

SUMMARY

84950 and 84952 Calle Zamora , Coachella, CA 92236

Leticia Pineda
July 15, 2026

Paul Johnson
NACHI19032018
INSPX Home Solutions, LLC
7604423920
psinspx@gmail.com



🔧 3.1.1 Structure - Structure General Information: Inadequate Attic Ventilation (BOTH ATTICS)

The attic spaces exhibited extremely high temperatures with no discernible air movement, indicating insufficient ventilation. This condition is typical in older construction where ventilation systems may be undersized, blocked, or absent. Poor attic ventilation traps heat and moisture, leading to premature deterioration of roof framing, sheathing, and insulation materials. Additionally, excessive heat buildup can reduce cooling efficiency and increase energy costs significantly. A qualified professional should evaluate the existing ventilation openings, ductwork, and soffit/ridge vents to determine if improvements or repairs are necessary to establish proper air circulation.

This comment is for informational purposes only. The units appear to comply with buildings standards for time of construction.

⚠️ 4.1.1 Roof - Coverings: Mastic Maintenance (ROOF PENETRATIONS FOR BOTH UNITS)

Mastic sealant around roof penetrations requires maintenance. Mastic deteriorates over time due to UV exposure and weather cycles, compromising the watertight seal around pipes, vents, and other roof penetrations. Without proper maintenance, water can infiltrate around these openings, leading to leaks, water damage, and potential structural issues. A roofing professional should inspect the mastic condition and reseal or replace deteriorated sealant as needed.

⚠️ 4.1.2 Roof - Coverings: Soft Spots (ROOF IN VARIOUS LOCATIONS)

Soft spots were felt in the roof decking while walking, and water-damaged sheathing was observed in the attic during inspection. This indicates the roof structure has been compromised by moisture infiltration, which weakens the wood and reduces its load-bearing capacity. Water damage to sheathing can lead to structural failure, mold growth, and potential collapse if left unaddressed. A qualified roofing professional should perform a comprehensive evaluation to identify the source of water entry, assess the extent of damage to the sheathing and underlying framing, and recommend appropriate repairs or replacement.

⚠️ 4.1.3 Roof - Coverings: Deteriorated and Damaged Shingles (ROOF COVERINGS OVER BOTH UNITS)

Roof shingles exhibiting deterioration and damage were observed during inspection. Damaged shingles compromise the roof's ability to shed water and protect the underlying structure, potentially leading to leaks, water infiltration, and structural damage.

Due to the wavy, uneven surfaces- with soft spots and damaged shingles, we recommend to have a roofing professional further evaluate the roof coverings system.

⚠️ 4.1.4 Roof - Coverings: Wavy Uneven Surfaces (ROOF)

Wavy or uneven surfaces were observed across the roof covering during inspection. This condition can indicate structural movement, improper installation, settling of the underlying roof structure, or deterioration of roof decking. Uneven roof surfaces may compromise water drainage, potentially allowing water to pool in low areas and increasing the risk of leaks and water damage. A qualified roofing professional should evaluate the extent of the waviness, determine the underlying cause, and recommend appropriate repairs or replacement to restore proper roof integrity and drainage.

🔧 4.4.1 Roof - Plumbing Vent Pipes: Transite Plumbing Vents (ROOF AT BOTH UNITS)

Transit vent pipe was observed.

Why Transite Asbestos Gas Vents Represent A Hazard

Transite contained 12-50% asbestos fiber added to a cement base to provide tensile strength. It was ideal for producing furnace flues and other gas outlets because of its heat-insulating properties and fire retardancy, which are particularly important in gas vents. All goods made from asbestos-containing transite represent the risk of asbestos exposure because it can release carcinogenic asbestos fibers into the air.

What To Do When Your Home Has Transite Asbestos Gas Vents

Transite vents are typically for a water heater or furnace, so when dealing with them, always inspect the flue's interior. Many homes have transite vents still pristine, representing no asbestos exposure risks. If the situation allows, you should plan not to use it and have the gas appliances that are connected to it replaced. If the flue is crumbled, you should leave it as it is and abandon it for safety. An authorized HVAC contractor can help figure out other ways to vent the appliances or replace the existing ones with new devices that don't need to use the transite asbestos flue.

Avoid Health Risks By Regularly Checking Asbestos In Your Home

Whether your house has identified asbestos-containing products or you suspect there are possible asbestos products in your home, check them regularly and look for signs of wear or erosion. The damaged surface or material could release asbestos fibers into the air if disturbed by airflow, extreme vibration, handling, hitting, or rubbing. Limiting access to the area or completely isolating it prevents asbestos exposure. It is essential not to touch the damaged surface as the tiny asbestos particles could become airborne and contaminate your home.

Recommend to monitor transite flues and replace when necessary.



5.1.1 Exterior - Siding, Flashing & Trim: Stucco- Crumbling (SIDING OF BOTH UNITS- SEE PHOTOS FOR LOCATIONS)

The stucco is loose and beginning to crumble at the bottom of the wall. Crumbling stucco could be due to age, stress, pest infestations, settling, water damage, vibrations, impact accidents, and even improper stucco installation. As more stucco crumbles away, the problem worsens because the stucco integrity is breached and additional water can seep inside. Since it's a porous material, stucco needs to be protected from any moisture intrusion. Typically, a clear concrete masonry sealer is applied, which penetrates through the stucco and prevents any moisture from getting in. Recommend repair and prevention maintenance.



5.1.2 Exterior - Siding, Flashing & Trim: Stucco- Minor Damages (EXTERIOR OF BOTH UNITS)

Minor damage to the stucco exterior surface was observed during inspection. While not immediately structural, stucco damage can allow moisture infiltration if left unaddressed. We recommend to have handyman perform appropriate patching or restoration to prevent further deterioration.



5.1.3 Exterior - Siding, Flashing & Trim: Water Intrusion (84950 REAR EXTERIOR AND 84952 FRONT EXTERIOR)

Water intrusion into the stucco exterior was observed originating from the evaporative cooler drain and window unit condensate drain. These moisture sources are penetrating the stucco material, which can lead to water damage within wall cavities, potential mold growth, structural deterioration, and compromised insulation effectiveness. The drains should be rerouted or properly sealed to direct water away from the stucco surface. A stucco repair contractor should evaluate the affected areas and implement proper drainage solutions to prevent ongoing water infiltration.



5.2.1 Exterior - Windows: Missing Screens (WINDOWS AT BOTH UNITS- SEE PHOTOS FOR LOCATIONS)

Window screens are absent from one or more windows. Screens provide protection against insects and debris while allowing ventilation. Missing screens should be replaced to maintain comfort and prevent unwanted pests from entering the home.



5.3.1 Exterior - Walkways, Patios & Driveways: Broken/Cracked Tiles (84952 FRONT WALKWAY)

Damaged and missing tiles were observed on the front entry concrete walkway during inspection. This condition creates both a tripping hazard for pedestrians and allows water infiltration into the underlying structure. The affected tiles should be replaced and the concrete base inspected for damage. Contact a tile contractor to assess the extent of damage and perform necessary repairs or replacement.



5.3.2 Exterior - Walkways, Patios & Driveways: Water Damages (CARPORT)

The carport sheathing exhibits extensive water damage, indicating prolonged moisture exposure or water intrusion. Water damage to structural sheathing compromises the integrity of the carport frame and can lead to rot, mold growth, and structural failure if not addressed. The affected sheathing should be evaluated by a qualified professional to determine the extent of damage, identify the moisture source, and establish whether replacement or repair is necessary. Addressing the underlying cause of water intrusion and replacing damaged sheathing will prevent further deterioration and maintain structural stability.

⚠️ 5.3.3 Exterior - Walkways, Patios & Driveways: Concrete and Asphalt Damages (DRIVEWAY AND CARPORT)

Extensive damage to both the driveway and carport concrete and asphalt surfaces was observed during inspection. These damaged areas can create trip hazards, allow water infiltration that may affect underlying structures, and will worsen over time without repair. A qualified driveway contractor should evaluate the extent of damage and recommend appropriate repair or replacement options.

⚠️ 5.4.1 Exterior - Eaves, Soffits & Fascia: Water Damaged Eaves and Fascia (ROOF PERIMETERS OF BOTH UNITS)

Water damage and possible dry rot were observed on the eaves and fascia around the perimeter of both units during exterior inspection. Water intrusion into these components compromises their structural integrity and allows moisture to penetrate behind the exterior envelope. If left unaddressed, dry rot will continue to spread, potentially affecting underlying framing, roof structure, and interior walls. A qualified carpenter or roofing professional should evaluate the extent of damage, determine if replacement or repair is necessary, and address the source of water intrusion to prevent further deterioration.

⚠️ 5.6.1 Exterior - Fencing/Retaining Walls: Wood Fence Leaning (BACK FENCING OF BOTH UNITS)

Wood fencing was observed leaning during inspection. This indicates structural instability in the fence posts or foundation. Leaning fencing can worsen over time due to weather, soil movement, or wood deterioration, potentially creating a safety hazard or collapse risk. A fence contractor should evaluate the posts, footings, and overall structural integrity to determine if reinforcement, repair, or replacement is needed.

⚠️ 6.1.1 Electrical - Electrical General Information: No drip loop (ELECTRICAL MAST)

The service drop is connected to the electrical service entrance wires via a service assembly that is usually attached to the side of your house. The service assembly consists of an electric meter that is attached to a vertical pipe, or service mast, fitted with a rounded piece known as the weather head, which covers the electrical wires running to the utility company's service transformer. If you observe how the wires enter the weather head, you will notice that they droop in a downward loop. This is the part of the system known as the drip loop, and it exists so that rainwater and moisture gathering on the wires will flow downward and drip off the bottom of the loop rather than through the service mast toward the electrical meter. Water that drips down past the weather head and through the service mast can cause very serious problems to a home's electrical system. Contact utility company first to see if they will make repairs, if not recommend licensed electrician.

⚠️ 6.2.1 Electrical - Main Disconnect, Distribution Panel and Subpanel Information: Missing Labels on Panel (84950 ELECTRICAL PANEL)

At the time of inspection, panel was missing labeling. Recommend a qualified electrician or person identify and map out locations.

⚠️ 7.1.1 Plumbing System - Plumbing General Information: Galvanized Pipe (WATER SUPPLY AT PROPERTY)

Galvanized steel plumbing pipes are pipes made of steel, and coated with zinc to prevent rusting. This is commonly done by dipping the pipes in a molten zinc bath. These pipes and fittings were commonly installed in homes prior to 1950 (some sites say it was used until the 1960s). Over time, the galvanized steel pipes begin to rust or corrode from the inside out, resulting in reduced water pressure and restricted water flow. This presents an increased risk of leaks or ruptures occurring in the pipes and the potential for flood damage. Corrosion also occurs to steel when it is connected directly to copper or brass.

Test your Pipes for Lead

If you have found out that you have lead plumbing or galvanized pipes at your home, one major concern is the possible release of lead into your drinking water. You might want to ask for help from the experts on how to test your water for lead.

⚠️ 7.1.2 Plumbing System - Plumbing General Information: Inoperative Hose Bib (84952 FRONT EXTERIOR)

The hose bib is not functioning properly and does not deliver water when operated. This limits the ability to connect outdoor watering equipment or perform exterior cleaning tasks. A plumbing contractor should evaluate the bib to determine whether repair or replacement is needed.

⚠️ 8.1.1 84950 Calle Zamora - Heating System: No Central HVAC System (BOTH UNITS)

The property does not have a central heating, ventilation, and air conditioning system installed. Central HVAC systems are the primary method for temperature control and air circulation in most residential properties, providing consistent climate management throughout the home. The absence of this system means the property relies on alternative cooling and heating methods, which may include window units, portable air conditioners, space heaters, or other supplemental equipment. This significantly impacts occupant comfort, energy efficiency, and property marketability. A qualified HVAC professional should evaluate what alternative systems are in place and assess whether central system installation is feasible and economically practical.

⚠️ 8.3.1 84950 Calle Zamora - Water Heater: Corrosion at Fittings (84950 WATER HEATER)

The galvanized pipe is what is corroding and rusting. As noted, there may be other factors at play here like leaky connections but the galvanized pipe is definitely a problem. A Dielectric Nipple on the inlet and outlet of the water heater is needed. Further, inspection of leaks is recommended as well.

8.3.2 84950 Calle Zamora - Water Heater: Poor Draft Arrangement (84950 WATER HEATER)

The water heater's draft arrangement is not properly configured for safe operation. Improper venting can allow combustion gases, including potentially dangerous carbon monoxide, to enter the home rather than being safely expelled to the exterior. This creates a significant safety hazard for occupants. A qualified HVAC or plumbing professional should inspect the venting system, verify that all connections are secure and properly sealed, and ensure the draft hood or vent pipe is correctly positioned to safely remove all combustion byproducts. Any modifications or repairs should bring the system into proper working condition.

8.3.3 84950 Calle Zamora - Water Heater: No Drip Leg/Sediment Trap (84950 WATER HEATER)

A drip leg, or also called a sediment trap, is used on fuel piping to prevent sediment, debris and moisture from entering a gas appliance or fuel regulator. We recommend installation for the water heater and furnace.

8.3.4 84950 Calle Zamora - Water Heater: No Drip Pan (84950 WATER HEATER)

No drip pan was present. Although not required, a leaking water heater is a flood risk, but having a drip pan, that drains to an exterior location, underneath your unit can help prevent water damage in the event of a water heater leak.

8.3.5 84950 Calle Zamora - Water Heater: Platform Damage (84950 WATER HEATER)

Water damage was observed on the water heater platform during inspection. This indicates that water has been present on or around the platform, potentially from leaks, condensation accumulation, or overflow events. Water damage can lead to rust and corrosion of the platform and surrounding components, structural deterioration, and potential mold growth if moisture persists. The source of the water should be identified and corrected, and the affected platform area should be inspected for structural integrity and treated to prevent further deterioration.

8.3.6 84950 Calle Zamora - Water Heater: TPR Drain Pipe Missing (84950 WATER HEATER)

No drain pipe observed on TPR valve.

A TPR (Temperature and pressure-relief) is installed on water heaters, such as tank water heaters and boilers. TPRs are made to automatically release water if the temperature or pressure inside the tank exceeds safe levels. When the TPR valve opens, scalding water is released from the tank. A correctly installed TPR discharge pipe directs this scalding water to discharge to a safe location to the exterior or drain location.

Water heater manufacturers state that a TPR discharge pipe is required to direct hot water to the exterior or a suitable drain location. TPR discharge pipes are required to be made of copper, CPVC, or PEX pipe. PVC piping or plastic tubing is unsuitable for a discharge pipe due to the scalding water temperatures.

Recommend to install TPR drain pipe.

TPR Valve Requirements

8.3.7 84950 Calle Zamora - Water Heater: Earthquake Strap Missing/Broken (84950 WATER HEATER)

California Plumbing Code Section 507.2 requires that all water heaters shall be supported and strapped to prevent movement during an earthquake. Two metal straps, not less than 22 gauge, nor less than 5/8-inch wide shall be used.

Provide additional strap to ensure earthquake safety for water heater.

8.4.1 84950 Calle Zamora - Lighting Fixtures, Switches & Receptacles: Cover Plates Damaged/Missing (84950 UNDER KITCHEN SINK)

The receptacle, in photo location, had a missing cover plate. When the cover plates are broken or removed, some wires are exposed. Even though plugging in a device is typically 100% safe, exposed wires can pose a danger. Cover plates hide these wires so that you can't accidentally touch them. The cover plates also keep the outlet firmly locked in place. Without the plates, the outlet can be moved easily, which can lead to loose wires and premature wear. In addition, cracked outlet plates will likely become a dust trap and, ultimately, a fire hazard.

Prevent Electrical Hazards- Recommend replace all damaged/missing cover plates to avoid the exposure of electrical wiring and to keep fingers from coming into contact with energized parts.

8.5.1 84950 Calle Zamora - GFCI & AFCI: Missing GFCI Protection Installed (84950 KITCHEN AND BATHROOMS)

There was no GFCI protection detected in unit.

GFCI outlets should be installed in any potentially wet or damp areas such as kitchens, bathrooms, laundry rooms, outdoors, basements, garages and workshops. Damp areas can make you prone to dangerous electric shock but using a GFCI outlet can greatly reduce your risk of injury.

Recommend installing ground fault protection in noted locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

8.6.1 84950 Calle Zamora - Kitchen: Excessive Grease at Range Hood (84950 KITCHEN)

Heavy grease buildup was observed on the range hood during inspection. Accumulated grease reduces ventilation efficiency and creates a fire hazard in the kitchen. The range hood should be professionally cleaned or replaced if damage is present, and regular maintenance should be established to prevent future accumulation.

8.7.1 84950 Calle Zamora - Primary Bathroom: Exhaust Fan Did Not Operate (84950 BATHROOM)

Bath exhaust fans play a critical role in managing moisture, humidity, and indoor air quality within bathroom spaces. When exhaust fans fail to operate, they create potential risks for moisture accumulation, potential mold growth, and compromised ventilation. During the inspection, the bathroom exhaust fans were found to be non-operational, which indicates a systemic ventilation problem. This condition can lead to increased humidity, potential surface condensation, and potential long-term damage to bathroom surfaces and finishes. Immediate evaluation and repair of these exhaust fans is recommended to restore proper bathroom ventilation and prevent potential moisture-related issues.

8.7.2 84950 Calle Zamora - Primary Bathroom: Leak at Faucet (84950 BATHROOM)

The sink faucet is actively leaking and the hot water handle has a dead spot, indicating internal valve wear or damage. The faucet requires replacement to stop the water loss and restore proper hot water control functionality.

8.7.3 84950 Calle Zamora - Primary Bathroom: Moisture Intrusion (84950 BATHROOM)

Moisture intrusion was observed at the bathroom cabinet and surrounding walls during inspection. The source and extent of water penetration could not be fully determined, and damage to underlying materials such as framing, insulation, or substructure remains unknown. Prolonged moisture exposure can lead to wood rot, mold growth, structural compromise, and potential health hazards. A qualified professional should investigate the moisture source, assess hidden damage behind walls and cabinetry, and recommend appropriate remediation or replacement of affected materials.

8.7.4 84950 Calle Zamora - Primary Bathroom: Improve Caulking (84950 BATHROOM)

The caulking around the shower has deteriorated and requires replacement. Deteriorated caulk allows water to penetrate behind tiles and into wall cavities, potentially leading to water damage, mold growth, and structural issues. The caulking should be removed and replaced with a high-quality, mildew-resistant caulk appropriate for wet areas.

8.8.1 84950 Calle Zamora - Countertops & Cabinets: Water Damaged Cabinets (84950 KITCHEN)

Moisture intrusion has caused damages to cabinet structures. Water stains, warping, and potential wood deterioration were discovered during the inspection, indicating a persistent moisture problem. These conditions can compromise the cabinet's structural integrity and potentially lead to mold growth, wood rot, and further material degradation. Immediate professional assessment and repair are recommended to prevent extensive damage and potential health risks.

There are conditions conducive to the growth of fungi and or related pathogenic organisms. These substances may be present at this time. The inspection does not include reporting on the presence of these substances and or their possible health issues. We recommend further evaluation by a fungal expert in this field.

8.10.1 84950 Calle Zamora - Interior Doors: Missing Deadbolt and Damaged Strike Plate (84950 FRONT ENTRY)

The front entry door is missing its deadbolt latch mechanism, and the strike plate at the frame is damaged. This compromises the door's security function and structural integrity. A locksmith or door contractor should inspect the deadbolt assembly, repair or replace the latch, and reinforce or replace the damaged strike plate to restore proper security.

8.10.2 84950 Calle Zamora - Interior Doors: Damaged Door (84950 BEDROOM)

Minor damages were observed on the interior door during inspection. These cosmetic issues do not affect the door's functionality or structural integrity. Consider addressing these damages for aesthetic purposes through touch-up or repair as desired.

⊖ 8.12.1 84950 Calle Zamora - Floors: Water Stains and Moisture Intrusion (84950 KITCHEN FLOORING)

Moisture intrusion and water stains were observed in the kitchen flooring. This indicates water has penetrated the floor surface, which can lead to structural damage, mold growth, and deterioration of subflooring materials. The source of the moisture should be identified and corrected, and a flooring contractor should evaluate the extent of damage to determine if replacement is necessary.

⊖ 8.17.1 84950 Calle Zamora - Attic: Attic Fan Inoperable (84950 ATTIC)

The attic fan is not functioning. This fan is designed to remove hot air and moisture from the attic space, helping regulate temperature and prevent moisture-related damage. A non-operational fan can lead to excessive heat buildup, increased cooling costs, and potential moisture accumulation that may promote mold growth or wood deterioration. Have a qualified professional inspect the fan motor, wiring, thermostat controls, and ductwork to determine the cause and perform necessary repairs or replacement.

⚠ 8.17.2 84950 Calle Zamora - Attic: Exposed Electrical (84950 ATTIC)

Exposed electrical wiring was observed in the attic during inspection. Electrical wiring should be properly protected and routed through conduit or enclosed within walls to prevent damage, moisture exposure, and potential shock hazards. Exposed wiring creates safety risks including fire hazard if damaged, accidental contact leading to electrical shock, and vulnerability to rodent damage or moisture intrusion. An electrical contractor should evaluate the exposed wiring, determine if it requires protective conduit installation, and ensure all connections meet current safety standards. This issue should be addressed promptly to eliminate the electrical hazard.

⊖ 8.17.3 84950 Calle Zamora - Attic: Water Stain Sheathing (84950 ATTIC)

Water stains discovered in the attic area during the home inspection. These discolorations indicate potential moisture intrusion from roof leaks or condensation issues. If left unaddressed, water stains can lead to wood rot, mold growth, and structural damage to roof sheathing and framing. Recommend a professional roofing contractor thoroughly inspect the roof surface, flashings, and attic ventilation to identify and resolve the moisture source.

🔧 9.3.1 84952 Calle Zamora - Water Heater: Past Life Expectancy

The water heater is past its life expectancy. Water heater showed normal signs of wear and tear. The water heater responded to normal operating controls. Components appear properly installed and serviceable. Recommend monitoring its effectiveness and budget for replacing in the near future. Routine maintenance will keep it functional and maximize and can even its service life for a number of years past its life expectancy. For more information on life expectancy charts click below.

[LifeExpectancyChart](#)

⊖ 9.3.2 84952 Calle Zamora - Water Heater: Burn Chamber Cover Missing

The cover for the burn chamber is missing. We recommend contacting the manufacturer to obtain new cover plate for this model.

⊖ 9.6.1 84952 Calle Zamora - Kitchen: Exhaust Fan- None Noted (84952 KITCHEN)

Although not required, due to the presence of a window, installing an exhaust fan in the kitchen is beneficial in many ways:

- Air Quality – Kitchen exhaust fans help remove dust and debris particles from the air. ...
- Cleanliness – In addition to potentially toxic particles, food particles are also released into the air while you are cooking. ...
- Odors – Other particles released while cooking may contain odors.

We recommend installing a ventilation system that discharges to exterior.

A kitchen hood, exhaust hood, hood fan, extractor hood, or range hood is a device containing a mechanical fan that hangs above the stove or cooktop in the kitchen. It removes airborne grease, combustion products, fumes, smoke, heat, and steam from the air by evacuation of the air and filtration.

⊖ 9.7.1 84952 Calle Zamora - Primary Bathroom: Bathrooms- Improve Caulking and Grout (84952 BATHROOM)

The bathrooms grout and caulking, to shower/tub, flooring and counters has deteriorated, been stained and/or is missing in some areas.

Recommend to improve the grout and caulking in bathrooms to prevent moisture intrusion into underlying structure, help secure tiles and improve aesthetics.

⊖ 9.8.1 84952 Calle Zamora - Countertops & Cabinets: Water Damage- Cabinet Under Sinks (84952 BATHROOM)

Water damage observed on the cabinet during inspection. This indicates moisture exposure, likely from a plumbing leak or water intrusion. The affected cabinet should be evaluated by a qualified professional to determine the extent of damage and whether replacement or repair is necessary.

9.10.1 84952 Calle Zamora - Interior Doors: Poor Weather-stripping (84952 FRONT ENTRY)

At the time of the inspection, weather-stripping at interior doors was generally damaged or deteriorated. The Inspector recommends replacement/installation of effective weather-stripping components as necessary by a qualified contractor.



9.15.1 84952 Calle Zamora - Smoke Detector Information: Chirping Smoke Detectors (84952 SMOKE DETECTORS)

A smoke detector that chirps intermittently typically indicates a low battery condition. The detector is functioning but alerting you that the battery power is depleted and needs replacement to maintain proper operation and safety protection.

9.17.1 84952 Calle Zamora - Attic: Abandoned HVAC Duct Work (84952 ATTIC)

Abandoned HVAC ductwork was observed in the attic during inspection. Abandoned ducts are typically remnants from previous HVAC system replacements or modifications that were left in place rather than removed. This abandoned ductwork can create several concerns: it may harbor dust, debris, and potential pest entry points; it can obstruct attic space and complicate future maintenance or renovations; and it may indicate incomplete work from prior system upgrades. A qualified HVAC professional should evaluate the abandoned ducts to determine if they pose any air distribution issues, create pest pathways, or require removal for proper attic ventilation and future accessibility.

9.17.2 84952 Calle Zamora - Attic: Exposed Electrical/Missing Cover Plates (84952)

Exposed electrical wiring was observed in the attic during inspection. Electrical wiring should be properly protected and routed through conduit or enclosed within walls to prevent damage, moisture exposure, and potential shock hazards. Exposed wiring creates safety risks including fire hazard if damaged, accidental contact leading to electrical shock, and vulnerability to rodent damage or moisture intrusion. An electrical contractor should evaluate the exposed wiring, determine if it requires protective conduit installation, and ensure all connections meet current safety standards. This issue should be addressed promptly to eliminate the electrical hazard.

9.17.3 84952 Calle Zamora - Attic: Sheathing- Water Stains/Damages, Possible Dry Rot (84952 ATTIC)

Water stains and potential dry rot damage were observed on the attic sheathing during inspection. Water stains indicate past or ongoing moisture exposure, which can compromise the structural integrity of the wood framing. Dry rot, a fungal decay that develops in moisture-rich environments, can significantly weaken wood members and create safety concerns if left unaddressed. The presence of these conditions suggests a moisture intrusion problem that requires prompt investigation to identify the source and prevent further deterioration. A qualified professional should evaluate the extent of damage and recommend appropriate repairs or remediation.