



PIVOT PROPERTY INSPECTION

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PROPERTY INSPECTION REPORT

4179 N Santa Lucia St
Orange, CA 92865

Todd Moeller

10/06/2025



Inspector

Robert Kruger

InterNACHI Certified Home Inspector

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Agent

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Seven Gables Real Estate

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SUMMARY



RECOMMENDATION

- ⊖ 3.4.1 GROUNDS - Fences/Gates: Damaged gate
- ⊖ 4.2.1 EXTERIOR - Exterior Trim: Moisture/insect damage
- ⊖ 4.4.1 EXTERIOR - Hose Faucets: Leaking hose bib
- ⊖ 6.1.1 ROOF SYSTEM - Roof : Shingles - End of lifespan
- ⊖ 6.1.2 ROOF SYSTEM - Roof : Rindge cap shingles damaged
- ⊖ 6.1.3 ROOF SYSTEM - Roof : Exposed nail heads
- ⊖ 8.1.1 WATER HEATER - Water Heater: Shut off
- ⊖ 8.8.1 WATER HEATER - Temperature Pressure Relief Valve: Lacks discharge piping
- ⊖ 8.10.1 WATER HEATER - Expansion tank: Expansion Tank Not Present
- ⊖ 9.1.1 HEATING & COOLING - Furnace: No catch pan installed
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- ⊖ 10.6.1 ELECTRICAL - GFCI Protection: Bathroom electrical receptacles not 'GFCI' protected
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- ⊖ 11.2.1 INTERIOR - Other Ext. Doors: Lockset damaged
- ⊖ 11.5.1 INTERIOR - Floors: Missing flooring section
- ⊖ 12.1.1 KITCHEN & APPLIANCES - Kitchen Sink: Loose Faucet
- ⊖ 12.4.1 KITCHEN & APPLIANCES - Dishwasher: Not functional
- ⊖ 12.5.1 KITCHEN & APPLIANCES - Ranges/Ovens/Cooktops: No anti-tip device at range
- ⊖ 13.6.1 BATHROOM - Master bathroom - Tub/Shower Walls: Crack in shower tile
- ⊖ 13.7.1 BATHROOM - Master bathroom - Shower Enclosure: Guides damaged or removed from shower enclosure frame
- ⊖ 13.9.1 BATHROOM - Master bathroom - Counter and Cabinet: Damaged cabinet
- ⊖ 14.3.1 BATHROOM - Sink Plumbing: Damaged fixture
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- ⊖ 14.5.1 BATHROOM - Tub/Shower Fixtures: Tub Drain Stop
- ⊖ 14.9.1 BATHROOM - Counter and Cabinet: Moisture Damage
- ⊖ 15.1.1 GARAGE - Garage Floor: Concrete - Cracking and heaving
- ⊖ 15.6.1 GARAGE - Automatic Opener: Automatic safety reverse features not functional

 15.7.1 GARAGE - Garage Electrical: Electrical receptacles not 'GFCI' protected

1: REPORT LIMITATIONS

Information

About this Inspection

This report is intended only as a general guide to help the client make his/her own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. **No disassembly or equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed.** All components and conditions, which by the nature of the location are concealed, camouflaged or difficult to inspect, are excluded from the report. Regardless of the age of the building we recommend inquiring with the local building authority regarding any permits and inspection records with final signatures for the original building and for any changes, remodels or additions that may have been made to the building or its component systems.

ITEMS NOT INSPECTED: Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity); zoning ordinances; intercoms; security systems; lawn sprinkler systems; structural engineering; geological or soil conditions; sump pumps; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection. The inspection report should not be construed as a compliance inspection or any governmental or non-governmental codes or regulations.

The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts, but performed to the industry standards as set by the CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION (CREIA). This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience. We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

DISPUTE RESOLUTION: Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration by an arbitrator who is familiar with the home inspection industry, and shall be submitted for binding, non-appealable arbitration to Construction Dispute Resolution Services, LLC or Resolute Systems, Inc. **REINSPECTION RIGHT:** In the event of a claim, the Client will allow the Inspection Company three (3) working days to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

REPORT TERMINOLOGY

APPEARS SERVICEABLE: An item, system or area that based on our visual observation of the accessible areas looks like it was properly installed and is in a condition capable of being used without needed immediate repairs. There are often several steps involved in the proper installation of components or systems that cannot be determined by a visual inspection.

DAMAGED: An item, system or area that is typically beyond repair and must be replaced.

DETERIORATED: An item, system or area that reached the end of its useful life, or sometimes prematurely due to improper installation or care. It may be possible to repair the item at this stage to maximize its service life. **REPAIR OR REPLACE:** An item, system or area that is damaged or deteriorated. While some items can be repaired, it may be more cost effective to replace with a newer modern or safer item or system.

2: CLIENT AND SITE INFORMATION:

Information

Date of Inspection: 10/06/2025	Time of Inspection: 9:00 am	Client: Todd Moeller
Realtor/Buyers Agent: Todd Moeller ~ (714) 404-9540 todd@themoellerteam.com	Inspection Location: 4179 N Santa Lucia St, Orange, CA 92865	Inspected By: Robert Kruger
Weather: Clear	Soil Conditions: Dry	Temperature: 68 degrees
Type of Property: The property is a one-story single family residence	The Property is: Vacant	Water Source: Public
Sewage Disposal: Public	Utilities Status: Power/Electric is on at the main panel., The natural gas service is on., The water service is on.	Age of house: The property was built in 1963.
Age of Roof: Estimated 20 years	Present for Inspection: Sellers Agent	

3: GROUNDS

Information

Driveway: Materials Concrete	Sidewalk: Materials Concrete	Fences/Gates: Materials Vinyl, Masonry
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Grounds

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

Testing and evaluation of the barbeque is beyond the scope of this inspection.

Driveway: Serviceable with cracking

The driveway appears to be in serviceable condition. There is cracking in the concrete.

Driveway: Driveway Serviceable

The driveway appears to be in serviceable condition.

Sidewalk: Serviceable

The sidewalk(s) appear to be in serviceable condition.

Patio: Materials

Concrete



Patio: Serviceable

The patio areas appear to be in serviceable condition. There is cracking in the concrete.

Observations

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: EXTERIOR

Information

Exterior Walls: Structure	Exterior Walls: Cladding Materials	Exterior Trim: Material
Wood Frame	Stucco	Wood

Exterior Lighting: Exterior lighting

Exterior

Areas hidden from view by vegetation or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in all stucco surfaces. Foundations may have minor cracks and typically do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow surface and roof water to flow away from the foundation. All concrete experiences some degree of cracking due to shrinkage in the drying process.
Testing and evaluation of the sprinkler and irrigation system operation are beyond the scope of this inspection.

Exterior Walls: Serviceable

The exterior walls appear to be in serviceable condition. .

Sprinklers: Sprinklers not evaluated

Testing and evaluation of the sprinkler system is beyond the scope of this inspection.

Observations

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.



5: FOUNDATION, GRADING AND DRAINAGE

Information

Foundation: Type

Poured concrete; slab on grade

Grading, Drainage, and Foundation

Sections of the foundation and structural components of the building are inaccessible because they are installed below grade or behind walls. Assessing the structural integrity of a building is beyond the scope of a typical home inspection. We make no representations as to the internal conditions or stabilities of the soils, concrete footings and foundations. The inspector's evaluation takes into account the age of the building and the typical construction standards of that time, older structures lack many of the modern frame and seismic connections.

Grading and Surface Drainage: Level Site

The building site is a level location. The grading and surface drainage adjacent to the house appears to be in serviceable condition.

Sub-Surface Drainage: Beyond the scope

A sub-surface drainage system is noted around the exterior of the house. Testing and evaluation of the sub-surface drainage system is beyond the scope of this inspection.

6: ROOF SYSTEM

Information

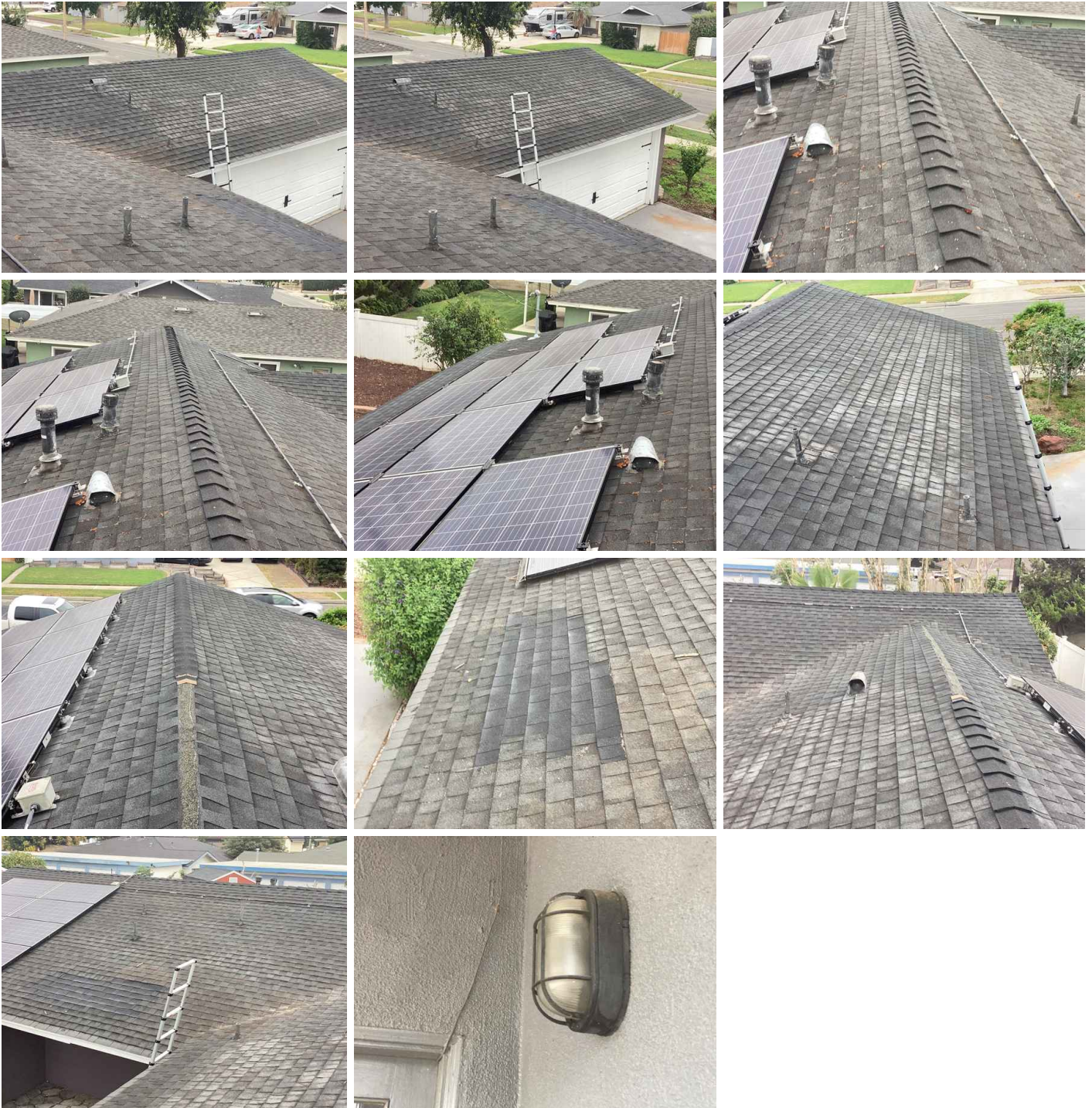
Roof : Materials	Roof : Style
Asphalt composition shingles	Gable roof

Roof System

The foregoing is an opinion if 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. They only way to determine whether a roof is watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. Testing of gutters, downspouts and sub surface drain piping is beyond the scope of our inspection.

Roof : Inspection Method
Walked





Roof Flashings and Penetrations: Serviceable

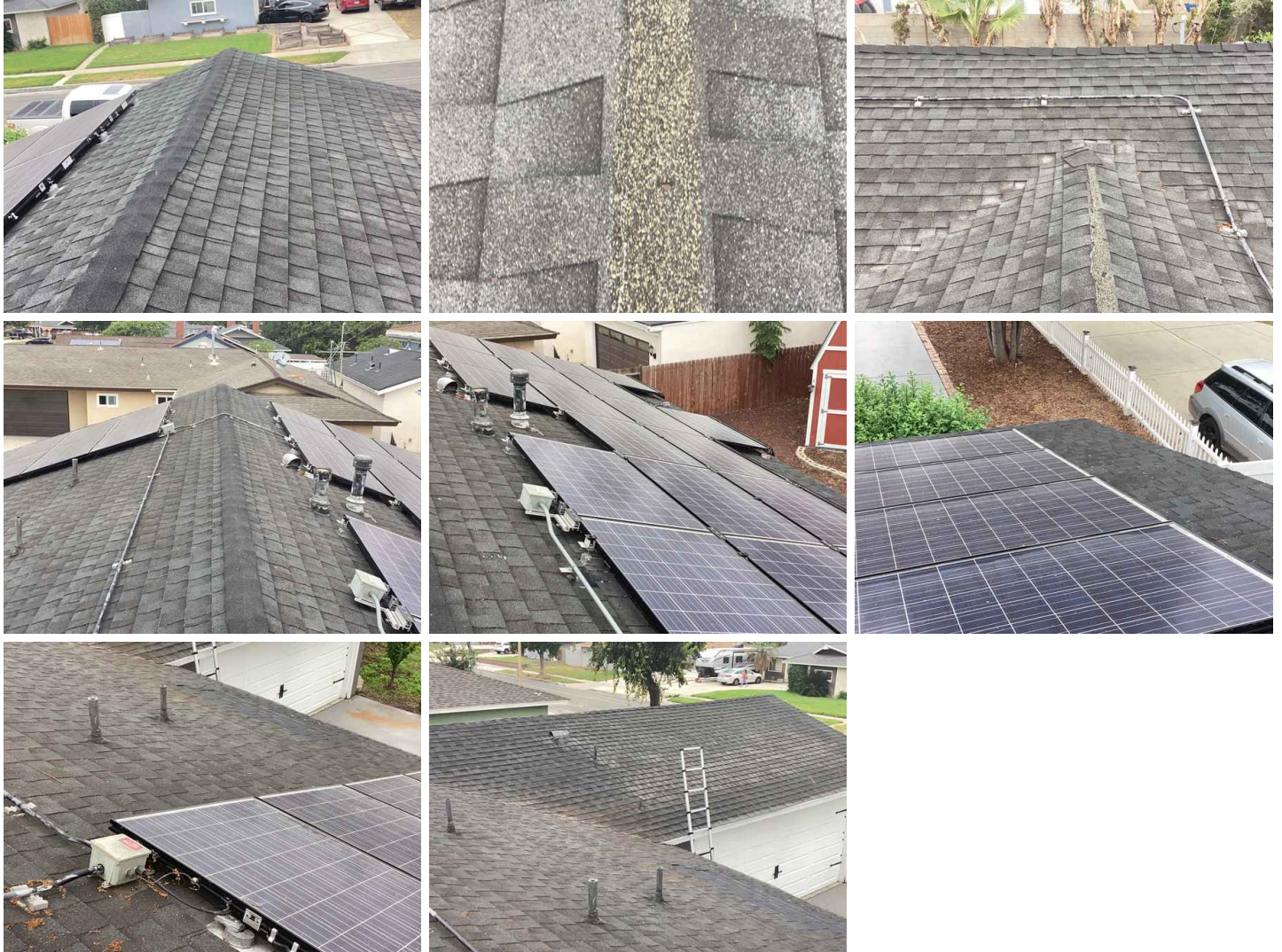
The exposed flashings appear to be in serviceable condition.

Observations

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.



7: PLUMBING

Information

Water Pressure: The water pressure was approx 55-60 psi



Main Water Supply: Shut off valve
Location
Front of house

Main Water Supply: Valve Serviceable - ball valve
The main water shut off valve appear to be in serviceable condition.



Water Supply Piping: Material
Copper piping

Waste Piping: Material
ABS plastic

Fuel System Meter: Type
Natural gas

Plumbing

Water quality of hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected bu a visual inspection. Private waste disposal systems (septic) are not part of our inspection. Review of these systems requires a qualified specialist. Older fixtures should be budgeted for replacement.
Testing and evaluation of the water filtration system is beyond the scope of this inspection.

Water Supply Piping: Serviceable

The visible water supply piping appears to be in serviceable condition.

Waste Piping: Serviceable

The visible waste cleanout appears to be in serviceable condition



Fuel System Meter: Serviceable

The natural gas meter and shut off valve appear to be in serviceable condition.

**Gas piping: Serviceable**

The visible gas piping appears to be in serviceable condition.

8: WATER HEATER

Information

Size and Type 40 gallon - Natural gas - tank type	Location Hallway	Manufacturer Bradford White
Burner Flame: Status Appears Typical	Water Shut off Valve: Serviceable The water shut off valve appears serviceable.	
Combustion Air: Status Combustion Air is available.		
Fuel System: Gas service operable The natural gas supply to the water heater is operable.		
Strapped/Braced: Properly strapped The water heater is properly strapped to resist movement during seismic activity.		
Vent Piping: Serviceable The vent system appears serviceable.		

Observations

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: HEATING & COOLING

Information

Make/Model - Furnace International Comfort Products	Make/Model - Air Conditioner International Comfort Products	Furnace: Location Attic
Furnace: Estimated BTU's 65000	Furnace: Heating type Horizontal forced air	Furnace: Fuel type Natural gas
Combustion Air: Available Combustion air is available.	Furnace Burners: Typical The burner flame appears typical.	Air Conditioning: Location Exterior north side of house
Air Conditioning: Type Split system	Air Conditioning: Electrical There is an electrical disconnect present., 220-volt	

Heating & Cooling

The inspector is not equipped to fully inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector cannot light pilot lights. Safety devices are not tested by the inspector. NOTE: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. We do not perform pressure tests on A/C systems, therefore, no representation is made regarding coolant charge or line integrity. Subjective judgement of system capacity is not a part of this inspection. Normal service and maintenance is recommended on a yearly basis.

Furnace: Serviceable

The furnace appears to be in serviceable condition.

.

Furnace Venting: Serviceable

The vent system appears to be in serviceable condition.

.

Air Distribution System: Serviceable

Air distribution is achieved by ducts and registers. The air distribution system appears to be in serviceable condition.

Thermostat: Serviceable

The thermostat appears to be in serviceable condition.

.

Air Conditioning: Serviceable

The air conditioning condenser appears to be in serviceable condition.

.

Observations

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: ELECTRICAL

Information

Electrical Service: Type Overhead	Main Electrical Panel: Location Exterior - south side of the house	Main Electrical Panel: Grounding There is a ground present
Conductors: Entrance cables Copper	Conductors: Branch wiring Copper	

Electrical Systems

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. the power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection. Smoke alarms should be installed in accordance with the manufacturer's instructions, an tested regularly. Testing and evaluation of the low voltage landscape lighting and security system is beyond the scope of the inspection.

A representative sample of switches and receptacles were tested and appear to be in serviceable condition with any exceptions noted below.

Electrical Service: Serviceable

The electrical service appears to be in serviceable condition. There is a ground present.

Main Electrical Panel: Service 150

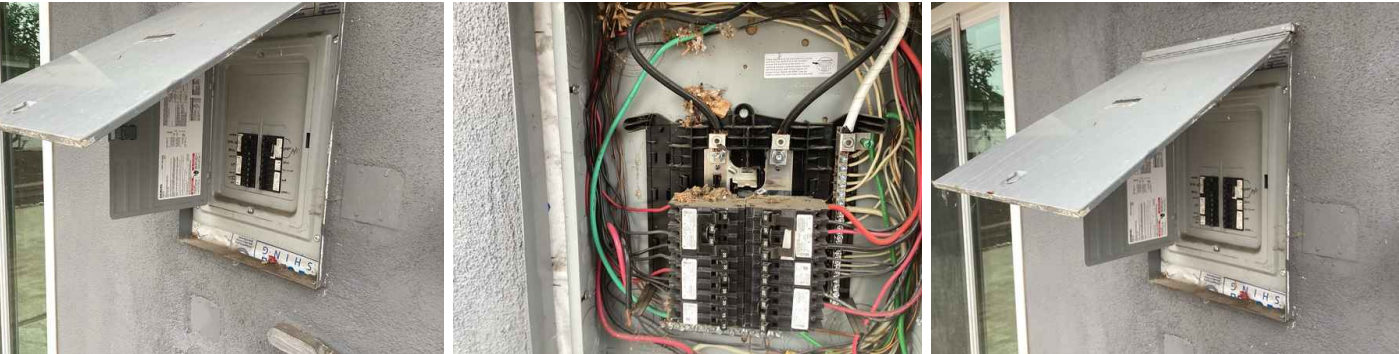


Main Electrical Panel: Breakers installed

There are breakers installed in the main electric panel.

Sub-Panels: Location

Exterior - east wall of the house



Doorbell: Serviceable

The doorbell appears to be in serviceable condition.

Electrical Notes: Representative sample of switches and receptacles checked

A representative sample of switches and receptacles were evaluated and appear to be in serviceable condition.

Photovoltaic Solar: Beyond the Scope

A photovoltaic solar system has been installed and is an integral part of the electrical system providing power to the house. Testing and evaluation of the photovoltaic solar system is beyond the scope of this inspection. I recommend evaluation by a licensed photovoltaic solar contractor.

Observations**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: INTERIOR

Information

Windows: Type Single glazed, Dual glazed, Metal-framed, Vinyl framed	Floors: Material Carpet, Laminate	Interior Walls: Material Drywall
Ceilings: Material Drywall	Attic: Attic Access Hallway	Attic: Roof Frame Rafter framing - 2 x Conventional framing.
Attic: Ceiling Frame Ceiling framing - 2 x Conventional framing	Attic: Insulation Type Loose fill insulation	

Interior Components

The condition of the walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of the visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected.

Main Entry Door: Serviceable

The main entry door appears to be in serviceable condition. The hardware and weather stripping are serviceable.

Interior Doors: Serviceable

The interior doors appear to be in serviceable condition.

Windows: Serviceable

The windows appear to be in serviceable condition.

Interior Walls: Serviceable

The interior walls appear to be in serviceable condition.

Ceilings: Serviceable

The interior ceilings appear to be in serviceable condition.

Smoke Alarm: Single level Serviceable

Current building safety standards require smoke alarms within each bedroom and in the hallway area immediately outside the bedroom. The smoke alarms are placed in the appropriate locations and within their useful lifespans.

Carbon Monoxide Alarm: Single level Serviceable

Current building safety standards require a carbon monoxide alarm in the hallway immediately outside the bedrooms. Carbon Monoxide alarms are placed in the appropriate locations.

Laundry: Location

Garage

**Laundry: Water valves serviceable**

The hot and cold water shutoff valves appear to be in serviceable condition.

Laundry: 120-volt electrical

The 120-volt electrical receptacle appears serviceable and properly grounded.

Laundry: 220-volt power not provided to laundry area

220-volt power is not provided to the laundry area.

Laundry: Gas Service and Shut off Valve

Natural gas service to the laundry room appears serviceable. There is a shut off valve present.

Laundry: Dryer venting

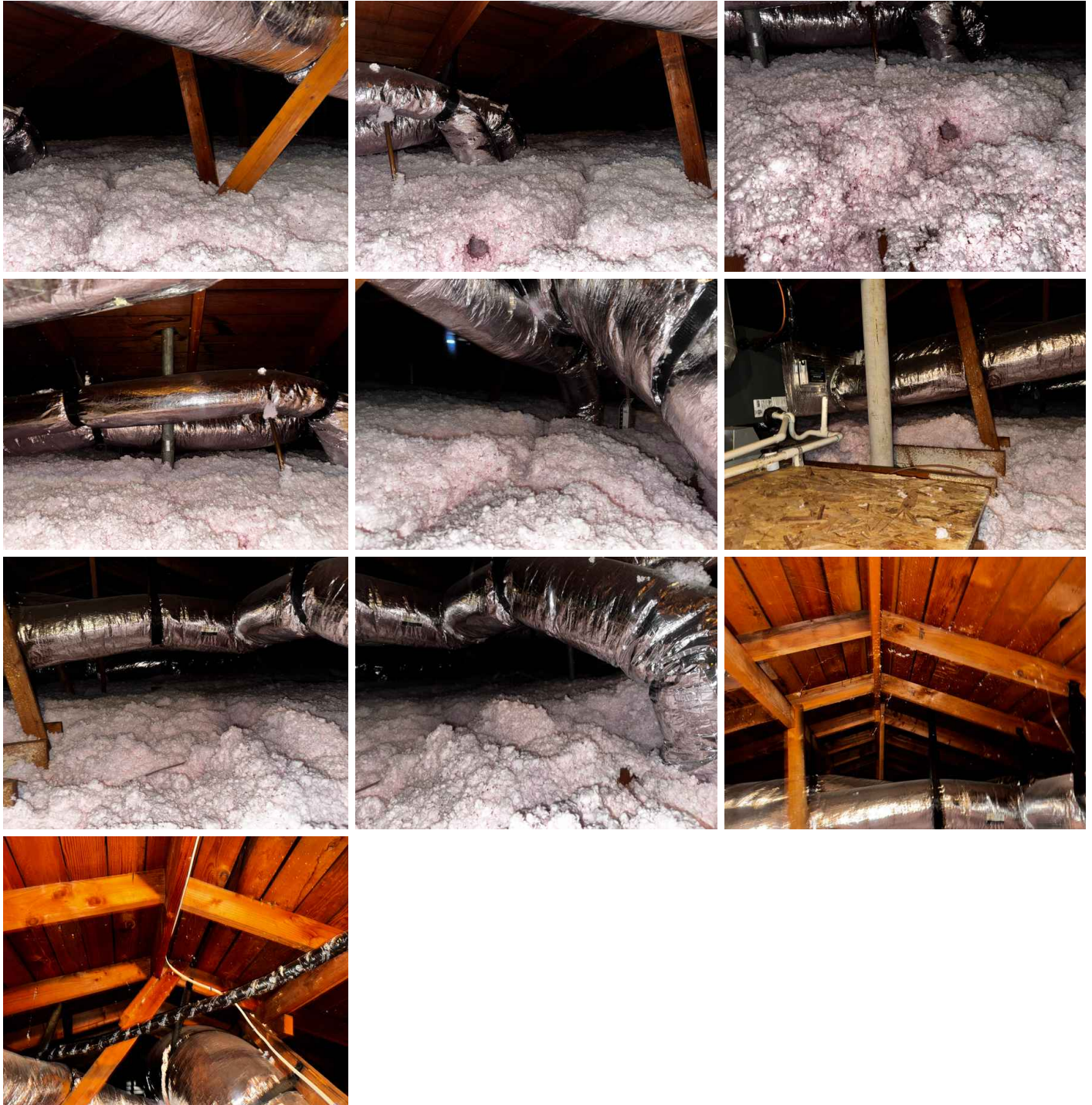
Dryer venting is provided.

Laundry: Ventilation

The laundry room ventilation appears to be in serviceable condition.

Attic: Entered/Inspected

The attic was entered and inspected.

**Attic: Ventilation Serviceable**

The attic ventilation appears to be in serviceable condition.

Attic: No stains

There are no visible stains on the roof sheathing within the attic.

Observations

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: KITCHEN & APPLIANCES

Information

Ranges/Ovens/Cooktops: Cooktop Gas	Ranges/Ovens/Cooktops: Oven Single	Microwave Oven: Not permanently installed The microwave oven is not permanently installed and was not evaluated.
		

Kitchen

The kitchen appliances were all tested by activating one of the user control functions. We did not test every function or cycle on each appliance and cannot confirm that every function or cycle is operable. Testing all cycles/functions on each appliance is recommended prior to close of escrow. 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. Obtain a reputable Home Warranty Protection program to insure against future failure of any appliance that may occur after taking possession of the home.

Kitchen Sink: Serviceable

The kitchen sink appears to be in serviceable condition.

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Garbage Disposal: Serviceable

The garbage disposal appears to be in serviceable condition.

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Ranges/Ovens/Cooktops: Range operation

The natural gas range appears to be in serviceable condition.

.



Ranges/Ovens/Cooktops: Exhaust fan and light

The exhaust fan and light appear to be in serviceable condition.



Observations

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: BATHROOM - MASTER BATHROOM

Information

General: Bathrooms

Shower pans are visually checked for leakage but leaks do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.



Sink(s): Serviceable

The sink appears to be in serviceable condition.

Sink Plumbing: Water Supply Piping Serviceable

The water supply piping under the sink(s) appear to be in serviceable condition.

Sink Plumbing: Waste piping Serviceable

The waste piping under the sink(s) appears to be in serviceable condition.



Sink Plumbing: Faucet Serviceable

The faucet(s) appear to be in serviceable condition.

Toilet: Serviceable

The toilet appears to be in serviceable condition.

**Tub/Shower Fixtures: Serviceable**

The tub/shower fixture appears to be in serviceable condition.

**Bath Ventilation: Serviceable**

The bathroom ventilation appears to be in serviceable condition.

Observations

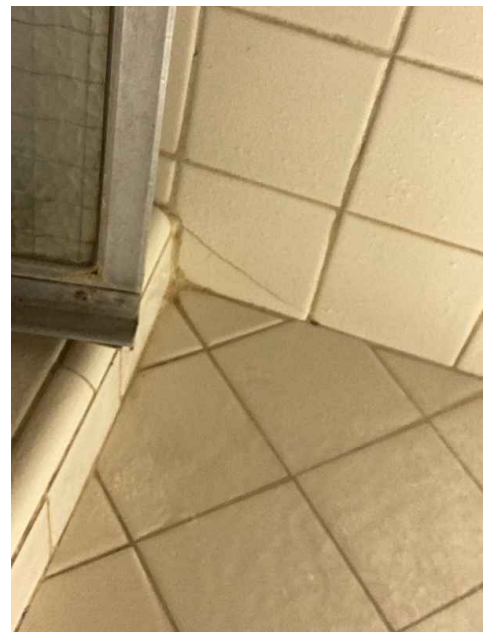
13.6.1 Tub/Shower Walls

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: BATHROOM

Information

Shower Enclosure: None

Not Applicable.

General: Bathrooms

Shower pans are visually checked for leakage but leaks do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.



Sink(s): Serviceable

The sink appears to be in serviceable condition.

Sink Plumbing: Water Supply Piping Serviceable

The water supply piping under the sink(s) appear to be in serviceable condition.

Sink Plumbing: Waste piping Serviceable

The waste piping under the sink(s) appears to be in serviceable condition.



Toilet: Serviceable

The toilet appears to be in serviceable condition.

**Tub/Shower Walls: Serviceable**

The shower walls appear to be in serviceable condition.

Bath Ventilation: Serviceable

The bathroom ventilation appears to be in serviceable condition.

Observations

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: GARAGE

Information

Description	Garage Floor: Materials
Attached	Concrete
Garage Walls and Ceiling: Walls - Serviceable	
The garage walls appear to be in serviceable condition.	
Garage Walls and Ceiling: Ceilings - Serviceable	
The garage ceiling appears to be in serviceable condition.	
Garage Ventilation: Serviceable	
Garage ventilation is provided and in serviceable condition.	
Exterior Door: Serviceable	
The exterior garage door appears to be in serviceable condition.	
Vehicle Door: Serviceable	
The roll-up garage doors appear to be in serviceable condition.	

Observations

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.

