

Real Estate Inspection Report

28th of August, 2026



Home Inspection Experts

Mario Sanchez

9433 Geyser Avenue
Los Angeles, CA 91324



Represented By:

(Agent): Jeromy Robert
(Office) : The Agency



Inspector - Eric Penta

Confidential and Proprietary

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Client Information



Client Information

Client Name: Mario Sanchez
Address: 9433 Geyser Avenue Los Angeles CA 91324
Inspection Date: 28th of August, 2026
Inspection Time: 09:00:00 AM
Inspector: Eric Penta

Report Information

The enclosed summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

This report is the exclusive property of Home Inspection Experts, and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of Home Inspection Experts and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of practice govern by International Association of Certified Home Inspectors (InterNACHI) , and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property. A Credible Expert to perform a Lead base, Asbestos, Radon gas, Foundation, Sewer Line, Infrared and or General home inspection in accordance with the standards of practice established by the Home Inspection Foundation, a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator.

Most properties built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect you home from a booklet published by The environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air then land and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people,

and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unventilated bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html/>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to

mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the Environmental Protection Agency (EPA), at [www. epa.gov/radon/images/hmbuygud.pdf](http://www.epa.gov/radon/images/hmbuygud.pdf), and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When

in use as a component of a waste system, it is not an immediate health threat, but as a component of potable water pipes it is a definite health-hazard. Although rarely found in modern use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent within the contingency period.

Mold Inspections are performed and lab results are good for the day of the inspection-Mold strains and counts can vary on a day to day basis.

Inspection Report Summary

Site Grounds & Grading

Trees & Shrubs

trees in the back of the home need to be cut back-there are power lines running through the trees from the home to main pole

Fences and Gates

wood fence on the left side of the home-has deteriorating post and fence is leaning away from the property recommend repairing and stabilizing the fence

Exterior & Structure

Foundation

there is efflorescence forming in the front and back of the foundation crawlspace this is an indication there are low lying areas around the home and water is penetrating under the home-recommend there is additional drainage installed around the home-recommend a foundation specialist cleans the white chalky substance under the home on the stem wall which can hurt the integrity of the foundation wall

there is evidence of past leaks under the bathrooms- recommend a termite inspector inspects further

there is evidence of rodent droppings in the crawl space recommend a pest control company inspects further

Exterior Wall Covering

there is breaking stucco around the perimeter of the home at the base of the house-recommend patching and painting the stucco

there is breaking stucco around the garage recommend repairing the stucco

brick footers in the front of the home are cracked in several areas recommend the cracks are repaired

Eaves & Soffits

There is wood rot around the perimeter of the home recommend a termite inspector to inspect further

Chimneys

chimney is missing a weather cap recommend installing a weather cap on top of the chimney

Roof

Roof Covering

there is debris from the trees on the roof recommend blowing the debris off the roof

Garage

Description

there are several cracks in the garage flooring recommend the cement is repaired

the safety eyes are over 2 inches high recommend dropping these below 2 inches for safety

Electrical

Main Panel

the main panel is a pushmatic panel this is outdated and small by today's standards recommend an electrician inspects further to upgrade the panel

Plumbing

Pipes

the water pressure coming in the home is over 100 psi recommend adjusting the regulator to keep the pressure below 80 psi

there are signs of corrosion on the pipes under the home recommend monitoring the copper plumbing as there are signs of age and coming up on their lifespan

Water Heater

the unit is making a crackling noise which can be an indication the unit is at its lifespan recommend monitoring the unit for replacement

the unit was manufactured in 2015

recommend installing a drain pan and a sediment trap

Interior

Fireplace

the gas is capped recommend uncapping to test the valve

there fireplace is older and should be cleaned

recommend a C clamp is installed

Windows

vertical windows in the home (bedrooms) are difficult to open and close recommend servicing the tracks

Lights / Outlets / Smoke & Carbon Detectors

there are smoke detectors present in the bedrooms and hallway

there is a carbon monoxide detector present in the home

Kitchen

Range / Oven

the oven is missing a anti tip brace-recommend bracing to the wall

Bathrooms

Ventilation

there is no evidence of a vent pipe through the attic recommend installing a vent pipe in each bathroom

Sink & Faucet components

the sinks in each bathroom drain slow recommend snaking the drains

the laundry area bathroom sink drain plug is missing recommend installing a drain plug

hallway sink cold water valve is calcified recommend deep cleaning if this does not work then replacing the valve

Cooling

Air Conditioning Type

the ac is not cooling as low as it should recommend a tune up on the unit recommend an hvac professional inspects further

Attic

Attic Access

there are rodent droppings in the attic recommend a pest control company inspects further

Inspection Report Detail

1 . Site Grounds & Grading

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. When decks and porches are built close to the ground where no viewing or access is possible, we cannot make accurate opinions. These areas as well as others that are too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in this report. We routinely recommend that inquiry be made with the seller about knowledge of conditions.

1.1 Driveway

Condition: Satisfactory

Type: Concrete

The driveway is showing evidence of spalling.: No

There are large cracks in the driveway.: No

There are uneven spots on the driveway.: No

The driveway has a bad slope (water runs towards building).: No

There are tree roots growing too close to the driveway.: No

1.2 Sidewalks / Walkways

Condition: Satisfactory

Type: Concrete

There is evidence of spalling.: No

There are large cracks on the sidewalk.: No

There are uneven spots on the sidewalk.: No

The sidewalk has a bad slope.: No

There are tree roots growing too close to the side: No

1.3 Grading at House Wall

Condition: Needs Maintenance

The ground slopes toward the house.: Yes

There are low areas where water could pool.: Yes

Roof-runoff could pool near the foundation.: Yes

1.4 General Grading / Drainage

Condition: Satisfactory

The ground slopes toward the house.: No

There are low areas where water could pool.: No

Roof-runoff could pool near the foundation.: No

1.5 Trees & Shrubs

Condition: Needs Maintenance

There are trees within 6 feet of the house.: No

There are shrubs growing too close to the foundation.: No

There are tree branches rubbing against the house.: Yes

There are trees growing near power lines.: Yes

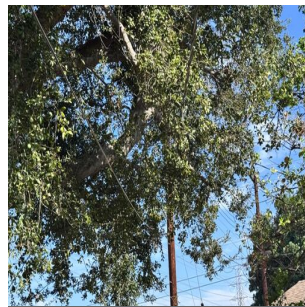
There is a garden within 6 feet of the house.: No

Comments:

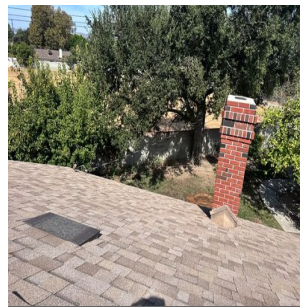
trees in the back of the home need to be cut back-there are power lines running through the trees from the home to main pole



Sec. 1.5 Picture 1



Sec. 1.5 Picture 2



Sec. 1.5 Picture 3



Sec. 1.5 Picture 4

1.6 Patio / Terrace

Condition: Satisfactory

Type: Concrete

Location: back of the home

There is evidence of moisture damage to the patio.: No

The patio/terrace is settling away from the house.: No

There are missing, loose, or broken sections.: No

There are rotting beams supporting the roof.: No

There are cracks/defects in the patio floor.: No

The patio floor is slanted/ not level.: No

1.7 Fences and Gates

Condition: Needs Maintenance

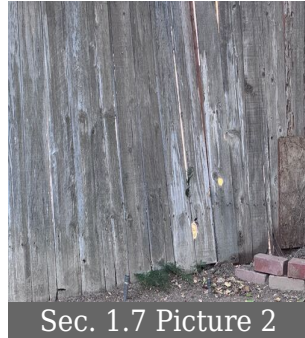
Type: Wood

Comments:

*wood fence on the left side of the home-has deteriorating post and fence is leaning away from the property
recommend repairing and stabilizing the fence*



Sec. 1.7 Picture 1



Sec. 1.7 Picture 2

2 . Exterior & Structure

Our inspection: of the Exterior grounds includes the surface drainage, grading, some fencing, gates, sidewalks, patios, driveways, and retaining walls adjacent to the structure. The inspection of the exterior of the building includes the cladding, trim, eaves, fascias, decks, porches, downspouts, railings, doors, windows and flashings. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with rotation, we routinely recommend further evaluation be made by a qualified professional structural engineer. The grading of the soil should allow for surface and roof water to flow away from the foundation. All concrete slabs experience some degree of cracking due to shrinkage in the drying process or minor settlement. All items listed are inspected for their proper function, poor installation, excessive wear and general state of repair. Where deck carpeting, stacked firewood, excessive vegetation, soil and other coverings are installed over decking and patio surfaces, the materials or their nature of construction and condition of the underneath these coverings cannot be determined.

Condominium Inspection Disclaimer:

Only pertain to condominiums PUD & Townhouses

Because this is a report on a condominium, PUD or Townhouse inspection, we do not inspect or report on the condition of the roof, the foundation, grading and drainage, or components beyond the unit, which are typically the responsibility of the home owners' association.

Notice to absent clients:

Only pertain to clients who was absent.

We prefer to have our clients present, during, or immediately following the inspection so that we can elaborate on what may well be complicated or technical issues that could be somewhat difficult for the average person to understand. Inasmuch as you were not present, we encourage you to read the whole report and not just the summary report, and to consult with us directly. Also, please verify anything that we may have been purported to have said.

General Observation Reporting Neglected Property:

Only pertain to properties with significant damage

The property has been neglected, and we will not comment further on the obvious and numerous deficiencies. However, you should obtain estimates from a general contractor, because the cost of renovation could significantly effect your evaluation of the property.

There are a wide variety of pre-fabricated chimneys, which are constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be viewed without dismantling any portion of them, and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer. For instance, experience has taught us that many prefabricated chimneys have been fitted with architectural shrouds that are not approved by the manufacturer, and which can inhibit drafting and convectional cooling. However, we recommend a level-two inspection by a qualified specialist within the contingency period or before the close of escrow, as recommended by NAPA standards "upon the sale or transfer of a property." Chimney's that are lined masonry type, which is the most dependable because the flue liner not only provides a smooth transition for the bi-products of combustion to be vented beyond the residence but provides an approved thermal barrier as well. However, we recommend a level-two inspection by a qualified specialist within the contingency period or before the close of escrow, as recommended by NAPA standards "upon the sale or transfer of a property." Unlined chimneys, or those without flue liners, are suspect. Although such flues include a plaster coat of mortar, the corrosive effect of flue gases and the elements can deteriorate the mortar. In fact, the Chimney Safety Institute of America reported in 1992 that "all unlined chimneys, irrespective of fuel used, are very liable to become defective through disintegration of the mortar joints." However, we recommend a level-two inspection by a qualified specialist within the contingency period or before the close of escrow, as recommended by NAPA standards "upon the sale or transfer of a property."

2.1 Building Information

Property Type : Single Family Residence **Furnished :** No

Number of Stories : 1

Year Constructed: 1957

Present at time of inspection : Seller Agent **Foundation Type:** Raised Foundation **Specific**

Zoning Classification: R 1 **Is the highest & best use of the property as improved (or as proposed per plans & specifications):** Yes

Zoning Description: Single Family Residence

Zoning Compliance: Legal

Are there any adverse site conditions or external factors : No

Assignment Type: Purchase Transaction

2.2 Wall Structure

Condition: Satisfactory

Type: Post/ Beam Wood

2.3 Foundation

Condition: Needs Maintenance

Type: Concrete, Wood, Piers

There are large cracks in the foundation.: No

There are signs of water penetration / condensation to the foundation.: Yes

There are gaps in the mortar.: No

Efflorescence was observed indicating prior water damage.: Yes

The foundation is raised and should be seismically retrofitted: Yes

Ventilation/s screen/s are damaged or missing and should be repaired/replaced: Yes

Comments:

there is efflorescence forming in the front and back of the foundation crawlspace this is an indication there are low lying areas around the home and water is penetrating under the home-recommend there is additional drainage installed around the home-recommend a foundation specialist cleans the white chalky substance under the home on the stem wall which can hurt the integrity of the foundation wall

there is evidence of past leaks under the bathrooms- recommend a termite inspector inspects further

there is evidence of rodent droppings in the crawl space recommend a pest control company inspects further

2.4 Exterior Wall Covering

Condition: Needs Maintenance

Wood: Stucco

There are vines growing up the sides of the wall.: No

Weep holes are missing at the bottom of brick veneers.: No

Paint is peeling off of the siding material.: No

Blistering or puckering was observed in composite clapboard siding.: No

Cracks, holes, or deflections were observed in siding.: No

Swelling / delaminating is occurring near drip edges.: No

There are places where wood siding touches the ground.: No

There are signs of rot or decay on the wall covering.: No

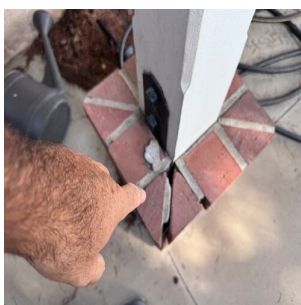
Efflorescence was observed on the wall covering.: No

Comments:

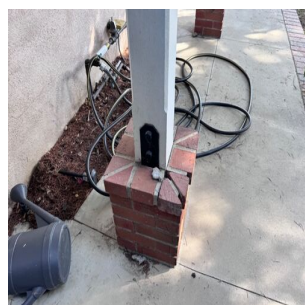
there is breaking stucco around the perimeter of the home at the base of the house-recommend patching and painting the stucco

there is breaking stucco around the garage recommend repairing the stucco

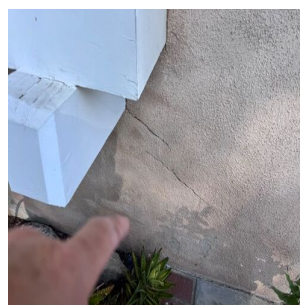
brick footers in the front of the home are cracked in several areas recommend the cracks are repaired



Sec. 2.4 Picture 1



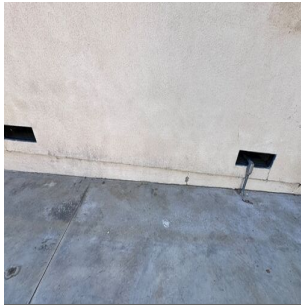
Sec. 2.4 Picture 2



Sec. 2.4 Picture 3



Sec. 2.4 Picture 4



Sec. 2.4 Picture 5



Sec. 2.4 Picture 6



Sec. 2.4 Picture 7



Sec. 2.4 Picture 8

2.5 Exterior Doors

Condition: Satisfactory

Type: Wood

The exterior door is difficult to open and close.: No

Defects caused by improper installation were observed.: No

Light interior doors have been improvised to function as exterior doors.: No

Rot / deterioration was observed on the door at the sill.: No

The exterior door swings over stairs.: No

There are cracked, broken, or delaminating sections.: No

2.6 Eaves & Soffits

Condition: Needs Maintenance

There are sagging soffit panels.: No

There are water stains in soffit ventilation.: No

There are eave vent screens that have been torn or damaged.: No

There are gable louvers missing slats.: No

Water was observed behind architrave assembly (indication of poor caulking).: No

Comments:

There is wood rot around the perimeter of the home recommend a termite inspector to inspect further



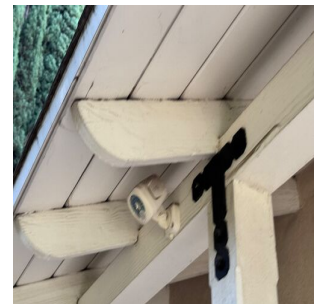
Sec. 2.6 Picture 1



Sec. 2.6 Picture 2



Sec. 2.6 Picture 3



Sec. 2.6 Picture 4



Sec. 2.6 Picture 5

2.7 Gas Meter / Piping

Condition: Satisfactory

The pipes are rusted.: No

The pipes are located in a dangerous spot.: No

The gas meter do not have a earthquake shutoff valve that may or may not be mandatory, but is recommended. : Not Present

2.8 Chimneys

Type: Brick

The Chimney is Leaning: No

The chimney terminates too close to the roof.: No

The chimney is separating from the house.: No

The chimney is missing a weather-protective cap.: Yes

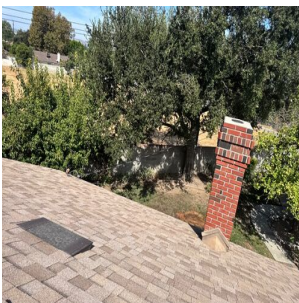
The chimney is missing bricks or flashing.: No

Efflorescence was observed on the bricks. : No

Condition: Needs Maintenance

Comments:

chimney is missing a weather cap recommend installing a weather cap on top of the chimney



Sec. 2.8 Picture 1

3 . Roof

The inspection of the roof system includes a visual examination of the surface materials, connections, penetrations and roof drainage systems. We examine the roofing material for damage and deterioration. We

examine the roof system for possible leaks, damage and conditions that suggest limited remaining service life. We may offer opinions concerning repair and/or replacement if warranted. Opinions stated herein concerning the roofing material are based on the general condition of the roof system as evidenced by our visual inspection. These do not constitute a warranty that the roof is or will remain, free of leaks. All roofing systems require annual maintenance. Failure to perform routine maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. When provided, our estimates of the roof's life expectancy are based on the assumption that the roof will be properly maintained during that period. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times, this situation is not possible during the inspection and we cannot confirm this condition. We suggest that an annual inspection of the Attic area be performed where accessible to identify if any leaks are evident. There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage. Concrete tile roofs are among the most expensive and durable of all roofs, and are warranted by the manufacturer to last for forty years or more, but are usually only guaranteed against leaks by the installer from three to five years. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, deteriorated through time, or by ultra-violet contamination. Significantly, although there is some leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually. There are several types of authentic Spanish tile, all of which are made of clay and are easily broken. Like most inspectors, we elect not to walk on them but view them instead from a variety of vantage points using a ladder and binoculars. They can be installed in different ways, using various fasteners and mortar, over one or more waterproof membranes of varying weights. Sometimes the tiles appear to be carelessly installed, or randomly layered and irregularly placed, but this is characteristic of a classic Spanish tile roof. As with other pitched roofs, they are not designed to be waterproof only water-resistant, and are dependant on the integrity of the membrane beneath them, which is concealed, but which can be split by movement, or deteriorated through time and ultra-violet contamination. These roofs can leak, and sometimes without there being any obvious damage to the tiles, and particularly if damaged tiles have been replaced over a deteriorated membrane. However, the most common form of leakage occurs when the valleys or other drainage channels become blocked by debris, which causes water to back up and be directed under the flashing. Therefore, it is important to inspect these roofs annually and to have them cleaned.

3.1 Roof Covering

Condition: Needs Maintenance

Tile Type : Composition

Layers Observed: 1

Approximate Age in Years: 7-10

The shingles are cut short of the verge trim.: No

The shingle tabs are clawing or curling up at the edges.: No

Roof rakes or eaves without metal drip edge flashing.: No

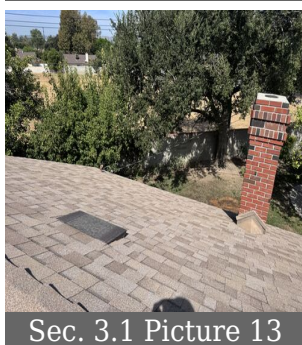
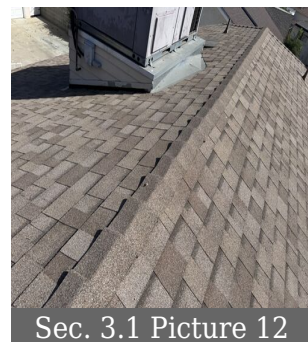
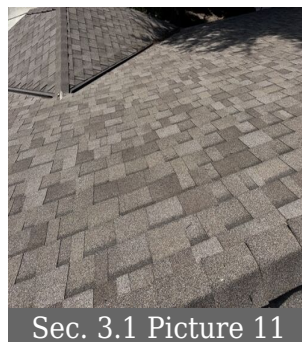
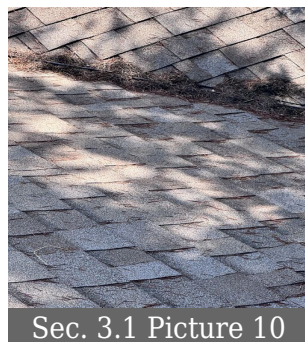
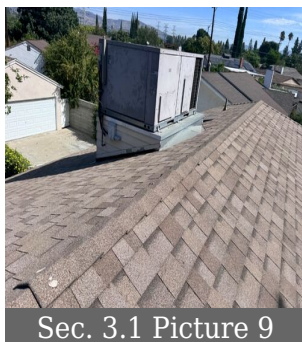
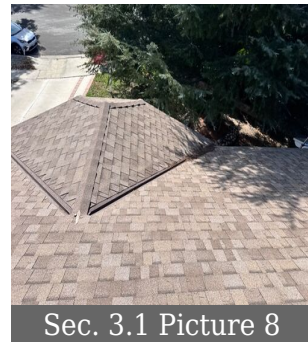
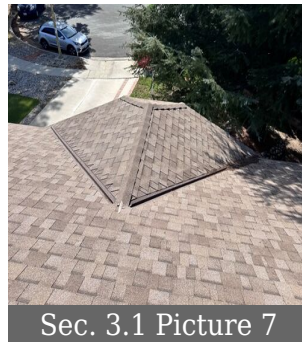
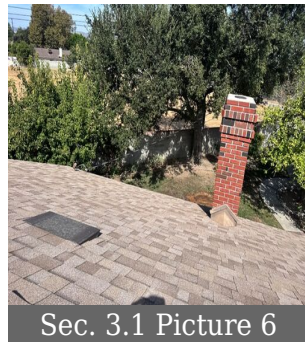
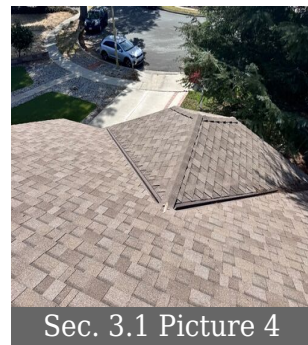
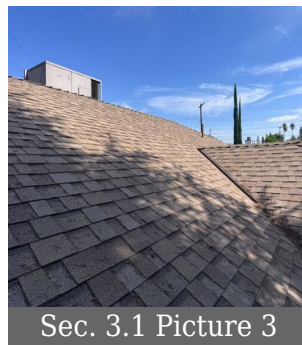
Large gaps were observed between shingles.: No

There are more than 2 layers of shingles.: No

The roof includes a flat-roofed section: No

Comments:

there is debris from the trees on the roof recommend blowing the debris off the roof



3.2 Method of Evaluation

Method of Evaluation : We evaluated the roof and its components by walking on its surface
We used a high powered Drone to evaluate the roof: No

3.3 Overall Roof Grade

We have assigned a grade to the roof based on it's overall condition: B

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Estimated Remaining Life : 10-15 Years

4 . Garage

The Garage is inspected as best as possible, but can be limited due to parked cars or personal stored items. Due to this area being cluttered or areas being inaccessible, it is common for sections that cannot be fully inspected or items identified during our limited inspection. We suggest that a walk-through be performed once the home is vacant. If this is a new construction inspection or vacant home this area will be inspected thoroughly. Determining the heat resistance rating of firewalls and doors or building code violations is beyond the scope of this inspection. Flammable materials should not be stored within the Garage area if possible.

4.1 Description

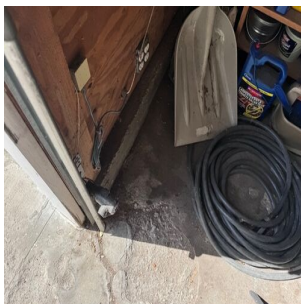
Condition: Needs Maintenance

Type: Separate Garage **Car Garage Count :** Double-Car Garage

Comments:

there are several cracks in the garage flooring recommend the cement is repaired

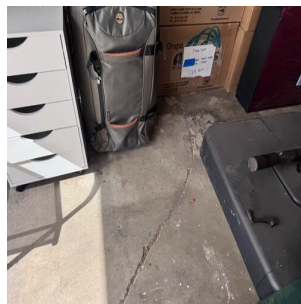
the safety eyes are over 2 inches high recommend dropping these below 2 inches for safety



Sec. 4.1 Picture 1



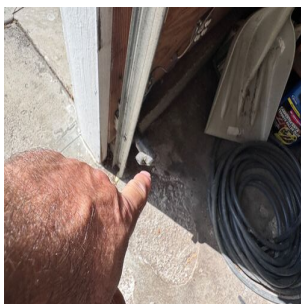
Sec. 4.1 Picture 2



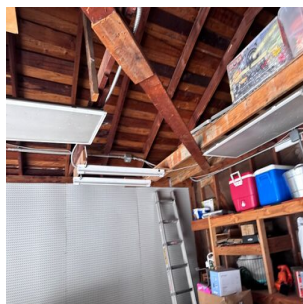
Sec. 4.1 Picture 3



Sec. 4.1 Picture 4



Sec. 4.1 Picture 5



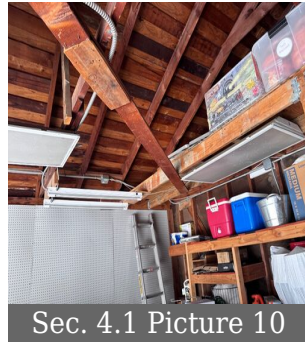
Sec. 4.1 Picture 6



Sec. 4.1 Picture 7



Sec. 4.1 Picture 8



5 . Electrical

Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuits, wiring, service panel, over current protection devices, lighting fixtures, switches, and receptacles. Service equipment, proper grounding, wiring methods and bonding are focal points. We inspect for adverse conditions such as lack of grounding and bonding, over-fusing, exposed wiring, open-air wire splices, reverse polarity and defective GFCI's. The hidden nature of the electrical wiring prevents inspection of every length of wire or their connections. Telephone, video, cable, audio, security systems and other low voltage systems were not included in this inspection unless specifically noted. We recommend you have the seller or a specialist demonstrate the serviceability or locations of these systems to you if necessary. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all Bedroom doors and in Bedrooms. These units should be tested monthly.

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

5.1 Outlets, Fixtures, & Switches

Testing Method: receptacle tester

Number Tested: Representative number

Reverse polarity: No

5.2 Main Panel

Condition: Professional Consultation

Volts: 240 -120V

Capacity: 100 A

Type: Circuitbreakers

Grounding: Not determined

Bonding: Not determined

We did not attempt to inspect the panel because the power was off at the time of inspection.: Power was on

Various circuits within the panel are not labeled but should be.: No

We did not attempt to access the panel because to do so would break a paint seal or damage plaster.: No

There are incompatible wiring sizes being used.: No

There are loose connections in the main panel.: No

The main panel contains aluminum wiring.: N.I.

The system is not properly bonded.: No

There are over fused circuits.: No

The main panel is not properly secured.: No

There is evidence of circuit breakers failing or overloading.: No

Cables are clamped improperly.: No

There is rust or corrosion affecting the main panel.: No

The system is not properly grounded.: No

Comments:

the main panel is a pushmatic panel this is outdated and small by today's standards recommend an electrician inspects further to upgrade the panel

6 . Plumbing

Our Inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply, drain waste, vent, gas lines, faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint connection, especially in walls, floors and ceiling voids. A sewer lateral test is necessary to determine the condition of the underground sewer lines. This type of test is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, off site community water supply systems, or private (septic) waste disposal systems unless specifically noted. A qualified specialist prior to the closing of escrow can perform review of these systems. Our inspection of the water heater includes a visual examination of the accessible portions of the tank, gas, electrical and/or water connections, venting and

safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps.

However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service, most of which are relatively inexpensive.

There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve. There are a wide variety of residential electric water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with a pressure/temperature relief valve and discharge pipe plumbed to the exterior. Residential tankless water heaters are a relatively new invention. They provide virtually endless but not unlimited hot water, and require little maintenance beyond periodic monitoring for leaks, which is to be anticipated with any type of water heater.

6.1 Water Service

Condition: Satisfactory

Type: Public

The water entrance is located in a bad spot.: No

The shutoff valve is located in a bad spot.: No

6.2 Pipes

Condition: Needs Maintenance

Black iron: Copper

Flow rate: Not satisfactory

The pipes are showing signs of deterioration.: No

There are signs of leakages from the pipes.: No

There are signs of rust / corrosion on the pipes.: Yes

The pipes are improperly supported.: No

The pipes are likely to freeze / have frozen.: No

Comments:

the water pressure coming in the home is over 100 psi recommend adjusting the regulator to keep the pressure below 80 psi

there are signs of corrosion on the pipes under the home recommend monitoring the copper plumbing as there are signs of age and coming up on their lifespan



Sec. 6.2 Picture 1

6.3 Water Heater

Condition: Needs Maintenance

Water Heating Type : Tank/Boiler **Fuel type:** Gas

Relief valve: Present

There are problems with back drafting.: No

The heating element needs to be replaced.: No

Expansion tank: Not present

There is faulty gas piping.: No

The water heater sits somewhat below grade and could become contaminated by surface water.: No

There are rigid type water lines &, for seismic safety reasons, should be replaced with safer flexible ones: Replacement Is Not Needed

Water heater in the garage should be raised 18 inches above the slab, to prevent possible vapor fire: No

There is unsecured wiring present.: No

There are signs of leakages.: No

Venting (air supply): Present

The water heater is not installed over a drain pan and a leak could result in water damage: No

Extension: Present

There are unsafe flue conditions.: No

Seismic Restraint: Present

There is improperly installed overflow piping.: No

Gas shutoff: Present

Location: Exterior **Capacity (gallons):** 40

Comments:

the unit is making a crackling noise which can be an indication the unit is at its lifespan recommend monitoring the unit for replacement

the unit was manufactured in 2015

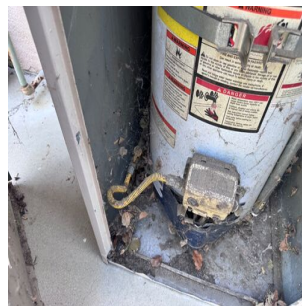
recommend installing a drain pan and a sediment trap



Sec. 6.3 Picture 1



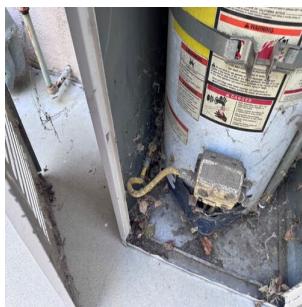
Sec. 6.3 Picture 2



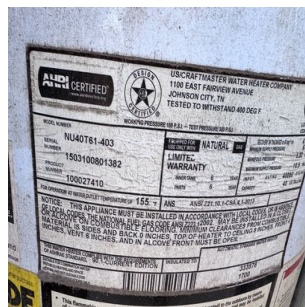
Sec. 6.3 Picture 3



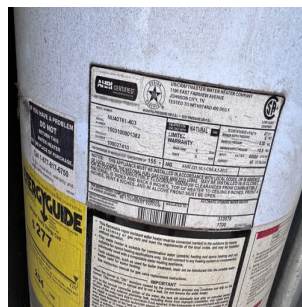
Sec. 6.3 Picture 4



Sec. 6.3 Picture 5



Sec. 6.3 Picture 6



Sec. 6.3 Picture 7



Sec. 6.3 Picture 8



Sec. 6.3 Picture 9

7 . Interior

Our inspection of the Interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

7.1 Floors

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Condition: Satisfactory

Type : Hardwood

There is evidence of moisture damage to the floor. : No

The floor is bouncy or inadequately supported. : No

The floor is sagging, uneven, or not level. : No

The floor is worn or cosmetically damaged, which you should view for yourself: No

The floor seams are lifting, due to moisture penetration or poor workmanship.: No

There are cracks in the tiles. They are likely to have been caused by movement.: No

The floor is moisture damaged and should be evaluated by a termite inspector.: No

The hardwood floor is cupped, or moisture damaged, and should be evaluated by a specialist: No

Moisture has penetrated the slab beneath the finished floor, this should be evaluated by a specialis: No

The floor slopes and was probably once an exterior surface, such as that of a porch or patio: No

The floor is out of level. This should be evaluated by a structural or a foundation specialist: No

7.2 Ceilings

Condition: Satisfactory

Type: Drywall

There is evidence of water damage to the ceiling. : No

There are cracks or loose sections in the ceiling. : No

The ceiling is sagging. : No

The acoustic sprayed ceiling is known to contain asbestos and should be tested: No

There are cosmetic/hairline cracks on the ceiling that may not be structural threatening : Not Structural.

7.3 Walls

Condition: Satisfactory

Type: Drywall

The walls are pulling away from the studs. : No

There are cracks or holes in the walls. : No

There is paint peeling or chipping off the walls. : No

There's cosmetic damage to the walls that is typical in most properties : No

There are cosmetic/hairline cracks on the walls that may not be structural threatening : Not Structural.

7.4 Moisture & Mildew

Condition: Satisfactory

Degree of Damage: None

7.5 Fireplace

Condition: Needs Maintenance

Type: Wood-burning

Operational: Yes

The chimney needs to be cleaned. : No

The damper is functional: Yes

The damper is fixed in an open position. : No and should be

The mantle is less than 12 above the firebox. : No

There are cracked or broken sections of the firebox. : No

The chimney flue is missing a lining. : No

The chimney has a functional weather cap/spark arrestor: No

Gas line is Capped : Yes

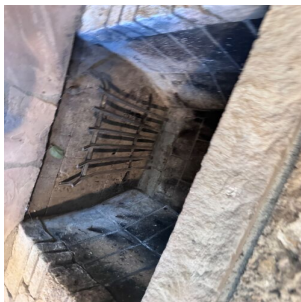
Hearth Extension : No

Comments:

the gas is capped recommend uncapping to test the valve

there fireplace is older and should be cleaned

recommend a C clamp is installed



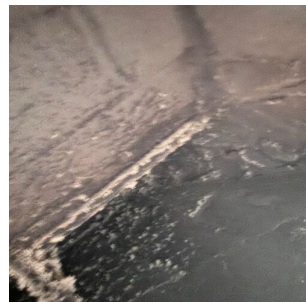
Sec. 7.5 Picture 1



Sec. 7.5 Picture 2



Sec. 7.5 Picture 3



Sec. 7.5 Picture 4

7.6 Interior Doors

Condition: Satisfactory

The door malfunctions when opening/closing. : No

The doors are damaged. : No

The door is out of square. : No

7.7 Windows

Condition: Needs Maintenance

Type: Sliding **Material:** Metal **Glass Properties:** Dual pane

The windows are poorly insulated. : No

There is cracked / broken glass. : No

There are rotting or broken frames. : No

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Windows are stuck or painted shut. : No

There are bedrooms without properly functioning egress windows. : No

There are functioning windows without screens. : No

There are single-glazed windows without storm windows. : No

Comments:

vertical windows in the home (bedrooms) are difficult to open and close recommend servicing the tracks



7.8 Lights / Outlets / Smoke & Carbon Detectors

Outlets or Switches with Missing or damaged Face-plates : No

Outlets with Open Grounds: No

There are light bulbs that did not respond and should be replaced: No

Loose/Missing Outlets/Switches: No

The Ceiling Fans Are In Acceptable Condition : Yes

Lights With Missing Bulbs Was Not Inspected : No-Inspector Do Not Carry Light Bulbs

Smoke Detectors Tested : No

Comments:

there are smoke detectors present in the bedrooms and hallway

there is a carbon monoxide detector present in the home

8 . Kitchen

Inspection of standalone refrigerators, freezers and built-in ice-makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection to inspect below or behind them. Portable dishwashers are not inspected, as they require connection to facilitate testing and are sometimes not left with the home. Defects could be hidden from our evaluation, however, California Standard of Practice do not required us to remove personal items from kitchen, bathroom, or laundry sinks, closets, or garages. Therefore you should conduct a visual inspection during your final work-through when the property is empty or request a re-inspection from us or another qualified inspection company.

8.1 Cabinets

Condition: Satisfactory

Kitchen Cabinets : The cabinets have typical, cosmetic damage which is commensurate with their age.

The cabinets are scratched or damaged. : No

There are cabinets that are missing hardware. : No

The termite inspector should be alerted to moisture damage within the sink cabinet.: No

The floor of the sink cabinet is functional, but moisture damaged.: No

The drawers do not open / close properly. : No

Cabinets need service, such as replacing/adjusting drawer glides, pull latches, hinges, catches, etc: No

8.2 Counters

Condition: Satisfactory

Type: Solid surface

The counter tops are scratched or damaged. : No

There are cracked, loose, or burned sections of counter top. : No

8.3 Ventilation

Condition: Satisfactory

Fan Vents to: Exterior

The filter system does not function properly. : No

The fan vent does not terminate in the attic. : No

The exhaust fan vent is separated, and needs to be reconnected.: No

The exhaust fan has power but little or no suction, and may need to be repaired or replaced.: No

The exhaust fan is functional but does not have a strong draw. Cleaning it could improve this.: No

The grease filter, or other components are missing from the exhaust fan, and should be installed.: No

The exhaust fan is functional, but it needs to be cleaned or degreased.: No

The exhaust fan does not respond to the control switch, and should be serviced.: No

8.4 Disposal

Condition: Satisfactory

Type: Operating

The electrical connection to the garbage disposal has been made outside of the unit: No

The garbage disposal is frozen, and probably from inactivity. However, it is not

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uncommon.: No

The garbage disposal is noisy, which may be attributable to worn components.: No

8.5 Dishwasher

Condition: Satisfactory

Type: Operating

The dishwasher is old, and will obviously not be as efficient as a newer one.: No

The dishwasher is functional but discharges water through the anti-siphon valve: No

The dishwasher is functional but discharges without a mandated anti-siphon valve: No

The dishwasher does not progress through its cycles, and should be evaluated.: No

We could not activate the dishwasher, which should be serviced and demonstrated by the sellers.: No

Water remains in the dishwasher when it has completed its cycles, which means that it is not working: No

Dishwasher has standing water when it completets its cycles, which means its not working efficiently: No

The dishwasher terminated its cycles before its programmed completion.: No

8.6 Range / Oven

Condition: Needs Maintenance

Type: Operating

Comments:

the oven is missing a anti tip brace-recommend bracing to the wall

8.7 Sink and Faucet

Condition: Satisfactory

The sink is not properly fastened down. : No

There is evidence of leakage from the sink. : No

The caulking is deteriorating. : No

The hot-cold controls are out of alignment. : No

There is rust / corrosion on the sink. : No

The shutoff valve is missing or inoperable. : No

The sink drains too slowly. : No

8.8 Moisture & Mildew

Condition: Satisfactory

Degree of Damage: None

9 . Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Our inspection of the bathrooms included a visual examination of the readily accessible portions of the floors, walls, ceilings, cabinets, countertops and plumbing fixtures. Bathrooms are inspected for water drainage, damage, deterioration to floor and walls, proper function of components, active leakage, unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water flow and pressure. Fixtures are tested using normal operating controls. Vent fans and their ductwork are tested for their proper operation and examined where visible. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain all grout and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

9.1 Toilets

Condition: Satisfactory

The toilet fixture is unstable. : No

There is less than 24 inch clearance in front of the toilet. : No

The shutoff valve is leaking or corroded. : No

There are cracks in the toilet bowl. : No

The toilet does not flush properly. : No

9.2 Bathtub

Condition: Satisfactory

Type: Built-In

The tub is damaged. : No

The bathtub does not drain properly. : No

The hot-cold controls are not aligned properly. : No

The seal is caulked improperly.: No

The tub valves are loose, or missing components, and should be serviced.: No

Tub drain is partially blocked & should be serviced, to ensure blockage don't involved the main: No

The tub valves will need new stem washers to stop the spigot from dripping.: No

Some Jets in the jacuzzi are not blowing: N.I.

9.3 Moisture & Mildew

Condition: Satisfactory

Degree of Damage: None

9.4 Ventilation

Condition: Satisfactory

Bathroom window present: Yes **Fan Vents to:** Attic

Comments:

there is no evidence of a vent pipe through the attic recommend installing a vent pipe in each bathroom

9.5 Sink & Faucet components

Condition: Needs Maintenance

The sink and its components are functional: Yes

The sink has typical cosmetic damage, such as stained or worn porcelain.: No

The sink is cracked but not leaking, but will obviously be susceptible to leaks.: No

The sink is cracked and leaking, and should be replaced.: No

The sink leaks at its drain overflow underneath, and should be replaced.: No

The mechanical sink stopper will need to be adjusted to engage.: No

The mechanical sink stopper is incomplete and should be serviced.: No

The mechanical stopper leaks beneath the sink, and should be repaired: No

The sink faucet is loose, and should be secured.: No

The sink faucet drips, and should be repaired or replaced.: No

The sink faucet leaks around the stem while in use, and should be repaired.: No

There is a leak at a shut-off valve below the sink that should be repaired.: No

There is a missing shut-off valve handle beneath the sink, which should be replaced:
No

Sink drain is partially blocked & should be serviced, to ensure blockage don't involved the main : No

There is a leak at the drain trap below the sink, which should be repaired.: No

The sink drain employs an obsolete, or suspect, s-trap: No

There is a leak at the trap-arm below the dual sinks that should be repaired.: No

The sink employs an unconventional flexible drainpipe that we do not endorse.: No

Comments:

the sinks in each bathroom drain slow recommend snaking the drains

the laundry area bathroom sink drain plug is missing recommend installing a drain plug

hallway sink cold water valve is calcified recommend deep cleaning if this does not work then replacing the valve

9.6 Shower components

Condition: Satisfactory

The stall shower enclosure is mineral stained from hard water, which cant be easily removed: No

The stall shower door don't appear to include safety glass, which was not uncommon before 1965: No

There are cracked tiles in the shower area that should be monitored to forestall moisture intrusion.: No

There are open grout-joints in the shower tiles that should be sealed to prevent moisture damage.: No

There are loose or hollow-sounding tiles within the stall shower, that should be further evaluated: No

Shower drains slowly and should be serviced, to ensure the blockage don't involve the main line.: No

The shower pan is leaking and should be evaluated by a termite inspector or replaced.: No

The showerdoor seal is missing or damaged, and should be serviced.: No

The showerhead is missing in the stall shower, and should be replaced.: No

The showerhead is occluded by minerals, and does not spray uniformly.: No

The mixing valve in the stall shower is allowing the showerhead to drip, and should be serviced: No

The shower diverter valve in the tub/shower is defective, and should be serviced.: No

10 . Bedroom

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

10.1 Bedroom

All bedrooms was inspected and found to be in acceptable condition, except where noted.: Yes

10.2 Closets

Condition: Satisfactory

The closet and its components are functional.: Yes

The closet door needs to be shaved or trimmed to close easily.: No

The closet door have substandard installation, and should be repaired or replaced.: No

The closet door/s is/are missing and should be replaced: No

11 . Laundry Room/Area

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

11.1 Location

Washer & Dryer location: Dedicated Laundry Room

12 . Heating

Our examination of the heating system includes a visual examination of the exposed and accessible heating equipment, thermostat, safety controls, venting and the means of air distribution. Our inspection of the heating system includes activating the heating system via the thermostat and a visual examination of the accessible components listed below. These items are examined for proper function, excessive or unusual wear and general state of repair. Heat exchangers are inaccessible by design, and are not part of the ASHI standards of practice. They must be completely removed from the furnace to be fully evaluated. Our inspection does not include disassembly of the furnace or check for any appliance's that may be on a recall list. The inspector cannot light pilot lights due to the liability. The inspector does not test safety devices. To obtain maximum efficiency and reliability from your heating system, we recommend annual servicing and inspections by a qualified heating specialist. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard, which is sometimes a costly condition to address.

12.1 Heating

Condition: Satisfactory
Type: Forced air **Fuel Type:** Natural Gas
Location: roof
Thermostat Location: hallway
Furnace Brand at Property: Other



Sec. 12.1 Picture 1



Sec. 12.1 Picture 2



Sec. 12.1 Picture 3



Sec. 12.1 Picture 4



13 . Cooling

This is a visual inspection limited in scope by (but not restricted to) the following conditions: - Window and/or wall mounted air conditioning units are not inspected. - The cooling supply adequacy or distribution balance are not inspected. - Pressure tests on coolant systems are not within the scope of this inspection; therefore no representation is made regarding coolant charge or line integrity. - Judgment of system efficiency or capacity is not within the scope of this inspection. - Cooling systems are not dismantled in any way. Secured access covers are not removed. - The interior components of evaporators, condensers and heat pumps are not viewed. - The interior conditions of cooling components are not evaluated. - The presence of leaking refrigerant lines, heat pump oil, etc., is outside the scope of this inspection. Keep in mind if the temperature is low at the time of inspection the condenser might not generate enough condensation though the lines to catch any leaks. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection. We may not have turn on all the units at this inspection and you should have this demonstrated by the seller or evaluated by a HVAC specialist.

13.1 Air Conditioning Type

Condition: Needs Maintenance

Type: Central air

Status: Turned on

Comments:

the ac is not cooling as low as it should recommend a tune up on the unit recommend an hvac professional inspects further

13.2 Air Conditioning Unit

Energy Star: No

System: Single split-system



Sec. 13.2 Picture 1



Sec. 13.2 Picture 2



Sec. 13.2 Picture 3



Sec. 13.2 Picture 4



Sec. 13.2 Picture 5



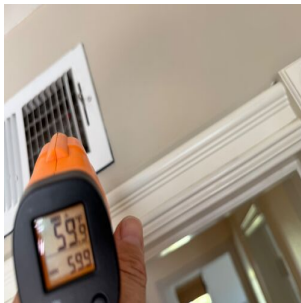
Sec. 13.2 Picture 6



Sec. 13.2 Picture 7



Sec. 13.2 Picture 8



Sec. 13.2 Picture 9



Sec. 13.2 Picture 10



Sec. 13.2 Picture 11



Sec. 13.2 Picture 12



Sec. 13.2 Picture 13



Sec. 13.2 Picture 14

13.3 Air Distribution

Condition: Satisfactory

Type: Ductwork

Location: Each room

14 . Attic

Our inspection of the Attic includes a visual examination of the roof framing, plumbing, electrical, and mechanical systems. There are often heating ducts, bathroom vent ducts, electrical wiring, chimneys and appliance vents in the Attic. We examined these systems and components for proper function, unusual wear

Home Inspection Experts

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and general state of repair, leakage, venting and unusual or improper improvements. When low clearances and deep insulation prohibits walking in an unfinished Attic, inspection will be from the access opening only. Vaulted ceilings cannot be inspected.

14.1 Attic Access

Location: laundry area

Access Method: Pull down

Attic access is blocked or sealed.: No

There is hazardous wiring in the attic.: No

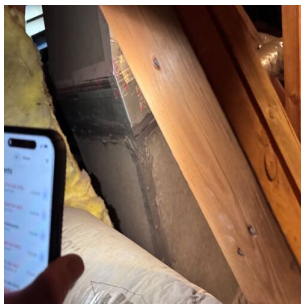
There are improper light fixture connections.: No

There are improper fan connections.: No

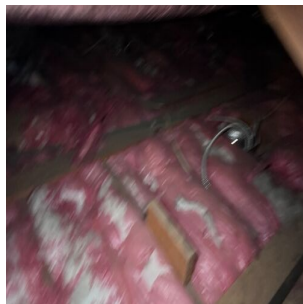
There are exposed or vulnerable conductors.: No

Comments:

there are rodent droppings in the attic recommend a pest control company inspects further



Sec. 14.1 Picture 1



Sec. 14.1 Picture 2



Sec. 14.1 Picture 3



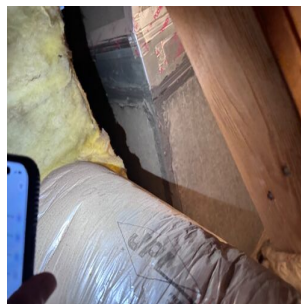
Sec. 14.1 Picture 4



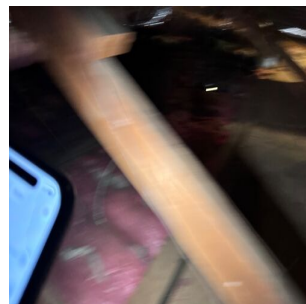
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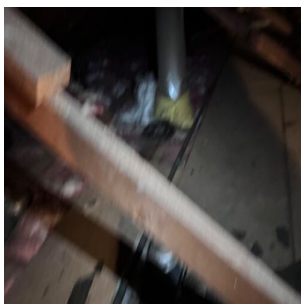
Sec. 14.1 Picture 6



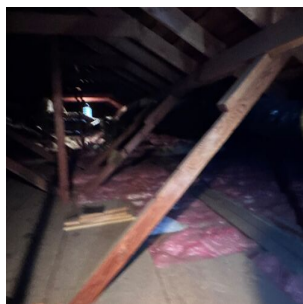
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Sec. 14.1 Picture 8



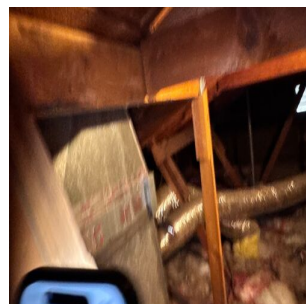
Sec. 14.1 Picture 9



Sec. 14.1 Picture 10



Sec. 14.1 Picture 11



Sec. 14.1 Picture 12



Sec. 14.1 Picture 13



Sec. 14.1 Picture 14



Sec. 14.1 Picture 15



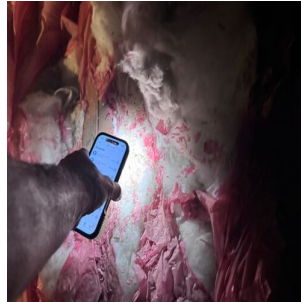
Sec. 14.1 Picture 16



Sec. 14.1 Picture 17



Sec. 14.1 Picture 18



Sec. 14.1 Picture 19



Sec. 14.1 Picture 20

Certifications And Affiliations



Internachi Certified-16112215 Certification ID: IAC2-94563 Certification: IAC2 Certified, IAC2 Mold Certified

Report Conclusion

9433 Geyser Avenue Los Angeles CA 91324

Report Conclusion

Thank you for hiring us to evaluate your property, whether a home purchase, investment property, or for pre-sale purposes. In addition to any safety recommendations made in the report we ask you to follow these general safety recommendations: install smoke and carbon monoxide detectors in locations stipulated by the device manufacturer; identify all emergency escape routes and rehearse an emergency evacuation of the home; test GFCI (ground-fault circuit interrupter) outlets at least once per year; regulate the temperature of water heaters to prevent scalding; insure that substances containing caustic or poisonous compounds such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; check garage door safety devices regularly, particularly if they are the heavy wooden type; and install child-safe barriers and alarms on the exterior doors of all pool and spa properties.

We have made every effort to provide you with an accurate assessment of the general condition of the property and its components and to alert you to any significant defects or adverse conditions. We may not have tested every outlet or opened every window and door, or identified every minor defect. Also, because we are not specialists and our inspection is essentially visual, latent defects could exist. Please do not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies may only cover insignificant costs, such as that of roofer service, and insurance companies may deny coverage on the grounds that a given condition was preexisting, or not covered because of building standards/code violation or a manufactures defect. Keep in mind "we do not Inspect for building code violations or permit issues" This is the cities building inspectors job and you should consult with the city regarding any code or possible permit violations.

*Please take the time to read this entire report, and call us if you have any questions or observations whatsoever. A residential dwelling and its components are complicated, and because of this and the limitations of our visit, we offer consultation and encourage questions. Candid and forthright communication between all parties is vital in avoiding disputes and costly litigation. We orally summarize our findings on site whenever possible, however, it is **essential** that you read all of the written report. The estimate value in this report is for information only, **this is not an appraisal** and the information is to educate the buyer about the investment they are about to make in the subject property.*



INVOICE

Home Inspection Experts
9121 Atlanta Avenue #118
Huntington Beach CA 92646
714-330-7756

Inspection Date: 28th of August, 2026

Customer Info:	Inspection Property:
Mario Sanchez 9433 Geyser Avenue Los Angeles, CA 91324	9433 Geyser Avenue Los Angeles, CA 91324

Inspection Fee:

Service	Price	Amount	Sub-Total
Home Inspection	525.00	1	525.00

Tax \$0.00

Total Price \$525.00

Payment Method:

Payment Status:

PAID

Note:

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