



SUMMARY

19631 Country Haven Ln, Santa Ana,
CA 92705
Todd Moeller
04/15/2026

Robert Kruger
InterNACHI Certified Home Inspector
Pivot Property Inspection
714-992-6363
rob@pivotpropertyinspection.com



3.3.1 Patio

CRACKING & HEAVING - TRIPPING HAZARD

There is cracking and heaving at the patio. This could present a tripping hazard. I recommend evaluation by a licensed contractor.



3.5.1 Deck/Patio Cover

MOISTURE/INSECT DAMAGE

There is moisture and/or insect damaged wood at the patio deck I recommend evaluation by a licensed contractor. Refer to a qualified structural pest control report for additional information.



3.5.2 Deck/Patio Cover

POSTS NOT CONNECTED TO GROUND

The deck/patio cover posts are not properly connected to the ground or foundation. This structural connection failure compromises the stability and safety of the structure. A qualified contractor should evaluate the posts and install appropriate footings or connections to ensure proper support and prevent collapse or movement.



3.5.3 Deck/Patio Cover

STUCCO DAMAGE

Stucco damage was observed on the deck/patio cover during inspection. Damaged stucco can allow water infiltration behind the surface, potentially leading to structural deterioration and mold growth. A stucco repair contractor should evaluate the extent of the damage and perform necessary repairs or patching to restore the protective barrier.

Recommendation

Contact a qualified professional.



3.5.4 Deck/Patio Cover

TRIP HAZARD ON STAIRS

A trip hazard was identified on the deck or patio cover stairs during inspection. This condition creates a fall risk for anyone using the stairs. The specific hazard should be evaluated and corrected by a qualified contractor to ensure safe passage.



4.2.1 Exterior Trim

PAINT DAMAGE

There is paint damage on one of the roof Facia, recommend evaluation by painting contractor.

Recommendation

Contact a qualified professional.



6.1.1 Roof

SHINGLES - END OF LIFESPAN

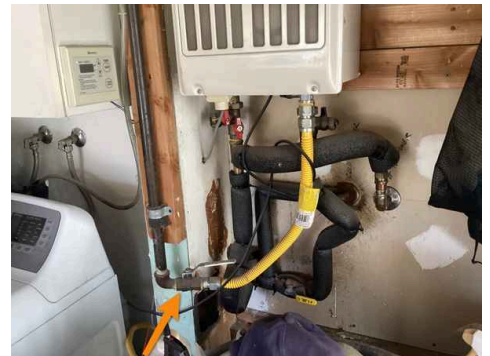


The roofing materials are showing signs of aging and wear. The roofing system appears to be at or near the end of its useful lifespan. The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether or not a roof is watertight is to observe it during a prolonged rainfall. Certification of the roofing system is beyond the scope of this inspection. I recommend a complete evaluation of the roofing system by a licensed roofing contractor.

8.1.1 Water Heater

NO SEDIMENT TRAP

A sediment trap has not been installed on the gas supply to the water heater. I recommend evaluation by a licensed plumbing contractor.

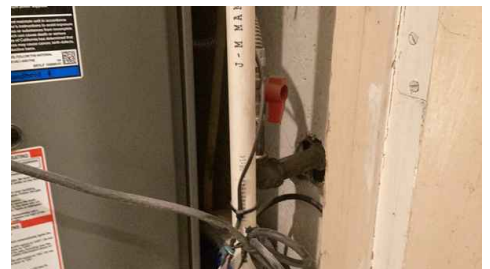


9.1.1 Furnace

SEDIMENT TRAP NOT INSTALLED AT FURNACE GAS SUPPLY

A sediment trap has not been installed on the gas supply to the furnace. I recommend evaluation by a licensed plumbing or heating contractor.

Recommendation
Contact a qualified professional.



10.2.1 Main Electrical Panel

ZINSCO ELECTRICAL PANEL

A Zinsco brand electrical panel was observed during inspection. Zinsco panels have a documented history of reliability concerns, including potential issues with breaker performance and panel safety. A qualified electrical contractor should evaluate this panel to determine its current condition and whether replacement or monitoring is appropriate for this property.

Recommendation
Contact a qualified professional.



10.5.1 GFCI Protection

ELECTRICAL RECEPTACLES NOT PROTECTED BY A 'GFCI' DEVICE

The receptacles under the sink are not protected by a 'GFCI' device. I recommend evaluation by a licensed electrical contractor.



10.6.1 Electrical Notes

EXPOSED ELECTRICAL CONNECTIONS

There are exposed electrical connections not contained within junction boxes on the patio deck. Electrical connection must be contained within a covered junction box. I recommend evaluation by a licensed electrical contractor.

Recommendation
Contact a qualified professional.



10.6.2 Electrical Notes

IMPROPER ELECTRICAL WIRING IN ATTIC

Extension cord wiring has been used as permanent electrical wiring. Extension cords are not designed, listed, or approved for use as permanent electrical wiring. I recommend evaluation by a licensed electrical contractor.

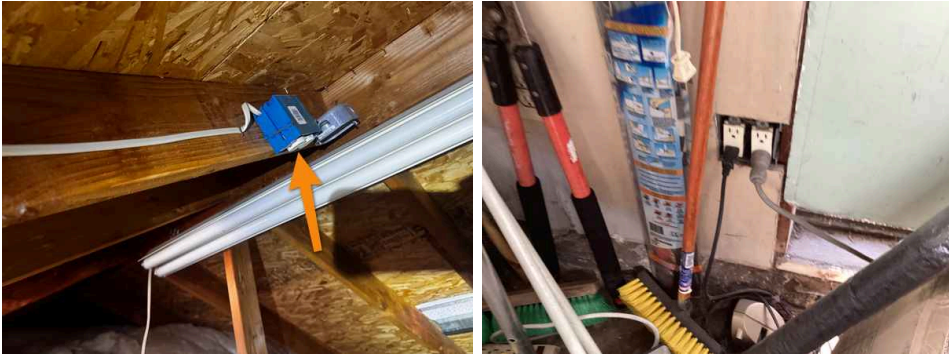
Recommendation
Contact a qualified professional.



10.6.3 Electrical Notes

MISSING RECEPTACLE COVER PLATES

Receptacle cover plates are damaged or missing throughout the home. I recommend evaluation and repair.



11.3.1 Interior Doors

DOOR RUBS ON FRAME

The door rubs on the frame head. I recommend evaluation and repair by a licensed contractor.



11.10.1 Smoke Alarm

ADDITIONAL SMOKE ALARMS REQUIRED - SINGLE LEVEL

Current building safety standards require smoke alarms within each bedroom and in the hallway areas immediately outside the bedrooms. Smoke alarms have not been installed within the bedrooms. I recommend operable smoke alarms within each of the bedrooms.

Recommendation

Contact a qualified professional.



13.3.1 Sink Plumbing

DRAIN STOPPER - NOT FUNCTIONAL

The drain stopper does not function properly. I recommend evaluation and repair.



13.3.2 Sink Plumbing

IMPROPER MATERIALS IN WASTE PIPING

There are improper materials used in the waste piping in the cabinet under the sink. Only smooth walled nonflexible materials are listed or approved for use as waste piping. I recommend evaluation by a licensed plumbing contractor.



13.3.3 Sink Plumbing

LOOSE FIXTURE

Recommendation

Contact a qualified professional.



13.6.1 Tub/Shower Walls

CAULKING/GROUT DETERIORATED

The caulking and/or grout at the shower floor/walls is deteriorated. I recommend evaluation by a licensed contractor.

Recommendation

Contact a qualified professional.



13.6.2 Tub/Shower Walls

GASKET/SEALANT DAMAGE

The shower enclosure gasketing and sealant are damaged. The enclosure appears to leak along the lower track. I recommend evaluation by a licensed contractor.



13.7.1 Shower Enclosure

GASKET/SEALANT DAMAGED

The shower enclosure gasketing and sealant are damaged. The enclosure appears to leak along the lower track. I recommend evaluation by a licensed contractor.



14.6.1 Tub/Shower Walls

CAULKING/GROUT DETERIORATED

The caulking and/or grout at the shower floor/walls is deteriorated. I recommend evaluation by a licensed contractor.

Recommendation

Contact a qualified professional.



15.4.1 Door to Living Space

NOT SELF-CLOSING

The door leading from the garage to the living space is not self-closing and latching. This door forms part of the fire separation system separating the garage from the living space. The door must self-close and latch. I recommend evaluation and repair by a licensed contractor.



15.8.1 Garage Electrical

ELECTRICAL RECEPTACLES NOT 'GFCI' PROTECTED

The garage electrical receptacles are not protected by 'GFCI' devices. I recommend evaluation by a licensed electrical contractor.

Recommendation
Contact a qualified professional.

