation

Contact a qualified plumbing contractor.



16.2.5 Sinks

AGED/BEYOND INTENDED RELIABLE LIFE

Deferred Maintenance - Minor Repair

At the time of the inspection there one or more angle stop shut off valves located under the sinks that were beyond their intended reliable lifespan. Even though leaks or corrosion are not present, it is advised to proactively replace the old, dated or original angle stops throughout.

Inspector Notes:

Recommendation

Contact a qualified plumbing contractor.



16.4.1 Showers/Bathtubs

SHOWER HEAD LEAKS AT THREADS

Deferred Maintenance - Minor Repair

At the time of the inspection one or more of the shower heads leaked at threads. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified plumbing contractor.



16.4.2 Showers/Bathtubs

SHOWER DOOR NOT FUNCTIONING CORRECTLY

Deferred Maintenance - Minor Repair

At the time of the inspection the shower door did not function correctly making it difficult to open or close. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



16.4.3 Showers/Bathtubs

DRIPPING FAUCET WHEN OFF

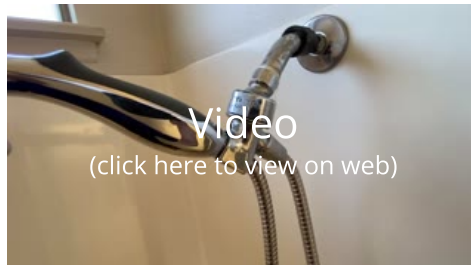
Recommended Improvement

At the time of the inspection one or more of the bathtub/shower faucets suffered from a slow Drip water leak indicating that the control valve could be beginning to fail. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



16.6.1 Walls & Floors

BATHROOM CARPET

Recommended Improvement

At the time of the inspection there were one or more bathrooms with carpet installed. Carpet is known to hold allergens and facilitate microbial growth when moisture is introduced. Bathrooms contain several sources of moisture and substantially increase the likelihood of negative effects of carpeting. Areas adjacent to showers and bathtubs have an increased risk of facilitating microbial and or mold growth. It is advised to remove carpet material from bathrooms. Correction is advised.

Inspector Notes: No visible microbial growth present at time of inspection. Recommend removal of carpet and replacement with solid surface flooring.

Recommendation

Contact a qualified flooring contractor



16.6.2 Walls & Floors

COSMETIC BLEMISHES, DINGS OR STAINS

Deferred Maintenance - Minor Repair

At the time of the inspection there were one or more cosmetic blemishes, dings and or stains that affected the aesthetics of the wall. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



16.9.1 Windows

WINDOW IS DIFFICULT TO OPERATE

Recommended Improvement

At the time of inspection there were one or more windows that were difficult to operate due to unusual friction between the window and the frame. Further evaluation and repair by a window installer is advised.

Correction is advised

Inspector Notes: Stuck closed

Recommendation

Contact a qualified window repair/installation contractor.



16.10.1 Doors

DOOR RUBS

At the time of the inspection one or more of the bathroom doors rubs and binds on the frame material. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



Deferred Maintenance - Minor Repair



16.10.2 Doors

DOESN'T LATCH

At the time of the inspection there were one or more bathroom doors that did not properly latch. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



Deferred Maintenance - Minor Repair



17: BEDROOM 1 - MASTER BEDROOM

Information

General: Bedroom Identification Picture

Master Bedroom Identification Pictures

The bedroom pictured below shows opposing corners of the room, ceiling and flooring for identification purposes. Comments on material defects, damages, and or maintenance related items will be listed in the report below.



General: Moderate Wear

At the time of the inspection the bedroom pictured above was functional and serviceable but showed signs of moderate wear and was in need of minor to moderate repairs.

Smoke & Carbon Monoxide Detectors: Incorrect Locations - Fail

INCORRECT - Missing Or Incorrect Smoke and Carbon Monoxide Alarm Location

At the time of the inspection, the bedroom smoke alarm was not present at the appropriate location.

Inspector Notes:

Deficiencies

17.2.1 Smoke & Carbon Monoxide Detectors



SMOKE DETECTOR MISSING

At the time of inspection one or more smoke detectors and or carbon monoxide detectors were missing at the required locations.

Current CA residential building codes state that smoke detectors must be installed near the kitchen, any room with a fireplace, all sleeping rooms, and hallways leading to sleeping rooms. For CO detectors, the requirement is at least one on each level of the property, and a 15 feet maximum distance from each and all fuel burning appliances and sleeping rooms.

Inspector notes:

Recommendation

Contact a qualified professional.



17.3.1 Lighting Fixtures, Switches & Receptacles



COVER PLATES DAMAGED

One or more receptacles and or switches had a damaged cover plate at the time of the inspection. Recommend replacement.



17.5.1 Doors

DOOR DRAGS ON FLOORING

Bottom of one or more interior door rubs on flooring material. Further evaluation and repair by a door repair and installation contractor is advised.

Recommendation

Contact a qualified door repair/installation contractor.



Deferred Maintenance - Minor Repair



17.6.1 Closets

CLOSET SHELF SEPERATION FROM WALL

At the time of the inspection there were one or more areas of the closet shelves separating from the wall. Correction is advised.

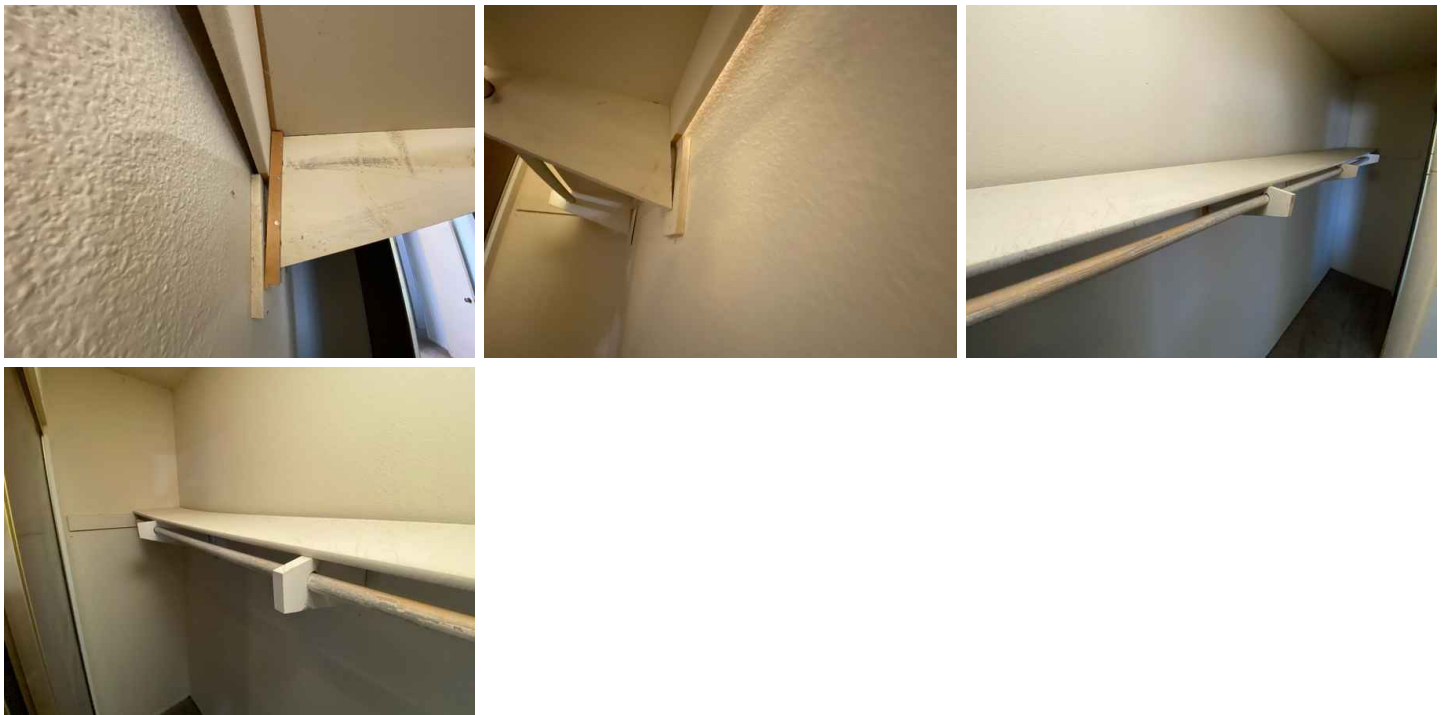
Inspector Notes:

Recommendation

Contact a qualified professional.



Recommended Improvement



17.7.1 Ceilings

MOISTURE INTRUSION STAINING

Recommended Improvement

At the time of inspection there were one or more water stains on the interior ceiling; likely caused from roof leaks and water intrusion. If proof of repairs cannot be confirmed it is advised to have a roofing professional further evaluate the condition of the roof and provide an estimate for the appropriate repairs.

Inspector Notes: Moisture levels were not elevated at the time of inspection.

Recommendation

Contact a qualified professional.



17.9.1 Walls

COSMETIC BLEMISHES, DINGS OR STAINS

Deferred Maintenance - Minor Repair

At the time of the inspection there were one or more cosmetic blemishes and or stains that affected the aesthetics of the walls. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



17.12.1 Exterior Doors

PET ACCESS DOOR

Recommended Improvement

At the time of the inspection there were one or more pet access doors installed. Pet access door can allow for water and rodent intrusion if not properly installed and maintained. Removal is advised if the pet door is of no use to the occupants.

Inspector Notes:

Recommendation

Contact a qualified professional.



18: BEDROOM 2

Information

General: Bedroom Identification Picture

Bedroom Identification Pictures

The bedroom pictured below shows opposing corners of the room, ceiling and flooring for identification purposes. Comments on material defects, damages, and or maintenance related items will be listed in the report below.



General: Moderate Wear

At the time of the inspection the bedroom pictured above was functional and serviceable but showed signs of moderate wear and was in need of minor to moderate repairs.

Smoke & Carbon Monoxide Detectors: Incorrect Locations - Fail

INCORRECT - Missing Or Incorrect Smoke and Carbon Monoxide Alarm Location

At the time of the inspection, the bedroom smoke alarm was not present at the appropriate location.

Inspector Notes:

Deficiencies

18.2.1 Smoke & Carbon Monoxide Detectors



Recommended Improvement

SMOKE DETECTOR MISSING

At the time of inspection one or more smoke detectors and or carbon monoxide detectors were missing at the required locations.

Current CA residential building codes state that smoke detectors must be installed near the kitchen, any room with a fireplace, all sleeping rooms, and hallways leading to sleeping rooms.

Inspector Notes:

Recommendation

Contact a qualified professional.



18.3.1 Lighting Fixtures, Switches & Receptacles



Deferred Maintenance - Minor Repair

LIGHT FIXTURE COVER MISSING

At the time of the inspection one or more of the light fixtures was missing the appropriate cover for the bulb. Correction is advised.

Inspector Notes :

Recommendation

Contact a qualified professional.



18.4.1 Windows

EGRESS FIRE CODE**Major Concern - Safety Hazard**

At the time of inspection there were security bars mounted to the window frame in a fixed position that would prevent the use of the window for an escape in the event of a fire. Current code requires the bars to be attached to a release mechanism from inside the room.

Correction is advised

Inspector Notes: Release mechanism for the security bars are damaged/not working.

Recommendation

Contact a qualified professional.



18.5.1 Doors

LOOSE DOOR HARDWARE**Deferred Maintenance - Minor Repair**

At the time of inspection one or more of the door hardware sets was loose and in need of repair. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



18.8.1 Floors

DAMAGED CARPET

Recommended Improvement

At the time of the inspection there were one or more areas of the carpet suffering from minor to moderate damage. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified flooring contractor



18.9.1 Walls

COSMETIC BLEMISHES, DINGS OR STAINS

Deferred Maintenance - Minor Repair

At the time of the inspection there were one or more cosmetic blemishes and or stains that affected the aesthetics of the walls. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



19: LAUNDRY ROOM/AREA

Information

Laundry Room Identification Picture

Laundry Room Identification Pictures

The laundry room pictured below shows opposing corners of the room, ceiling and flooring for identification purposes. Comments on material defects, damages, and or maintenance related items will be listed in the report below.



Plumbing Connections Pictures

Observational Photos



Dryer Power/Fuel Source

Electric & Gas



Moderate Wear

At the time of the inspection the bedroom pictured above was functional and serviceable but showed signs of moderate wear and was in need of minor to moderate repairs.

Washer/Dryer : Washer/Dryer Pictures



Washer/Dryer : Dryer Temp

Washer/Dryer : Washer Function test



Deficiencies

19.1.1 Plumbing Connections

CORROSION AT SHUTOFF

At the time of the inspection there were one or more of the shutoff valves for the washing machine suffering from corrosion. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.

Deferred Maintenance - Minor Repair



19.5.1 Washer/Dryer

RUST PRESENT AT UNIT

Deferred Maintenance - Minor Repair

At the time of the inspection there was rust present on one or both of the units.

Recommendation

Contact a qualified professional.



19.5.2 Washer/Dryer

NEAR END OF USABLE LIFE

Recommended Improvement

At the time of inspection the washer or dryer were aged and nearing the end of their usable life. Future replacement is advised.

Inspector Notes: Dryer

Recommendation

Contact a qualified professional.



19.6.1 Dryer Ducting

DRYER VENT TERMINATION SCREENED**Major Concern - Safety Hazard**

At the time of inspection, the dryer vent termination at the exterior was screened. This may cause lint to get trapped and potentially cause a fire. Recommend removal.

Recommendation

Contact a qualified professional.



20: GARAGE

Information

Garage Identification Pictures

Garage Identification Pictures

The garage pictured below shows opposing corners of the room, ceiling and flooring for identification purposes. Comments on material defects, damages, and or maintenance related items will be listed in the report below.



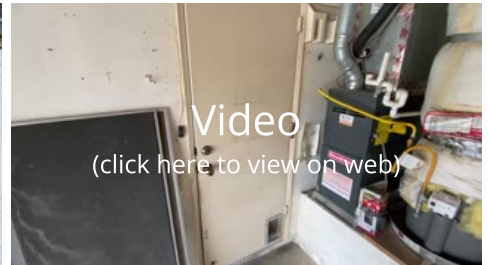
Deficiencies

20.4.1 Occupant Garage Door

DOOR DOES NOT MEET SEPARATION REQUIREMENTS**Major Concern - Safety Hazard**

Door separating garage and home does not meet safety standards. Doors in firewalls must be at least 1 3/8-inch thick, metal/steel, or a 20-minute fire-rated door. Correction is advised.

Inspector Notes: Doggy Door penetration and not self latching.



20.5.1 Garage Walls & Firewalls

FIREWALL PENETRATIONS**Major Concern - Safety Hazard**

At the time of the inspection, one or more penetrations in the firewall were observed. Firewall penetrations pose a potential hazard to the occupants inside the living area if there is ever a fire in the garage. Firewalls are designed to have a longer burn rating to slow the spread of fires that originate in the garage.

Inspector Notes:



Recommendation

Contact a qualified professional.



20.5.2 Garage Walls & Firewalls

COSMETIC BLEMISHES ON GARAGE WALL

Deferred Maintenance - Minor Repair

At the time of the inspection there were one or more cosmetic blemishes and or stains that affected the aesthetics of the garage walls. Correction is advised.

Inspector Notes:

Recommendation

Contact a qualified professional.



20.5.3 Garage Walls & Firewalls

POSSIBLE MOLD

Recommended Improvement

At the time of the inspection there were signs of microbial/mold growth on the wall. Recommend a qualified remediation contractor further evaluate. Correction is advised.

Inspector Notes: Moisture levels were not elevated at the time of inspection.

Recommendation

Contact a qualified professional.



20.7.1 Garage Floor

MINOR CONCRETE CRACKING

Deferred Maintenance - Minor Repair

At the time of the inspection minor concrete cracking was observed in the garage. Minor cracking is typically not cause for concern. Recommend monitoring for continued cracking and increases in crack width/gaps.

Inspector Notes:

Recommendation

Contact a qualified professional.



21: FOUNDATION

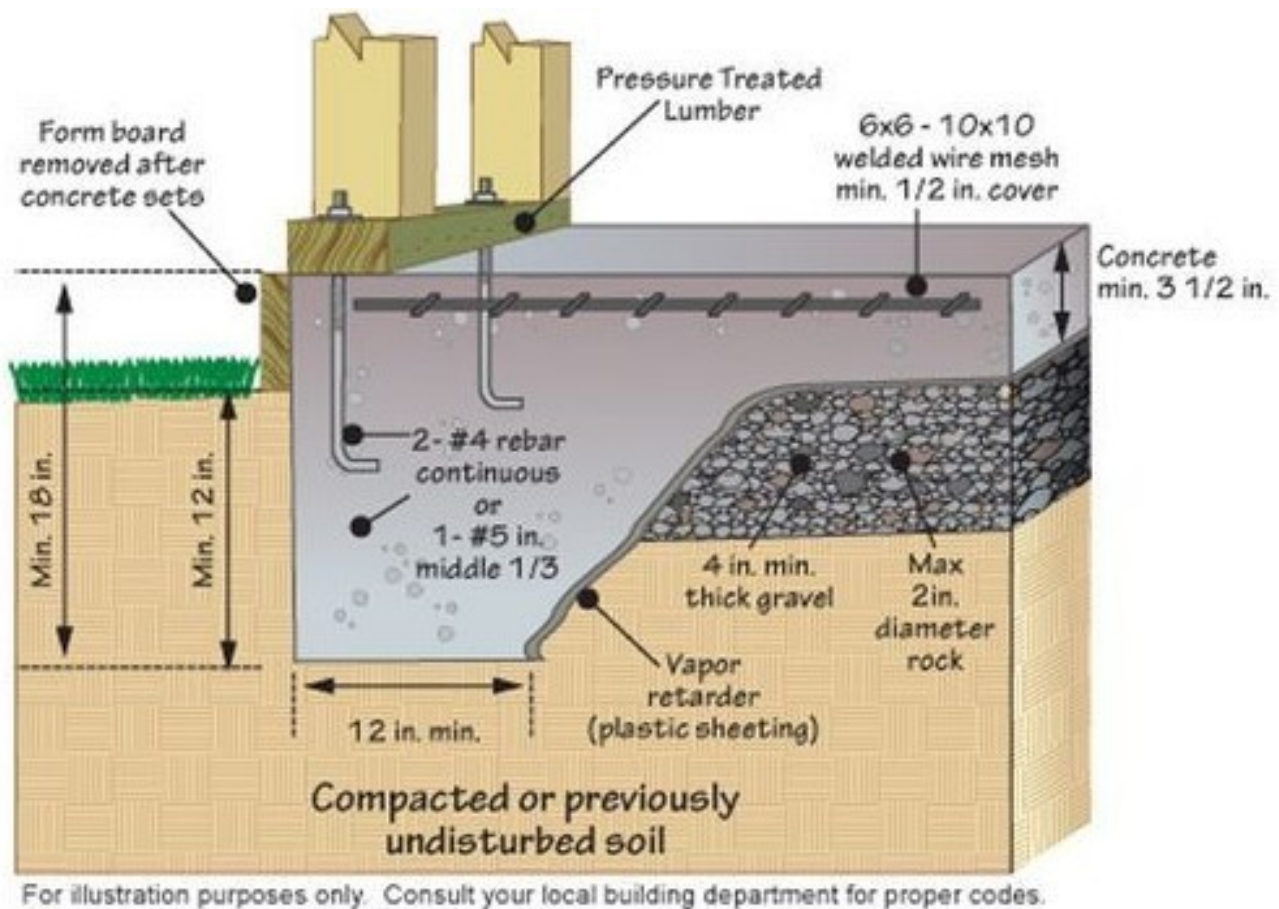
Information

Concrete Slab On Grade Foundation Type

Concrete Slab On Grade

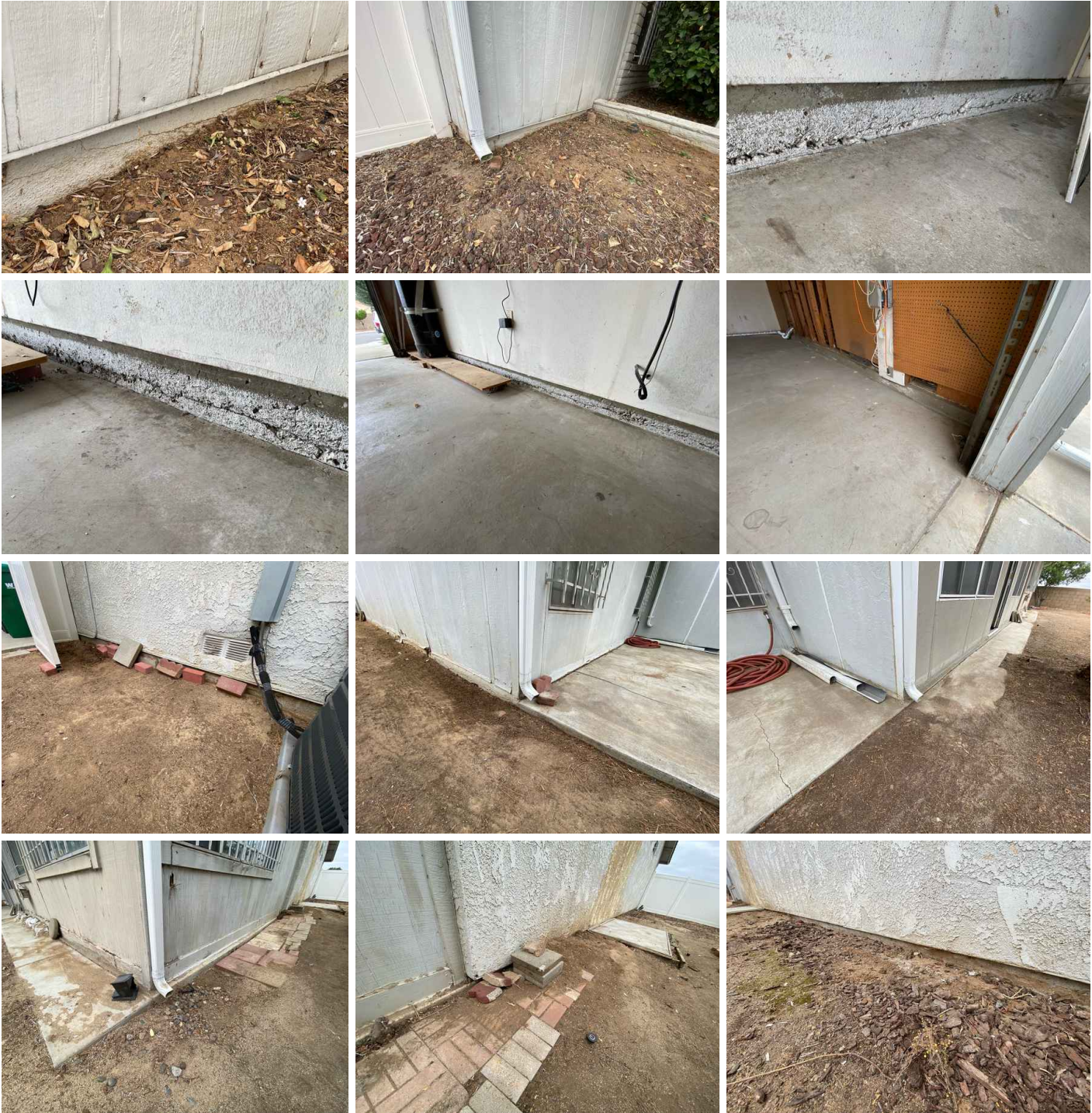
The building structure utilizes a Concrete Slab On Grade type of foundation. Due to limited access to the footing structure we are limited as to what we can practically inspect. Any foundation defects will be noted in the report below.

See foundation detail image below.



Visible/Exposed Foundation Pictures

The pictures below are for identification purposes and reflect the general condition of the visible/exposed areas of foundation.



Further Evaluation
Recommended

Deficiencies

21.1.1 Foundation

FOUNDATION CRACKS**Major Concern - Safety Hazard**

At the time of the inspection there was cracking noted at the concrete foundation. This is typically consistent with soil movement and or dated building practices. Further movement could lead to damage of structural components, foundation and/or slabs. Further evaluation by a licensed foundation repair contractor is advised.

Inspector Notes: Moderate horizontal cracking at foundation stem wall in garage & Northwest exterior.

