



SUMMARY

4179 N Santa Lucia St, Orange, CA

92865

Todd Moeller

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3.4.1 Fences/Gates

DAMAGED GATE

The gate is damaged. I recommend evaluation by a licensed contractor.

Recommendation

Contact a qualified fencing contractor



4.2.1 Exterior Trim

MOISTURE/INSECT DAMAGE

There is moisture and/or insect damaged trim at the exterior trim, rafter tails, and fascia. I recommend evaluation by a licensed contractor. Refer to a qualified structural pest control report for additional information.



4.4.1 Hose Faucets

LEAKING HOSE BIB

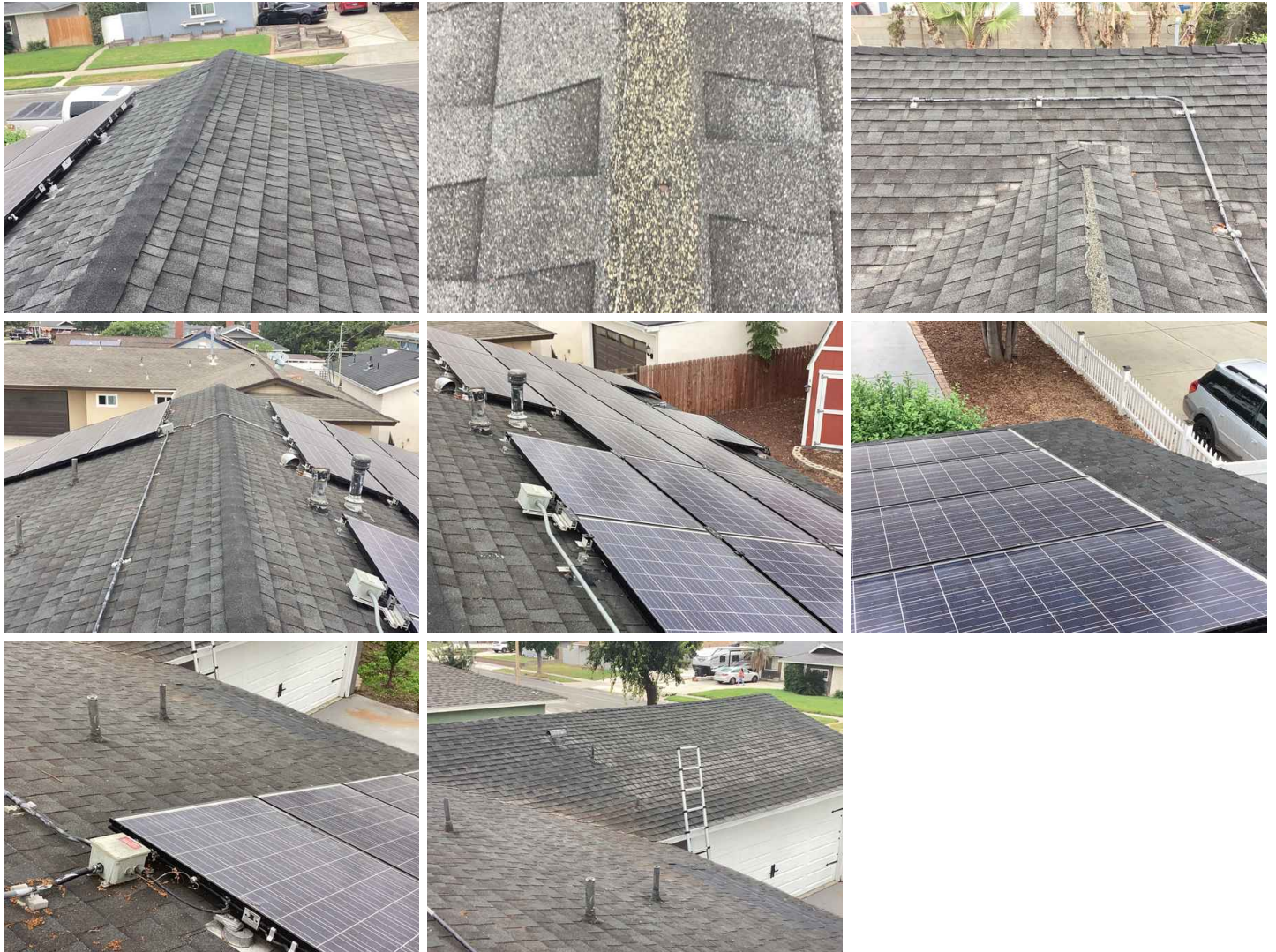
The hose bib leaks at the main shut off valve. I recommend evaluation and repair by a licensed plumbing contractor.



6.1.1 Roof

SHINGLES - END OF LIFESPAN

The roofing materials are showing signs of aging and wear. The roofing system appears to be at or near the end of its useful lifespan. The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether or not a roof is watertight is to observe it during a prolonged rainfall. Certification of the roofing system is beyond the scope of this inspection. I recommend a complete evaluation of the roofing system by a licensed roofing contractor.



6.1.2 Roof

RIDGE CAP SHINGLES DAMAGED

The ridge cap shingles are damaged and need replacement. The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether or not a roof is watertight is to observe it during a prolonged rainfall. Certification of the roofing system is beyond the scope of this inspection.



6.1.3 Roof

EXPOSED NAIL HEADS

There are exposed nail heads on the ridge caps. Recommend evaluation by general contractor

Recommendation

Contact a qualified professional.



8.1.1 Water Heater

SHUT OFF

The water heater was shut off. Operation of the water heater was not evaluated. I recommend evaluation by a licensed pumping contractor or the natural gas service provider.

Recommendation

Contact a qualified professional.



8.8.1 Temperature Pressure Relief Valve

LACKS DISCHARGE PIPING

The temperature pressure relief valve lacks discharge piping. Discharge piping that terminates in a visible location near the ground at the exterior of the building is required. I recommend evaluation by a licensed plumbing contractor.

Recommendation

Contact a qualified professional.



8.10.1 Expansion tank

EXPANSION TANK NOT PRESENT

Expansion tanks are required for all new and replacement water heaters installed in a closed plumbing system after 2018. Recommend evaluation by licensed plumber.

Recommendation

Contact a qualified professional.



9.1.1 Furnace

NO CATCH PAN INSTALLED

There is no catch pan installed under the furnace/evaporative unit. Recommend evaluation by HVAC contractor.

Recommendation

Contact a qualified professional.



9.6.1 Furnace Air Filters

DIRTY FILTER

The air filter is dirty. I recommend installing a new air filter.



10.6.1 GFCI Protection

BATHROOM ELECTRICAL RECEPTACLES NOT 'GFCI' PROTECTED

The bathroom electrical receptacles are not protected by 'GFCI' devices. I recommend evaluation by a licensed electrical contractor.

Recommendation

Contact a qualified professional.



10.6.2 GFCI Protection

KITCHEN COUNTERTOP RECEPTACLES NOT 'GFCI' PROTECTED

The kitchen countertop electrical receptacles to the left and right of the cooktop/range are not protected by 'GFCI' devices. I recommend evaluation by a licensed electrical contractor.

Recommendation

Contact a qualified professional.



11.2.1 Other Ext. Doors

LOCKSET DAMAGED

The lockset is damaged and inoperable. I recommend evaluation by a licensed door and window contractor.



11.5.1 Floors

MISSING FLOORING SECTION

There is a section of flooring missing under the plant in the living room, and it is recommended to have it evaluated by a flooring contractor.



12.1.1 Kitchen Sink

LOOSE FAUCET

The kitchen faucet is loose, recommend evaluation by plumber.



12.4.1 Dishwasher

NOT FUNCTIONAL

The dishwasher plumbing is not hooked up. I recommend evaluation by a qualified appliance technician.



12.5.1 Ranges/Ovens/Cooktops

NO ANTI-TIP DEVICE AT RANGE

The anti-tip device has not been installed at the gas range. I recommend evaluation by a licensed contractor.



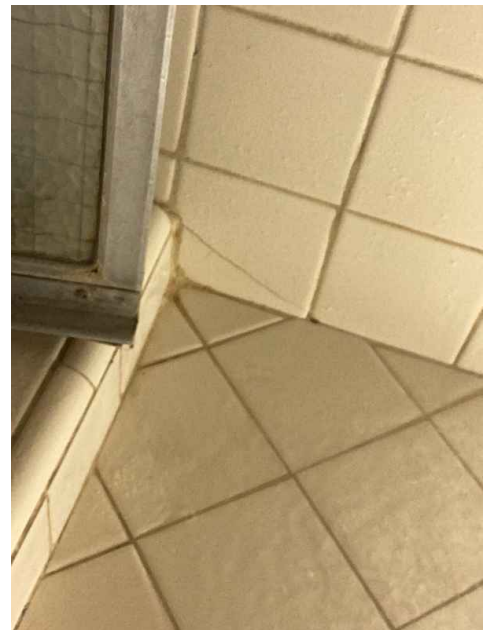
13.6.1 Tub/Shower Walls

CRACK IN SHOWER TILE

There is a crack in the shower tile; recommend evaluation by a plumbing contractor.

Recommendation

Contact a qualified professional.



13.7.1 Shower Enclosure

GUIDES DAMAGED OR REMOVED FROM SHOWER ENCLOSURE FRAME

The door guide is damaged or has been removed from the bottom of the shower enclosure frame. The doors swing inward. I recommend evaluation and repair by a qualified technician.

Recommendation

Contact a qualified professional.



13.9.1 Counter and Cabinet

DAMAGED CABINET

Recommendation

Contact a qualified professional.



14.3.1 Sink Plumbing

DAMAGED FIXTURE

The hot water handle is not properly connected and is leaking. Recommend evaluation by a licensed plumber.

Recommendation

Contact a qualified professional.



14.3.2 Sink Plumbing

SLOW DRAIN

The right sink drains slowly. I recommend evaluation by a licensed plumbing contractor.



14.5.1 Tub/Shower Fixtures

TUB DRAIN STOP

The tub drain stop is not functional. I recommend evaluation by a licensed plumbing contractor.



14.9.1 Counter and Cabinet

MOISTURE DAMAGE

There is moisture damage within the cabinet below both master bathroom sinks. I recommend evaluation by a licensed contractor.



15.1.1 Garage Floor

CONCRETE - CRACKING AND HEAVING

There is cracking and heaving at the garage floor concrete. I recommend evaluation by a licensed contractor.



15.6.1 Automatic Opener

AUTOMATIC SAFETY REVERSE FEATURES NOT FUNCTIONAL

The automatic safety reverse sensors features are set to high. This is a safety hazard. I recommend evaluation by a licensed garage door contractor.

Recommendation
Contact a qualified professional.

15.7.1 Garage Electrical

ELECTRICAL RECEPTACLES NOT 'GFCI' PROTECTED

The garage electrical receptacles are not protected by 'GFCI' devices. I recommend evaluation by a licensed electrical contractor.

Recommendation
Contact a qualified professional.

