



SoCal Home Inspections
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Home Inspection Report

813 Poe Court
Lake Arrowhead, CA 92407

Prepared For: Matt Mitchell
Inspected On Tue, Sep 22, 2026 at 11:00 AM

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

Report Summary

This summary section is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Deficiency

Comment 2

Site: Vegetation

East side tree limb is growing against wood deck on south.

Needs trimming

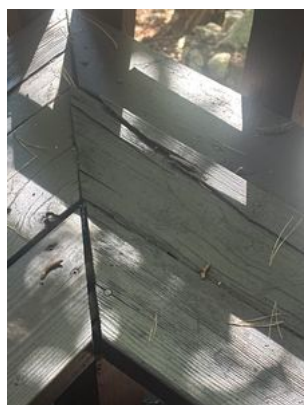


Comment 3

Site: Patios/Decks

Wood deck on South side of home has dry rot present. Floor boards are twisting/ uneven cresting a potential trip hazard.

Repair or replace





Comment 10

Laundry: Laundry Sink

Laundry sink needs to be secured to floor or wall.



Comment 11

Laundry: Outlets & GFCI Protection

Ungrounded outlet next to GFCI in laundry area needs to be protected by GFCI.



Comment 12

Structure: Signs of Water Penetration

Efflorescence staining present on north side foundation wall.

Cracking is also present on north behind furnace in build up.

Water proofing may be needed on north exterior to prevent water from soaking through foundation walls.



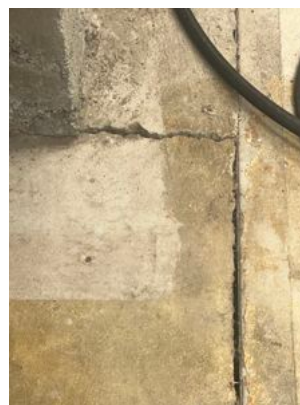
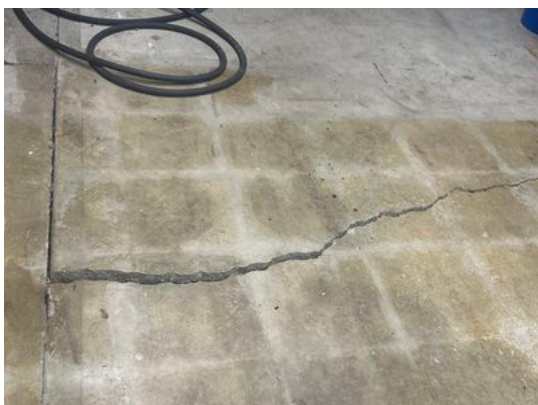
Comment 14

Structure

Cement floor inside build up under home has large crack present. Crack is lifted and separated.

Needs repair

Further evaluation suggested





Comment 15

Structure

Exposed electrical present in build up just on other side of stem wall.

Needs j box cover installed.



Comment 19

Electrical: Service Panel Manufacturer

Service panel is out of date by today's standards (still operational).

Panel and breakers need to be replaced as soon as possible. The panels are known to be troublesome and potential fire hazards.

Comment 20

Electrical: Panel Labeled

Panel not labelled, all breakers should be labelled for each circuit.

Needs repair



Comment 21

Electrical: Overcurrent Protection

Zinsco/Federal Pacific, bulldog industry breakers are out of date by today's standards (still operational). Replace panel and breakers as soon as possible. These breakers are known to be troublesome and a potential fire hazard.

Comment 22

Electrical: Smoke Detectors

Smoke and carbon monoxide detector in upstairs loft should be relocated as entering loft bedroom.

Comment 23

Electrical: Sub Panel: Panel Labeled

Panel not labelled, all breakers should be labelled for each circuit.

Needs repair

Comment 26

HVAC: Heating: Filter Type

Filter dirty, needs replacing inside furnace housing.

Comment 37

Plumbing: Water Heater: Fuel Disconnect

Sediment trap needs to be installed on gas supply.(close as possible to gas valve)

Needs changing

(Example given above)



Comment 39

Bathrooms: Bathroom #1: Shower

Re seal fixture cap to wall in shower and downstairs bathroom



Comment 40

Bathrooms: Bathroom #1: Floor

Flooring in downstairs bathroom is missing piece next to toilet.

Needs replacing



Comment 44

Bedrooms: Bedroom #2: Plugs/Outlets & Lights

Ungrounded 3 prong outlets are a N.E.C violation in upstairs West bedroom

Needs repair



Comment 45

Bedrooms: Bedroom #2: Smoke Detector

Smoke Detector not working (appears to need a battery) in upstairs West bedroom

Repair or replace

Comment 47

Bedrooms: Loft/Bedroom: Plugs/Outlets & Lights

Ungrounded 3 prong outlets are a N.E.C violation on South Wall in loft and left side wall before entering West bedroom area

Needs repair



Comment 48

Bedrooms: Loft/Bedroom: Smoke Detector

Smoke detector needed (above or as close to entry door as possible) in Loft/bedroom.

Needs replacing

Comment 49

Kitchen: Countertops

Counter wood is lifting

Needs repair



Comment 50

Kitchen: Appliances: Range Hood / Fan

Needs light bulb replaced



Comment 51

Kitchen: Appliances: Disposal

Garbage disposal making noise when operated.

Repair or replace

Comment 52

Interior: Fireplace

Needs a clamp on damper to prevent closing all the way. In the event of a gas leak if damper is able to fully close gas could enter home, with clamp on damper gas would be able to escape through the chimney.



Marginal

Comment 1

Site: Vegetation

Tree growing on north side of home is almost touching home and very tall hanging over roof.



Comment 4

Exterior: Exterior Covering

Exterior lap wood has been repaired on south bottom at wood deck.

Needs to be painted



Comment 5

Exterior: Entry Doors

Suggest re sealing/ painted front exterior door.



Comment 8

Roofing: Soffit and Fascia

Staining present on wood eaves of home. Suggest re sealing/ painting.



Comment 9

Roofing

Areas of roof are not visible, pine needles blocking my view.

Comment 31

Plumbing: Waste Pipe Material

Cast iron pipes corrode from inside out.

There is no way to visually tell how supply pipes are looking on inside.

Further evaluation suggested by a professional plumber if this concerns buyers.

Further evaluation required/suggested

Comment 13

Structure: Subflooring

Moisture staining present on sub flooring surrounding furnace vent pipe in build up.

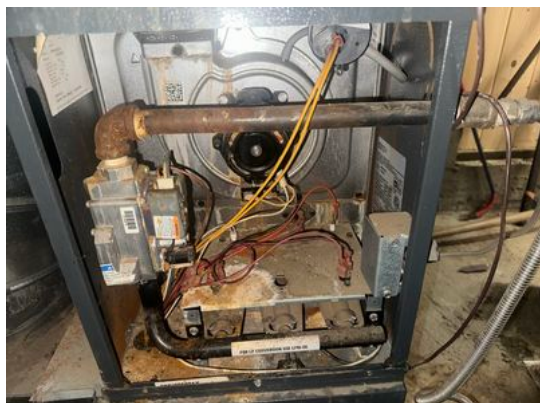


Comment 24

HVAC

Signs of moisture intrusion on heater vent pipe in build up. Moisture has also entered furnace housing.

Further evaluation required



Comment 28

Plumbing: Main Line Materials

Galvanized steel pipes corrode from inside. No way to visibly see condition of main line pipes

(in no way am I saying the supply or mainline pipes are rusted or corroded, just letting you know what happens at times.)

Comment 30

Plumbing: Supply Pipe Material

Galvanized pipes corrode from inside out.

There is no way to visually tell how supply pipes are looking on inside.

Further evaluation suggested by a professional plumber if this concerns buyers.

Property Type

Single Family

Year Built

1966

Bedrooms/Baths

2/2

Door Faces

South, Northwest

Occupied

Yes

Weather

Sunny

Temperature

Cool

Soil Condition

Dry

Utilities On During Inspection

Electric Service, Gas Service, Water Service

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading

Mostly Level, Sloped Away From Structure

Condition: Satisfactory

Vegetation

Typically overgrown

Condition: Repair or Replace

Comment 1

Marginal

Tree growing on north side of home is almost touching home and very tall hanging over roof.



Comment 2

Deficiency

East side tree limb is growing against wood deck on south.

Needs trimming



Retaining Walls

Stone

Condition: Satisfactory

Driveway

Asphalt, Common cracks

Condition: Satisfactory

Walkways

Concrete, Asphalt, Common cracks

Condition: Satisfactory

Steps/Stoops

Concrete, Wood

Condition: Satisfactory

Patios/Decks

Wood

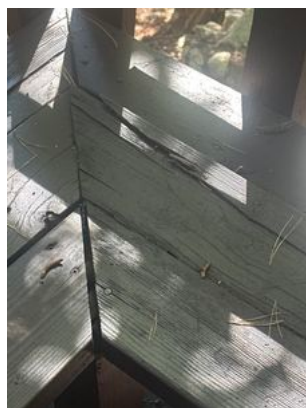
Condition: Repair or Replace

Comment 3

Deficiency

Wood deck on South side of home has dry rot present. Floor boards are twisting/ uneven cresting a potential trip hazard.

Repair or replace



Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering

Lap Wood

Condition: Satisfactory

Comment 4

Marginal

Exterior lap wood has been repaired on south bottom at wood deck.

Needs to be painted



Exterior Trim Material

Wood

Condition: Satisfactory

Windows

Wood, Vinyl

Condition: Satisfactory

Entry Doors

Wood, Glass, Suggest re finishing/ painting

Condition: Satisfactory

Comment 5

Marginal

Suggest re sealing/ painted front exterior door.



Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy. Inspectors are not required to walk on top of 2 story homes or homes with concrete or clay roofing materials for safety and liability concerns.

Inspection Method

Drone

Roof Design

Gable

Roof Covering

3 Tab Shingle

Condition: Satisfactory

Comment 6 Information

General pictures of roofRoof appears to be in satisfactory condition







Chimney

Brick

Condition: Satisfactory

Comment 7 **Information**

Inspector can only do a visual external inspection of chimney to fireplace. He does not check chimney internally for properly clearances or other deficiencies. Suggest having a professional chimney inspection company check if this concerns buyers.

Appears to be in satisfactory condition

Sky Lights

Not Present

Flashings

Metal, Tar/Caulk

Condition: Satisfactory

Soffit and Fascia

Wood, Staining present in eaves suggest re sealing/ painting

Condition: Satisfactory

Comment 8 **Marginal**

Staining present on wood eaves of home. Suggest re sealing/ painting.



Roofing Comments

Comment 9 **Marginal**

Areas of roof are not visible, pine needles blocking my view.

Garage

Garage Type

Carport

Condition: Satisfactory

Garage Size

1 Car

Floor

Ok, Common cracks

Condition: Satisfactory

Walls/Ceiling

Ok

Condition: Satisfactory

Built In Cabinets

Yes

Condition: Satisfactory

Laundry Sink

Laundry sink needs to be secured to wall or floor

Condition: Satisfactory

Comment 10

Deficiency

Laundry sink needs to be secured to floor or wall.



Dryer Venting

To Exterior

Condition: Satisfactory

Outlets & GFCI Protection

GFCI present, GFCI not present, Not grounded

Condition: Satisfactory

Comment 11

Deficiency

Ungrounded outlet next to GFCI in laundry area needs to be protected by GFCI.



Laundry Hook Ups

Yes, Not tested

Condition: Further Evaluation Required

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types

Build up

Foundation Material

Poured Concrete, Concrete Block

Condition: Satisfactory

Signs of Water Penetration

Not Present

Comment 12

Deficiency

Efflorescence staining present on north side foundation wall.

Cracking is also present on north behind furnace in build up.

Water proofing may be needed on north exterior to prevent water from soaking through foundation walls.



Floor Structure

Wood Frame, Stem wall

Condition: Satisfactory

Subflooring

Plywood, Moisture staining present surrounding furnace vent pipe in build up

Condition: Further Evaluation Required

Comment 13

Further evaluation required/suggested

Moisture staining present on sub flooring surrounding furnace vent pipe in build up.



Wall Structure

Wood Frame

Condition: Satisfactory

Structure Comments

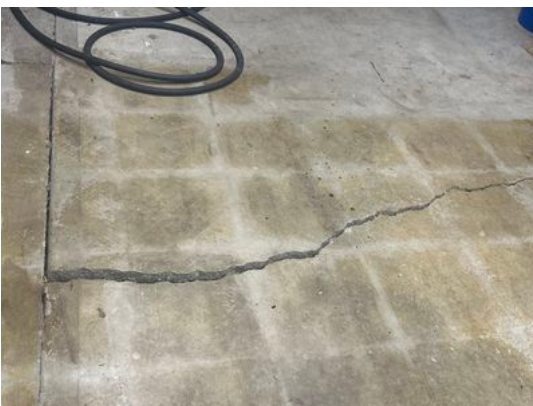
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Deficiency

Cement floor inside build up under home has large crack present. Crack is lifted and separated.

Needs repair

Further evaluation suggested





Comment 15

Deficiency

Exposed electrical present in build up just on other side of stem wall.

Needs j box cover installed.



Comment 16

Information

No underfloor insulation present visible in build up.

Attic

Inspectors are not obligated to completely traverse attic space. Safety and damage may occur if this is attempted and goes beyond the scope of this inspection and standards of practice.

Attic Entry

Not Present

Attic Comments

Comment 17
Information

No attic present

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service

Overhead

Main Disconnect Location

Service Panel

Comment 18 Information

Main shut off in service panel



Service Panel Location

Exterior, North west

Service Panel Manufacturer

Zinsco

Condition: Repair or Replace

Comment 19 Deficiency

Service panel is out of date by today's standards (still operational).

Panel and breakers need to be replaced as soon as possible. The panels are known to be troublesome and potential fire hazards.

Service Line Material

Not visible

Condition: Further Evaluation Required

Panel Labeled

No

Condition: Repair or Replace

Comment 20

Deficiency

Panel not labelled, all breakers should be labelled for each circuit.

Needs repair



Service Voltage

240 volts

Service Amperage

100 amps

Service Panel Ground

Unknown Not Visable

Branch Circuit Wiring

Non-Metallic Shielded Copper, Stranded Copper

Condition: Satisfactory

Overcurrent Protection

Breakers

Condition: Repair or Replace

Comment 21

Deficiency

Zinsco/Federal Pacific, bulldog industry breakers are out of date by today's standards (still operational). Replace panel and breakers as soon as possible. These breakers are known to be troublesome and a potential fire hazard.

GFCI/AFCI Breakers

Not Present

Smoke Detectors

Lithium Battery Type

Condition: Satisfactory

Comment 22

Deficiency

Smoke and carbon monoxide detector in upstairs loft should be relocated as entering loft bedroom.

Carbon Monoxide Detection

Present

Condition: Satisfactory

Plug/Outlets

Deficiencies will be reported in sections of the report

Lights/Switches

Working

Condition: Satisfactory

Sub Panel

Location

Build up

Service Line Material

Copper

Condition: Satisfactory

Overcurrent Protection

Breakers

Condition: Satisfactory

Branch Circuit Wiring

Non-Metallic Shielded Copper

Condition: Satisfactory

GFCI/AFCI Breakers

Not Present

Panel Labeled

No

Condition: Repair or Replace

Comment 23

Deficiency

Panel not labelled, all breakers should be labelled for each circuit.

Needs repair

HVAC System Type

Forced heat only

Thermostat

Digital

Condition: Satisfactory

Thermostat Location

Hallway

HVAC Comments

Comment 24

Further evaluation required/suggested

Signs of moisture intrusion on heater vent pipe in build up. Moisture has also entered furnace housing.

Further evaluation required



Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location

Build up

Type of Equipment

Forced Air

Condition: Satisfactory

Manufacturer

Goodman

**Comment 25
Information**

Furnace information



Heating Fuel

Gas

Condition: Satisfactory

Input BTUs

66,000 btu

Filter Type

Disposable, Needs replacing

Condition: Repair or Replace

**Comment 26
Deficiency**

Filter dirty, needs replacing inside furnace housing.

Output Temperature

104 degrees

Type of Distribution

Flexible Ducting

Condition: Satisfactory

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Comment 27

Information

No A/C present

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and septic waste systems are beyond the scope of a home inspection.

Water Service

Public

Main Line Materials

Galvanized

Condition: Satisfactory

Comment 28

Further evaluation required/suggested

Galvanized steel pipes corrode from inside. No way to visibly see condition of main line pipes

(in no way am I saying the supply or mainline pipes are rusted or corroded, just letting you know what happens at times.)

Location of Main Water Shutoff

Build up

Comment 29

Information

Main shut off valve located in build up



Supply Pipe Material

Galvanized, PEX

Condition: Satisfactory

Comment 30

Further evaluation required/suggested

Galvanized pipes corrode from inside out.

There is no way to visually tell how supply pipes are looking on inside.

Further evaluation suggested by a professional plumber if this concerns buyers.

Sewer System

Public

Waste Pipe Material

Cast Iron, Copper

Condition: Satisfactory

Comment 31

Marginal

Cast iron pipes corrode from inside out.

There is no way to visually tell how supply pipes are looking on inside.

Further evaluation suggested by a professional plumber if this concerns buyers.

Comment 32

Information

Suggest sewer scope inspection to be performed if buyer is concerned about sewer pipes and main pipes to street connections. Sewer scope inspection will check inside sewer pipes and observe the condition is inside sewer pipes. Material used, bad off sets, cracks, root intrusion, etc.

Location of Fuel Shutoff

At Meter

Comment 33

Information

Gas meter / gas shut off located in east side of home



Water Pressure

80 psi

Condition: Satisfactory

Comment 34
Information

80 psi is satisfactory



Pressure Regulator

Not Present

Plumbing Comments

Comment 35
Information

Suggest insulating water pipes in build up.

Water Heater

Manufacturer

Bradford/White

Comment 36 Information

Water heater info



Fuel

Natural Gas

Capacity

40 gal

Temp & Pressure Relief Valve

Present With Blow Off Leg, Not Tested

Condition: Satisfactory

Fuel Disconnect

Within Sight of Equipment, Sediment trap needs to be installed

Condition: Repair or Replace

Comment 37 Deficiency

Sediment trap needs to be installed on gas supply.(close as possible to gas valve)

Needs changing

(Example given above)



Seismic Straps Installed

Yes

Condition: Satisfactory

Bathroom #1

Location

Downstairs bathroom

Comment 38 Information

Downstairs bathroom



Bath Tub

Recirculating

Condition: Satisfactory

Shower

In Tub

Condition: Satisfactory

Comment 39 Deficiency

Re seal fixture cap to wall in shower and downstairs bathroom



Sink(s)

Vessel Bowl

Condition: Satisfactory

Toilet

Low Rise Tank

Condition: Satisfactory

Floor

Vinyl

Condition: Repair or Replace

Comment 40**Deficiency**

Flooring in downstairs bathroom is missing piece next to toilet.

Needs replacing

**Ventilation Type**

Ventilator, Window

Condition: Satisfactory

GFCI Protection/Outlets

Gfci protected

Condition: Satisfactory

Upstairs Bathroom

Location

Bathroom upstairs

Comment 41
Information

Upstairs bathroom



Bath Tub

Not Present

Shower

Not Present

Sink(s)

Pedestal

Condition: Satisfactory

Toilet

Low Rise Tank

Condition: Satisfactory

Floor

Vinyl

Condition: Satisfactory

Ventilation Type

Window

Condition: Satisfactory

GFCI Protection/Outlets

Gfci protected

Condition: Satisfactory

Bedroom #1

Location

Downstairs bedroom

Comment 42 Information

Downstairs bedroom



Flooring

Vinyl, Not fully visible

Condition: Satisfactory

Walls

Tongue and groove wood

Condition: Satisfactory

Windows

Slider, All windows accessible

Condition: Satisfactory

Ceiling

Tongue and groove wood

Condition: Satisfactory

Ceiling Fan

Not Present

Outlets/Plugs & Lights

3 prong, All plugs/outlets accessible, Lights working

Condition: Satisfactory

Smoke Detector

Yes

Condition: Satisfactory

Bedroom #2

Location

Upstairs West bedroom

Comment 43

Information

Upstairs West bedroom



Flooring

Carpet, Fully visible

Condition: Satisfactory

Walls

Tongue and groove wood, Fully visible

Condition: Satisfactory

Windows

Slider, Vinyl, All windows accessible

Condition: Satisfactory

Ceiling

Tongue and groove wood

Condition: Satisfactory

Ceiling Fan

Working

Condition: Satisfactory

Plugs/Outlets & Lights

3 prong, Ungrounded NEC violation, All plugs/outlets accessible, Lights working

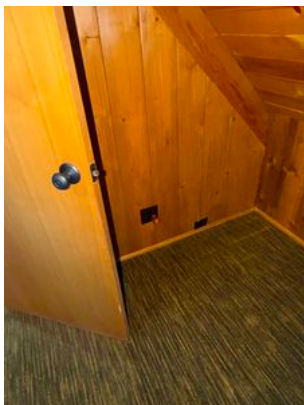
Condition: Repair or Replace

Comment 44

Deficiency

Ungrounded 3 prong outlets are a N.E.C violation in upstairs West bedroom

Needs repair



Smoke Detector

Yes, Not working

Condition: Repair or Replace

Comment 45

Deficiency

Smoke Detector not working (appears to need a battery) in upstairs West bedroom

Repair or replace

Loft/Bedroom

Location

Upstairs loft/ bedroom

Comment 46 **Information**

Upstairs loft/ bedroom



Flooring

Carpet, Not fully visible

Condition: Satisfactory

Walls

Tongue and groove wood, Fully visible

Condition: Satisfactory

Windows

Slider, Vinyl, All windows accessible

Condition: Satisfactory

Plugs/Outlets & Lights

3 prong, Ungrounded NEC violation, All plugs/outlets accessible, Lights working

Condition: Repair or Replace

Comment 47 **Deficiency**

Ungrounded 3 prong outlets are a N.E.C violation on South Wall in loft and left side wall before entering West bedroom area

Needs repair



Ceiling

Tongue and groove wood

Condition: Satisfactory

Ceiling Fan

Not Present

Smoke Detector

Yes, Needs relocating

Condition: Repair or Replace

Comment 48

Deficiency

Smoke detector needed (above or as close to entry door as possible) in Loft/bedroom.

Needs replacing

Kitchen

Cabinets

Wood

Condition: Satisfactory

Countertops

Wood

Condition: Repair or Replace

Comment 49

Deficiency

Counter wood is lifting

Needs repair



Sink

Single

Condition: Satisfactory

GFCI

Present

Condition: Satisfactory

Plugs/Outlets

3 prong

Condition: Satisfactory

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Range/Stove

Frigidaire

Condition: Satisfactory

Cooktop

Not Present

Range Hood / Fan

Frigidaire

Condition: Satisfactory

Comment 50

Deficiency

Needs light bulb replaced



Dishwasher

Frigidaire

Condition: Satisfactory

Microwave

Frigidaire

Condition: Satisfactory

Disposal

Insinkerator

Condition: Repair or Replace

Comment 51

Deficiency

Garbage disposal making noise when operated.

Repair or replace

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors will be inspected.

Interior inspection will have information on Living Room, Family Room (or second living room), Dining Room, Enclosed Patio(Sunrooms) and Hallways.

Interior Access

Furnished

Floors

Vinyl, Not fully visible

Condition: Satisfactory

Stairs

Carpet, Fully visible

Condition: Satisfactory

Stair Handrails

Wood

Condition: Satisfactory

Walls

Tongue and groove wood, Fully visible

Condition: Satisfactory

Ceiling

Tongue and groove wood

Condition: Satisfactory

Ceiling Fan

Not Present

Window Types

Sliders, Fully accessible

Condition: Satisfactory

Entry Door Types

Sliding

Condition: Satisfactory

Entry Door Materials

Vinyl

Interior Door Materials

Wood

Fireplace

Gas Burning, Wood Burning

Condition: Repair or Replace

Comment 52

Deficiency

Needs a clamp on damper to prevent closing all the way. In the event of a gas leak if damper is able to fully close gas could enter home, with clamp on damper gas would be able to escape through the chimney.

