



SUMMARY

7801 E Bridgewood Dr, Anaheim, CA

92808

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3.4.1 Deck/Balcony

MOISTURE DAMAGED WOOD

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

Recommendation

Contact a qualified professional.

3.7.1 Deck/Patio Cover

MOISTURE/INSECT DAMAGE

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



3.8.1 Barbeque

ELECTRONIC IGNITION INOPERABLE

The electronic ignition is not functional at the barbeque. I recommend evaluation by a qualified technician.

Recommendation

Contact a qualified professional.



4.1.1 Exterior Walls

ABOVE GRADE PLANTERS

Recommendation

Contact a qualified professional.



4.8.1 Exterior Lighting

MISSING CAULKING

Outdoor fixture is missing caulking around base. Recommend evaluation by a general contractor.

Recommendation

Contact a qualified professional.



6.1.1 Roof

CRACKED, DAMAGED, BROKEN TILES

There are many cracked, damaged, or slipped tiles on the roofing system. The cracked, damaged, or broken tiles should be replaced. 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. I recommend evaluation by a licensed roofing contractor.



8.5.1 Strapped/Braced

NOT STRAPPED - OVER 50 GALLON

The water heater is not properly strapped to resist movement during seismic activity. Water heaters with a capacity between 50 and 75 gallons require three straps. I recommend evaluation by a licensed contractor.



8.10.1 Expansion tank

EXPANSION TANK NOT PRESENT

Expansion tanks are required for all new and replacement water heaters installed in a closed plumbing system after 2018. Recommend evaluation by licensed plumber.

Water Heater Expansion Tank: When your water heater warms up cold water to make hot water for showers, dishes, etc., the water expands slightly—just like how water in a pot rises a bit when it boils. This is normal physics (called thermal expansion).

In older homes, that extra pressure could push back into the city water lines, but today's homes usually have safety valves or pressure regulators that block the water from going backward. This turns your plumbing into a closed loop with no escape for the expanding water. Over time, the built-up pressure can stress pipes, cause the temperature/pressure relief valve to drip constantly (wasting water and wearing it out), or even lead to leaks or premature failure of the water heater or fixtures.

A thermal expansion tank is a simple fix: it's a small tank (looks like a mini version of your water heater) connected to the cold water inlet. Inside, there's a rubber bladder and air cushion that absorbs the extra water volume without letting pressure spike. Think of it as a "pressure sponge" for your system. Installing one prevents these issues, keeps everything running smoothly, and is often required by current plumbing codes for homes like yours.

Recommendation

Contact a qualified professional.



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

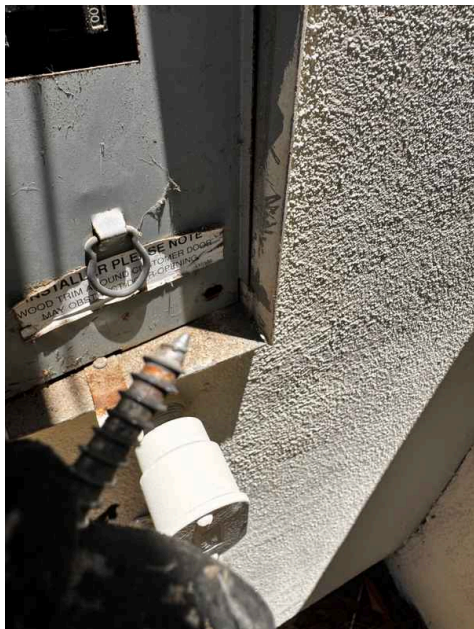
Contact a qualified professional.

10.2.1 Main Electrical Panel

POINTED SCREWS FOR FRONT COVER

Recommendation

Contact a qualified professional.



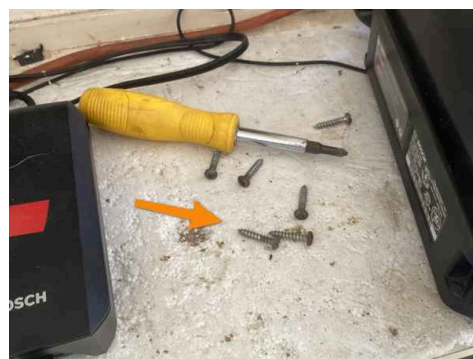
10.4.1 Sub-Panels

POINTED SCREWS

There are pointed screws securing the dead front cover, this type of screw has the possibility of penetration of the wires inside the panel. Recommend replacement of flat tipped screws.

Recommendation

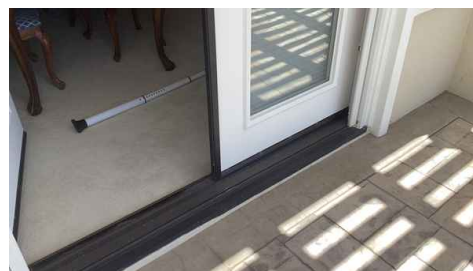
Contact a qualified professional.



11.3.1 Interior Doors

DIFFICULT TO OPERATE

The French doors leading off the dining room were hard to operate. I recommend evaluation by a licensed contractor.



11.4.1 Windows

DOOR SCREENS DAMAGED

The screen door off the front bedroom is damaged. I recommend evaluation and repair by a qualified technician.

Recommendation

Contact a qualified professional.



11.4.2 Windows

TINTING FILM INSTALLED ON GLASS

Tinting film has been applied to the glass at many of the windows. The installation of tinting film leads to increased thermal expansion of the glass sealant resulting in failed seals. The installation of tinting film on dual glazed windows voids the manufacturer's warranty. I recommend removing the tinting film.

Recommendation

Contact a qualified professional.



11.5.1 Floors

GROUT IN UPSTAIRS FRONT BATHROOM NEEDS TO BE RESEALED

Recommendation

Contact a qualified professional.



11.7.1 Ceilings

DAMAGED DRYWALL

There is damaged drywall on the ceiling in the downstairs bathroom. Recommend evaluation by the general contractor.

Recommendation

Contact a qualified professional.



11.9.1 Fireplace

DAMPER NOT PERMANENTLY OPEN

A vented natural gas log set has been installed within the fireplace. The damper has not been blocked permanently open, as required. I recommend evaluation by a licensed contractor.



11.10.1 Fireplace

DAMPER NOT PERMANENTLY OPEN

A vented natural gas log set has been installed within the fireplace. The damper has not been blocked permanently open, as required. I recommend evaluation by a licensed contractor.



11.16.1 Attic

MOISTURE STAINING

There is moisture staining on the floor/deck sheathing within the attic. I recommend evaluation by a licensed HVAC contractor.



12.5.1 Ranges/Ovens/Cooktops

LIGHTS WITHIN THE EXHAUST HOOD DID NOT RESPOND

The light fixtures within the exhaust hood did not respond to the controls. I recommend evaluation by a qualified appliance technician.



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.



14.5.1 Tub/Shower Fixtures

SHOWER DIVERter STUCK ENGAGED POSITION

The shower diverter is stuck in the engaged position. I recommend evaluation by a licensed plumbing contractor.



14.5.2 Tub/Shower Fixtures **MISSING DRAIN PLUG**

The bathtub is missing a drain stop, recommend evaluation by plumber.

Recommendation
Contact a qualified professional.



15.3.1 Sink Plumbing **HEAVY CORROSION**

There is heavy corrosion at the angle stop valves below the sinks. I recommend evaluation by a licensed plumbing contractor.



15.7.1 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.



16.3.1 Sink Plumbing **HEAVY CORROSION**

There is heavy corrosion at the angle stop valves below the sinks. I recommend evaluation by a licensed plumbing contractor.



16.3.2 Sink Plumbing

WASTE PIPING CORRODED

The waste piping is corroded and has been poorly patched. The sink drains slowly. I recommend evaluation by a licensed plumbing contractor.



19.3.1 Filter

CRACKED SKIMMER RING

A crack was observed in the skimmer ring during pool inspection. This damage can allow water to leak from the skimmer system and may permit debris or contaminants to enter. The skimmer ring should be replaced or repaired by a pool professional to restore proper function and prevent further water loss.



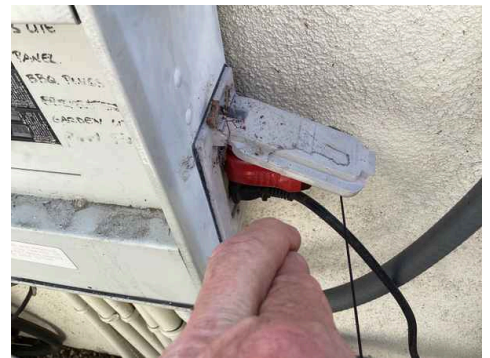
19.6.2 Electrical

'GFCI' AT POOL LIGHTING CIRCUIT DID NOT RESPOND

The 'GFCI' receptacle at the pool lighting circuit did not respond to the test and reset buttons. This is a safety hazard. I recommend evaluation by a licensed electrical contractor.

Recommendation

Contact a qualified professional.



19.7.1 Pool Notes

NO SAFETY ALARMS FROM HOUSE

The doors leading from the house to the pool area are not protected by safety alarms. Modern building and safety standards require alarms on each door leading to the exterior pool area. Upgrades are recommended as a safety enhancement.