



SUMMARY

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CA 91321

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07/30/2026

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2.1.1 Stucco

CHIPPING: MODERATE

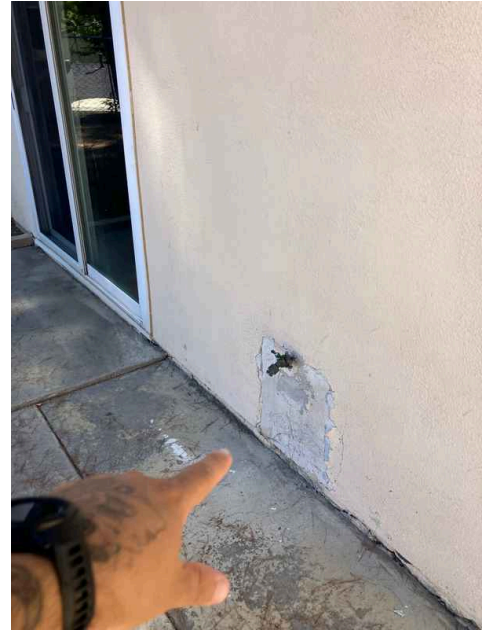


Moderate Concern

evidence of abnormal chipping in areas, recommended, stucco repair and patching as needed

Recommendation

Contact a qualified professional.



2.1.2 Stucco

HEAVY CHIPPING

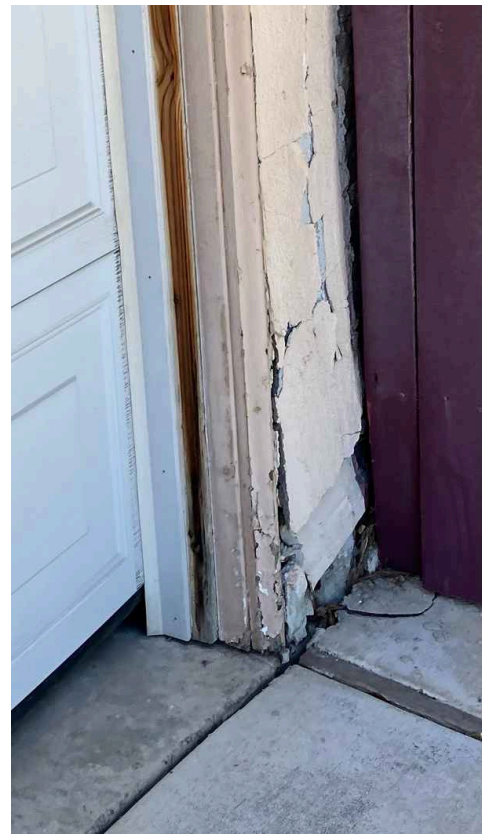


Major Concern

Recommend repair by qualified professional

Recommendation

Contact a qualified professional.



2.1.3 Stucco

CONDENSATION/MOISTURE DAMAGE

Hidden defects may exist, service recommended

Recommendation

Contact a qualified professional.

**Major Concern**

2.1.4 Stucco

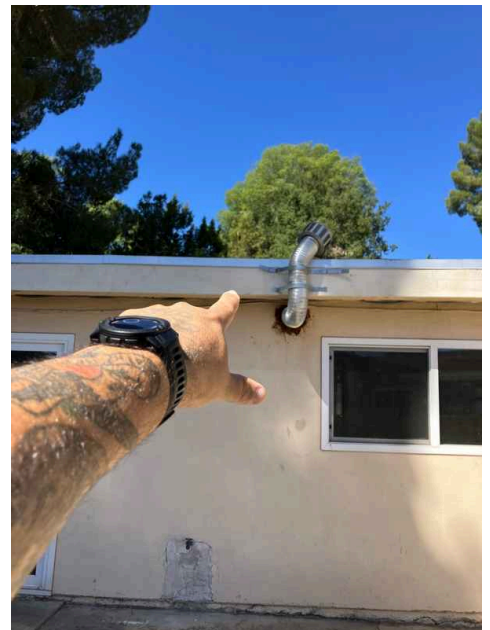
IMPROPERLY INSTALLED VENTILATION

BEDROOM

Bedroom ventilation ductwork has been installed incorrectly during inspection. Improper ventilation installation can restrict airflow, reduce system efficiency, and potentially allow moisture to accumulate in wall cavities or attic spaces. A qualified HVAC professional should evaluate the installation to ensure proper venting to the exterior and correct any installation defects.

Recommendation

Contact a qualified professional.

**Major Concern**

2.4.1 Eaves & Fascia

SIGNIFICANT DETERIORATION OBSERVED

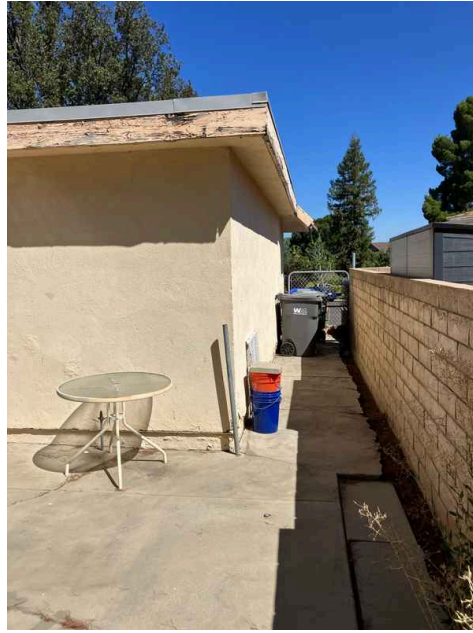
Significant deterioration was observed at portions of the eaves. The exact cause could not be determined during the visual inspection and may relate to age, moisture intrusion, inadequate maintenance, or other contributing factors.

A qualified contractor should evaluate the affected areas to determine the source of damage, perform necessary repairs, and verify that no concealed deterioration exists behind the exterior surfaces. Ongoing maintenance and proper sealing or painting are recommended to prevent further deterioration.

Recommendation

Contact a qualified professional.

**Major Concern**

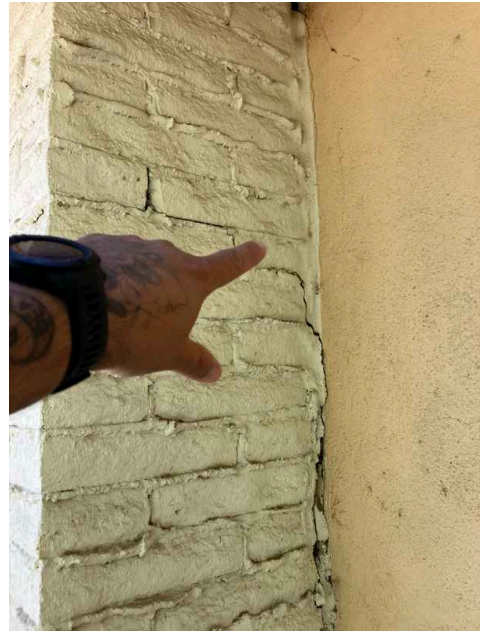


2.10.1 Lower Half of Chimney **LARGE CRACKING OR CHIPPING OBSERVED**

Further evaluation/ service recommended

Recommendation
Contact a qualified professional.

 Major Concern

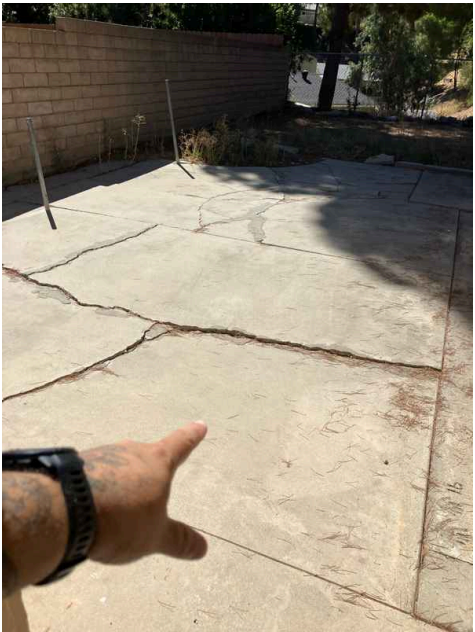


3.1.1 Driveways and Walkways **HEAVY CRACKING**

During the inspection, the inspector noted significant cracking on certain concrete surfaces that would benefit from repair. Addressing these cracks in a timely manner will help maintain the structural integrity and aesthetics. We recommend considering repair measures by a qualified professional to prevent any potential further issues.

Recommendation
Contact a qualified concrete contractor.

 Major Concern



3.1.2 Driveways and Walkways

WALKWAY DISPLACEMENT**Major Concern**

Walkway surfaces were observed to be uneven, displaced, or uplifted, presenting a potential tripping hazard. Repair is recommended to reduce the risk of injury and maintain safe walking conditions.

Recommendation

Contact a qualified professional.



3.1.3 Driveways and Walkways

DRIVEWAY DISPLACEMENT**Major Concern**

Driveway displacement/uplifted/uneven areas . The inspector recommends repair to prevent pedestrian hazards, vehicle damage and drainage issues.

Recommendation

Contact a qualified driveway contractor.



3.3.1 Grading

SUBSTANDARD GRADING/DRAINAGE**Major Concern**

Recommend further evaluation for grading corrections and addition of drains or waterproofing as needed.

Recommendation

Contact a qualified professional.



3.6.1 Exterior Plumbing and Faucets

RUSTING OR RUST STAINS AT CLEAN OUT

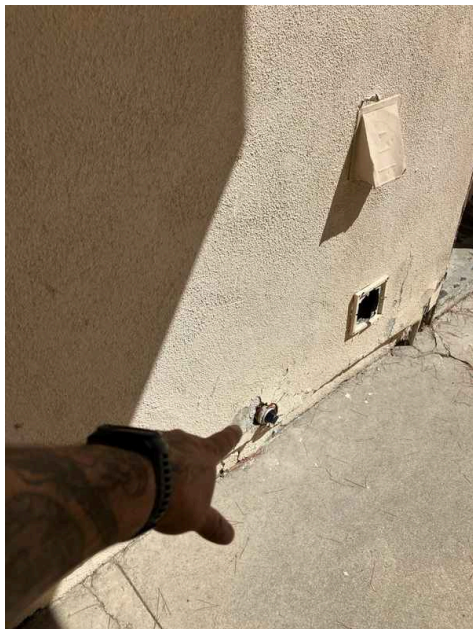


Moderate Concern

evidence of past issues in this area – consult a plumber to further evaluate as needed

Recommendation

Contact a qualified professional.



3.8.1 Main Water Valve

GALVANIZED PLUMBING PRESENT

 Moderate Concern

Galvanized water piping present - typical lifespan of galvanized plumbing is about 40-50 years. The internal areas of this material are prone to rust and corrosion over time and can restrict flow rate and efficiency that could eventually lead to leaking and moisture intrusion . It is recommended that a licensed plumber evaluate water distribution in the home for repair or service if required.

Recommendation

Contact a qualified professional.

3.9.1 Water Pressure

HIGH WATER PRESSURE

 Moderate Concern

Recommend evaluation/ servicing by licensed plumber to ensure the appropriate water pressure needed in order to sustain a long lifespan of your plumbing fixtures and distribution piping/lines.

Recommendation

Contact a qualified professional.

3.11.1 Fencing and Walls

SIGNIFICANT CRACKING / CHIPPING

 Major Concern

Service/ Repair recommended

Recommendation

Contact a qualified professional.



4.2.1 Venting

LOOSE CONNECTIONS

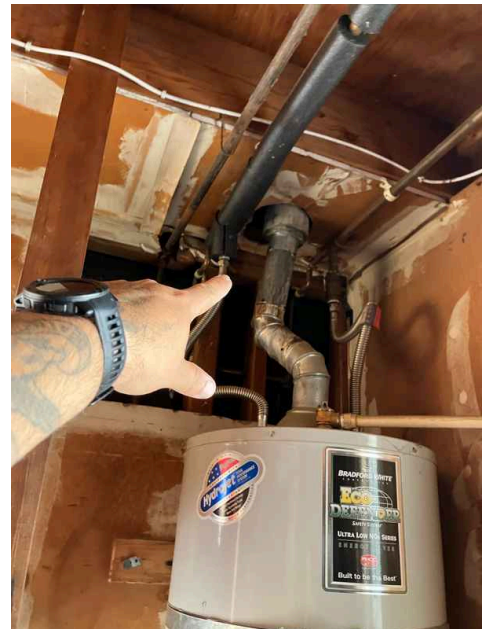


Moderate Concern

visible areas of the vent appeared to have some loose connections. It is recommended that a qualified professional properly secure all transitions and connections to ensure efficiency and safety.

Recommendation

Contact a qualified professional.



4.2.2 Venting

MASONRY/CEMENT/TRANSITE VENT



Moderate Concern

Masonry/cement/transite type chimney being used for newer water heater – service recommended and possibly upgraded

Recommendation

Contact a qualified professional.



4.4.1 Gas Supply Valves and Pipes

NO SEDIMENT TRAP AT GAS SUPPLY



Moderate Concern

A sediment trap was not observed at the gas appliance connection. In older homes, this may not have been required or commonly installed at the time of original installation; however, it is considered a recommended improvement by modern standards. In newer homes, installation is recommended regardless. Recommend evaluation and installation by a qualified licensed contractor

Recommendation

Contact a qualified professional.



5.2.1 Walls

DAMAGED WALL SECTIONS WITH MOISTURE STAINING



Major Concern

GARAGE

Heavy staining and damage observed on multiple wall sections in the garage, with evidence of moisture infiltration. Moisture damage can lead to structural deterioration, mold growth, and compromised wall integrity if not addressed. A qualified professional should evaluate the moisture source and recommend appropriate repairs or waterproofing measures.

Recommendation

Contact a qualified professional.



5.4.1 Rafters & Ceilings
MOISTURE DAMAGE/STAINS

 Moderate Concern

needs further evaluation/ repair beyond the non-invasive scope of the general inspection. Damage material in the rafters can have an overall effect on the efficiency of the roof on the structure of the roof and the overall ability to shed water and prevent moisture intrusion. Moisture damage on the drywall can cause it to sag and chip away.

Recommendation
Contact a qualified professional.

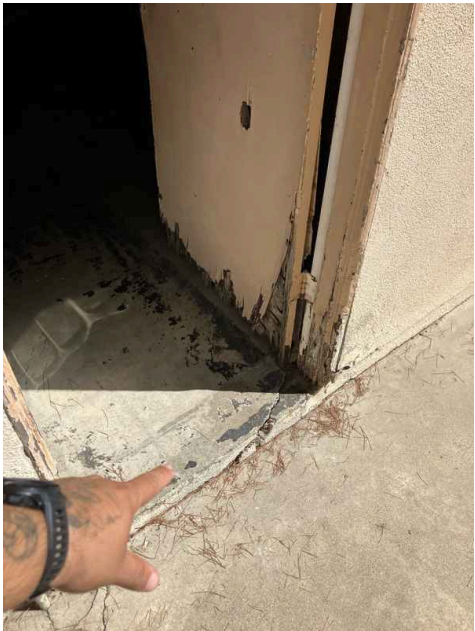


5.8.1 Exterior Doors
MOISTURE DAMAGE OBSERVED

 Major Concern

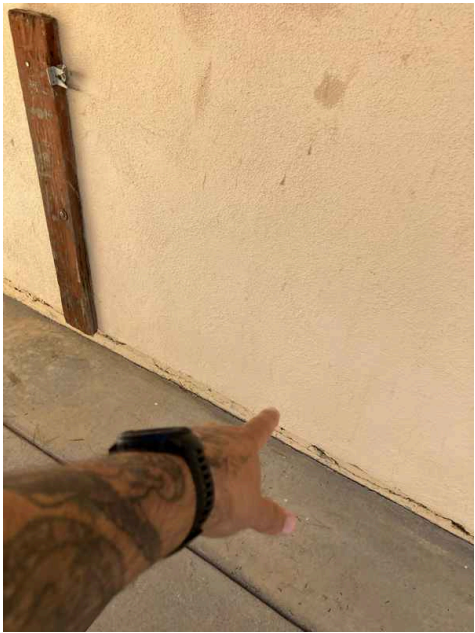
Service recommended

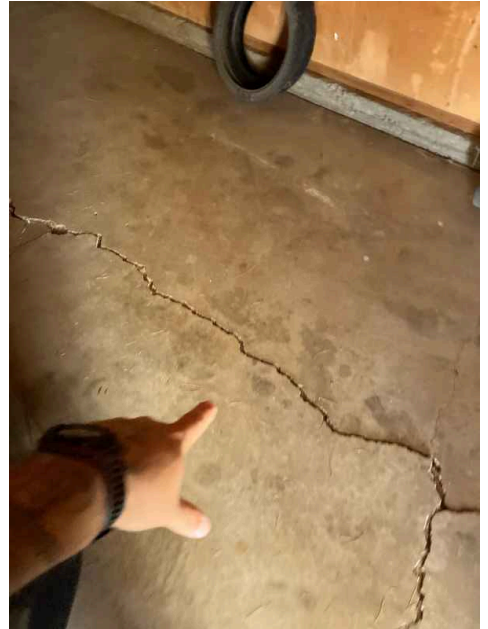
Recommendation
Contact a qualified professional.



5.9.1 Slab
SIGNIFICANT CRACKING
Needs evaluation for repair and cause
Recommendation
Contact a qualified professional.

 Major Concern





5.13.1 Electrical

UNPROTECTED NM CABLE IN GARAGE

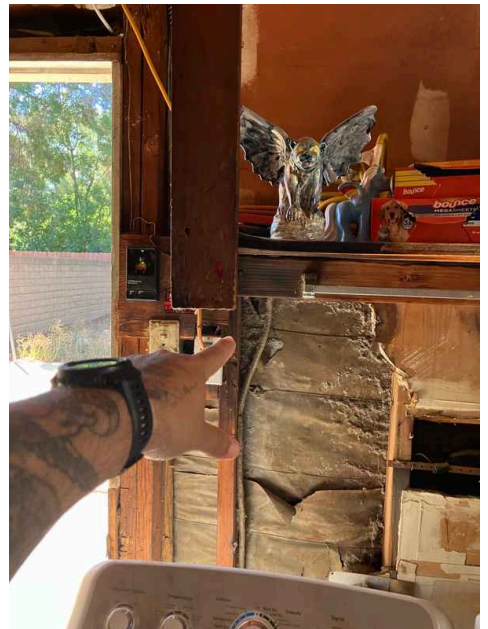


Major Concern

Non-metallic sheathed (NM) cable was observed to be exposed and unprotected in areas of the garage where it may be subject to physical damage. This condition does not meet typical safety practices and may pose a risk of electrical shock or damage to the wiring. Evaluation and proper protection or conduit installation by a qualified electrician is recommended.

Recommendation

Contact a qualified professional.



5.13.2 Electrical

UNSECURED WIRING



Moderate Concern

Wiring should be properly secured to prevent damage

Recommendation

Contact a qualified professional.



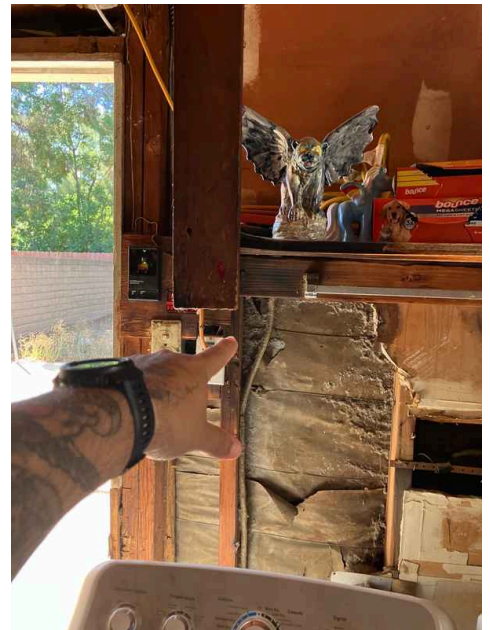
5.13.3 Electrical CLOTH WIRING



Moderate Concern

The inspector observed cloth wiring, and the garage areas, when cloth wiring becomes frayed. It can be an electrical safety issue, it is not possible to check all inaccessible areas that the wiring travels through, it is recommended that a qualified, professional, and licensed electrician, evaluate the longevity of the current wiring to prevent any issues in the future.

Recommendation
Contact a qualified professional.



7.1.1 Condition DEFECTS



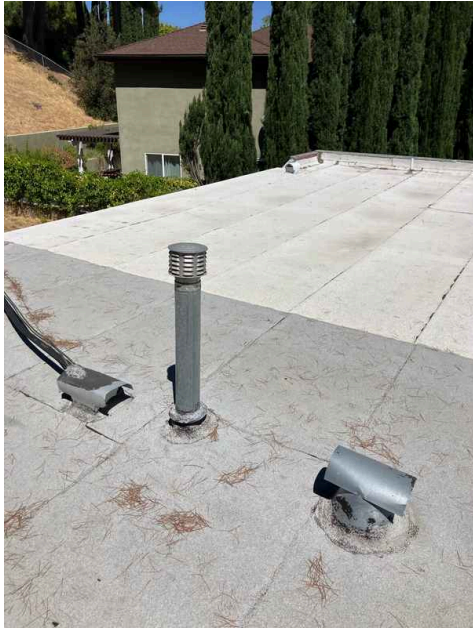
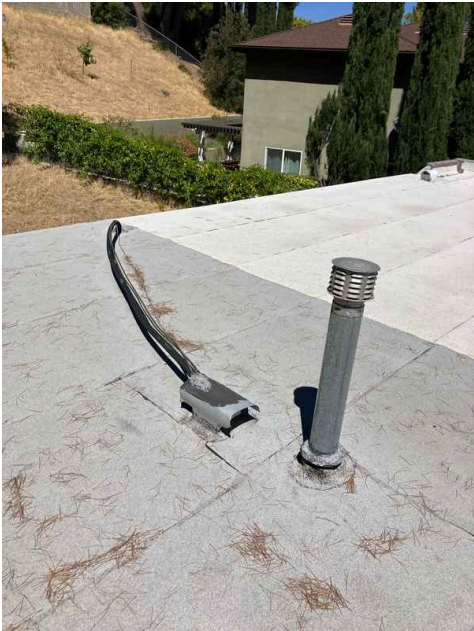
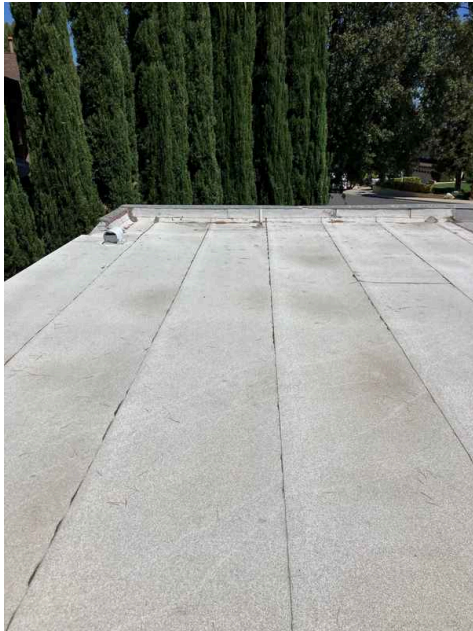
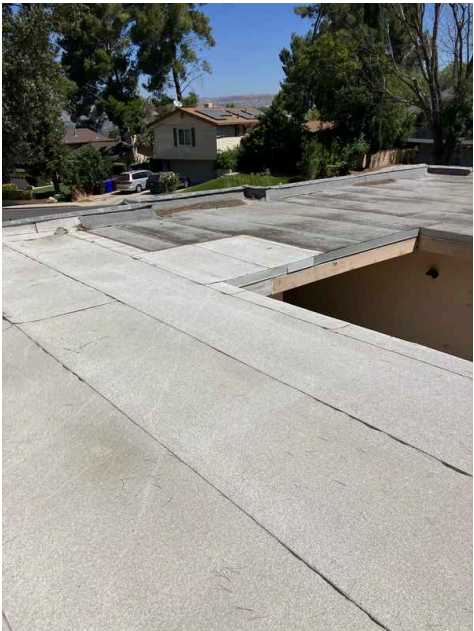
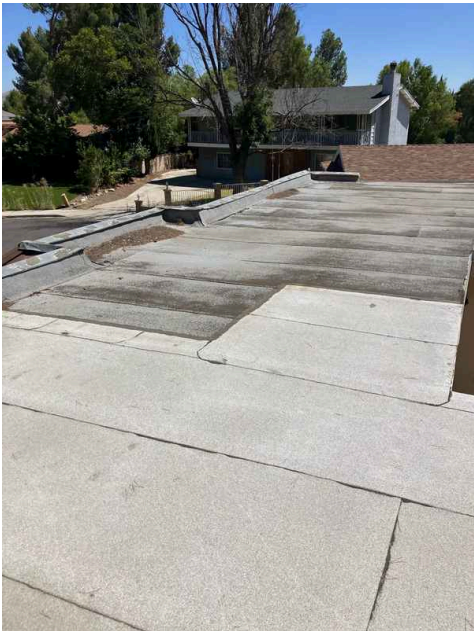
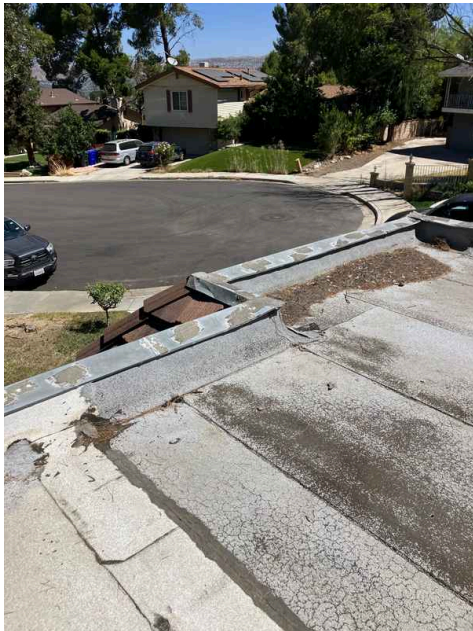
Major Concern

- * **Roof Covering:** The rolled composition roofing exhibited visible wear and deterioration consistent with an aging roof covering. Overall conditions indicate that repairs and possible replacement should be anticipated.
- * **Debris:** Moderate to heavy debris accumulation was observed across multiple roof areas. Debris can retain moisture, obstruct drainage, and accelerate deterioration of roofing materials.
- * **Ponding Evidence:** Staining and evidence of previous ponding water were observed in multiple areas, indicating that portions of the roof may not be draining effectively.
- * **Roof Penetrations:** Multiple vent flashings and vent boots exhibited gaps, loose components, and signs of deterioration. These conditions can allow water intrusion and should be evaluated for appropriate repair or replacement as needed.
- * **Flashing/Drip Edge:** Sections of the perimeter flashing and drip edge appeared loose, deteriorated, or inadequately sealed in areas. Repairs are recommended to help maintain a weather-resistant roof assembly.
- * **Areas of Greatest Concern:** The most significant deterioration was observed at the front of the property, particularly near the garage and front roof sections. These areas should receive priority during further evaluation and repairs.
- * **Previous Repairs:** Portions of the rear roof appeared to have been repaired more recently; however, the quality and extent of those repairs could not be fully determined during this inspection.
- * **Limited Inspection:** The attic space was not accessible due to the flat roof design and lack of an attic access opening. As a result, the roof structure and underside of the roof covering could not be evaluated for B concealed moisture intrusion or related damage.
- * **Recommendation:** Based on the observed conditions, a qualified roofing contractor should perform a comprehensive evaluation of the entire roof system and provide recommendations for any necessary repairs or replacement.

Recommendation

Contact a qualified professional.







8.1.1 Main Panel

PROBLEMATIC PANEL

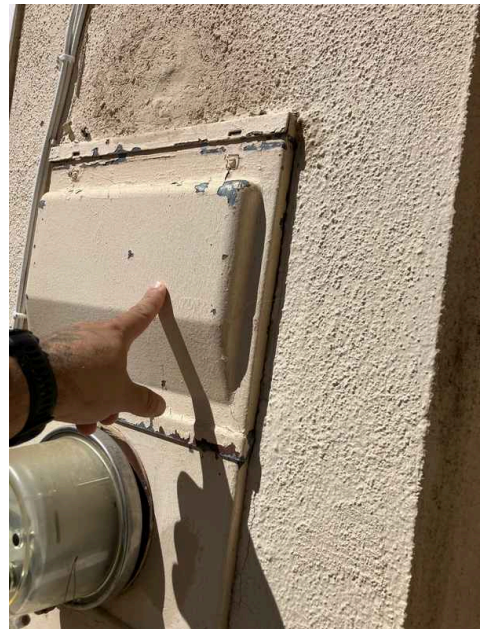


Major Concern

Manufacture of panel a brand (Zinsco/Sylvania/Federal Pacific/Stab-Lok) known for frequent issues, while not all panels may be defective. The inspector does recommend further evaluation by a Licensed Electrician.

Recommendation

Contact a qualified professional.



8.7.1 Main Gas Valve

NO SEISMIC SAFETY VALVE PRESENT



Major Concern

Recommend installation for increased safety

Recommendation

Contact a qualified professional.



10.1.1 Dryer Vent

MISSING THE EXTERIOR COVER



Moderate Concern

The inspector recommends installing a cover to prevent any pest intrusion or issues with the dryer vent operation. Should be completed by a qualified professional.

Recommendation

Contact a qualified professional.



11.6.1 Exhaust Vents

FLEXIBLE VENT



Major Concern

A ribbed flexible vent pipe was observed. This type of material can allow grease and debris to accumulate within the ridges, creating a potential blockage or fire hazard over time. It is recommended that the vent be replaced with a smooth metal pipe for improved safety and performance.

Recommendation

Contact a qualified professional.



11.6.2 Exhaust Vents

LOOSE/IMPROPERLY TAPED AT VENT PIPE CONNECTIONS



Major Concern

service recommended

Recommendation

Contact a qualified professional.



11.11.1 Ovens

IMPROPER APPLIANCE CORD INSTALLATION



Moderate Concern

KITCHEN

The oven's power cord is not properly installed or plugged in, with substandard connections exposed in an accessible area. This creates a risk of electrical shock, fire hazard, or cord damage. A qualified electrician should inspect the connection, ensure proper grounding, and secure the cord safely away from potential damage or contact.

Recommendation

Contact a qualified professional.



12.6.1 Bath Tubs

WORN BATHTUB SURFACE AND CAULKING

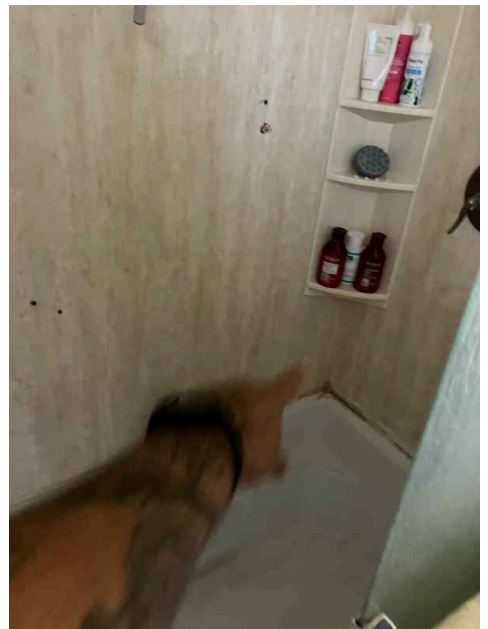
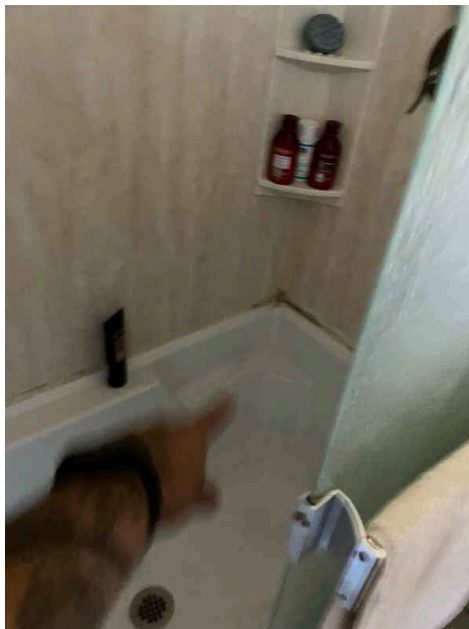
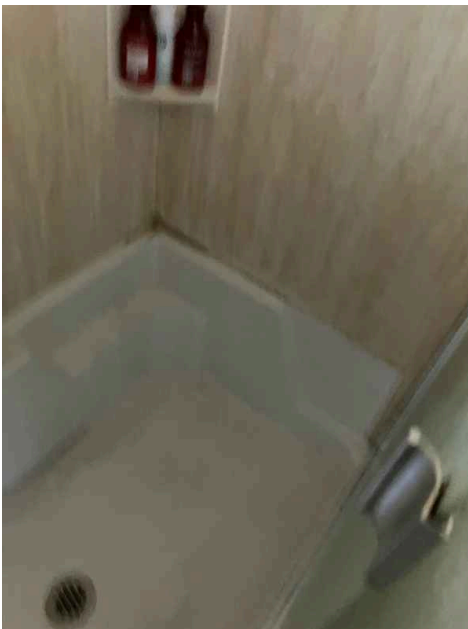
 Moderate Concern

BATHROOM

The bathtub surface shows excessive wear beyond normal use, with deteriorated caulking around the tub. This wear pattern can allow water to penetrate behind the tub and into surrounding structures, potentially causing water damage, mold growth, and structural issues. The caulking should be removed and replaced, and the tub surface may require refinishing or replacement depending on the extent of damage.

Recommendation

Contact a qualified professional.



13.2.1 Wall Conditions

CRACKING/ WEAR MORE THAN TYPICAL

 Major Concern

Recommend service/ evaluation by licensed contractor

Recommendation
Contact a qualified professional.

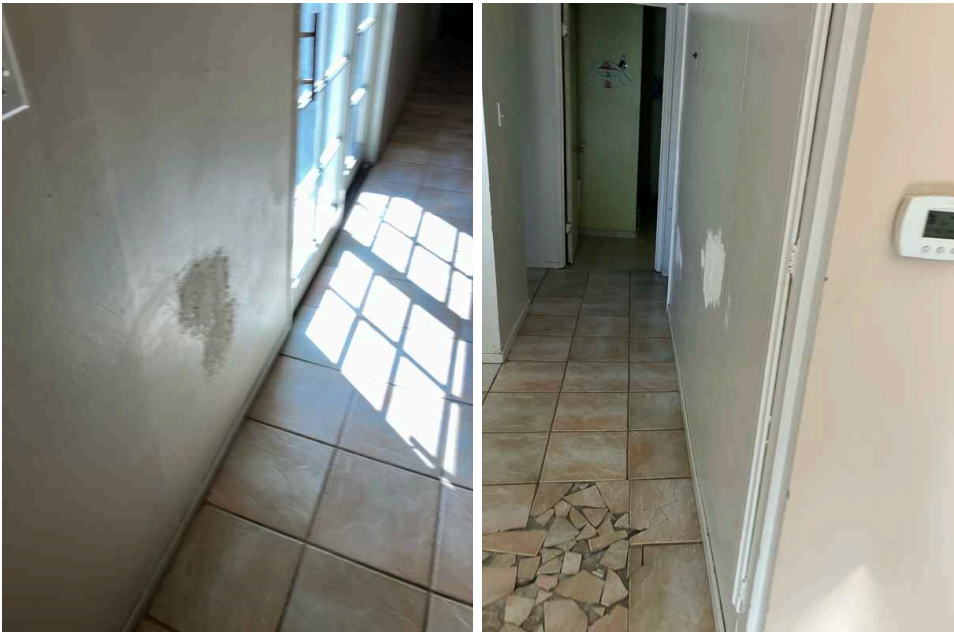


13.2.2 Wall Conditions
SUBSTANDARD PATCHWORK

Recommend re-patching / re-finishing by a qualified professional

Recommendation
Contact a qualified professional.

 Moderate Concern



13.3.1 Ceiling Conditions
SUBSTANDARD PATCHING OBSERVED

Recommend evaluation for purpose of patchwork and service to ensure

Recommendation
Contact a qualified professional.

 Moderate Concern



13.3.2 Ceiling Conditions

EVIDENCE OF PAST MOISTURE PROBLEMS

 Major Concern

consult seller/disclosures for any past history of moisture issues

Recommendation
Contact a qualified professional.



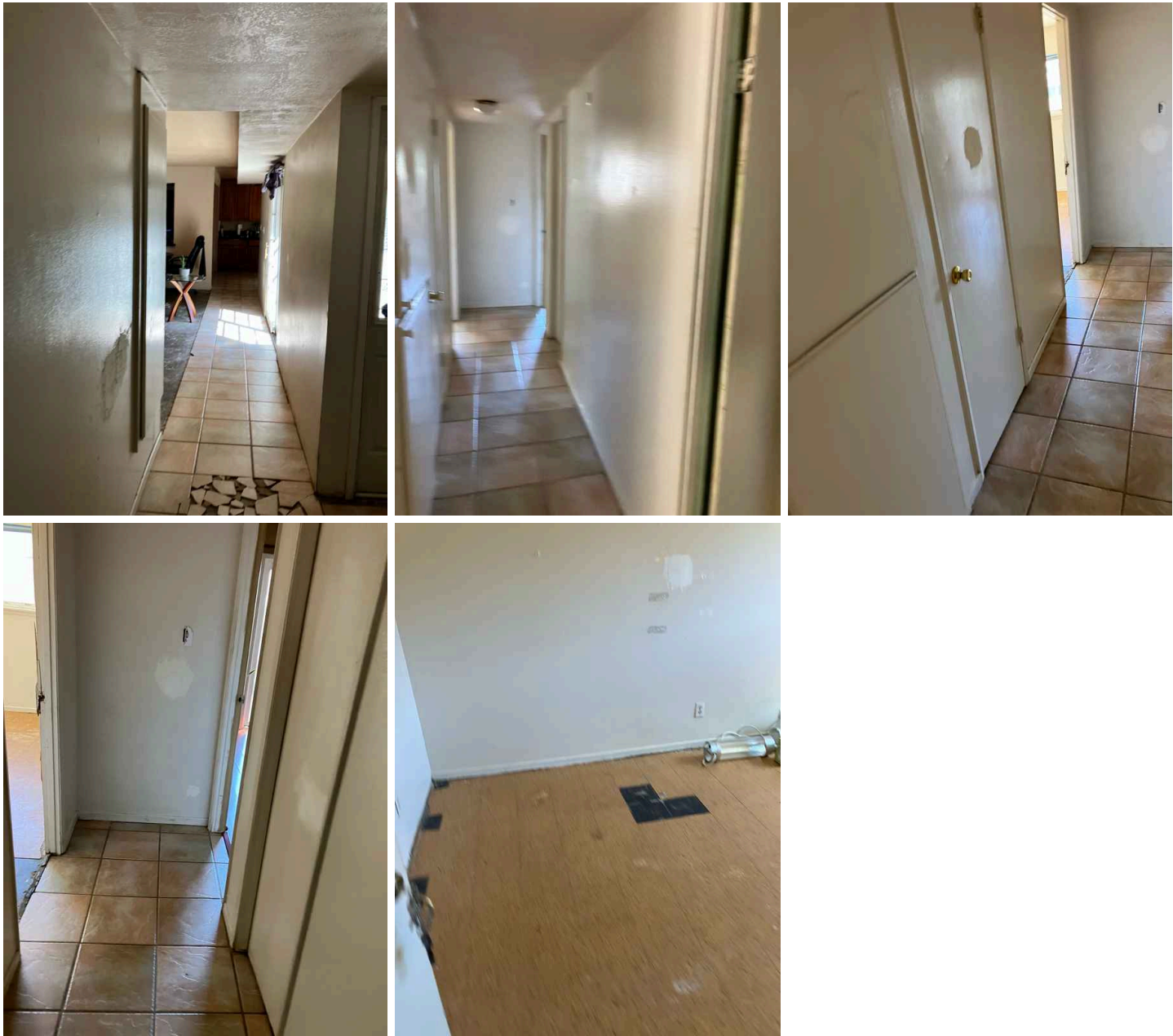
13.4.1 Floor Conditions

SUBSTANDARD FLOOR INSTALLATION

 Major Concern

Improper floor installation was observed during the inspection. This may result in uneven surfaces, movement, squeaking, or accelerated wear on flooring materials. A flooring contractor should evaluate the installation quality and determine what corrective measures are necessary to ensure proper performance and longevity.

Recommendation
Contact a qualified professional.



13.4.2 Floor Conditions
CHIPPED AREAS

Service recommended

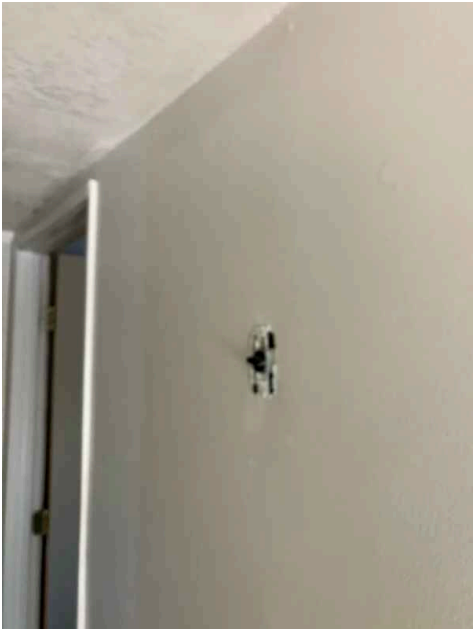
Recommendation
Contact a qualified professional.

 Major Concern



13.8.1 Electrical
SWITCH COVER MISSING
Service recommended
Recommendation
Contact a qualified professional.

 Moderate Concern



13.11.1 Cabinets
STAINED/BLISTERED AREA(S)
Needs repair / evaluation
Recommendation
Contact a qualified professional.

 Moderate Concern



13.12.1 Counters

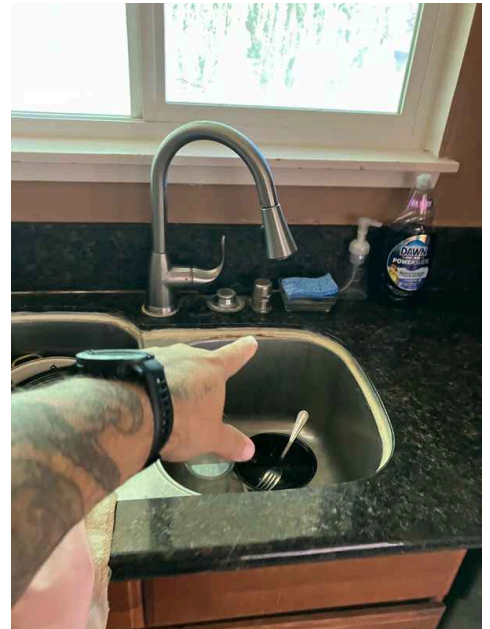
WORN GROUT/ CAULKING

Moderate Concern

Grout/caulking observed to be worn or deteriorated. Worn grout and caulking can allow moisture infiltration behind countertops and into underlying structures, potentially leading to water damage, mold growth, and structural deterioration. Regrouting and recaulking should be performed by a qualified professional to ensure proper water sealing and prevent further damage.

Recommendation

Contact a qualified professional.



14.1.1 Air Conditioning Compressors

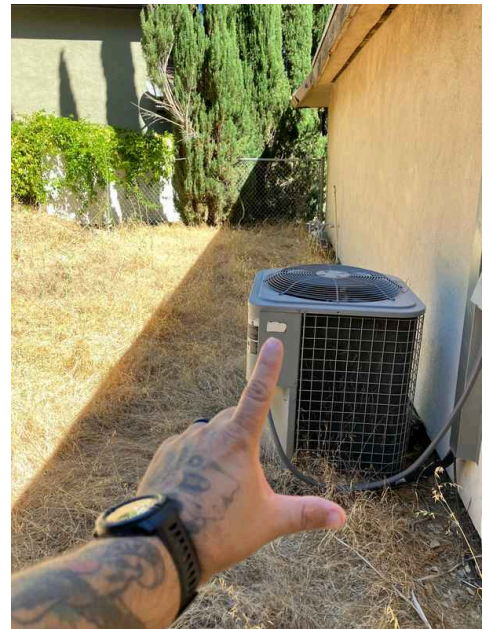
IMPROPER COMPRESSOR BASE INSTALLATION

Moderate Concern

The air conditioning compressor lacks a proper base and is installed unevenly. This can cause operational stress on the unit, lead to vibration and noise issues, and potentially damage internal components over time. Have an HVAC professional inspect the installation, ensure the compressor is level, and install an appropriate mounting base to provide proper support and stability.

Recommendation

Contact a qualified professional.



14.7.1 Combustion Air

COMBUSTION AIR APPEARS TO BE INADEQUATE

Moderate Concern

Recommend Evaluation by a qualified professional to ensure that the furnace has an adequate combustible airspace around the unit so that it can operate, efficiently. With restricted combustible airspace the unit may not operate properly, and could have possible issues in the future.

Recommendation

Contact a qualified professional.



14.10.1 Registers

LOOSE HVAC DUCTWORK REGISTERS

 Moderate Concern

Older HVAC ductwork registers are loose at their mounting points. Loose registers can reduce heating and cooling efficiency, allow conditioned air to escape around the register, and may pose a minor safety concern if they become dislodged. Tighten all register fasteners and verify secure attachment. Additionally, due to limited attic access, have a qualified professional inspect the ductwork and registers for potential asbestos-containing materials, which may be present in older HVAC systems.

Recommendation

Contact a qualified professional.

15.1.1 Slab

DAMAGED

 Major Concern

Repair recommended

Recommendation

Contact a qualified professional.

