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HOME INSPECTION REPORT

3732 Mayfield Ave., La Crescenta, CA 91214



Prepared for: Steve Aranda

Inspection Date: 7/11/2026
Report Number: 2026071101ATja
Real Estate Agent: Steve Aranda
Home Inspector: Ali Tfaily



CERTIFIED CREIA INSPECTOR

www.morrisoninspects.com

Date: 7/11/2026	Time: 09:00 AM	Report ID: 2026071101ATja
Property: 3732 Mayfield Ave. La Crescenta CA 91214	Customer: Steve Aranda	Real Estate Professional: Steve Aranda Keller Williams Realty

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Please note that each office is independently owned and operated. If you have any questions or concerns regarding the report, please contact the office that scheduled the inspection.

Inspected (IN) = The item, component, or unit was visually observed. If no other comments were made, then it appeared to be functioning as intended, allowing for normal wear and tear.

Limited Inspection (LI) = Observation of the item, component, or unit was limited by personal items, obstructions, or conditions listed during the course of the inspection.

Not Inspected (NI) = The item, component, or unit was not inspected, and no representations were made as to whether or not it was functioning as intended. The reason for not inspecting may be stated.

Not Present (NP) = The item, component, or unit was not present in the home or building.

Recommend (RC) = The item, component, or unit was not functioning as intended or needs further inspection by a qualified specialist. Items, components, or units that can be repaired to satisfactory condition may not need replacement.

Structure Type:

Single Family Dwelling

Levels:

1 Story Structure

Lot Type:

Sloped

Estimated Age of Home:

Over 70 years of age

Weather Conditions:

Clear

Temperature:

Approximately 80 to 90 degrees

Rain in last 3 days:

No

Occupant Status:

Vacant

Present:

Listing Agent

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General Summary



Morrison Property Inspections

Customer
Steve Aranda

Address
3732 Mayfield Ave.
La Crescenta CA 91214

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roof Coverings

1.0 ROOF COVERINGS

Recommendation

-  (2) Roof coverings are degranulating in areas. Recommend maintenance.
-  (3) Satellite dish(s) and hardware are bolted through the roof deck. Recommend removal and properly sealing the penetrations.

1.1 ROOF VENTS & PENETRATIONS

Recommendation

-  Rusted/deteriorated vent cap observed. Recommend replacing.

1.2 ROOF FLASHING

Recommendation

-  Flashing is incorrectly installed at front left side (service wiring mast). Recommend correcting by a qualified roofer.

1.4 ROOF COMMENTS

Recommendation

-  Deteriorated roofing material observed at the patio cover behind the garage. Recommend correcting.

2. Attic Space

2.1 CONDITION OF FRAMING & SHEATHING

Recommendation



Roofing material is installed over wood shakes or wood shingles. Recommend further review by a qualified roofer.

2.4 ATTIC COMMENTS

Recommendation



Evidence of rodent activity observed. Recommend correcting.

3. Exteriors and Grounds

3.1 PORCH, DECKS, BALCONIES, STAIRS/RAILINGS AND PATIO COVERS

Recommendation



(1) Balusters are not installed at the left side landing pad. Recommend correcting.



(2) Hand and guard railings are not installed at the front. Recommend correcting.

3.3 TRIM, EAVES & FASCIA

Recommendation



Deterioration observed at the exterior wood trim, rafter tails in areas and at the rear patio cover. Recommend further evaluation by a qualified termite specialist.

3.4 RETAINING WALL(S)

Recommendation



Cracking and leaning observed at front retaining wall(s). Recommend repair.

3.5 GRADING/DRAINAGE & PLANTERS

Recommendation



Inadequate grade drainage observed at right side of the house and rear and left side of the garage. Regarding, filling low lying areas or adding alternative means of drainage is recommended to assure all water drains away from the foundation and exterior walls.

3.7 EXTERIOR WINDOWS & FRAMES

Recommendation



(1) Bedroom windows height and opening clearance do not meet current building safety standards - emergency egress concern. Recommend correcting.



(2) Locking hardware is missing at the kitchen front window. Recommend correcting.



(3) Inoperable sash/wire or spring observed at dining area front window. Recommend repair.

3.9 EXTERIOR COMMENTS

Recommendation



(3) Tree at right side is in close proximity to the structure and leaning. Recommend verifying condition with a qualified arborist.

4. Garage

4.0 ROOF FRAMING & SHEATHING

Recommendation



Storage racks/platform are hung from the roof framing. Recommend correcting.

4.3 FIRE & SERVICE DOORS

Recommendation



Gaps observed at the service door framing. Recommend correcting.

4.4 GARAGE DOOR

Recommendation

-  The door springs are not protected with safety clips - safety concern. Recommend correcting.

4.5 GARAGE DOOR OPERATORS

Recommendation

-  Door opener did not respond to test. Recommend repair and verifying proper operation of all safety features.

5. Electrical System

5.0 MAIN SERVICE ENTRANCE, WIRING & CONNECTIONS

Recommendation

-  The garage electrical service conductors clearance from the ground is lower than 10 feet. Recommend correcting.

5.4 OUTLETS & GFCI (Interior/Exterior)

Recommendation

-  (1) Ungrounded three pronged outlets observed at a number of areas. Recommend correcting.
-  (2) Ground fault circuit interrupters are not installed at all required locations. Recommend installing.

6. Plumbing System

6.0 WATER SOURCE

Recommendation

-  Water pressure at the time of inspection was 90 static PSI . The water pressure is not between the recommended 40 to 80 PSI range. The pressure regulator should be adjusted so the water pressure is between 40 and 80 PSI. Recommend correcting.

6.2 DRAIN, WASTE, VENT PIPING (Readily visible)

Recommendation

-  (2) Kitchen branch cleanout is not installed, original cleanout terminated. Recommend correcting.
-  (3) Unable to locate main clean-out access. Recommend verifying location or installing where needed.
-  (4) Improperly sloped branch drain line observed under the bathroom, leaking observed at the joint. Recommend repair by a qualified plumber.

6.3 MAIN GAS SHUT-OFF & FUEL PIPING

Recommendation

-  (2) Seismic shut-off valve is not installed. We recommend installing as a safety enhancement. The client is advised to check with local city ordinances, as not every city requires a shut-off valve. Recommend installing.

6.5 FAUCETS, DRAINS & SHUT OFF VALVES (Functional flow & drainage)

Recommendation

-  (2) Missing hardware observed at the bathroom tub, tub faucet is loose and not sealed to the wall. Recommend correcting.

6.6 SINKS, SHOWERS, TUBS, TOILETS & BIDETS

Recommendation

-  (1) Toilet base is not secured to the floor at bathroom. The wax ring at the base of the toilet must have a water tight seal, to prevent leakage from occurring. Recommend replacing the wax ring and securing the base to the floor.
-  (2) Caulking/grout at bathroom tub is deteriorated. Recommend repair.

6.7 VENTILATION (Bathroom & laundry room)

Recommendation

-  Bathroom exhaust vent terminates directly into attic. Recommend correcting.

8. Heating and Air Conditioning Systems

8.0 EXHAUST VENT PIPE

Recommendation

-  Exhaust vent connectors are not installed correctly. Recommend correcting.

8.3 CONDENSATE REMOVAL

Recommendation

-  (1) Incorrect termination point of the primary drain line(s) observed. Recommend correcting.
-  (2) Alternate condensate drain line is not sloped properly in the attic. Recommend correcting.

8.7 AIR FILTER AND REGISTERS

Recommendation

-  Air filter is dirty. Recommend replacement and servicing of the system.

9. Fireplaces and Chimneys

9.0 CHIMNEY STRUCTURE

Recommendation

-  (1) Cracking observed at the chimney structure. Recommend further review by a qualified fireplace specialist.
-  (2) Inadequate clearances observed around the chimney structure and wood framing. Recommend correcting.
-  (3) Poor workmanship and deteriorated sealant observed at the chimney flashing. Recommend correcting.

9.1 CAP, FLUE & SPARK ARRESTOR

Recommendation

-  (1) Spark arrestor with rain cover is not installed. Recommend installing.
-  (2) Cracked cap observed. Recommend repair.

9.3 FIREBOX, HEARTH & DOORS

Recommendation

-  (1) Glass doors and a protective screen surround are not installed. Recommend installing.
-  (2) Soot and creosote buildup observed at the logs. Recommend further review by a qualified fireplace specialist.
-  (3) Mortar is missing in areas at the firebrick joints, cracked bricks observed. Recommend repair.
-  (4) Wood form remains under the hearth in the crawlspace. Recommend removal.

9.4 DAMPERS

Recommendation

-  (1) Locking device is not installed at damper. Recommend installing.
-  (2) Flue damper is damaged. Recommend correcting.

9.5 GAS PIPING & LOG LIGHTER

Recommendation

-  (2) Semi-rigid gas flex pipe observed in the firebox. Recommend correcting.

10. Kitchen Appliances

10.1 STOVE/OVEN

Recommendation

-  (1) Anti-tip bracket is not installed. Recommend installing.
-  (2) Oven did not respond to test, control panel is damaged. Recommend correcting.

11. Interior Rooms

11.1 WALLS & CEILINGS

Recommendation

-  (2) Moisture damage observed at the bathroom shower surround at at the laundry area service door trim. Hidden damage may not be observable. Recommend further review by a qualified professional.
-  (3) Blistering finish and discoloration observed at the family room ceiling and blistering observed on the wall above the fireplace mantel. Recommend further review by a qualified professional.

11.4 CABINETS & COUNTERTOPS

Recommendation

-  (1) Water staining observed at the bathroom and kitchen sinks cabinetry. Hidden damage may not be observable. Recommend further review by a qualified professional.
-  (2) Gaps/holes observed at the kitchen sink cabinet wall. Recommend correcting.

12. Foundations, Underfloor Areas, & Basement(s)

12.1 ACCESS

Recommendation

-  Moisture damage and microbial growth observed at the access door. Recommend correcting.

12.2 FOUNDATION STEM WALLS

Recommendation

-  (1) Cracking observed at the middle stem wall. Recommend repair.

12.3 CONDITION OF FRAMING & SUBFLOOR

Recommendation

-  Water staining observed at the subflooring under the kitchen, laundry area and bathroom in the crawlspace. Recommend further review by a qualified professional.

12.5 SILL PLATE

Recommendation

-  Deterioration observed at left side middle sill plate. Recommend further review by a qualified termite contractor.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a qualified inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Ali Tfaily

1. Roof Coverings

(Refer to Part 2, Section 3 of the CREIA Standards of Practice) Items to be inspected: 1. Covering 2. Drainage 3. Flashings 4. Penetrations 5. Skylights. The inspector is not required to: 1. Walk on the roof surface if in the opinion of the inspector there is risk of damage or a hazard to the inspector 2. Warrant or certify that roof systems, coverings or components are free from leakage



Styles & Materials

Viewed Roof Covering From:

Fully Walked

Roof-Types:

Sloped - Hip

Roof Covering:

Asphalt Composition Shingle - Architectural Type

Number of Layers:

Unable to determine

Vent Penetrations:

Plumbing Vent(s)
Heating Vent(s)
Air Vent(s)

Flashings:

Metal
Not Visible

Gutters & Downspouts:

Not Installed

Skylight-Types:

Not Installed

Items

1.0 ROOF COVERINGS

Comments: Recommendation

(1) We do our very best to inspect all readily accessible areas of the roof system. Be advised we inspect the roof for deterioration, installation methods and materials. Often times observable indication of leaking at the time of inspection are not present and therefore specifically determining if the roof leaks is beyond the scope.

🏠 (2) Roof coverings are degranulating in areas. Recommend maintenance.



1.0 Item 1 (Picture)

🏠 (3) Satellite dish(s) and hardware are bolted through the roof deck. Recommend removal and properly sealing the penetrations.

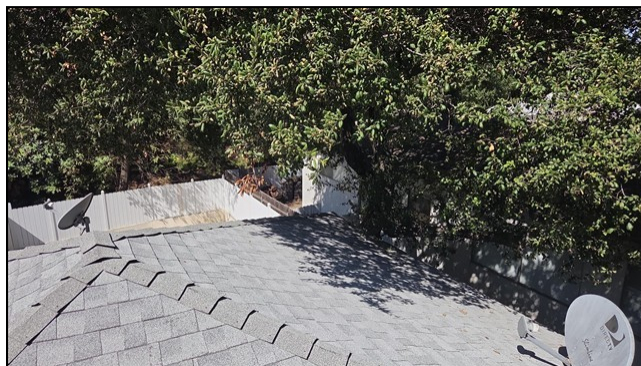


1.0 Item 2 (Picture)



1.0 Item 3 (Picture)

(4) Vegetation on or overhanging the roof. Suggest cutting back the trees/vegetation.



1.0 Item 4 (Picture)

1.1 ROOF VENTS & PENETRATIONS

Comments: Recommendation



Rusted/deteriorated vent cap observed. Recommend replacing.



1.1 Item 1 (Picture)

1.2 ROOF FLASHING

Comments: Recommendation



Flashing is incorrectly installed at front left side (service wiring mast). Recommend correcting by a qualified roofer.



1.2 Item 1 (Picture)

1.3 GUTTERS AND DOWNSPOUTS

Comments: Not Present

Gutters are not installed. Suggest installing for enhanced drainage around the foundation and exterior walls.



1.3 Item 1 (Picture)

1.4 ROOF COMMENTS

Comments: Recommendation

 Deteriorated roofing material observed at the patio cover behind the garage. Recommend correcting.



1.4 Item 1 (Picture)

The roof of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during the inspection and current weather conditions. Our inspection makes an attempt to find a leak but in most cases we are UNABLE to determine if active leaking is present, even during or immediately after precipitation. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of the roof system was made at the time of inspection, (due to roof coverings, height, slope, etc.) the client is advised to consult a qualified roofer to verify the overall condition.

2. Attic Space

(Refer to Part 2, Section 4 of the CREIA Standards of Practice) Items to be inspected: 1. Framing 2. Ventilation 3. Insulation. The inspector is not required to: 1. Inspect mechanical attic ventilation systems or components 2. Determine the composition or energy rating of insulation materials.



Styles & Materials

Method used to observe attic: Restrictive Clearances - Partially Accessed	Access Location: Hallway	Roof & Ceiling Structure: Rafters (2x4)
Insulation: Batts - Fiberglass	Vapor Retarder: Not Observable	Air Ventilation Type: Eave
Sheathing: Wood Shakes/Shingles		

Items

2.0 ACCESS

Comments: Limited Inspection

Limited review of the attic space due to restrictive clearances. Suggest verifying overall condition.

2.1 CONDITION OF FRAMING & SHEATHING

Comments: Recommendation

📌 Roofing material is installed over wood shakes or wood shingles. Recommend further review by a qualified roofer.



2.1 Item 1 (Picture)

2.2 INSULATION

Comments: Limited Inspection

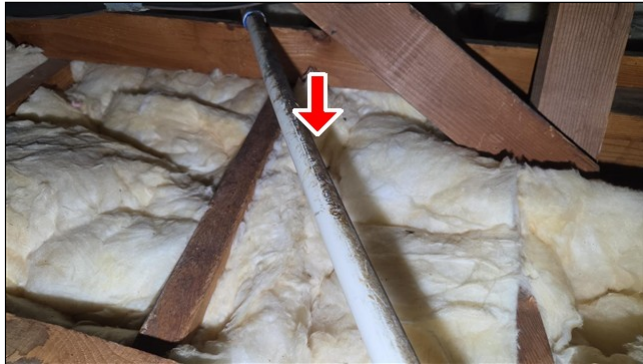
2.3 ROOF VENTILATION (Gables, eaves, fans)

Comments: Limited Inspection

2.4 ATTIC COMMENTS

Comments: Recommendation

📌 Evidence of rodent activity observed. Recommend correcting.



2.4 Item 1 (Picture)



2.4 Item 2 (Picture)

The attic space(s) of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Restrictive clearances, insulation or stored personal items can limited the inspection of various components in the attic space. Please be aware that the inspector has your best interests in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the components in this inspection report. If a limited evaluation of the attic space(s) was made at the time of inspection, the client is advised to consult a qualified professional to verify the overall condition.

3. Exteriors and Grounds

(Refer to Part 4 Section 2 of the CREIA Standards of Practice) Items to be inspected: 1. Surface grade directly adjacent to the buildings 2. Doors and windows 3. Attached decks, porches, patios, balconies, stairways and their enclosures, handrails and guardrails 4. Wall cladding and trim 5. Portions of walkways and driveways that are adjacent to the buildings. The inspector is not required to: 1. Inspect door or window screens, shutters, awnings, or security bars 2. Inspect fences or gates or operate automated door or gate openers or their safety devices 3. Use a ladder to inspect systems or components



Styles & Materials

Lot Type: Sloped below street	Walkway Material: Concrete	Driveway Material: Concrete
Exterior Wall Cladding: Stucco	Trim Material: Wood	Exterior Wall Structure: Wood Framing
Exterior Door(s) Type & Material: Wood - Windowed	Exterior Window(s) Type & Material: Single Hung Stationary	Fencing/Wall Material: Block Wall Wood Chain Link Stucco Coated Plastic/Vinyl
Planters: Concrete		

Items

- 3.0 WALKWAYS AND DRIVEWAYS**
Comments: Inspected
- 3.1 PORCH, DECKS, BALCONIES, STAIRS/RAILINGS AND PATIO COVERS**
Comments: Recommendation

- 🏠 (1) Balusters are not installed at the left side landing pad. Recommend correcting.



3.1 Item 1 (Picture)

- 🏠 (2) Hand and guard railings are not installed at the front. Recommend correcting.



3.1 Item 2 (Picture)

3.2 WALL CLADDINGS

Comments: Limited Inspection

3.3 TRIM, EAVES & FASCIA

Comments: Recommendation

- 🏠 Deterioration observed at the exterior wood trim, rafter tails in areas and at the rear patio cover. Recommend further evaluation by a qualified termite specialist.



3.3 Item 1 (Picture)



3.3 Item 2 (Picture)

3.4 RETAINING WALL(S)

Comments: Recommendation

 Cracking and leaning observed at front retaining wall(s). Recommend repair.

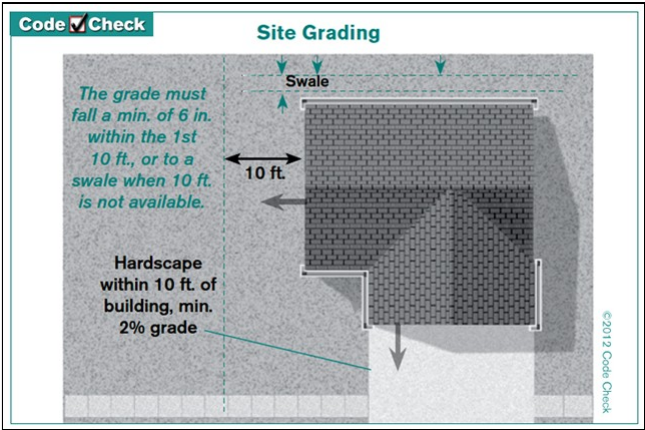


3.4 Item 1 (Picture)

3.5 GRADING/DRAINAGE & PLANTERS

Comments: Recommendation

 Inadequate grade drainage observed at right side of the house and rear and left side of the garage. Regarding, filling low lying areas or adding alternative means of drainage is recommended to assure all water drains away from the foundation and exterior walls.



3.5 Item 1 (Picture) Grading



3.5 Item 2 (Picture)



3.5 Item 3 (Picture)

3.6 EXTERIOR DOORS

Comments: Inspected

3.7 EXTERIOR WINDOWS & FRAMES

Comments: Recommendation

- 🏠 (1) Bedroom windows height and opening clearance do not meet current building safety standards - emergency egress concern. Recommend correcting.



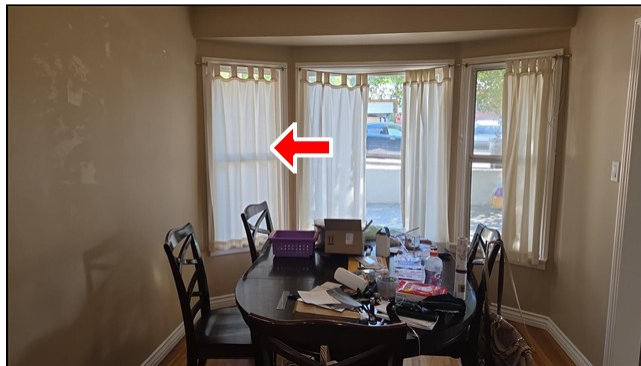
3.7 Item 1 (Picture)

- 🏠 (2) Locking hardware is missing at the kitchen front window. Recommend correcting.



3.7 Item 2 (Picture)

- 🏠 (3) Inoperable sash/wire or spring observed at dining area front window. Recommend repair.



3.7 Item 3 (Picture)

3.8 FENCING, WALLS & GATES

Comments: Limited Inspection

3.9 EXTERIOR COMMENTS

Comments: Recommendation

- (1) Regardless of the age of the building we advise inquiring about any permits and inspection

records with final signatures for the building and for any changes, remodels or additions that may have been made to the building.

(2) Unable to determine installation of a backflow prevention device. Suggest verifying installation and condition with a qualified plumber.

🏠 (3) Tree at right side is in close proximity to the structure and leaning. Recommend verifying condition with a qualified arborist.



3.9 Item 1 (Picture)

The exterior of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Stored personal items, vegetation or restricted access can limited the inspection of various components of the exterior. Please be aware that the inspector has your best interests in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the components in this inspection report. If a limited evaluation of the exterior was made at the time of inspection, the client is advised to consult a qualified professional to verify the overall condition.

4. Garage

(Refer to Part 2, Section 9 of the CREIA Standards of Practice) Items to be inspected: 1. Vehicle doors, door openers, garage interior and occupant doors. The inspector is not required to: 1. Test vehicle door safety devices



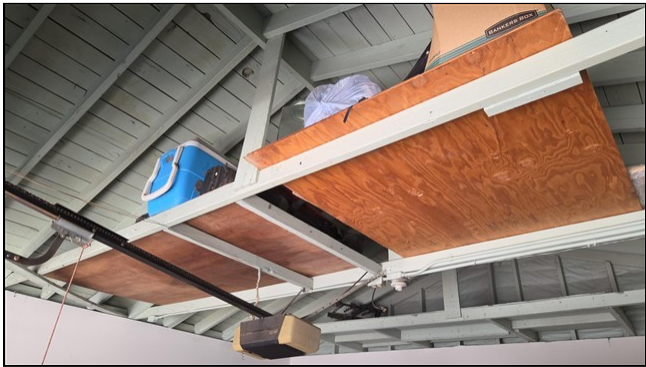
Styles & Materials

Garage Type: Detached	Interior: Limited Review due to personal items/Vehicle(s)	Interior Walls: Partially Finished
Garage Door Type: Two car - automatic	Garage Door Material: Tilt Up - Metal	Auto-opener Manufacturer: 1/2 HP Craftsman
Safety Features: Unable To Test		

Items

4.0 ROOF FRAMING & SHEATHING
Comments: Recommendation

 Storage racks/platform are hung from the roof framing. Recommend correcting.



4.0 Item 1 (Picture)

4.1 WALLS, CEILINGS & VENTILATION

Comments: Limited Inspection

4.2 FLOOR/SLAB

Comments: Limited Inspection

Cracks observed. Suggest repair.

4.3 FIRE & SERVICE DOORS

Comments: Recommendation

 Gaps observed at the service door framing. Recommend correcting.



4.3 Item 1 (Picture)

4.4 GARAGE DOOR

Comments: Recommendation

🏠 The door springs are not protected with safety clips - safety concern. Recommend correcting.

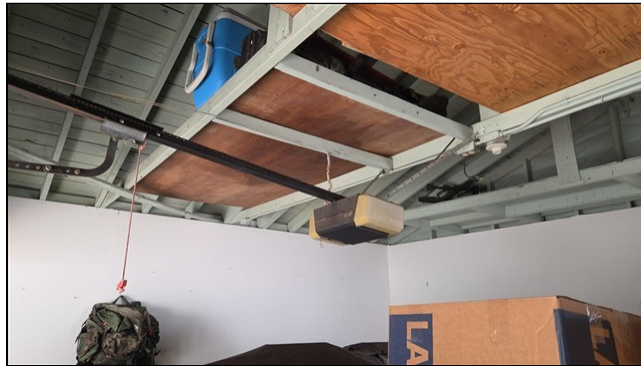


4.4 Item 1 (Picture)

4.5 GARAGE DOOR OPERATORS

Comments: Recommendation

🏠 Door opener did not respond to test. Recommend repair and verifying proper operation of all safety features.



4.5 Item 1 (Picture)

4.6 GARAGE COMMENTS

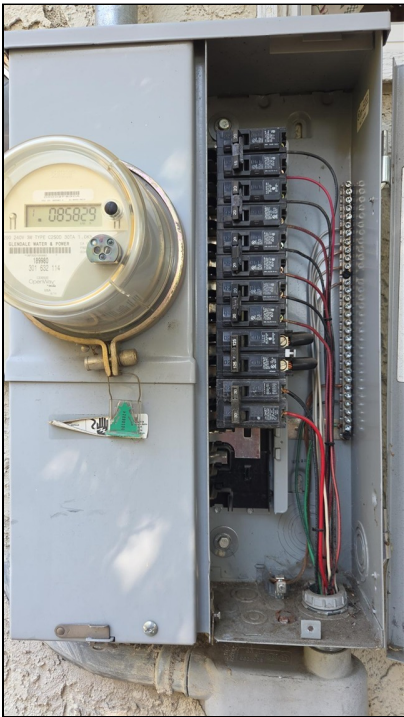
Comments: Limited Inspection

Limited review due to personal items.

The garage(s) of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Stored personal items, vehicles, pets or locked access can limit the evaluation of the garage. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the garage was made at the time of inspection, the client is advised to consult a qualified professional to verify the overall condition.

5. Electrical System

(Refer to Part 2, Section 6 of the CREIA Standards of Practice) Items to be inspected: 1. Service equipment 2. Electrical panels 3. Circuit wiring 4. Switches, receptacles, outlets and lighting fixtures. The inspector is not required to: 1. Operate circuit breakers or circuit interrupters 2. Remove cover plates 3. Inspect de-icing systems or components 4. Inspect private or emergency electrical supply systems or components.



Styles & Materials

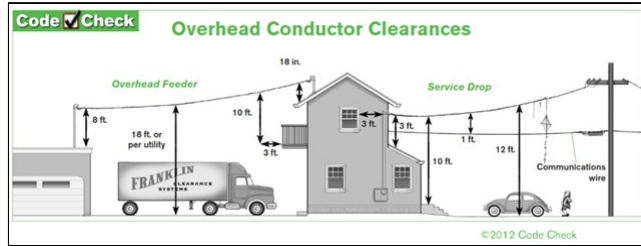
Electrical Service Entrance: Overhead Service	Main Service Voltage: 120/240 Volts	Main Disconnect Amperage: 125 AMP
Main Disconnect Location: Front Left side	Main Panel Manufacturer: Siemens	Overload Protection Type: Circuit breakers
Branch Circuit Wiring Type: Non-Metallic Sheathed Single Strand Low Voltage Wiring Not Visible	Branch Circuit Wiring Material (15 Surge Protection: and 20 amp): Copper	Not Installed (2019 or Older)
Grounding Location(s): 2 - Locations found Water supply piping Grounding rod	Smoke & Carbon Monoxide Detectors: Installed	

Items

5.0 MAIN SERVICE ENTRANCE, WIRING & CONNECTIONS

Comments: Recommendation

 The garage electrical service conductors clearance from the ground is lower than 10 feet. Recommend correcting.



5.0 Item 1 (Picture) Clearance Elec. Drop



5.0 Item 2 (Picture)

5.1 MAIN PANEL & SUB PANEL(S)

Comments: Limited Inspection

5.2 MAIN DISCONNECT & OVERLOAD PROTECTION (Breakers/Fuses)

Comments: Limited Inspection

A whole house surge protection device is not installed at the main panel. Suggest installing as a safety enhancement.

5.3 BRANCH WIRING & GROUNDING

Comments: Limited Inspection

5.4 OUTLETS & GFCI (Interior/Exterior)

Comments: Recommendation

🏠 (1) Ungrounded three pronged outlets observed at a number of areas. Recommend correcting.

🏠 (2) Ground fault circuit interrupters are not installed at all required locations. Recommend installing.



5.4 Item 1 (Picture) GFCI Code Check



5.4 Item 2 (Picture)



5.4 Item 3 (Picture)

5.5 LIGHT FIXTURES, CEILING FANS & DOOR BELL (Interior/Exterior)

Comments: Limited Inspection

A number of exterior lights are on timers/sensor equipment. These low voltage systems are beyond the scope of this inspection.

5.6 SMOKE & CARBON MONOXIDE DETECTORS

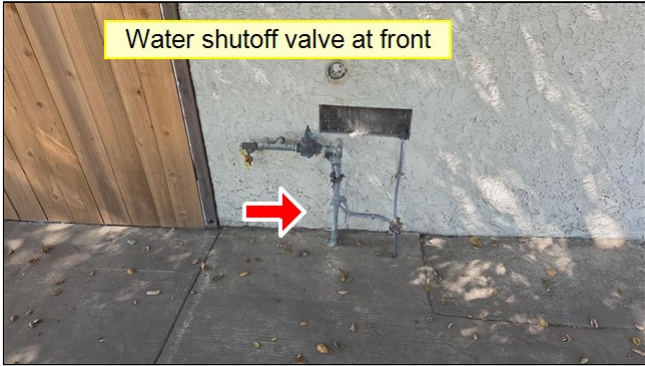
Comments: Limited Inspection

Smoke and carbon monoxide detectors are installed where required. Testing of smoke and carbon monoxide detectors is beyond the scope of this inspection. The client is advised to have all smoke and carbon monoxide detectors tested annually to ensure a safe living environment.

The electrical system of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Restrictive clearances, interior/exterior finishes or stored personal items can limit the evaluation of the electrical system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the electrical system was made at the time of inspection, the client is advised to consult a qualified electrician to verify the overall condition.

6. Plumbing System

(Refer to Part 2, Section 5 of the CREIA Standards of Practice) Items to be inspected: 1. Water supply piping 2. Drain/waste/vent piping 3. Faucets and fixtures 4. Fuel gas piping 5. Water heaters 6. Functional flow and drainage The inspector is not required to: 1. Fill any fixture with water, inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts 2. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components 3. Inspect whirlpool baths, steam showers, or sauna systems or components 4. Inspect fuel tanks or determine if the fuel gas system is free of leaks 5. Inspect wells or water treatment systems



Styles & Materials

Main Water Shut-Off: Front	Pressure Regulator: Installed	Water Distribution Piping: Copper Not visible
Drain - Waste - Vent Piping: ABS Cast Iron/Galvanized Not visible	Location of Main Line Clean-out(s): Not Located	Waste System: Unable to determine waste system type - Waste system is underground
Main Gas Shut-Off Location: Right side	Gas Distribution Piping: Galvanized Steel Piping Corrugated Stainless Steel Tubing (CSST - Yellow)	Seismic Shut Off Valve: Not installed
Washer/Dryer Connection Location: Hallway	Dryer Connection Type: Natural Gas	Bathroom Exhaust Types: Window(s) Fan(s)
Fire Sprinkers: Not Installed		

Items

6.0 WATER SOURCE

Comments: Recommendation

🏠 Water pressure at the time of inspection was 90 static PSI . The water pressure is not between the recommended 40 to 80 PSI range. The pressure regulator should be adjusted so the water pressure is between 40 and 80 PSI. Recommend correcting.



6.0 Item 1 (Picture)

6.1 WATER DISTRIBUTION PIPING

Comments: Limited Inspection

6.2 DRAIN, WASTE, VENT PIPING (Readily visible)

Comments: Recommendation

(1) Cast iron/galvanized DWV piping is beyond its intended service life. Suggest verifying overall condition and remaining service life with a qualified plumber.

🏠 (2) Kitchen branch cleanout is not installed, original cleanout terminated. Recommend correcting.

🏠 (3) Unable to locate main clean-out access. Recommend verifying location or installing where needed.

🏠 (4) Improperly sloped branch drain line observed under the bathroom, leaking observed at the joint. Recommend repair by a qualified plumber.



6.2 Item 1 (Picture)



6.2 Item 2 (Picture)

6.3 MAIN GAS SHUT-OFF & FUEL PIPING

Comments: Recommendation

(1) A visual observation of the readily accessible gas lines was performed. Testing for gas leaks is technically exhaustive and is therefore beyond the scope of this inspection. The client is advised to verify condition of the gas lines with the gas company and or a qualified plumber.

🏠 (2) Seismic shut-off valve is not installed. We recommend installing as a safety enhancement. The client is advised to check with local city ordinances, as not every city requires a shut-off valve. Recommend installing.



6.3 Item 1 (Picture)

(3) Yellow CSST: Manufacturers believe the product is safer if properly bonded and grounded as required by the manufacturer's installation instructions. Proper bonding and grounding of the product can only be determined by a licensed electrical contractor.



6.3 Item 2 (Picture)

6.4 WASHER & DRYER CONNECTIONS

Comments: Limited Inspection

6.5 FAUCETS, DRAINS & SHUT OFF VALVES (Functional flow & drainage)

Comments: Recommendation

(1) Testing of sink/tub overflow drains is beyond the scope of the inspection - not tested.

🏠 (2) Missing hardware observed at the bathroom tub, tub faucet is loose and not sealed to the wall. Recommend correcting.



6.5 Item 1 (Picture)

6.6 SINKS, SHOWERS, TUBS, TOILETS & BIDETS

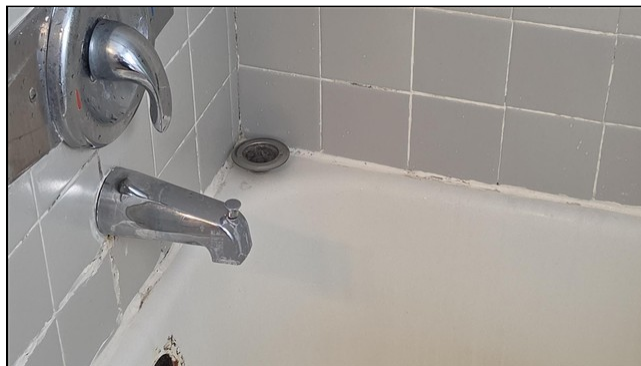
Comments: Recommendation

🏠 (1) Toilet base is not secured to the floor at bathroom. The wax ring at the base of the toilet must have a water tight seal, to prevent leakage from occurring. Recommend replacing the wax ring and securing the base to the floor.



6.6 Item 1 (Picture)

🏠 (2) Caulking/grout at bathroom tub is deteriorated. Recommend repair.



6.6 Item 2 (Picture)

6.7 VENTILATION (Bathroom & laundry room)**Comments:** Recommendation

Bathroom exhaust vent terminates directly into attic. Recommend correcting.



6.7 Item 1 (Picture)

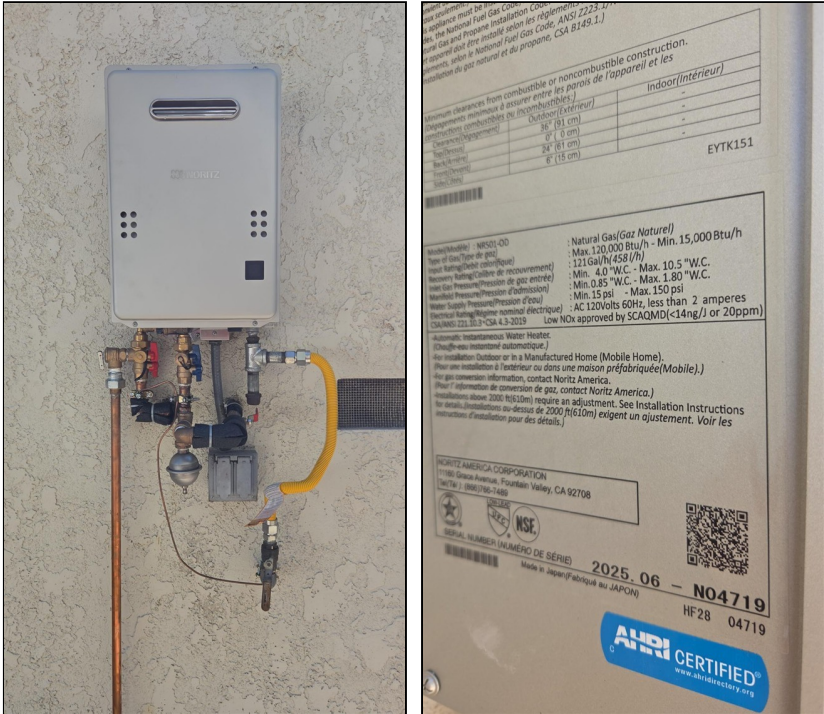
6.8 YARD SPRINKLER SYSTEMS**Comments:** Limited Inspection

Sprinkler system is controlled by a timing device. Timing devices are beyond the scope of this inspection. Suggest verifying systems performance.

The plumbing system of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Restrictive clearances, interior/exterior finishes, lot grade or stored personal items can limit the evaluation of the plumbing system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the plumbing system was made at the time of inspection, the client is advised to consult a qualified plumber to verify the overall condition.

7. Water Heaters

(Refer to Part 2, Section 5 of the CREIA Standards of Practice) Items to be inspected: 1. Water supply piping 2. Drain/waste/vent piping 3. Faucets and fixtures 4. Fuel gas piping 5. Water heaters 6. Functional flow and drainage. The inspector is not required to: 1. Fill any fixture with water, inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts 2. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components 3. Inspect whirlpool baths, steam showers, or sauna systems or components 4. Inspect fuel tanks or determine if the fuel gas system is free of leaks 5. Inspect wells or water treatment systems



Styles & Materials

Location:	Manufacturer:	Power Source:
Exterior (rear)	Noritz	Natural Gas (tankless)
Capacity:	Connections:	Date Manufactured:
Tankless	Rigid Pipe	2025
Combustion Air Supply:		
Adequate		

Items

- 7.0 EXHAUST VENT PIPE & COMBUSTION AIR
Comments: Inspected
- 7.1 FUEL PIPING & SHUT OFF VALVE
Comments: Inspected
- 7.2 WATER PIPING & SHUT OFF VALVE
Comments: Inspected
- 7.3 TEMPERATURE/PRESSURE RELIEF VALVE & DISCHARGE LINE
Comments: Limited Inspection
- 7.4 EXPANSION TANK
Comments: Limited Inspection
- 7.5 WATER HEATER COMMENTS

Comments: Limited Inspection

Water heaters should have annual maintenance performed. The client is advised to have the water heater serviced by a qualified plumber.

The water heating system of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Restrictive clearances, interior/exterior finishes, or stored personal items can limit the evaluation of the water heating system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the water heating system was made at the time of inspection, the client is advised to consult a qualified plumber to verify the overall condition.

8. Heating and Air Conditioning Systems

(Refer to Part 2, Section 7 of the CREIA Standards of Practice) Items to be inspected: 1. Heating equipment 2. Central cooling equipment 3. Energy source and connections 4. Combustion air and exhaust vent systems 5. Condensate drainage 5. Conditioned air distribution systems. The inspector is not required to: 1. Inspect heat exchangers or electric heating elements 2. Inspect non-central air conditioning units or evaporative coolers 3. Inspect radiant, solar, hydronic or geothermal systems or components 4. Determine volume, uniformity, temperature, airflow, balance or leakage of any air distribution system 5. Inspect electronic air filtering of humidity control systems or components



Styles & Materials

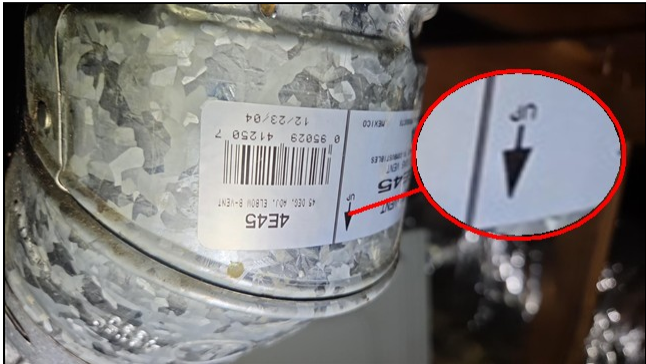
Air Conditioning Equipment Type: Split System/Forced Air - Electric Condenser		Air Conditioning Manufacturer: Trane	Air Conditioning Location: Right Side
Heating Equipment Type: Forced air furnace - natural gas		Heating Manufacturer: Trane	Heating Equipment Location: Attic
Combustion Air Supply: Adequate		Thermostat Locations: Family room	Primary Condensate Termination: Exterior Incorrect
Alternate Condensate Termination: Exterior		Ductwork: Flexible	Cooling Differential: Greater than 15 degrees Fahrenheit
Heating Operation: Unit provided heat			

Items

8.0 EXHAUST VENT PIPE

Comments: Recommendation

 Exhaust vent connectors are not installed correctly. Recommend correcting.



8.0 Item 1 (Picture)

8.1 HEATING CONDITION

Comments: Limited Inspection

Unit was tested using normal operating controls and provided heat at the service registers. Changing the air filters, servicing and regular maintenance of the components is necessary to prolong the service life of the system.

8.2 COOLING CONDITION

Comments: Inspected

The air conditioning system was operated using normal operation controls (thermostat). The difference between the return air vent and the service registers was between the recommended range of 15 to 20 degrees Fahrenheit. Changing the air filters, servicing and regular maintenance of the components is necessary to prolong the service life of the system.



8.2 Item 1 (Picture)



8.2 Item 2 (Picture)



8.2 Item 3 (Picture)

8.3 CONDENSATE REMOVAL

Comments: Recommendation

- 🏠 (1) Incorrect termination point of the primary drain line(s) observed. Recommend correcting.



8.3 Item 1 (Picture)



8.3 Item 2 (Picture)

- 🏠 (2) Alternate condensate drain line is not sloped properly in the attic. Recommend correcting.



8.3 Item 3 (Picture)

8.4 PLATFORM/COMPARTMENT/CLOSET

Comments: Limited Inspection

8.5 THERMOSTATS & AUTOMATIC SAFETY SWITCHES

Comments: Limited Inspection

8.6 DUCTING & PLENUMS

Comments: Limited Inspection

Unable to inspect all ductwork. Ducts may be concealed or installed in an inaccessible area. The client is advised to verify the overall condition of the ducting with a qualified HVAC contractor.

8.7 AIR FILTER AND REGISTERS

Comments: Recommendation

- 🏠 Air filter is dirty. Recommend replacement and servicing of the system.

8.8 HEATING & A/C COMMENTS

Comments: Limited Inspection

A "Home Energy Rating System" (HERS®) test checks for air leakage, improper insulation, and if the proper HVAC appliances are installed. In many states and jurisdictions, HERS® Testing is required when an HVAC system is installed, replaced, relocated, or when building an addition.

The client is advised testing airflow, pressure, correct zoning and compatibility, insulation, and system component compatibility is beyond the scope of this inspection. Contact a certified RESNET® rater to see if there has been a test or if a test should be completed.

The HVAC system of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Restrictive clearances, interior/exterior finishes, or stored personal items can limit the evaluation of the HVAC system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the plumbing system was made at the time of inspection, the client is advised to consult a qualified HVAC specialist to verify the overall condition.

9. Fireplaces and Chimneys

(Refer to Part 2, Section 8 of the CREIA Standards of Practice) Items to be inspected: 1. Chimney exterior 2. Spark arrestor 3. Firebox 4. Damper 5. Hearth extension. The inspector is not required to: 1. Inspect chimney interiors 2. Inspect fireplace inserts, seals or gaskets 3. Operate any fireplace or determine if a fireplace can be safely used



Styles & Materials

Chimneys (exterior): Masonry Construction	Viewed Chimney From: Roof	Chimney Locations: Right Side
Type of Fireplace: Conventional Wood Burning Gas Appliance	Fireplace Locations: Family Room	

Items

9.0 CHIMNEY STRUCTURE

Comments: Recommendation

 (1) Cracking observed at the chimney structure. Recommend further review by a qualified fireplace specialist.



9.0 Item 1 (Picture)

🏠 (2) Inadequate clearances observed around the chimney structure and wood framing. Recommend correcting.



9.0 Item 2 (Picture)

🏠 (3) Poor workmanship and deteriorated sealant observed at the chimney flashing. Recommend correcting.

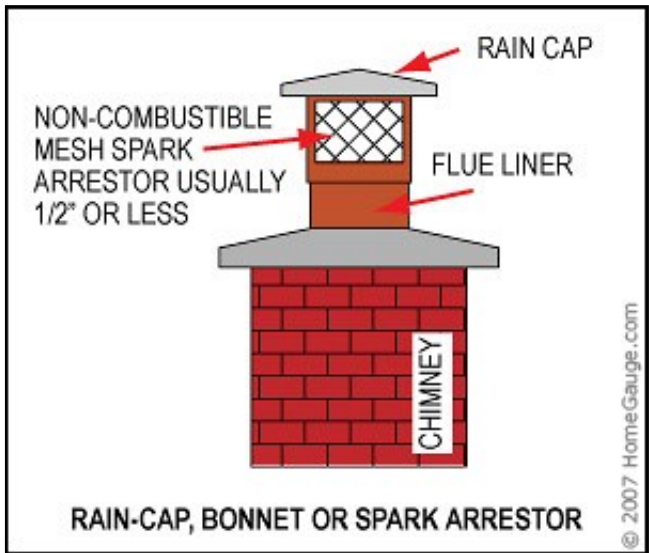


9.0 Item 3 (Picture)

9.1 CAP, FLUE & SPARK ARRESTOR

Comments: Recommendation

🏠 (1) Spark arrestor with rain cover is not installed. Recommend installing.



9.1 Item 2 (Picture)

🏠 (2) Cracked cap observed. Recommend repair.



9.1 Item 3 (Picture)

9.2 FLASHING

Comments: Limited Inspection

9.3 FIREBOX, HEARTH & DOORS

Comments: Recommendation

🏠 (1) Glass doors and a protective screen surround are not installed. Recommend installing.

🏠 (2) Soot and creosote buildup observed at the logs. Recommend further review by a qualified fireplace specialist.



9.3 Item 1 (Picture)

🏠 (3) Mortar is missing in areas at the firebrick joints, cracked bricks observed. Recommend repair.

🏠 (4) Wood form remains under the hearth in the crawlspace. Recommend removal.



9.3 Item 2 (Picture)

9.4 DAMPERS

Comments: Recommendation

🏠 (1) Locking device is not installed at damper. Recommend installing.

🏠 (2) Flue damper is damaged. Recommend correcting.

9.5 GAS PIPING & LOG LIGHTER

Comments: Recommendation

(1) Testing is beyond the scope of this inspection. Suggest verifying condition.

🏠 (2) Semi-rigid gas flex pipe observed in the firebox. Recommend correcting.

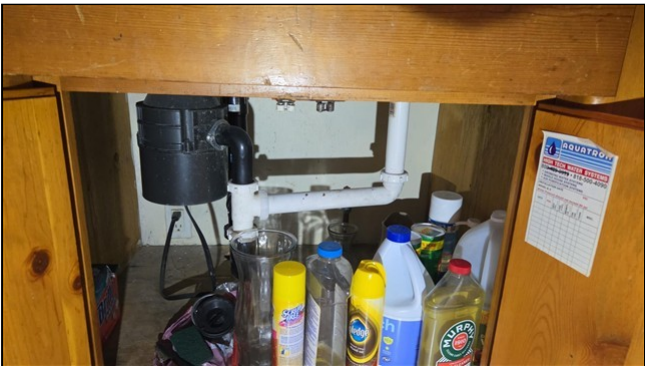


9.5 Item 1 (Picture)

The fireplace and chimney of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roofing materials, height, or stored personal items can limit the evaluation of the fireplace and chimney. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the fireplace and chimney was made at the time of inspection, the client is advised to consult a qualified fireplace specialist to verify the overall condition.

10. Kitchen Appliances

(Refer to Part 2, Section 9 of the CREIA Standards of Practice) Items to be inspected: Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposals. The inspector is not required to: 1. Operate or evaluate the condition of any non-fixed appliances or added appliances (refrigerators, trash compactors, water purification systems etc.)



Styles & Materials

Exhaust Hood Brand:	Disposal Brand:	Stove/Oven Brand(s):
Not Installed	In-Sink Erator	Maytag
Refrigerator:		
Frigidare		

Items

10.0 DISHWASHER
Comments: Not Present

10.1 STOVE/OVEN
Comments: Recommendation

📌 (1) Anti-tip bracket is not installed. Recommend installing.

📌 (2) Oven did not respond to test, control panel is damaged. Recommend correcting.

10.2 EXHAUST FAN/HOOD
Comments: Not Present

A stove cook-top exhaust fan is not installed. Suggest installing.

10.3 DISPOSAL
Comments: Inspected

10.4 MICROWAVE

Comments: Not Present

10.5 REFRIGERATOR

Comments: Limited Inspection

10.6 APPLIANCE COMMENTS

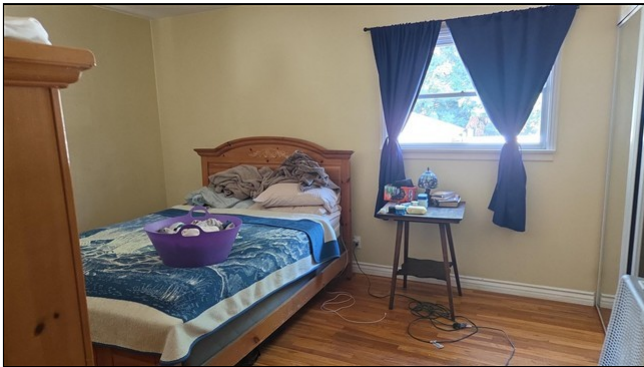
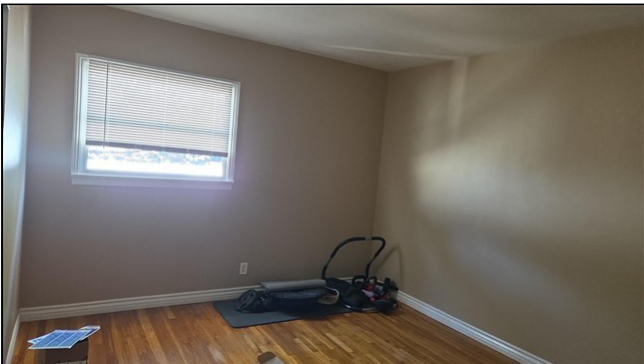
Comments: Limited Inspection

A visual observation and basic function testing of the appliances was performed and run in normal modes only. The client is advised to verify condition of all modes and functions.

The kitchen appliances were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Interior finishes, or stored personal items can limit the evaluation of the kitchen area. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the kitchen was made at the time of inspection, the client is advised to consult a qualified professional to verify the overall condition.

11. Interior Rooms

(Refer to Part 2, Section 9 of the CREIA Standards of Practice) Items to be inspected: 1. Walls, ceilings, floors 2. Doors and windows 3. Stairways, handrails and guardrails 4. Permanently installed cabinets 5. Absence of smoke or carbon monoxide alarms. The inspector is not required to: 1. Inspect door, window or floor coverings 2. Determine whether a building is secure from unauthorized entry 3. Operate, test or determine the type of smoke or carbon monoxide alarms



Styles & Materials

Flooring Material Type:

- Vinyl or Linoleum
- Wood - Parquet
- Wood Planks

Walls & Ceiling Material Type:

- Buttonboard

Interior Door Type:

- Hollow core wood

Cabinet Material Type:

- Wood

Counter Type:

- Tile
- Manufactured material

Items

11.0 FLOORS

Comments: Limited Inspection

11.1 WALLS & CEILINGS

Comments: Recommendation

(1) Cracks observed in a number of areas at the walls and ceiling. Suggest repairs.



11.1 Item 1 (Picture)

 (2) Moisture damage observed at the bathroom shower surround at at the laundry area service door trim. Hidden damage may not be observable. Recommend further review by a qualified professional.



11.1 Item 2 (Picture)

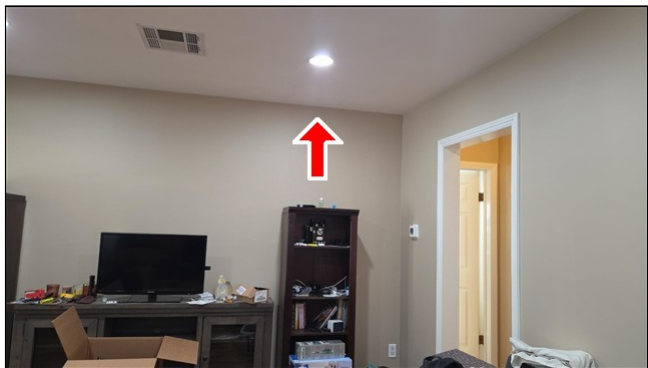


11.1 Item 3 (Picture)



11.1 Item 4 (Picture)

📍 (3) Blistering finish and discoloration observed at the family room ceiling and blistering observed on the wall above the fireplace mantel. Recommend further review by a qualified professional.



11.1 Item 5 (Picture)



11.1 Item 6 (Picture)

11.2 INTERIOR DOORS

Comments: Inspected

11.3 INTERIOR CLOSETS

Comments: Limited Inspection

11.4 CABINETS & COUNTERTOPS

Comments: Recommendation

📍 (1) Water staining observed at the bathroom and kitchen sinks cabinetry. Hidden damage may not be observable. Recommend further review by a qualified professional.



11.4 Item 1 (Picture)



11.4 Item 2 (Picture)

🏠 (2) Gaps/holes observed at the kitchen sink cabinet wall. Recommend correcting.

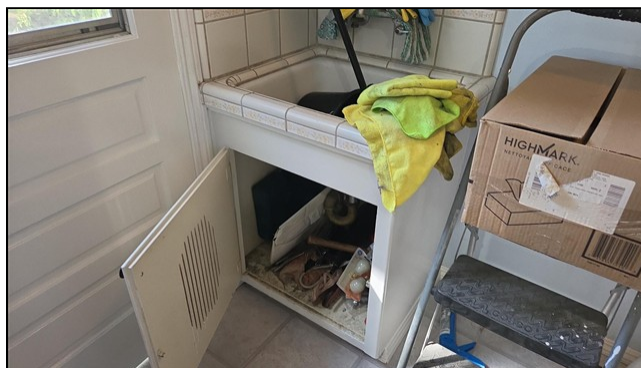


11.4 Item 3 (Picture)

11.5 INTERIOR COMMENTS

Comments: Limited Inspection

Limited review of the interior rooms, closets and cabinets due to personal items.



11.5 Item 1 (Picture)

The interior of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Interior finishes, or stored personal items can limit the evaluation of the interior areas. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the interior was made at the time of inspection, the client is advised to consult a qualified professional to verify the overall condition. The identification of toxic materials, asbestos, formaldehyde, lead, "Chinese" drywall, mold or other environmental hazards or conditions is beyond the scope of a home inspection and can only be made in a laboratory. If concerned, a qualified industrial hygienist should be consulted. Many products used in construction may contain materials that can be toxic/hazardous. Formaldehyde, lead and asbestos are the most well-known, but other chemicals can be found in varying amounts. While the use of some of these materials has decreased since the late 1970s; they may still be found, particularly in products imported from overseas. Further evaluation by sampling of suspect material for undesirable or toxic substances by a qualified testing laboratory would be prudent. I suggest reading the publication: "Buyers Guide to Earthquake Safety & Environmental Hazards" available at: <http://www.propertyid.com/govbooklets/govenviro.pdf>

12. Foundations, Underfloor Areas, & Basement(s)

(Refer to Part 2, Section 1 of the CREIA Standards of Practice) Items to be inspected: 1. Foundation system 2. Floor framing system 3. Under-floor ventilation 4. Foundation anchoring and cripple wall bracing 5. Wood separation from soil 6. Insulation. The inspector is not required to: 1. Determine size, spacing, location or adequacy of foundation bolting/bracing components or reinforcing systems. 2. Determine the composition or energy rating of insulation materials



Styles & Materials

Exposed Foundation: Raised Foundation	Access Method: Fully accessed	Access Location: Rear of home
Perimeter Walls: Concrete stem walls	Floor Structure: Wood framing	Piers & Posts: Concrete footings and wood posts
Cripple Walls: Exterior cripple wall present Interior cripple wall present Not Braced	Sill Plate: Partially bolted	Insulation: Not installed
Vapor Retarder: Not installed		

Items

12.0 EXPOSED FOUNDATION

Comments: Limited Inspection

Interior floor coverings, personal items, wall claddings and exterior vegetation limit our view of the sub floor and exterior stem walls of the raised foundation.

12.1 ACCESS

Comments: Recommendation

🏠 Moisture damage and microbial growth observed at the access door. Recommend correcting.



12.1 Item 1 (Picture)

12.2 FOUNDATION STEM WALLS

Comments: Recommendation

🏠 (1) Cracking observed at the middle stem wall. Recommend repair.



12.2 Item 1 (Picture)

(2) Efflorescence observed on foundation walls. See grading/drainage comments in the exterior category.



12.2 Item 2 (Picture)

12.3 CONDITION OF FRAMING & SUBFLOOR

Comments: Recommendation

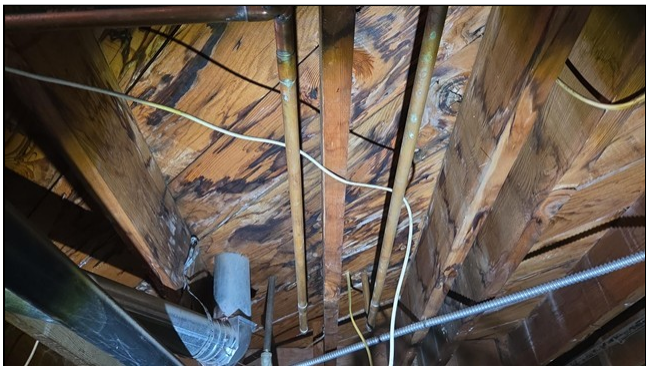
 Water staining observed at the subflooring under the kitchen, laundry area and bathroom in the crawlspace. Recommend further review by a qualified professional.



12.3 Item 1 (Picture)



12.3 Item 2 (Picture)



12.3 Item 3 (Picture)

12.4 PIERS & POSTS

Comments: Limited Inspection

12.5 SILL PLATE

Comments: Recommendation

 Deterioration observed at left side middle sill plate. Recommend further review by a qualified termite contractor.



12.5 Item 1 (Picture)

12.6 CRIPPLE WALLS

Comments: Limited Inspection

Cripple walls are not braced. Bracing cripple walls enhances earthquake safety.



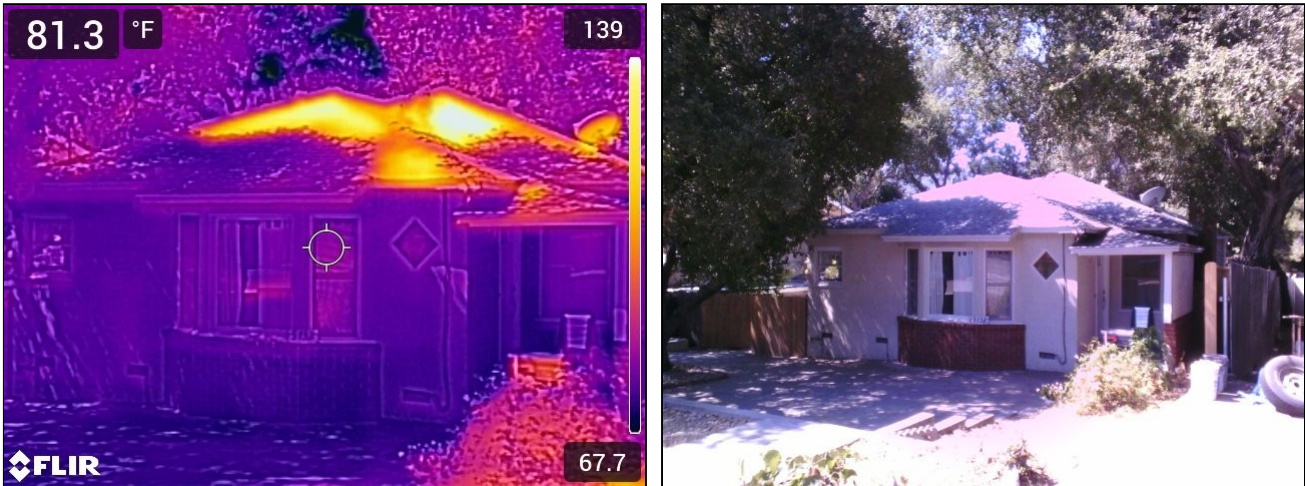
12.6 Item 1 (Picture)

12.7 VENTILATION

Comments: Inspected

The foundation(s) and under floor areas of the property were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Restrictive clearances, floor finishes, plumbing, excessive moisture or stored personal items can limit the evaluation of the foundation(s). Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of the foundation was made at the time of inspection, the client is advised to consult a qualified professional to verify the overall condition.

13. Thermal Enhancement



Styles & Materials

Locations Scanned:	Outside Temperature:	Indoor Temperature:
Main Electrical Panel	81 to 90 F	71 to 80 F
Kitchen		
Bathroom(s)		
Water Heater(s)		
Laundry Area		

Items

13.0 MAIN & SUB PANELS

Comments: Inspected

Main/sub panel(s) scanned. No thermal anomalies detected.



13.0 Item 1 (Picture)



13.0 Item 2 (Picture)

13.1 OUTLETS & LIGHT FIXTURES

Comments: Limited Inspection

Accessible outlets, switches, and light fixtures scanned. No thermal anomalies detected.



13.1 Item 1 (Picture)

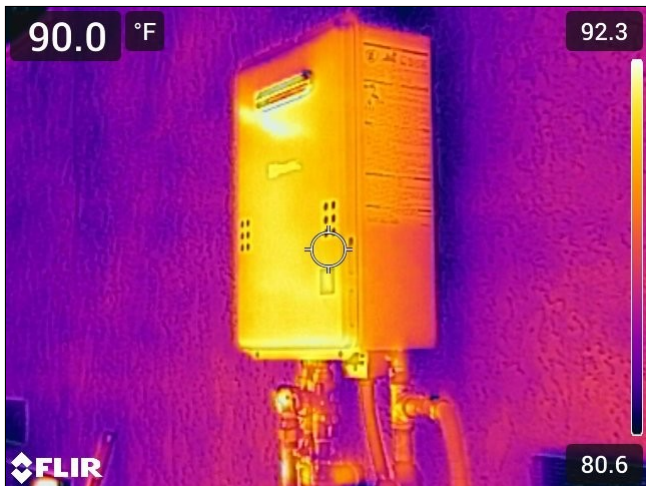


13.1 Item 2 (Picture)

13.2 WATER HEATER AREA

Comments: Inspected

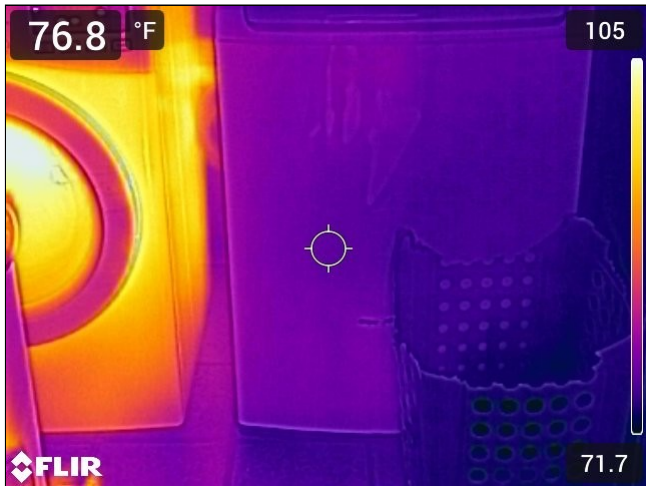
Water heater and laundry areas scanned. No thermal anomalies detected.



13.2 Item 1 (Picture)



13.2 Item 2 (Picture)



13.2 Item 3 (Picture)



13.2 Item 4 (Picture)

13.3 KITCHEN AREAS

Comments: Inspected

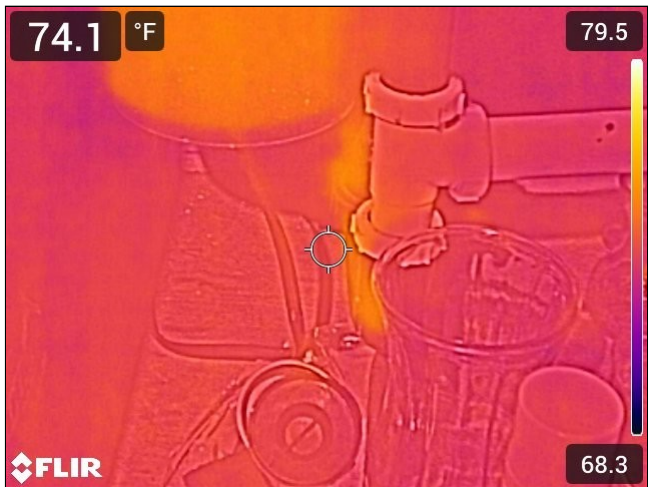
Kitchen area and sink cabinetry scanned. No thermal anomalies detected.



13.3 Item 1 (Picture)



13.3 Item 2 (Picture)



13.3 Item 3 (Picture)



13.3 Item 4 (Picture)

13.4 BATHROOM AREAS

Comments: Inspected

Bathroom areas and sink cabinetry scanned. No thermal anomalies detected.



13.4 Item 1 (Picture)



13.4 Item 2 (Picture)



13.4 Item 3 (Picture)



13.4 Item 4 (Picture)



13.4 Item 5 (Picture)

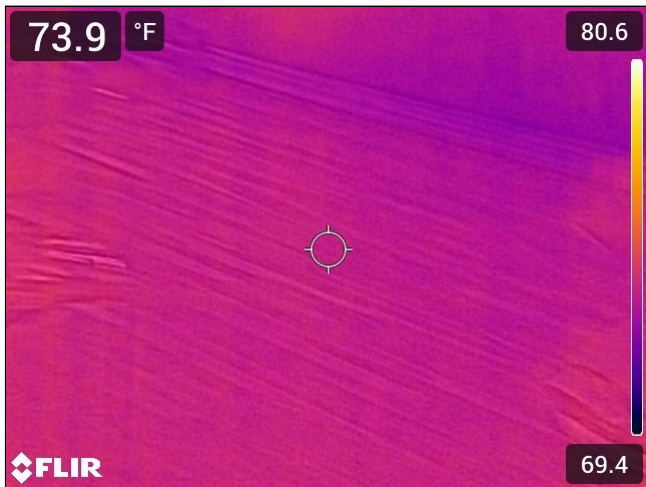


13.4 Item 6 (Picture)

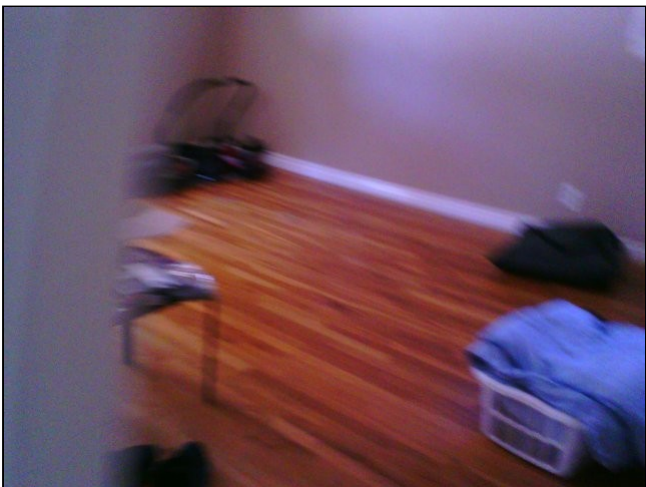
13.5 INTERIOR FLOORS

Comments: Limited Inspection

Accessible flooring areas scanned. No thermal anomalies detected.



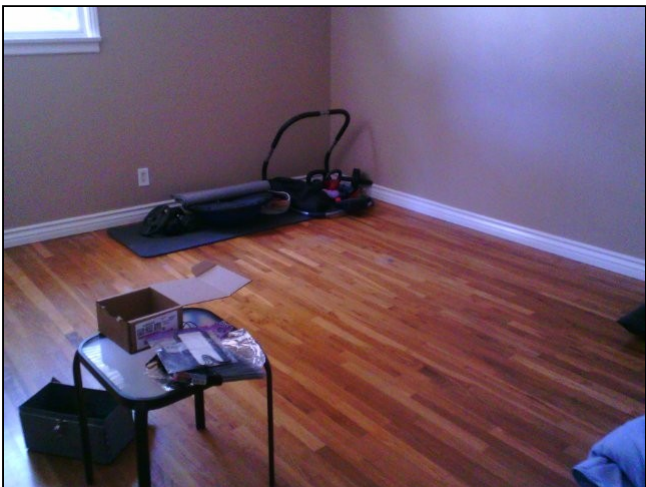
13.5 Item 1 (Picture)



13.5 Item 2 (Picture)



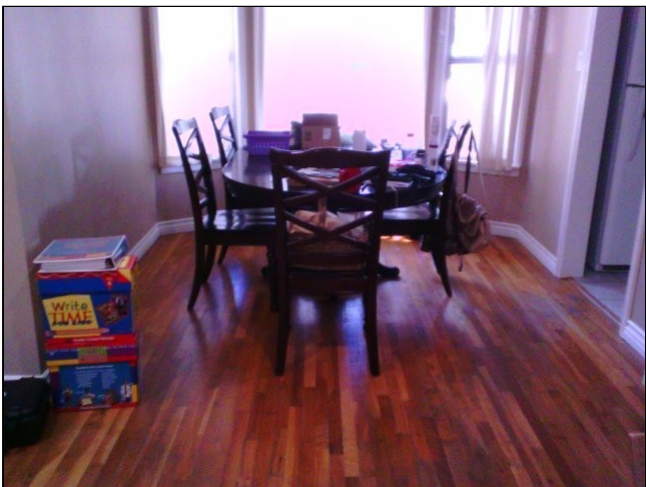
13.5 Item 3 (Picture)



13.5 Item 4 (Picture)



13.5 Item 5 (Picture)



13.5 Item 6 (Picture)

14. Repair Estimates

To get a cost breakdown on repairing items listed in the report, we have partnered with TheQwikFix. Morrison Plus customers get \$10 off their repair quotes.

TheQwikFix provides estimates for repair costs in under 24 hours! Simply upload this inspection report and receive an accurate, itemized quote you can use to negotiate repair credits and/or hire contractors directly through their platform.

What you get:

- Receive an accurate, detailed, and bindable repair quote in 24 hours or less.
- Negotiate repair credits from a position of strength.
- Upload specialty reports like sewer or roof inspections.
- Hire licensed contractors directly from the platform.
- Pay for repairs via check, card or even escrow.

How to get a quote:

1. When viewing the digital report on your computer, click 'DOWNLOAD' at the top of your screen.
2. On the next screen, click 'SAVE PDF'.
3. A PDF of your inspection will now download and save to your computer.
4. Click the blue 'Get Your Repair Quote Now' button below.
5. Follow the prompts to request your quote (this will only take a couple of minutes).

Eliminate the hassle of coordinating multiple contractors and ensure all repairs are completed efficiently and professionally. Click below to get started!

[Get Your Repair Quote Now](#)



INVOICE

Morrison Property Inspections

Inspected By: Ali Tfaily

Inspection Date: 7/11/2026

Report ID: 2026071101ATja

Customer Info:	Inspection Property:
Steve Aranda	3732 Mayfield Ave. La Crescenta CA 91214
Customer's Real Estate Professional: Steve Aranda Keller Williams Realty	

Inspection Fee:

Service	Price	Amount	Sub-Total
SFR	500.00	1	500.00
Thermal Enhancement	100.00	1	100.00
			Tax \$0.00
			Total Price \$600.00

Payment Method: Credit Card
Payment Status: Paid
Note:



Morrison Property Inspections

Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Cover Letter](#)

[Inspection Agreement](#)