



INSPECTION REPORT  
3549 Esplanade Space 249,  
Chico CA 95973

INSPECTED BY  
Carlos Pasillas  
Cpasillas LLC

INSPECTION DATE  
📅 9/24/2026  
🕒 10:00 AM

TABLE OF CONTENTS

Cover Page .....1

Table of Contents ..... 2

Intro Page ..... 3

1 ROOFING..... 4

2 EXTERIOR ELEMENTS..... 8

3 SITE ELEMENTS.....12

4 ATTIC.....14

5(A) HALL BATH.....16

5(B) MAIN BATH.....18

6 KITCHEN ..... 20

7 INTERIOR ELEMENTS ..... 23

8 ELECTRIC SYSTEM..... 26

9 HEATING & COOLING SYSTEM(S) ..... 29

10 WATER HEATER..... 32

11 PLUMBING SYSTEM..... 34

12 FOUNDATION / SUBSTRUCTURE .....37

Summary ..... 40

## GENERAL INFO

**Property Address**

3549 Esplanade Space 249,  
Chico CA 95973

**Date of Inspection**

9/24/2026

**Report ID**

20260924-3549-Esplanade-  
Space-249

**Customer(s)**

Marina Miranda

**Time of Inspection**

10:00 AM

**Real Estate Agent**

Lupe Sanchez

## INSPECTION DETAILS

**DESCRIPTION:**

Single Family Residence

**STYLE OF HOME:**

Manufactured

**AGE OF HOME:**

50 To 55 years

**PEOPLE PRESENT:**

Seller and listing agent

**TYPE OF INSPECTION:**

Standard Home Inspection

**STATUS OF HOME:**

Vacant

**TEMPERATURE:**

70 To 75 Degrees F

**WEATHER:**

Clear

## COMMENT KEY & DEFINITIONS

The following terminology may be used to report conditions observed during the inspection. Additional terms may also be used in the report:

**SATISFACTORY** - Element was functional at the time of inspection. Element was in working or operating order and its condition was at least sufficient for its minimum required function, although routine maintenance may be needed.

**FAIR** - Element was functional at time of inspection but has a probability of requiring repair, replacement or other remedial work at any time due to its age, condition, lack of maintenance or other factors. Have element regularly evaluated and anticipate the need to take action.

**POOR** - Element requires immediate repair, replacement, or other remedial work, or requires evaluation and/or servicing by a qualified specialist.

**NOT APPLICABLE** - All or individual listed elements were not present, were not observed, were outside the scope of the inspection, and/or were not inspected due to other factors, stated or otherwise.

**NOT INSPECTED (NOT RATED)** - Element was disconnected or de-energized, was not readily visible or accessible, presented unusual or unsafe conditions for inspection, was outside scope of the inspection, and/or was not inspected due to other factors, stated or otherwise. ***Independent inspection(s) may be required to evaluate element conditions.*** If any condition limited accessibility or otherwise impeded completion of aspects of the inspection, including those listed under LIMITATIONS, it is recommended that limiting factors be removed or eliminated and that an

inspection of these elements be arranged and completed prior to closing.

**IMPORTANT NOTE: All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine the conditions of the dwelling and property at the time of closing. If any decision about the property or its purchase would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decisions.**

✓ RESULTS AT A GLANCE

109

✓ ITEMS INSPECTED

Total number in report.

39

📄 SUMMARY COMMENTS

Total number in report.

61

📷 PHOTOS

Total number in report.

🏠 1. ROOFING

☰ DESCRIPTION

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

✂ STYLES & MATERIALS: ROOFING

|                                         |                                                            |                                          |
|-----------------------------------------|------------------------------------------------------------|------------------------------------------|
| <b>MATERIAL:</b><br>Metal               | <b>ESTIMATED AGE:</b><br>Over 50 Years                     | <b>INSPECTION METHOD:</b><br>Walked Roof |
| <b>DESIGN LIFE:</b><br>50 + Years       | <b>LOCATION:</b><br>Whole Structure                        | <b>SKYLIGHT(S):</b><br>None              |
| <b>CHIMNEY/VENT:</b><br>Metal flue pipe | <b>SPECIAL LIMITATIONS:</b><br>Design<br>Delicate Material |                                          |

👁 ITEMS: ROOFING

1.0 ROOF COVER

📄 FAIR

Multiple repair noted at roof covering. Consult with seller regarding damage and repair history. Suggest sealing coating cracks now and annual evaluation/servicing as needed to prevent water penetration.



1.0 Item 1 (Picture)



1.0 Item 2 (Picture)



1.0 Item 3 (Picture)



1.0 Item 4 (Picture)

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## 1.1 EXPOSED FLASHING

✓ SATISFACTORY

---

## 1.2 CHIMNEY/ VENTS

✓ SATISFACTORY

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## 1.3 VENTILATION COVERS

✓ SATISFACTORY

---

## 1.4 SKYLIGHT(S)

✓ NOT APPLICABLE

---

## 1.5 PLUMBING STACKS

✓ SATISFACTORY

---

## 1.6 RAIN GUTTERS / EAVETROUGHES

✗ FAIR

(1) Heavy leaf buildup noted in rain gutters. Suggest cleaning and flushing now and on an annual basis for proper drainage. Consider upgrade of gutter guards to prevent leaf buildup.

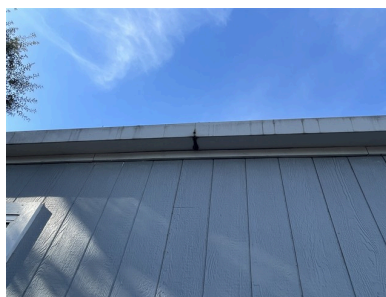


1.6 Item 1 (Picture)

(2) Gutters leak at seams. Recommend cleaning and applying gutter sealant. Replacement may be required if leakage is chronic.



1.6 Item 2 (Picture)



1.6 Item 3 (Picture)

---

## 1.7 DOWNSPOUTS

✓ FAIR

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## 1.8 FASCIA / SOFFITS

✎ FAIR

Wood damage noted at fascia/eaves/soffit members. Anticipate repairs. Consult pest control company for evaluation and repair cost estimate for damaged wood.



1.8 Item 1 (Picture)

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*The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.*



🏠 2. EXTERIOR ELEMENTS

📋 DESCRIPTION

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

✂️ STYLES & MATERIALS: EXTERIOR ELEMENTS

| SIDING:         | PORCH:                        | SPECIAL LIMITATIONS: |
|-----------------|-------------------------------|----------------------|
| Composite board | Covered<br>Deck<br>Wood Frame | Common Elements      |

👁️ ITEMS: EXTERIOR ELEMENTS

2.0 SIDING

📋 FAIR

(1) Suggest sealing at any gaps, cracks, around light fixtures, window AC units, doors,trim, etc...to aide in preventing water penetration and pest intrusion.



2.0 Item 1 (Picture)

(2) Wood damage noted at siding and trim. Anticipate repairs. Consult pest control company for evaluation and repair cost estimate for damaged wood.



2.0 Item 2 (Picture)



2.0 Item 3 (Picture)

(3) Anticipate repairing damage/loose utility room for proper operation.



2.0 Item 4 (Picture)

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## 2.1 WINDOWS

📋 FAIR

Broken window glass was observed, compromising the window's weather-tight seal. Recommend having a qualified window contractor or glazier replace the damaged glass.



2.1 Item 1 (Picture)



2.1 Item 2 (Picture)

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## 2.2 ENTRY DOORS

📋 FAIR

The exterior entry threshold area is missing the required subfloor and finished walking surface, leaving the framing exposed. While metal flashing may be present, it is non-structural and cannot support foot traffic or protect against wear and damage. Recommend a qualified contractor properly install a structural subfloor, durable finished flooring, and a weather-tight threshold over the flashing to eliminate trip hazards, prevent damage.



2.2 Item 1 (Picture)

## 2.3 PORCH(S) / DECK(S)

📋 FAIR

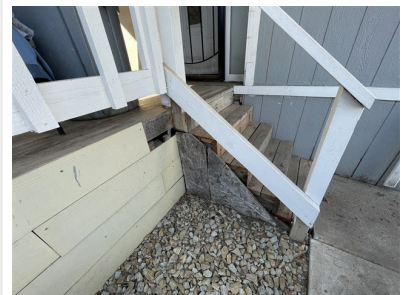
Wood damage noted at deck post, decking. Anticipate repairs. Consult pest control company for evaluation and repair cost estimate for damaged wood. Have wood properly sealed for protection and enhanced lifespan.



2.3 Item 1 (Picture)



2.3 Item 2 (Picture)



2.3 Item 3 (Picture)

## 2.4 RAILINGS

📋 FAIR

The porch railing features excessive gaps between the balusters and is below standard height requirements, posing a fall and safety hazard. Recommend consulting qualified professional for upgrade options for added safety.



2.4 Item 1 (Picture)

## 2.5 ELECTRIC / GFCI

📋 FAIR

Fragmented pipe and conduit materials were observed lying loose on the ground surface, creating a physical trip hazard. While verification indicates the existing wiring is currently inactive (dead), the surface-level materials require remediation for safety.



2.5 Item 1 (Picture)

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## 2.6 STAIRS / STOOPS

📋 SATISFACTORY

The back entry stairs exhibit missing guardrails and balusters along the open side, creating a fall hazard. Recommendation: Install code-compliant guardrails and balusters (with spacing of less than 4 inches) along all open sides of the landing and stairs to prevent falls.



2.6 Item 1 (Picture)



2.6 Item 2 (Picture)

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## 2.7 SLAB FOUNDATION

✅ NOT APPLICABLE

*The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.*

3. SITE ELEMENTS

DESCRIPTION

Inspection of site elements is primarily intended to address the condition of listed, readily visible and accessible elements immediately adjacent to or surrounding the house for conditions and issues that may have an impact on the house. Elements and areas concealed from view for any reason cannot be inspected.**Neither the inspection nor report includes any geological surveys, soil compaction surveys, ground testing, or evaluation of the effects of, or potential for, earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason.** Information on local soil conditions and issues should be obtained from local officials and/or a qualified specialist prior to closing. In addition to the stated limitations on the inspection of site elements, a standard home inspection does not include evaluation of elements such as underground drainage systems, site lighting, irrigation systems, barbecues, sheds, detached structures, fencing, privacy walls, docks, seawalls, pools, spas and other recreational items. Additional information related to site element conditions may be found under other headings in this report, including the FOUNDATION/SUBSTRUCTURE and WATER PENETRATION sections.

STYLES & MATERIALS: SITE ELEMENTS

|                                         |                                                     |                                       |
|-----------------------------------------|-----------------------------------------------------|---------------------------------------|
| <b>PATIO(S):</b><br>Wood Deck<br>Pavers | <b>PATIO LOCATION:</b><br>Rear<br>Lh Side           | <b>WALKWAY:</b><br>Concrete<br>Pavers |
| <b>DRIVEWAY:</b><br>Concrete            | <b>SPECIAL LIMITATIONS:</b><br>Inaccessible/Storage |                                       |

ITEMS: SITE ELEMENTS

3.0 WALKWAYS

FAIR

Unlevel surfaces with trip concerns noted. Suggest repairs for safety.



3.0 Item 1 (Picture)



3.0 Item 2 (Picture)

3.1 DRIVEWAY

FAIR

Cracking/ settlement/ displacement noted at driveway. Consult contractor for further evaluation and repairs as desired.



3.1 Item 1 (Picture)



3.1 Item 2 (Picture)

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### 3.2 PATIO(S)

✓ SATISFACTORY

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### 3.3 RETAINING WALL(S)

✓ NOT APPLICABLE

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### 3.4 SUB-GRADE ENTRYWAY

✓ SATISFACTORY

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### 3.5 GROUND SLOPE AT FOUNDATION

✓ SATISFACTORY

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### 3.6 SITE GRADING

✓ SATISFACTORY

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### 3.7 ROAD

✓ SATISFACTORY

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*NOTE: Site conditions are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. Roof drainage systems and site/foundation grading and drainage must be maintained to provide adequate water control. Improper/inadequate grading or drainage and other site factors can cause or contribute to foundation movement or failure, water infiltration into the house interior, and/or mold concerns. Independent evaluations by an engineer or soils specialist is required to evaluate geological or soil-related concerns. Houses built on expansive clays and uncompacted fill, on hillsides, along bodies of water, or in low-lying areas are especially prone to structural concerns. All improved surfaces such as patios, walks, and driveways must also be maintained to drain water away from the foundation. Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems. Independent evaluation of ancillary and site elements by qualified servicepersons is recommended prior to closing.*

🏠 4. ATTIC

📋 DESCRIPTION

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance The home inspector is not required to: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.

🔧 STYLES & MATERIALS: ATTIC

|                                                                                  |                                            |                                          |
|----------------------------------------------------------------------------------|--------------------------------------------|------------------------------------------|
| <b>DESCRIPTION:</b><br>Not Accessible                                            | <b>INSPECTION METHOD:</b><br>Not Inspected | <b>FRAMING:</b><br>Not Determined        |
| <b>SHEATHING:</b><br>Not Determined                                              | <b>INSULATION:</b><br>Not Determined       | <b>VAPOR RETARDER:</b><br>Not Determined |
| <b>SPECIAL LIMITATIONS:</b><br>Inaccessible Area(s)<br>Design<br>Vaulted Ceiling |                                            |                                          |

👁️ ITEMS: ATTIC

4.0 ROOF FRAMING

✔️ NOT INSPECTED

No attic access noted due to design. Therefore framing, sheathing and insulation are not visible.

4.1 ROOF DECK / SHEATHING

✔️ NOT INSPECTED

4.2 VENTILATION PROVISIONS

✔️ NOT INSPECTED

4.3 ATTIC VENTILATOR(S)

✔️ NOT APPLICABLE

4.4 WHOLE HOUSE FAN

✔️ NOT APPLICABLE

## 4.5 INSULATION

☑ NOT INSPECTED

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*The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.*

🏠 5(A) . HALL BATH

📋 DESCRIPTION

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other elements associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection.**Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components can be found under other headings, including the PLUMBING SYSTEM.

✂️ STYLES & MATERIALS: HALL BATH

|                                                |                                 |                             |
|------------------------------------------------|---------------------------------|-----------------------------|
| <b>DESCRIPTION:</b><br>Full Bath               | <b>VENTILATOR(S):</b><br>Window | <b>LOCATION:</b><br>Hallway |
| <b>SPECIAL LIMITATIONS:</b><br>Finish Material |                                 |                             |

👁️ ITEMS: HALL BATH

5.0.A SINK(S)

✔️ SATISFACTORY

5.1.A TOILET

✔️ SATISFACTORY

5.2.A STALL SHOWER

📋 FAIR

(1) Missing tile or weatherproofing around the shower/bathtub window frame. Window jambs and sill located directly within the shower spray zone, creating a high risk for moisture intrusion behind the wall finishes. Recommend consulting a qualified tile or waterproofing professional to install proper waterproof tile trim, flashing, and flexible silicone sealant around the entire perimeter of the window to prevent water damage and mold growth.



5.2.A Item 1 (Picture)

(2) Caulking/ grout repair is recommended as part of routine maintenance at tub/shower and flooring areas on a regular basis to help prevent moisture intrusion, damage and mold build-up.



5.2.A Item 2 (Picture)



5.2.A Item 3 (Picture)

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### 5.3.A WALLS / CEILING

✓ SATISFACTORY

---

### 5.4.A FLOOR(ING)

📄 FAIR

Crack damage tiles noted near bathroom entry. Anticipate repair/replacement.



5.4.A Item 1 (Picture)

---

### 5.5.A ELECTRIC / GFCI

✓ SATISFACTORY

---

### 5.6.A VENTILATION

✓ SATISFACTORY

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*NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showerings or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-fault Circuit-interrupters (GFCIs) are recommended for all bathroom receptacle outlets.*

🏠 5(B) . MAIN BATH

📋 DESCRIPTION

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other elements associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components can be found under other headings, including the PLUMBING SYSTEM.

✂️ STYLES & MATERIALS: MAIN BATH

|                                         |                                         |                           |
|-----------------------------------------|-----------------------------------------|---------------------------|
| DESCRIPTION:<br>Main Bath               | VENTILATOR(S):<br>Window<br>Exhaust Fan | LOCATION:<br>Main Bedroom |
| SPECIAL LIMITATIONS:<br>Finish Material |                                         |                           |

👁️ ITEMS: MAIN BATH

5.0.B SINK(S)

📋 POOR/DEFECTIVE

Leak at plumbing under sink noted. Consult plumber for further evaluation and repairs.



5.0.B Item 1 (Picture)

5.1.B TOILET

✅ SATISFACTORY

5.2.B STALL SHOWER

✅ SATISFACTORY

5.3.B WALLS / CEILING

📋 FAIR

Staining and discoloration at main bathroom baseboard and/or painting noted at wall. Possible leakage from toilet and/or shower. Consult seller regarding prior water penetration. Check for hidden damage.



5.3.B Item 1 (Picture)



5.3.B Item 2 (Picture)

---

#### 5.4.B FLOOR(ING)

✓ SATISFACTORY

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#### 5.5.B ELECTRIC / GFCI

📋 FAIR

Missing cover plates noted. Install covers at all outlets and switches for safety.



5.5.B Item 1 (Picture)

---

#### 5.6.B VENTILATION

✓ SATISFACTORY

*NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showerings or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-fault Circuit-interrupters (GFCIs) are recommended for all bathroom receptacle outlets.*

🏠 6. KITCHEN

📋 DESCRIPTION

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

🔧 STYLES & MATERIALS: KITCHEN

|                                         |                                                |                                        |
|-----------------------------------------|------------------------------------------------|----------------------------------------|
| <b>LOCATION:</b><br>Main Hose           | <b>VENTILATOR:</b><br>Micro-Hood               | <b>FREESTANDING RANGE/OVEN:</b><br>Gas |
| <b>DISPOSAL:</b><br>Age: Not determined | <b>SPECIAL LIMITATIONS:</b><br>Finish Material |                                        |

👁️ ITEMS: KITCHEN

6.0 PLUMBING / SINK

📋 FAIR

Stains/moisture damage noted under kitchen sink. Consult seller on history of water leaks. Unable to determine condition behind concealed areas. Look for hidden damage behind materials.



6.0 Item 1 (Picture)

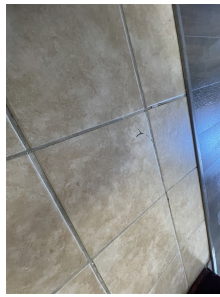
6.1 FLOOR(ING)

📋 FAIR

Crack tiles noted at kitchen floor. Repair/replace as desired.



6.1 Item 1 (Picture)



6.1 Item 2 (Picture)

---

## 6.2 WALLS / CEILING

✓ SATISFACTORY

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## 6.3 COOKING UNIT

✓ SATISFACTORY

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## 6.4 ELECTRIC / GFCI

✗ FAIR

All outlets in kitchen except for the refrigerator, should be protected by a Ground Fault Circuit Interrupter. Consult electrician for installation for added safety. Due to the age of original construction, this is considered an upgrade item. However, it is highly recommended for safety reasons.

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## 6.5 DISHWASHER

✓ NOT APPLICABLE

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## 6.6 DISPOSAL

✗ FAIR

The garbage disposal is inoperative and appears to be jammed. Safely check the grinding chamber for obstructions, use an allen wrench to manually clear the flywheel from underneath, and press the reset button. If the unit remains non-functional, further evaluation and repair or replacement by a qualified service professional is recommended.

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## 6.7 MICRO-HOOD

✓ SATISFACTORY

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## 6.8 COUNTERTOP

✓ SATISFACTORY

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## 6.9 CABINETRY

✗ FAIR

The upper drawer beneath the countertop is broken. Anticipate repair/replacement



**6.9 Item 1 (Picture)**

---

*The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.*

7. INTERIOR ELEMENTS

DESCRIPTION

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

STYLES & MATERIALS: INTERIOR ELEMENTS

|                                                                        |                                                 |                                                    |
|------------------------------------------------------------------------|-------------------------------------------------|----------------------------------------------------|
| <b>PREDOMINANT CEILINGS:</b><br>Wood Frame                             | <b>WALLS:</b><br>Wood Frame                     | <b>PREDOMINANT FLOORS:</b><br>Laminated            |
| <b>PREDOMINANT WINDOWS:</b><br>Single pane<br>Sliders<br>Vinyl Sliders | <b>DETECTOR(s):</b><br>Smoke<br>Carbon Monoxide | <b>DETECTOR LOCATION(S):</b><br>Multiple Locations |
| <b>SPECIAL LIMITATIONS:</b><br>Work In Progress                        |                                                 |                                                    |

ITEMS: INTERIOR ELEMENTS

7.0 CEILINGS

FAIR

Staining and patching and painting noted at ceiling(s). Possible leakage from exterior and/or roof cover. Consult seller regarding prior water penetration. Check for hidden damage. See roof section.



7.0 Item 1 (Picture)



7.0 Item 2 (Picture)



7.0 Item 3 (Picture)

7.1 WALLS

FAIR

Mold/mildew growth noted at laundry room wall and baseboard. Consult seller regarding prior water penetration. Check for hidden damage.



7.1 Item 1 (Picture)

---

## 7.2 FLOORS

✔ SATISFACTORY

---

## 7.3 STAIRS

✔ NOT APPLICABLE

---

## 7.4 RAILINGS

✔ NOT APPLICABLE

---

## 7.5 WINDOWS

✔ SATISFACTORY

---

## 7.6 ROOM DOORS

📄 FAIR

Missing closet doors noted. Install as desired.



7.6 Item 1 (Picture)

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## 7.7 PATIO / DECK DOORS(S)

✔ SATISFACTORY

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## 7.8 DETECTOR TEST

✔ SATISFACTORY

---

## 7.9 FIREPLACE(S)

 NOT APPLICABLE

---

*The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.*

## 8. ELECTRIC SYSTEM

### DESCRIPTION

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

### STYLES & MATERIALS: ELECTRIC SYSTEM

**SERVICE LINE:**

Below ground

**ENTRANCE LINE:**

Copper

**Electric Panel Manufacturer:**

GENERAL ELECTRIC

**SERVICE DISCONNECT(S):**

100 AMP

**DISTRIBUTION PANEL:**

Circuit breakers

**MAJOR APPLIANCE (240 VOLT) CIRCUIT(S):**

Copper

**HOUSEHOLD (120 VOLT) CIRCUITS:**

Copper

**GFCI:**

In- Panel

**SPECIAL LIMITATIONS:**

Inaccessible Area(s)

### ITEMS: ELECTRIC SYSTEM

#### 8.0 SERVICE / ENTRANCE LINE

 NOT INSPECTED

#### 8.1 DISTRIBUTION PANEL

 SATISFACTORY

#### 8.2 MAIN DISCONNECT(S)

 SATISFACTORY

#### 8.3 SERVICE GROUNDING PROVISIONS

 SATISFACTORY

## 8.4 SUBPANEL(S)

📄 FAIR

Panel missing knockouts covers. Recommend installing covers for safety.



8.4 Item 1 (Picture)

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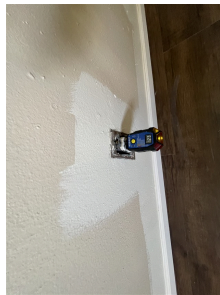
## 8.5 DEVICES

📄 FAIR

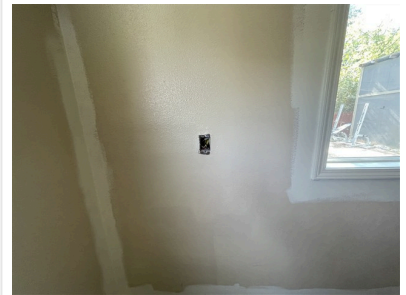
(1) Missing and multiple loose outlet noted. Anticipate installing/repairing missing and loose outlet for safety.



8.5 Item 1 (Picture)



8.5 Item 2 (Picture)



8.5 Item 3 (Picture)



8.5 Item 4 (Picture)

(2) Missing cover plates noted. Install covers at all outlets and switches for safety.

---

## 8.6 WIRING / CONDUCTORS

📄 FAIR

Exposed wiring in living room closet can be subject to damage. Enclose wiring in conduit for safety. Consult electrician for proper installation.



**8.6 Item 1 (Picture)**

*The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.*

## 9. HEATING & COOLING SYSTEM(S)

### DESCRIPTION

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

### STYLES & MATERIALS: HEATING & COOLING SYSTEM(S)

**SYSTEM TYPE:**

Furnace

**ENERGY SOURCE:**

Gas

**SYSTEM LOCATION:**

Exterior closet

**SYSTEM MAKE:**

DAY AND NIGHT

**ESTIMATED AGE:**

10 To 12 Years

**DESIGN LIFE:**

15 To 20 Years

**GENERAL DISTRIBUTION:**
Ducted/ Registered- Central  
Supply
**COOLING SYSTEM:**

Window AC

**COOLING EQUIPMENT ENERGY  
SOURCE:**

Electricity

**Number of AC Only Units:**

Two

**COOLING UNIT ESTIMATED  
AGE:**

Consult with seller

**COOLING SYSTEM DESIGN  
LIFE:**

10 To 15 years

### ITEMS: HEATING & COOLING SYSTEM(S)

#### 9.0 HEATHING

 SATISFACTORY

#### 9.1 WINDOW AC UNITS

 FAIR

Wall/window Air Conditioning: Unit operated properly, however due to age, wear and condition it is downgraded to fair. Wall/window units are not part of a standard inspection.



9.1 Item 1 (Picture)

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## 9.2 INDOOR BLOWER / FAN

✓ SATISFACTORY

---

## 9.3 BLOWER

✓ SATISFACTORY

---

## 9.4 BURNERS

✓ NOT INSPECTED

Heat exchanger is not fully visible due to design of system. Therefore not inspected. Recommend annual evaluation and repairs and service of unit to ensure proper and safe operation. Burner assembly was not removed during inspection to determine condition of heat exchanger. This is not performed during a standard inspection.

---

## 9.5 DISTRIBUTION SYSTEM

✓ NOT INSPECTED

The HVAC ductwork was not visible or inspected due to the building's design and a lack of attic access. Concealed ductwork is outside the scope of this inspection; condition, connections, and airtightness cannot be verified

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## 9.6 VENT CONNECTOR

✓ SATISFACTORY

---

## 9.7 THERMOSTAT/REMOTE

✓ SATISFACTORY

---

## 9.8 CONDENSATE PROVISIONS

✓ SATISFACTORY

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## 9.9 GAS / FUEL LINES AT UNIT

✓ SATISFACTORY

---

## 9.10 COMBUSTION AIR PROVISIONS

### SATISFACTORY

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*The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.*

🏠 10. WATER HEATER

📋 DESCRIPTION

The inspection of hot water supply systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view for any reason cannot be inspected. All standard water heaters require temperature–pressure relief valves (TPRV); these units are not operated during a standard home inspection but should be checked regularly for proper operation. **A standard home inspection does not include evaluation of the adequacy/capacity of hot water supply systems, or inspection of saunas, steam baths, or solar systems.**An increase in the hot water supply system capacity may be needed for large jetted baths or other fixtures requiring a large volume of hot water, or when bathroom or plumbing facilities are added or upgraded. Additional information related to the hot water supply system may be found under other headings in this report, including the BATHROOMS and PLUMBING SYSTEM sections.

🔧 STYLES & MATERIALS: WATER HEATER

|                                                  |                                              |                                                  |
|--------------------------------------------------|----------------------------------------------|--------------------------------------------------|
| <b>WATER HEATER TYPE:</b><br>Gas                 | <b>WATER HEATER BRAND:</b><br>BradFord White | <b>WATER HEATER LOCATION:</b><br>Exterior Closet |
| <b>ESTIMATED CAPACITY:</b><br>40 Gallons         | <b>ESTIMATED AGE:</b><br>Age: Not Determined | <b>DESIGN LIFE:</b><br>08 To 12 Years            |
| <b>SPECIAL LIMITATIONS:</b><br>Sealed Combustion |                                              |                                                  |

👁️ ITEMS: WATER HEATER

10.0 WATER HEATER

📋 POOR/DEFECTIVE

Missing seismic straps. Seismic straps should be installed at the upper one–third of the unit and the lower one–third per local building standard requirements. Repair for safety.



10.1 VENT CONNECTOR

📋 POOR/DEFECTIVE

Draft hood/ Vent pipe is not properly installed attached and poses a safety concern. Consult a plumber for proper installation of vent pipe prior to lighting water heater for occupant safety.



10.1 Item 1 (Picture)

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## 10.2 GAS / FUEL LINES AT UNIT

☑ SATISFACTORY

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## 10.3 SAFETY VALVE PROVISIONS

☑ SATISFACTORY

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*NOTE: Maintain hot-water supply temperatures at no more than about 120 degrees F (49 degrees Celsius) for personal safety; hot water represents a potential scalding hazard. Anti-scald devices are available as an added safety measure. The combustion chamber or ignition sources of water heaters and other mechanical equipment in garage areas should be positioned/maintained at least 18 inches above the floor for safety reasons. Adequate clearance to combustibles must also be maintained around the unit and any vents. Restraining straps are generally required on heaters in active seismic zones. Safety valve (TPRV) discharge should be through a drain line to a readily visible area that can be monitored. Newer tanks should be drained periodically, but many old tanks are best left alone. Tankless or boiler coils systems have little or no storage capacity; a supplemental storage tank can often be added if needed. A qualified plumber or specialist should perform all water heating system repairs.*

## 11. PLUMBING SYSTEM

### DESCRIPTION

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

### STYLES & MATERIALS: PLUMBING SYSTEM

#### **WATER PIPING:**

Pex  
Galvanized

#### **DRAIN/WASTE LINES:**

ABS

#### **WATER SHUT-OFF LOCATION:**

At Meter

#### **GAS SHUT-OFF LOCATION:**

At Meter

#### **SPECIAL LIMITATIONS:**

Inaccessible Area(s)

### ITEMS: PLUMBING SYSTEM

#### 11.0 WATER PIPING

 SATISFACTORY

#### 11.1 WATER FLOW AT FIXTURES

 SATISFACTORY

#### 11.2 FIXTURE DRAINAGE

 SATISFACTORY

#### 11.3 DRAIN / WASTE PIPING

 POOR/DEFECTIVE

(1) Leak noted at shower drain in crawlspace beneath hallway bathroom. Consult a plumber for repairs.



11.3 Item 1 (Picture)

(2) Suggest having in slab AND in ground drain lines video scoped to determine interior condition. DRAIN/ WASTE/ VENT PIPES are not fully visible due to design and construction methods and therefore the inspection is limited.

Evaluation of the plumbing system was limited to permanently connected fixtures and readily visible pipe condition. Conditions are subject to unpredictable change, e.g. leaks may develop, water flow may drop, drains may become blocked. etc. The detection of sewer gases and the conditions of sub-slab or inground piping is excluded from a standard inspection.

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#### 11.4 EXTERIOR FAUCET(S)

✓ SATISFACTORY

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#### 11.5 LAUNDRY

✓ SATISFACTORY

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#### 11.6 DRYER VENT

✗ POOR/DEFECTIVE

Damage/disconnected dryer vent is discharging directly into the crawlspace. Recommend Having a qualified contractor or handyman properly reconnect, mechanically secure, and seal the dryer exhaust duct with approved metal clamps and foil tape, ensuring the entire system terminates safely to the exterior of the structure



11.6 Item 1 (Picture)



11.6 Item 2 (Picture)

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#### 11.7 GAS PIPING

 SATISFACTORY

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*The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.*

 12. FOUNDATION / SUBSTRUCTURE

 DESCRIPTION

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

 STYLES & MATERIALS: FOUNDATION / SUBSTRUCTURE

|                                                           |                                             |                                                       |
|-----------------------------------------------------------|---------------------------------------------|-------------------------------------------------------|
| <b>FOUNDATION TYPE:</b><br>Masonry block<br>Pier-and-beam | <b>CRAWLSPACE:</b><br>Full House            | <b>PERIMETER WALL:</b><br>Composite skirting          |
| <b>CRAWLSPACE INSPECTION METHOD:</b><br>Crawled           | <b>HOUSE FLOOR STRUCTURE:</b><br>Wood Frame | <b>COLUMNS OR PIERS:</b><br>Masonry block<br>Tie-down |
| <b>INSULATION:</b><br>Blankett/Batt<br>Belly tarp         | <b>VAPOR RETARDER:</b><br>Not Installed     | <b>SPECIAL LIMITATIONS:</b><br>Belly tarp             |

 ITEMS: FOUNDATION / SUBSTRUCTURE

12.0 FOUNDATION

 FAIR

Fungal growth and wood decay were observed on the underfloor framing and skirting. Recommendation: Have a licensed contractor or pest control specialist evaluate and repair/replace damaged wood components, and correct any underlying moisture or ventilation issues.



12.0 Item 1 (Picture)



12.0 Item 2 (Picture)



12.0 Item 3 (Picture)



12.0 Item 4 (Picture)

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## 12.1 FLOOR FRAMING

📋 FAIR

Damage underbelly and missing loose insulation noted at several areas in crawlspace. Recommend repair by a qualified crawlspace or insulation contractor to replace missing insulation, secure loose materials, and properly patch/seal the underbelly membrane to prevent heat loss, moisture intrusion, and pest activity.



12.1 Item 1 (Picture)



12.1 Item 2 (Picture)

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## 12.2 PIERS / COLUMNS

✅ SATISFACTORY

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## 12.3 MAIN BEAMS

✅ SATISFACTORY

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## 12.4 BASEMENT FLOOR (SLAB)

✅ NOT APPLICABLE

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## 12.5 STAIRS / RAILINGS

---

✓ NOT APPLICABLE

---

## 12.6 CRAWLSPACE VENTILATION

✓ SATISFACTORY

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## 12.7 SUMP PUMP

✓ NOT APPLICABLE

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*The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.*

## SUMMARY

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### Cpasillas LLC

#### Customer

Marina Miranda

#### Address

3549 Esplanade Space 249,  
Chico CA 95973

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

## 1. ROOFING

---

### 1.0 ROOF COVER

#### FAIR

Multiple repair noted at roof covering. Consult with seller regarding damage and repair history. Suggest sealing coating cracks now and annual evaluation/servicing as needed to prevent water penetration.



1.0 Item 1 (Picture)



1.0 Item 2 (Picture)



1.0 Item 3 (Picture)



1.0 Item 4 (Picture)

## 1.6 RAIN GUTTERS / EAVETROUGHS

📄 FAIR

(1) Heavy leaf buildup noted in rain gutters. Suggest cleaning and flushing now and on an annual basis for proper drainage. Consider upgrade of gutter guards to prevent leaf buildup.



1.6 Item 1 (Picture)

(2) Gutters leak at seams. Recommend cleaning and applying gutter sealant. Replacement may be required if leakage is chronic.



1.6 Item 2 (Picture)



1.6 Item 3 (Picture)

## 1.8 FASCIA / SOFFITS

📄 FAIR

Wood damage noted at fascia/eaves/soffit members. Anticipate repairs. Consult pest control company for evaluation and repair cost estimate for damaged wood.



1.8 Item 1 (Picture)

## 2. EXTERIOR ELEMENTS

---

### 2.0 SIDING

 FAIR

(1) Suggest sealing at any gaps, cracks, around light fixtures, window AC units, doors,trim, etc...to aide in preventing water penetration and pest intrusion.



**2.0 Item 1 (Picture)**

(2) Wood damage noted at siding and trim. Anticipate repairs. Consult pest control company for evaluation and repair cost estimate for damaged wood.



**2.0 Item 2 (Picture)**



**2.0 Item 3 (Picture)**

(3) Anticipate repairing damage/loose utility room for proper operation.



**2.0 Item 4 (Picture)**

## 2.1 WINDOWS

 FAIR

Broken window glass was observed, compromising the window's weather-tight seal. Recommend having a qualified window contractor or glazier replace the damaged glass.



2.1 Item 1 (Picture)

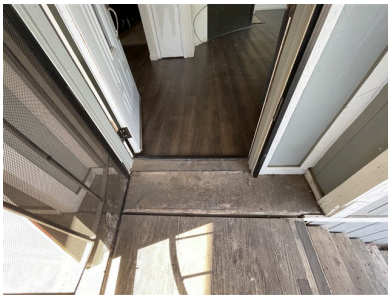


2.1 Item 2 (Picture)

## 2.2 ENTRY DOORS

📄 FAIR

The exterior entry threshold area is missing the required subfloor and finished walking surface, leaving the framing exposed. While metal flashing may be present, it is non-structural and cannot support foot traffic or protect against wear and damage. Recommend a qualified contractor properly install a structural subfloor, durable finished flooring, and a weather-tight threshold over the flashing to eliminate trip hazards, prevent damage.



2.2 Item 1 (Picture)

## 2.3 PORCH(S) / DECK(S)

📄 FAIR

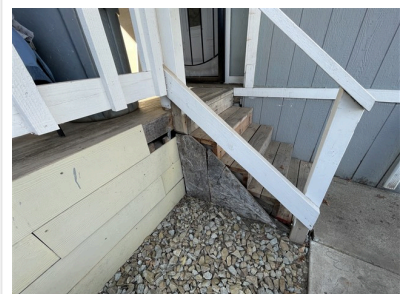
Wood damage noted at deck post, decking. Anticipate repairs. Consult pest control company for evaluation and repair cost estimate for damaged wood. Have wood properly sealed for protection and enhanced lifespan.



2.3 Item 1 (Picture)



2.3 Item 2 (Picture)



2.3 Item 3 (Picture)

## 2.4 RAILINGS

📄 FAIR

The porch railing features excessive gaps between the balusters and is below standard height requirements, posing a fall and safety hazard. Recommend consulting qualified professional for upgrade options for added safety.



2.4 Item 1 (Picture)

## 2.5 ELECTRIC / GFCI

📋 FAIR

Fragmented pipe and conduit materials were observed lying loose on the ground surface, creating a physical trip hazard. While verification indicates the existing wiring is currently inactive (dead), the surface-level materials require remediation for safety.



2.5 Item 1 (Picture)

## 2.6 STAIRS / STOOPS

📋 SATISFACTORY

The back entry stairs exhibit missing guardrails and balusters along the open side, creating a fall hazard. Recommendation: Install code-compliant guardrails and balusters (with spacing of less than 4 inches) along all open sides of the landing and stairs to prevent falls.



2.6 Item 1 (Picture)



2.6 Item 2 (Picture)

### 3. SITE ELEMENTS

---

#### 3.1 DRIVEWAY

📋 FAIR

Cracking/ settlement/ displacement noted at driveway. Consult contractor for further evaluation and repairs as desired.



3.1 Item 1 (Picture)



3.1 Item 2 (Picture)

### 5(A) . HALL BATH

---

#### 5.2.A STALL SHOWER

📋 FAIR

(1) Missing tile or weatherproofing around the shower/bathtub window frame. Window jambs and sill located directly within the shower spray zone, creating a high risk for moisture intrusion behind the wall finishes. Recommend consulting a qualified tile or waterproofing professional to install proper waterproof tile trim, flashing, and flexible silicone sealant around the entire perimeter of the window to prevent water damage and mold growth.



5.2.A Item 1 (Picture)

(2) Caulking/ grout repair is recommended as part of routine maintenance at tub/shower and flooring areas on a regular basis to help prevent moisture intrusion, damage and mold build-up.



5.2.A Item 2 (Picture)



5.2.A Item 3 (Picture)

#### 5.4.A FLOOR(ING)

📋 FAIR

Crack damage tiles noted near bathroom entry. Anticipate repair/replacement.



5.4.A Item 1 (Picture)

### 5(B) . MAIN BATH

---

#### 5.0.B SINK(S)

📋 POOR/DEFECTIVE

Leak at plumbing under sink noted. Consult plumber for further evaluation and repairs.



5.0.B Item 1 (Picture)

#### 5.3.B WALLS / CEILING

📋 FAIR

Staining and discoloration at main bathroom baseboard and/or painting noted at wall. Possible leakage from toilet and/or shower. Consult seller regarding prior water penetration. Check for hidden damage.



5.3.B Item 1 (Picture)



5.3.B Item 2 (Picture)

## 5.5.B ELECTRIC / GFCI

📁 FAIR

Missing cover plates noted. Install covers at all outlets and switches for safety.



5.5.B Item 1 (Picture)

## 6. KITCHEN

---

### 6.0 PLUMBING / SINK

📁 FAIR

Stains/moisture damage noted under kitchen sink. Consult seller on history of water leaks. Unable to determine condition behind concealed areas. Look for hidden damage behind materials.

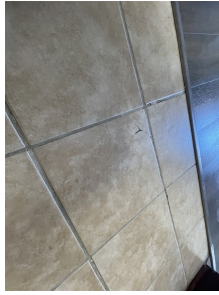


6.0 Item 1 (Picture)

### 6.1 FLOOR(ING)

📁 FAIR

Crack tiles noted at kitchen floor. Repair/replace as desired.

**6.1 Item 1 (Picture)****6.1 Item 2 (Picture)**

## 6.4 ELECTRIC / GFCI

📄 FAIR

All outlets in kitchen except for the refrigerator, should be protected by a Ground Fault Circuit Interrupter. Consult electrician for installation for added safety. Due to the age of original construction, this is considered an upgrade item. However, it is highly recommended for safety reasons.

## 6.6 DISPOSAL

📄 FAIR

The garbage disposal is inoperative and appears to be jammed. Safely check the grinding chamber for obstructions, use an allen wrench to manually clear the flywheel from underneath, and press the reset button. If the unit remains non-functional, further evaluation and repair or replacement by a qualified service professional is recommended.

## 6.9 CABINETRY

📄 FAIR

The upper drawer beneath the countertop is broken. Anticipate repair/replacement

**6.9 Item 1 (Picture)**

# 7. INTERIOR ELEMENTS

---

## 7.0 CEILINGS

📄 FAIR

Staining and patching and painting noted at ceiling(s). Possible leakage from exterior and/or roof cover. Consult seller regarding prior water penetration. Check for hidden damage. See roof section.



7.0 Item 1 (Picture)



7.0 Item 2 (Picture)



7.0 Item 3 (Picture)

## 7.1 WALLS

📄 FAIR

Mold/mildew growth noted at laundry room wall and baseboard. Consult seller regarding prior water penetration. Check for hidden damage.



7.1 Item 1 (Picture)

## 7.6 ROOM DOORS

📄 FAIR

Missing closet doors noted. Install as desired.



7.6 Item 1 (Picture)

## 8. ELECTRIC SYSTEM

### 8.4 SUBPANEL(S)

📄 FAIR

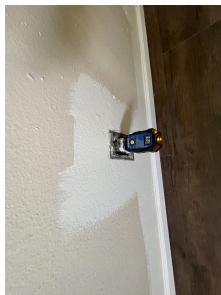
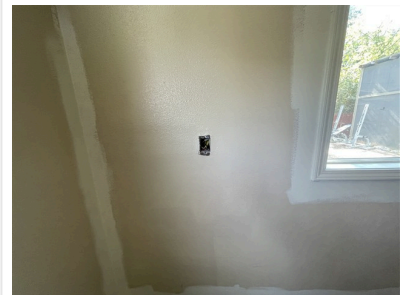
Panel missing knockouts covers. Recommend installing covers for safety.

**8.4 Item 1 (Picture)**

## 8.5 DEVICES

📋 FAIR

(1) Missing and multiple loose outlet noted. Anticipate installing/repairing missing and loose outlet for safety.

**8.5 Item 1 (Picture)****8.5 Item 2 (Picture)****8.5 Item 3 (Picture)****8.5 Item 4 (Picture)**

(2) Missing cover plates noted. Install covers at all outlets and switches for safety.

## 8.6 WIRING / CONDUCTORS

📋 FAIR

Exposed wiring in living room closet can be subject to damage. Enclose wiring in conduit for safety. Consult electrician for proper installation.

**8.6 Item 1 (Picture)**

## 9. HEATING & COOLING SYSTEM(S)

---

### 9.1 WINDOW AC UNITS

📁 FAIR

Wall/window Air Conditioning: Unit operated properly, however due to age, wear and condition it is downgraded to fair. Wall/window units are not part of a standard inspection.

**9.1 Item 1 (Picture)**

## 10. WATER HEATER

---

### 10.0 WATER HEATER

📁 POOR/DEFECTIVE

Missing seismic straps. Seismic straps should be installed at the upper one-third of the unit and the lower one-third per local building standard requirements. Repair for safety.

**10.0 Item 1 (Picture)**

### 10.1 VENT CONNECTOR

📄 POOR/DEFECTIVE

Draft hood/ Vent pipe is not properly installed attached and poses a safety concern. Consult a plumber for proper installation of vent pipe prior to lighting water heater for occupant safety.



10.1 Item 1 (Picture)

## 11. PLUMBING SYSTEM

---

### 11.3 DRAIN / WASTE PIPING

📄 POOR/DEFECTIVE

(1) Leak noted at shower drain in crawlspace beneath hallway bathroom. Consult a plumber for repairs.



11.3 Item 1 (Picture)

### 11.6 DRYER VENT

📄 POOR/DEFECTIVE

Damage/disconnected dryer vent is discharging directly into the crawlspace. Recommend Having a qualified contractor or handyman properly reconnect, mechanically secure, and seal the dryer exhaust duct with approved metal clamps and foil tape, ensuring the entire system terminates safely to the exterior of the structure



11.6 Item 1 (Picture)



11.6 Item 2 (Picture)

## 12. FOUNDATION / SUBSTRUCTURE

### 12.0 FOUNDATION

📋 FAIR

Fungal growth and wood decay were observed on the underfloor framing and skirting. Recommendation: Have a licensed contractor or pest control specialist evaluate and repair/replace damaged wood components, and correct any underlying moisture or ventilation issues.



12.0 Item 1 (Picture)



12.0 Item 2 (Picture)



12.0 Item 3 (Picture)



12.0 Item 4 (Picture)

### 12.1 FLOOR FRAMING

📋 FAIR

Damage underbelly and missing loose insulation noted at several areas in crawlspace. Recommend repair by a qualified crawlspace or insulation contractor to replace missing insulation, secure loose materials, and properly patch/seal the underbelly membrane to prevent heat loss, moisture intrusion, and pest activity.

**12.1 Item 1 (Picture)****12.1 Item 2 (Picture)**

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

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