



REAL PROPERTY INSPECTION LLC

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RESIDENTIAL HOME INSPECTION REPORT

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Pine Mountain Club,, CA 93222

Emil Sarkisians

11/07/2025



Inspector

James Tomasko

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SUMMARY



MINOR CONCERN



MODERATE CONCERN



MAJOR CONCERN

- ⊖ 3.2.1 Structure - Crawlspace: Water Supply lines: Insulation missing
- ⊖ 4.4.1 Exterior - Door/Window Exteriors: Door jamb: damage/deterioration, severe
- 🔧 4.4.2 Exterior - Door/Window Exteriors: Flush Fin Replacement windows
- 🔧 4.4.3 Exterior - Door/Window Exteriors: Door: Threshold- weather-stripping missing
- 🔧 4.5.1 Exterior - Wood Siding: Deterioration: minor
- 🔧 4.5.2 Exterior - Wood Siding: Damage: bird
- 🔧 4.6.1 Exterior - Exterior Trim/ Eaves/Soffits: Fascia: loose/detached
- 🔧 4.6.2 Exterior - Exterior Trim/ Eaves/Soffits: Corner trim: loose
- 🔧 4.6.3 Exterior - Exterior Trim/ Eaves/Soffits: Door trim: damage
- ⊖ 4.7.1 Exterior - Deck: Attachment: inadequate
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- ⚠️ 4.8.1 Exterior - Chimney: Chimney crown: end of useful life
- ⊖ 4.8.2 Exterior - Chimney: Brick: cracking through brick
- ⊖ 4.8.3 Exterior - Chimney: Brick: mortar deteriorated, repoint
- ⚠️ 4.8.4 Exterior - Chimney: Bricks loose
- ⊖ 4.8.5 Exterior - Chimney: Bricks missing
- 🔧 5.2.1 Roof - Roof Structure Exterior: Low spots: sagging sheathing
- ⚠️ 5.3.1 Roof - Roof Configuration: Beams- Splices: Kitchen area
- ⊖ 5.5.1 Roof - Roof Drainage: Gutters: debris
- ⊖ 6.3.1 Garage - Floors, Walls, & Ceiling: Walls: drywall damage, severe
- ⚠️ 7.4.1 Electrical - Service Panel: Label: circuit directory, missing
- ⚠️ 7.4.2 Electrical - Service Panel: Manufacturer: Zinsco
- ⊖ 7.4.3 Electrical - Service Panel: Breakers: damaged
- ⊖ 7.4.4 Electrical - Service Panel: Wire: Overexposed- loose wire
- ⊖ 7.10.1 Electrical - Smoke Carbon Monoxide detectors: Smoke alarm: Missing, not functioning
- 🔧 8.8.1 Interior - Windows: Glazing: broken panes

-  9.2.1 Kitchen - Cabinets: Damage, minor
-  9.3.1 Kitchen - Countertops: Damage: minor
-  9.12.1 Kitchen - Electrical: Electrical future: Microwave- unfinished
-  11.5.1 Plumbing - Cleanouts: Cleanout location: Unknown ask seller

1: HOMESITE

2: INSPECTION DETAILS

Information

Attendees: Attendees Buyer	Attendees: Portion Attended by Client Entire	Occupancy: Occupancy: occupant not present The home occupant was not present during the inspection.
Utilities on/off: Utilities: all utilities on All utilities were on at the time of the inspection.	Inspection Conditions: Approximate Temperature at the Inspection 60s F	Inspection Conditions: Weather, 2 days prior to the Inspection Clear
Inspection Conditions: Weather at the Inspection Clear	Inspection Conditions: Weather-related Property Condition Dry	

3: STRUCTURE

Information

Crawlspace: Access Hatch Location	Crawlspace: Crawlspace Floor Material	Crawlspace: Main Floor Insulation Type
Home exterior	Dirt	Spray foam

Observations

3.2.1 Crawlspace

WATER SUPPLY LINES: INSULATION MISSING

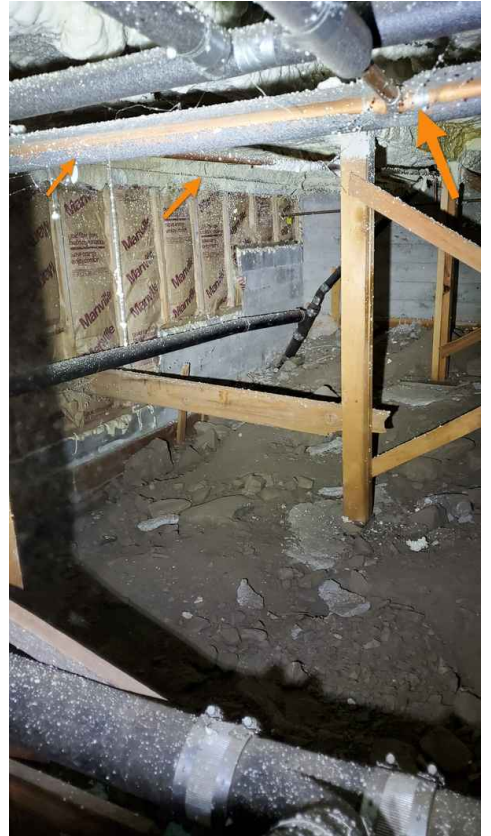
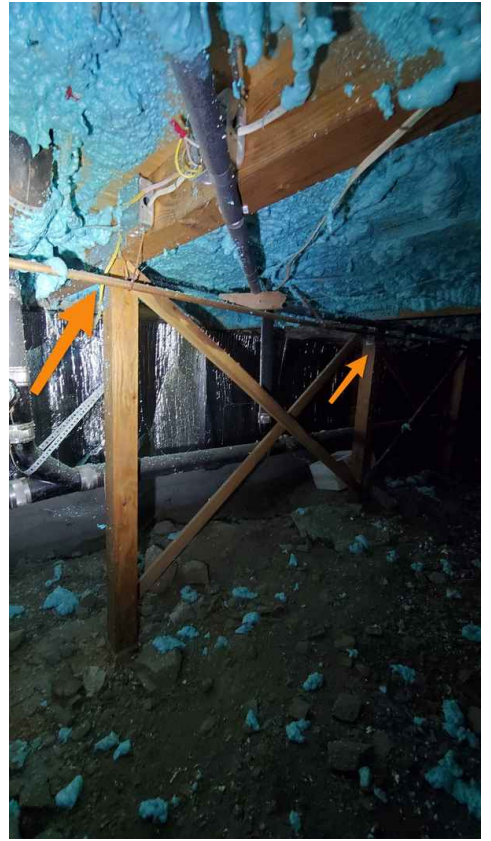
 Moderate Concern

There are water supply lines in the crawlspace that are uninsulated. These lines are out side the thermal envelope and could freeze in extreme cold. It is recommended these lines be insulated to prevent a hard freeze and potentially burst.

Recommendation

Contact a qualified professional.





4: EXTERIOR

Information

Driveway: Driveway Surface Concrete	Deck: Attachment to Home Nailed ledger	Deck: Deck Floor Material Nailed, Screwed
Deck: Foundation Type Concrete pads, Concrete piers	Chimney: Chimney Construction Brick double-wythe	Chimney: Chimney Siding Material Brick
Chimney: Foundation Material Concrete slab		

Observations

4.4.1 Door/Window Exteriors

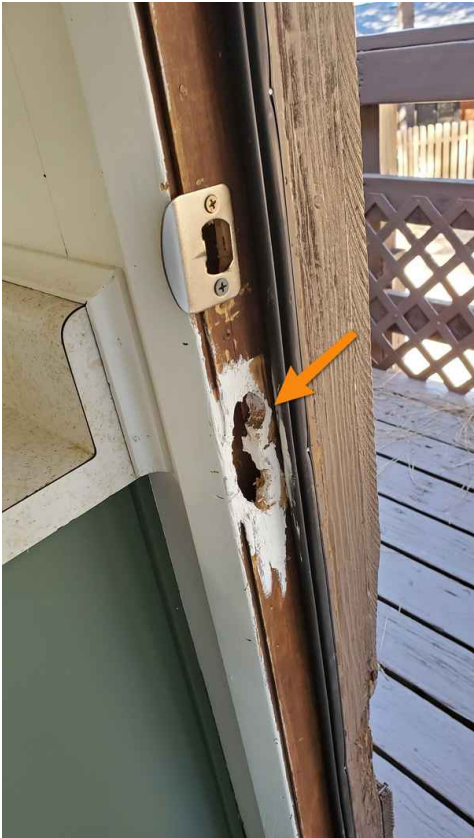
Moderate Concern

DOOR JAMB: DAMAGE/DETERIORATION, SEVERE

Door jamb in the kitchen had severe damage or deterioration. You should consult with a qualified contractor to discuss options and costs for repair or replacement.

Recommendation

Contact a qualified professional.



4.4.2 Door/Window Exteriors

FLUSH FIN REPLACEMENT WINDOWS

Minor Concern

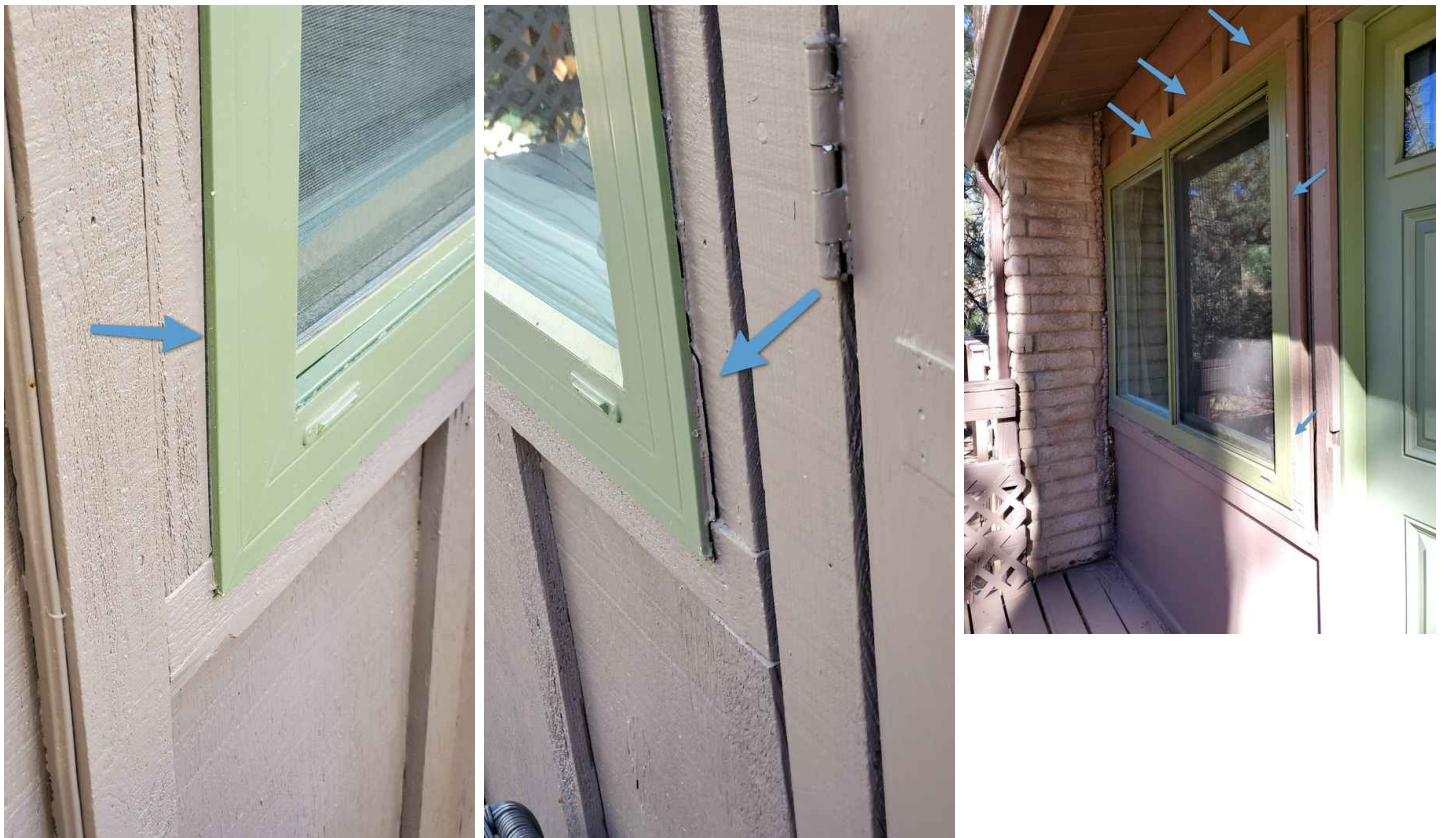
The home has newer Flush Fin Replacement windows. These types of windows require installations that vary by the type of window they replaced and the style of new window used.

You should be aware that many of the installations performed on homes have been done to the manufactures specifications. However there is no way to determine if they have been done correctly or not in most cases because the old frames are either hidden (proper installation) or have been removed (improper).

It is advised to monitor the sealant around the window frame and any trim that is around or under the new flush frame window that has been installed. Maintenance of the sealant is important to prevent leaks into the wall/home interior.

Recommendation

Contact a qualified professional.



4.4.3 Door/Window Exteriors

DOOR: THRESHOLD- WEATHER-STRIPPING MISSING



Minor Concern

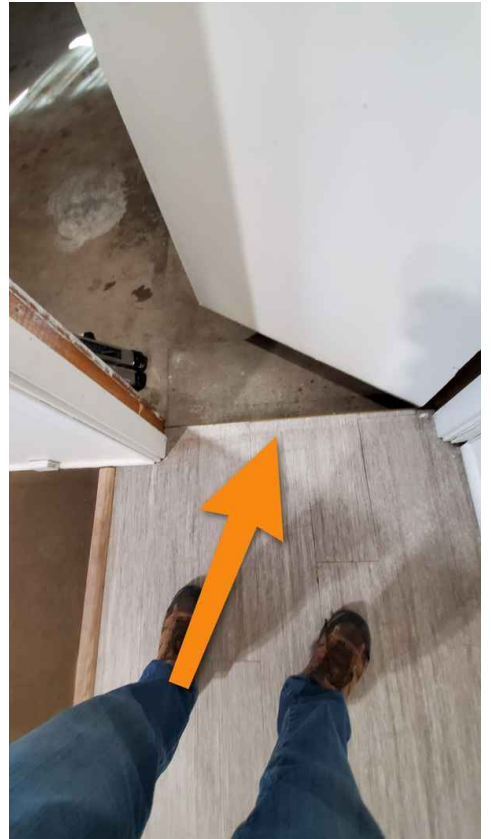
There was thresholds and weather stripping missing on exterior doors.

This can lead to less comfort, insect intrusion and possible water damage.

Recommend installing the appropriate thresholds and weather-stripping in the locations where it is lacking.



Kitchen door



Primary bed to garage

4.5.1 Wood Siding

DETERIORATION: MINOR

Wood siding covering the exterior walls of the home exhibited minor general weathering, wear, and deterioration commensurate with its age.

It is need of maintenance- paint or stain.

Recommendation

Contact a qualified professional.



Minor Concern



4.5.2 Wood Siding
DAMAGE: BIRD

 Minor Concern

Holes in the wood were typical of those made by cavity-nesting species of birds during nesting activities. Birds can be quite persistent in creating new holes once existing holes are repaired. Plastic owls, dangling bright objects like CDs, and recordings of birds in distress are typically not effective long-term deterrents. A good way to help prevent future damage is to attach an appropriately-designed nesting box directly over a repaired hole. Nesting boxes and box designs are bird species-specific and are available online.

It is recommended that repairs be made to prevent pests and water intrusion into the wall cavity creating more damage to the home

Recommendation

Contact a qualified professional.



4.6.1 Exterior Trim/ Eaves/Soffits

FASCIA: LOOSE/DETACHED



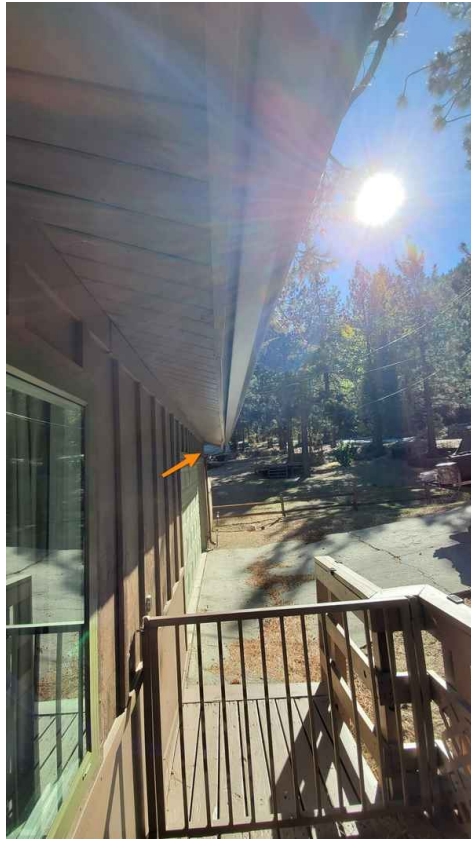
Minor Concern

Fascia was loose or detached in places and needed repair or replacement. All work should be performed by a qualified contractor.

Poor repairs were done on the fascia and it is crooked.

Recommendation

Contact a qualified carpenter.



4.6.2 Exterior Trim/ Eaves/Soffits

CORNER TRIM: LOOSE

Loose corner trim should be made secure by a qualified contractor.

Recommendation

Contact a qualified siding specialist.



Minor Concern



4.6.3 Exterior Trim/ Eaves/Soffits

DOOR TRIM: DAMAGE

Door trim was damaged and needed repair. All work should be performed by a qualified contractor.

Recommendation

Contact a qualified professional.



Minor Concern



4.7.1 Deck

ATTACHMENT: INADEQUATE

Moderate Concern

The method for attaching the decks in areas to the home appeared to be inadequate. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to gain an idea of options and costs for correction.

Recommendation

Contact a qualified carpenter.



No fatteners of joists to hangers



wrong type of hanger for purpose.

4.7.2 Deck

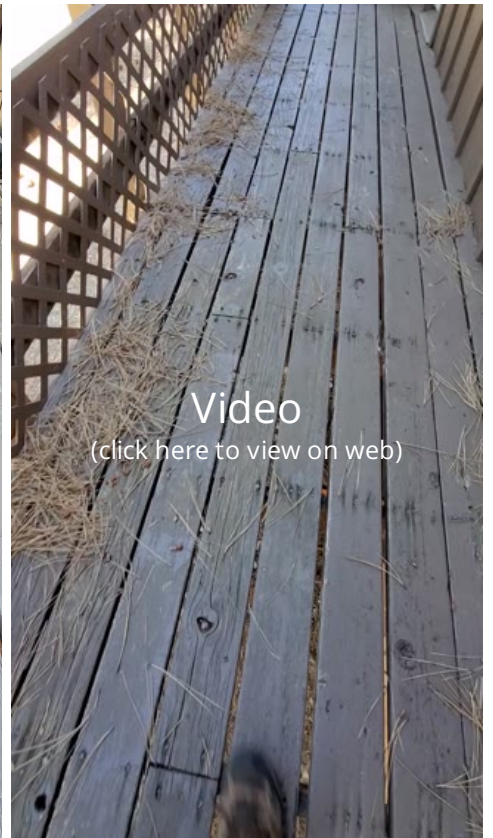
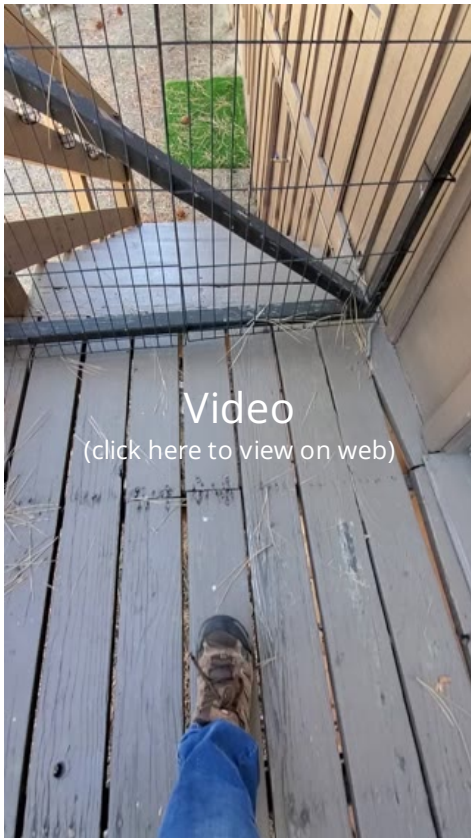
FLOOR: WEAR/DETERIORATION, SEVERE

 Moderate Concern

Deck planking (the walking surface) had areas of severe wear or deterioration that require maintenance, repair or replacement. You should consult with a qualified contractor to discuss options and costs.

Recommendation

Contact a qualified professional.



4.7.3 Deck

GUARDRAILS: LOOSE

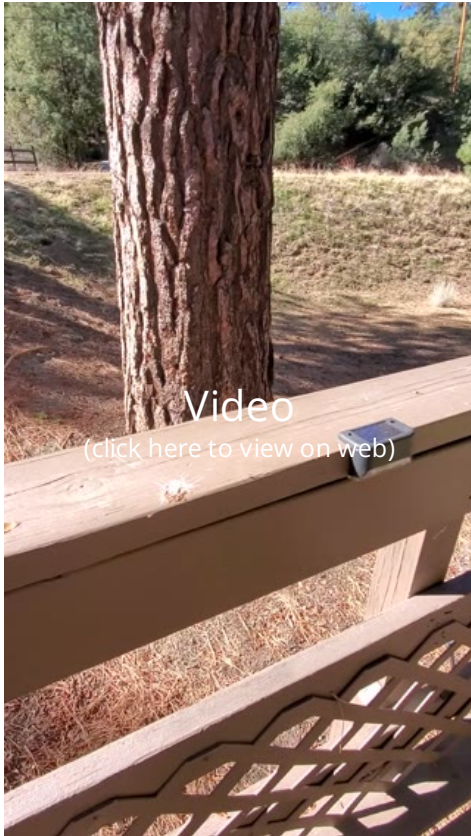
Deck guardrail assemblies were loose and should be made secure by a qualified contractor.

Recommendation

Contact a qualified carpenter.



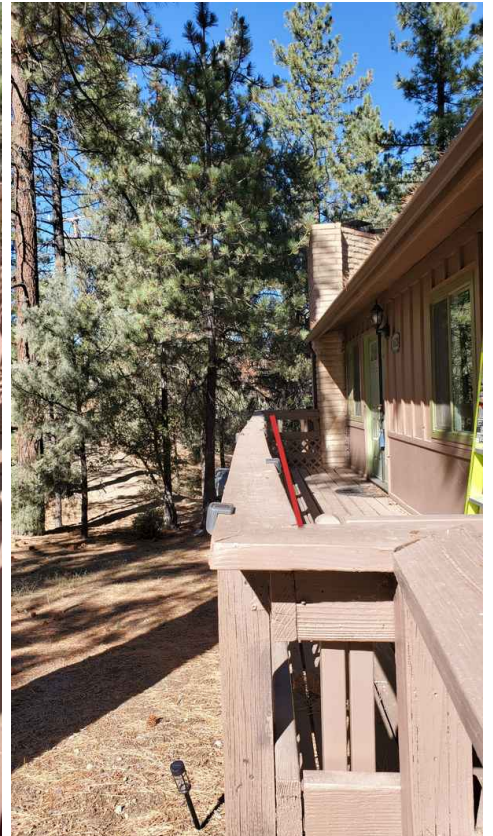
Major Concern



Video
(click here to view on web)



Video
(click here to view on web)



4.7.4 Deck

GUARDRAILS: DAMAGE, SEVERE



Moderate Concern

At the time of the inspection, the deck guardrail assemblies exhibited severe damage. You should consult with a qualified contractor to gain an idea of options and costs for repair or replacement.

Recommendation

Contact a qualified carpenter.



4.8.1 Chimney

CHIMNEY CROWN: END OF USEFUL LIFE

 Major Concern

The chimney crown was severely deteriorated and appeared to be at the end of its useful life. Failure of the crown can allow moisture intrusion of the chimney structure that can damage the structure and create unhealthy conditions. An evaluation should be performed by a qualified contractor to provide an estimate for work as necessary.

Recommendation

Contact a qualified masonry professional.



Failed caulking, inappropriate repair

4.8.2 Chimney

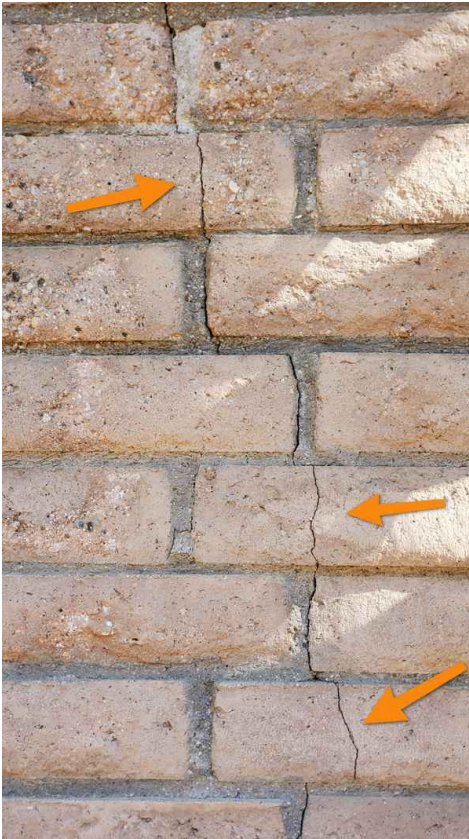
 Moderate Concern**BRICK: CRACKING THROUGH BRICK**

The chimney had cracking through the brick. This condition appeared to be consistent with cracking caused by soil movement or seismic activity. If this condition was caused by inadequate compaction at the time of original construction, soil will have stabilized by now. If it was caused by expansive soil, or excessive amounts of moisture in the soil supporting the chimney, movement and cracking may continue. The Inspector recommends evaluation by a foundation repair contractor and crack repair by a qualified masonry contractor to help prevent future damage from freezing moisture.

Recommendation

Contact a qualified professional.





4.8.3 Chimney

BRICK: MORTAR DETERIORATED, REPOINT



Moderate Concern

Mortar was missing or badly deteriorated at portions of the brick chimney. This condition will eventually cause bricks to loosen and fall. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified masonry contractor to gain an idea of options and costs for re-pointing the chimney as necessary.

Recommendation

Contact a qualified masonry professional.



4.8.4 Chimney

BRICKS LOOSE

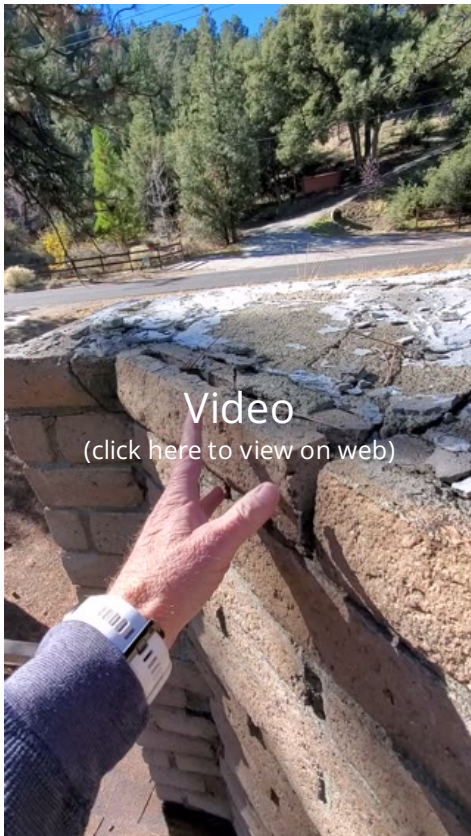
The chimney had bricks that were visibly loose at the time of the inspection. Falling bricks may cause injury or death. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified masonry contractor to gain an idea of options and costs for repair.

Recommendation

Contact a qualified masonry professional.



Major Concern



Video

(click here to view on web)



4.8.5 Chimney



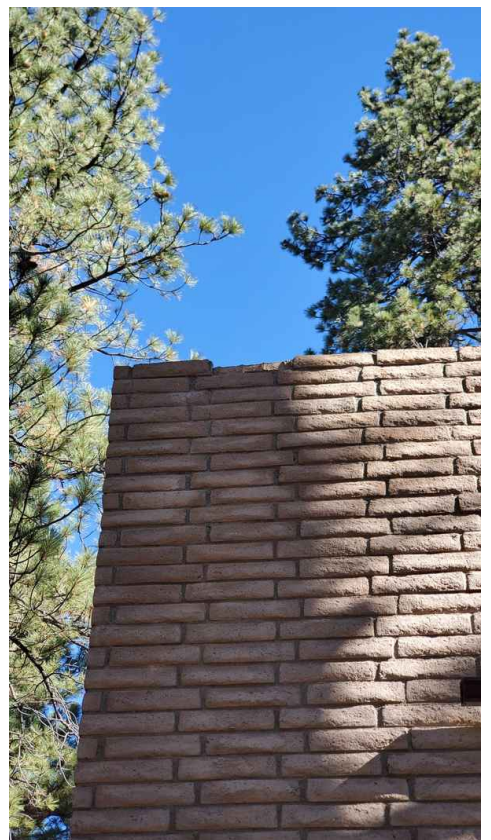
Moderate Concern

BRICKS MISSING

The chimney had bricks missing at the time of the inspection. This condition indicated a failure of the bond between mortar and brick and may cause other bricks to fall if not corrected. Falling bricks may cause injury or death. The Inspector recommends that before the expiration of your Inspection Objection Deadline an evaluation be performed by a qualified contractor.

Recommendation

Contact a qualified masonry professional.



5: ROOF

Information

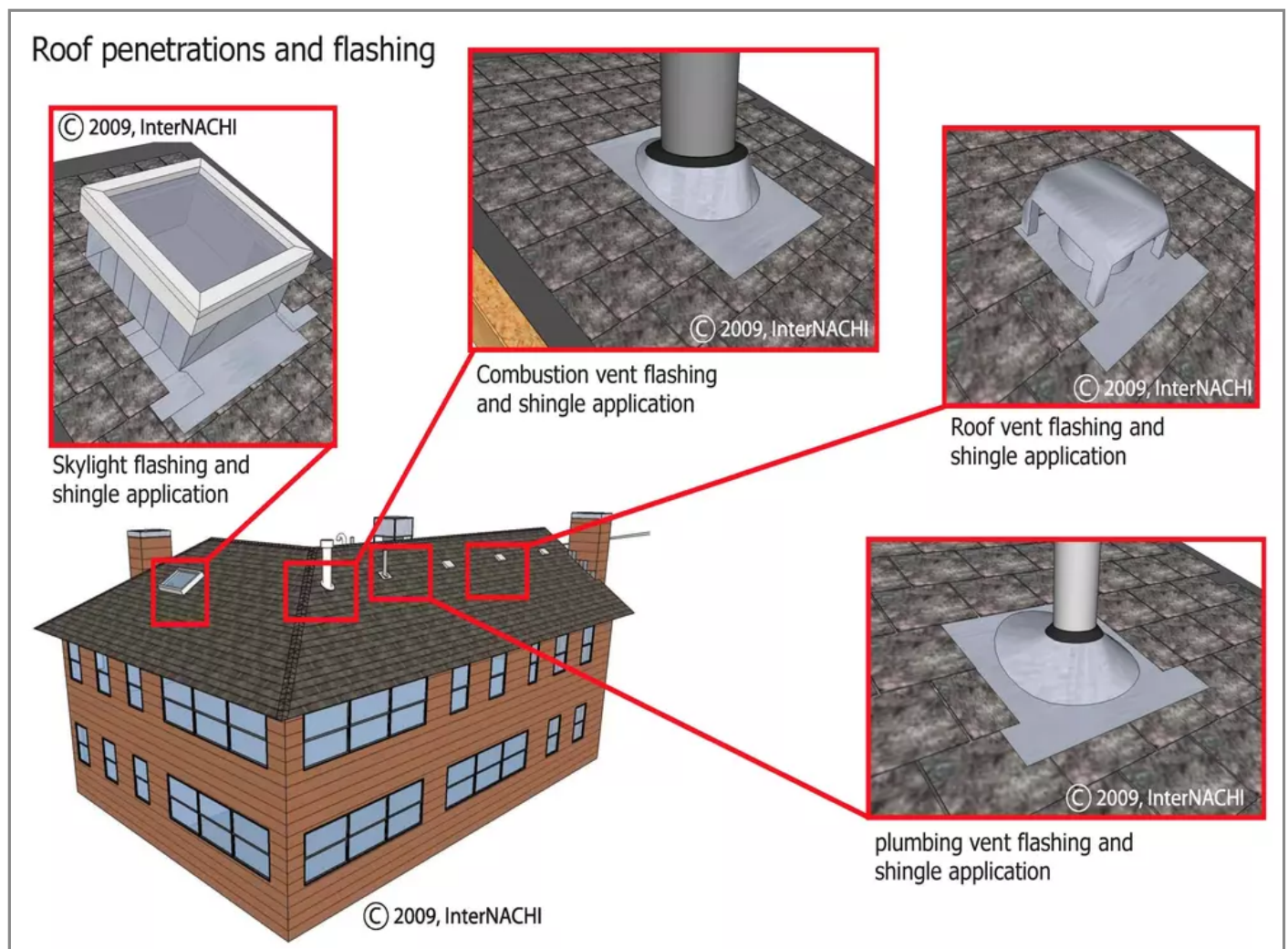
Inspection Method: Roof inspection method ladder at roof edge, ground/binoculars, walked the roof The inspector viewed the roof using this method.	Roof Configuration: Roof Configuration Gable	General Roof Flashing : Flashing Material Aluminum, Galvanized steel
Roof Drainage: Drainage system materials seamless aluminum	Asphalt Shingles: Substrate 1 layer	Asphalt Shingles: Asphalt Shingle: Age estimate The roof appears to be in its first third of life

General Roof Flashing : General description- Maintenance

Flashing is a general term used to describe (typically) sheet metal fabricated into shapes and used to protect areas of the roof from moisture intrusion. Inspection typically includes inspection for condition and proper installation of flashing in the following locations:

- Roof penetrations such as vents;
- Electrical masts;
- Chimneys;
- Mechanical equipment;
- Patio cover attachment points;
- Around skylights;
- Junctions at which roofs meet walls;
- Roof edges;
- Areas at which roofs change slope;
- Areas at which roof-covering materials change; and
- Areas at which different roof planes meet (such as valleys).

These are considered maintenance items and should be looked every few years to ensure that the sealants and seals are in good condition to prevent leaks and further roof or structure damage.

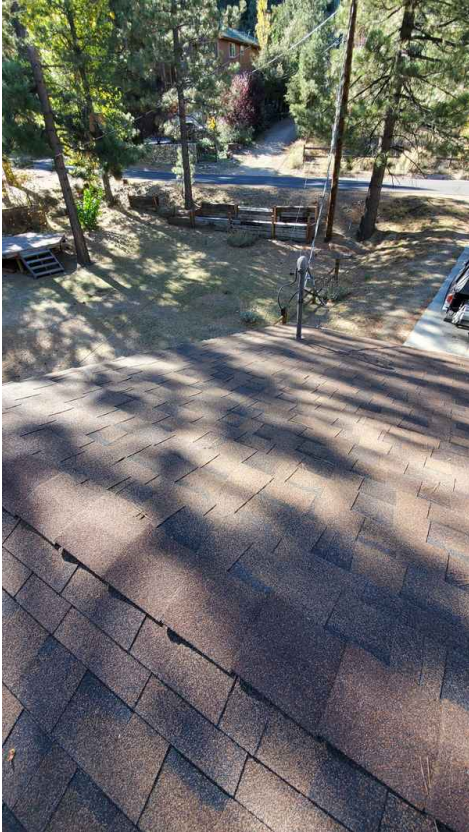
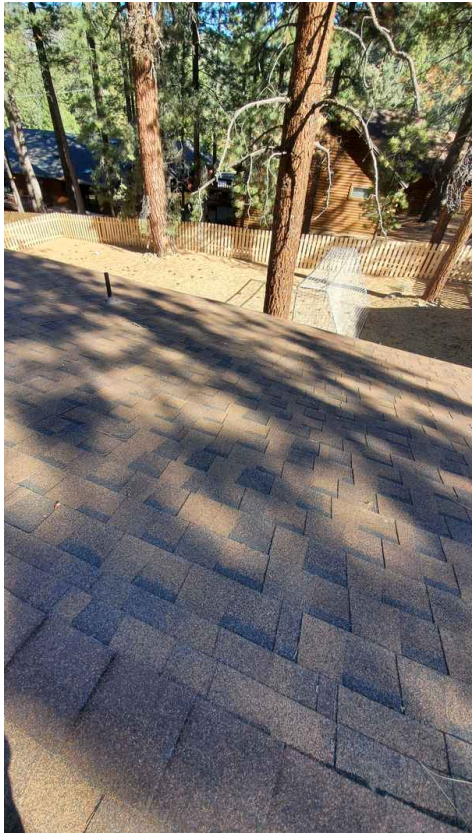
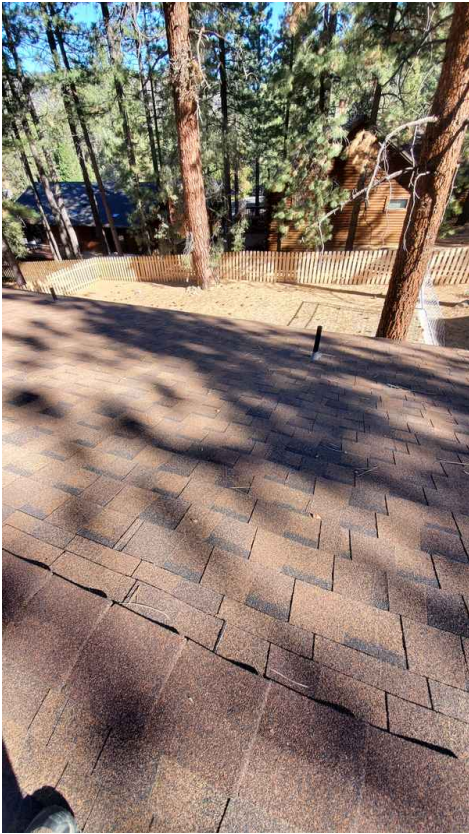
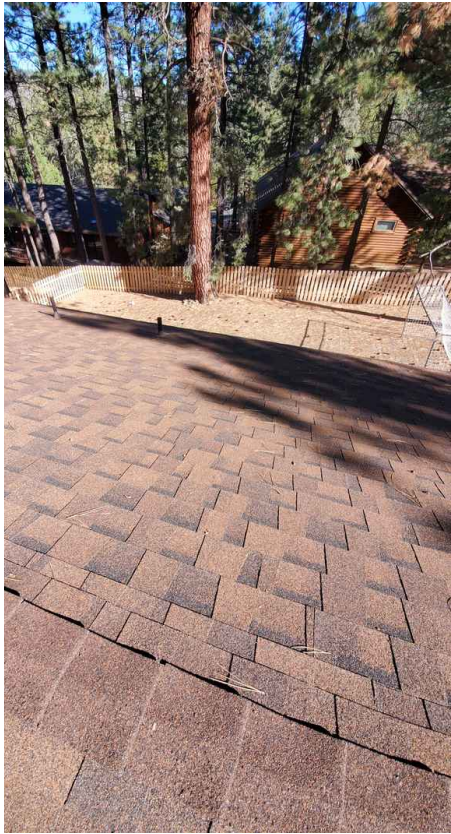


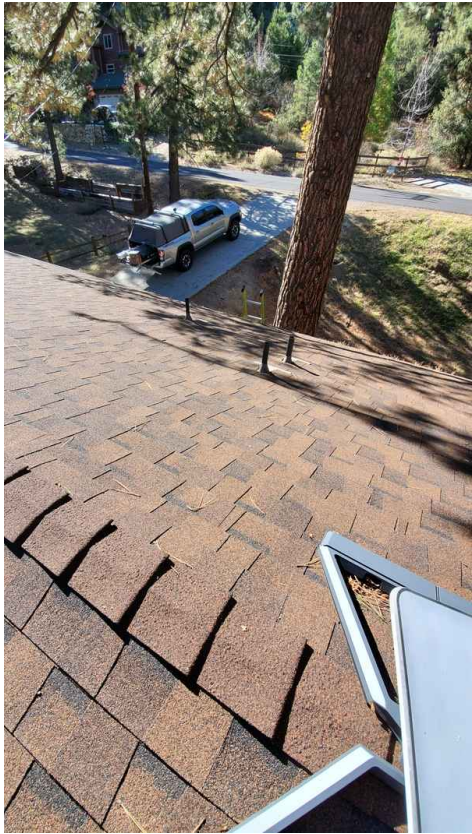
Asphalt Shingles: Warranties: check with seller

Shingle condition indicated that the shingle warranty may not yet have expired. Confirmation would require documentation. Shingles may have one warranty, two warranties, three warranties, or no warranty at all. A warranty may transfer once with the sale of the home, or it may transfer as a limited warranty, or it may transfer fully. Time limits for notifying the shingle manufacture of the sale of the home may exist. You should read the terms of any warranty carefully to determine whether any action is necessary by you, or by the seller, for the warranty to remain in effect.

Asphalt Shingles: Roof Pictures for reference







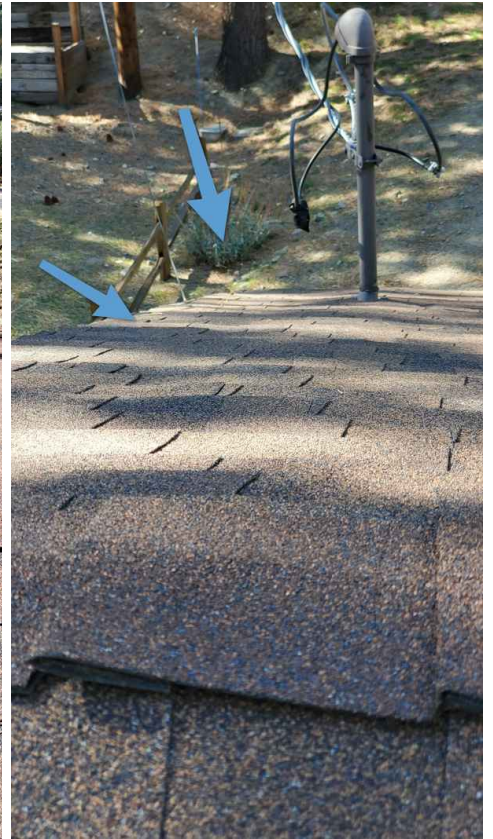
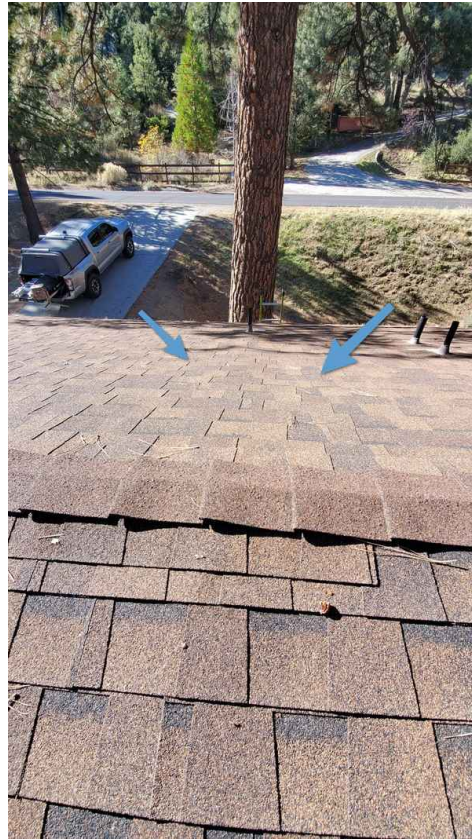


Observations

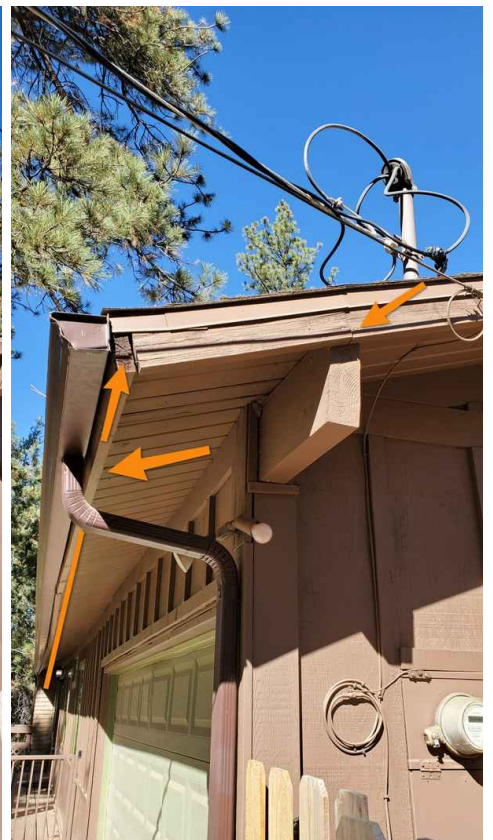
5.2.1 Roof Structure Exterior
LOW SPOTS: SAGGING SHEATHING

 Minor Concern

Localized depressions (low areas) visible in the roof appeared to be the result of sagging roof sheathing. This could be from thin sheathing. The inspector was unable to access the attic space to determine the cause



Looks to be a failure of the fascia and roof deck



Poor workman ship, splice in the wrong place

5.3.1 Roof Configuration

BEAMS- SPLICES: KITCHEN AREA

The beams in the kitchen area have splices that are strapped by T brackets. The beams are being supported by less than 4X4 material to carry a roof load. This condition is questionable and should be evaluated by an engineer to determine.

1. Are the posts adequate for the load.
2. Are the T straps and fastening sufficient to connect the beam together for the lateral shear.



5.5.1 Roof Drainage

GUTTERS: DEBRIS

Debris accumulated in the gutters should be removed by a qualified contractor to encourage proper drainage.

Recommendation

Contact a qualified professional.





6: GARAGE

Information

Garage Description	Automatic Opener: Garage Door Opener Type	Automatic Opener: Number of Automatic Openers
2-car	Automatic chain drive	1

Overhead Doors: Automatic opener: manual disconnect, OK
At the time of the inspection, the Inspector observed no deficiencies in the operation of the manual disconnect.

Observations

6.3.1 Floors, Walls, & Ceiling

Moderate Concern

WALLS: DRYWALL DAMAGE, SEVERE

The garage walls exhibited severe drywall damage. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repair.

Recommendation
Contact a qualified drywall contractor.



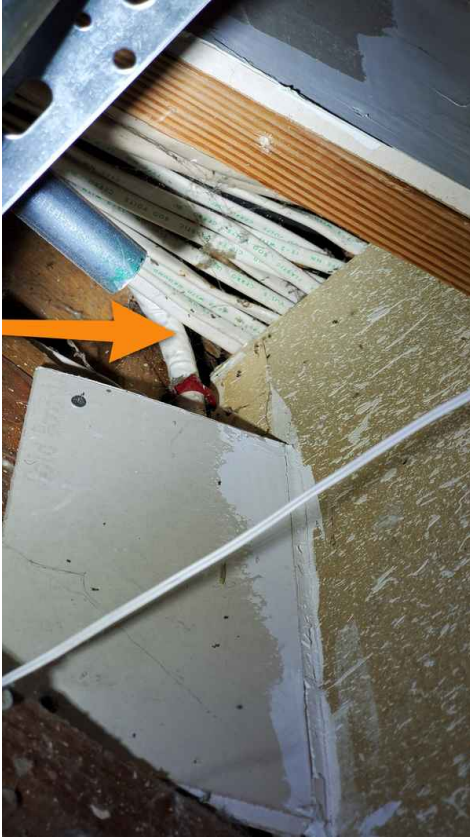
Behind washer and dryer



This is the fire wall and it needs to be complete.



Firewall penetrations



7: ELECTRICAL

Information

Service Drop: Service type Overhead	Service Drop: Type of attachment Electrical mast	Electric Meter: Electric meter location Right side
Electric Meter: Electric meter type Solid state (LCD)	Branch Circuits & Devices: Branch Circuit Conductor Type Copper	



Service Drop: Attached to home exterior, OK
The overhead service-drop conductors attached directly to the home exterior. Although this is an outdated practice, the Inspector observed no deficiencies in the condition of the attachment at the time of the inspection.

Service Panel: Description: meter-main panel
The electrical service panel was a meter-main type in which the electric meter and the service equipment are located in separate parts of the same enclosure.

Limitations

Service Grounding & Bonding
GROUNDING ELECTRODE DISCLAIMER

The Inspection company disclaims responsibility for confirming effective service grounding for the following reasons:

1. The grounding electrode is often hidden from view (should be fully buried);
2. Electrode performance can vary with installation practice and soil conditions,
3. Measuring electrode performance requires specialized instruments and skills that lie beyond the scope of the General Home Inspection.

For an accurate evaluation of the electrical grounding electrode system you would need to hire a qualified electrical contractor.

Observations

7.4.1 Service Panel

LABEL: CIRCUIT DIRECTORY, MISSING

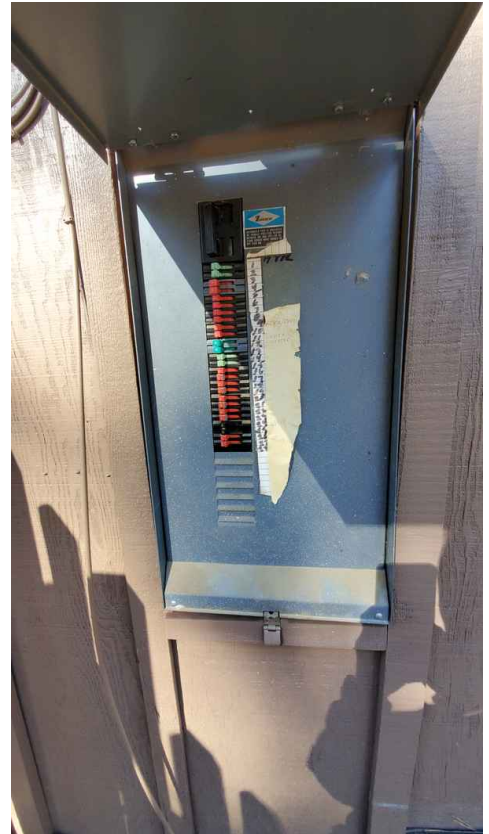


Major Concern

The service panel circuit directory label was missing. A properly-marked circuit directory should be installed by a qualified electrical contractor so that individual circuits can be quickly identified and shut off during an emergency.

Recommendation

Contact a qualified electrical contractor.



7.4.2 Service Panel

MANUFACTURER: ZINSCO



Major Concern

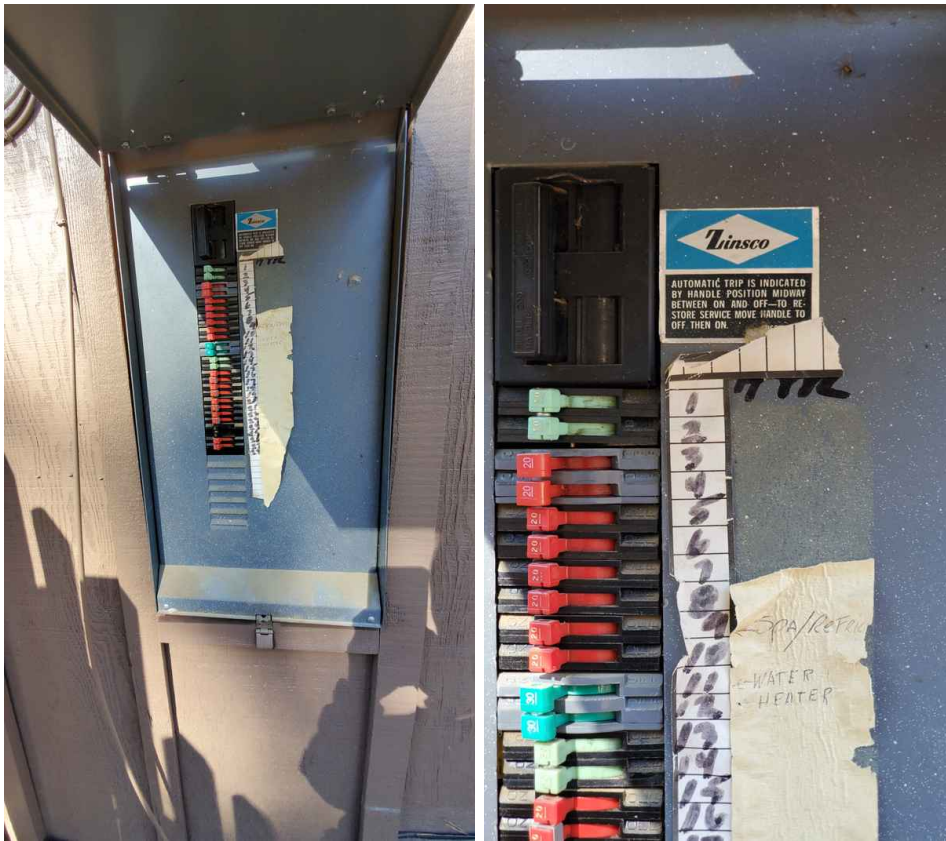
The service panel brand was Zinsco. Although there is no definitive study stating that these panels are a potential safety hazard, wide concern about their safety exists. Zinsco panels are widely reputed to have a significant rate of circuit breaker failure that can result in fire or electric shock hazard.

This panel appears to have been servicing the home for quite some time with out apparent issue. However for safety reasons, you should consult with a qualified electrical contractor to discuss the necessity, options, and costs for replacement.

You should contact your insurance company to confirm that this panel will not be a barrier to obtaining a policy. Information about Zinsco panels is widely available on the internet.

Recommendation

Contact a qualified electrical contractor.



7.4.3 Service Panel

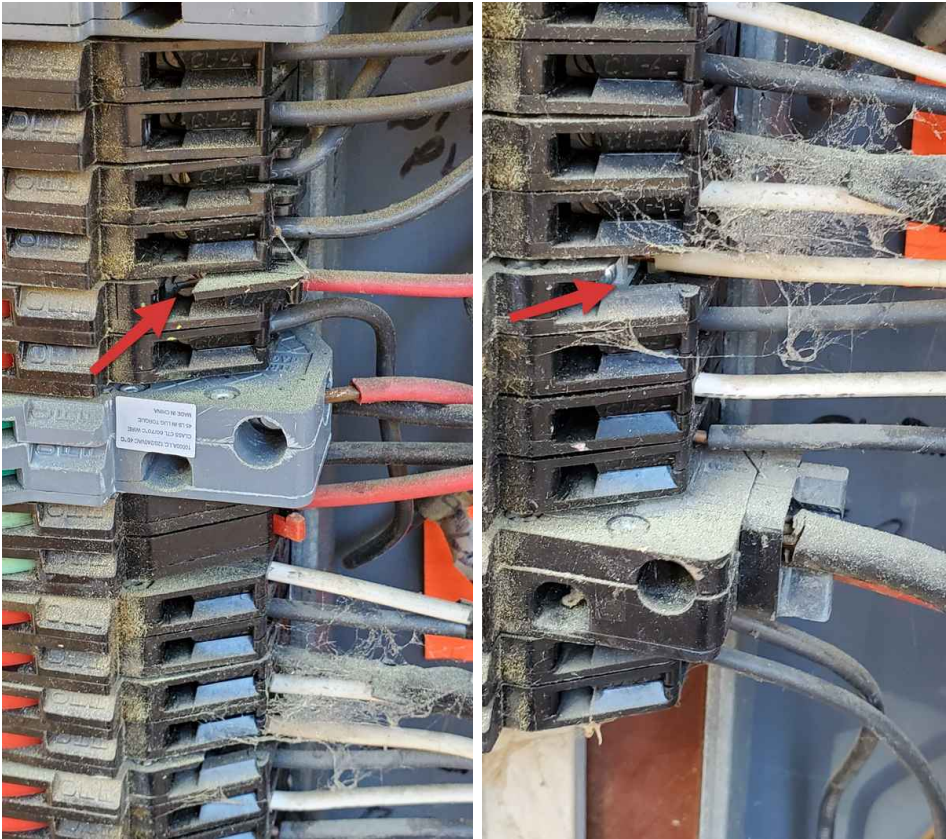
BREAKERS: DAMAGED

 Moderate Concern

Damaged breakers in the electrical service panel should be replaced by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



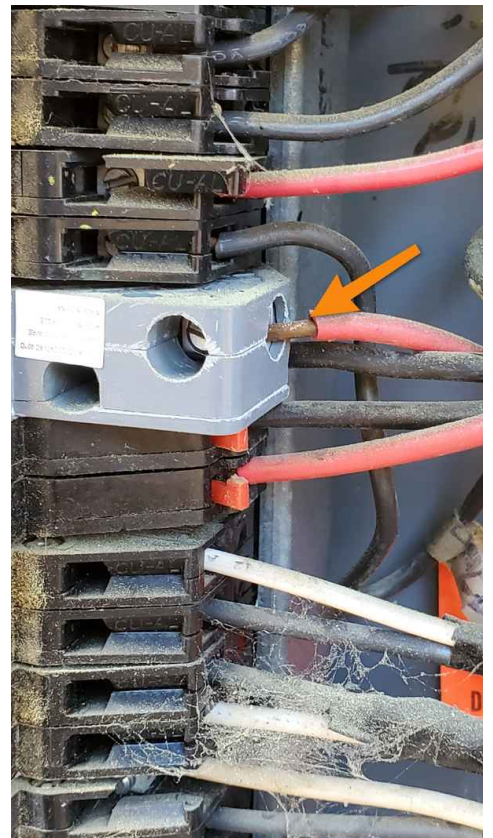
7.4.4 Service Panel

WIRE: OVEREXPOSED- LOOSE WIRE



Moderate Concern

There appeared to be a loose or overexposed conductor in the main panel. This condition should be evaluated by an electrical contractor to endure a tight connection and a safe condition.



7.10.1 Smoke Carbon Monoxide detectors

SMOKE ALARM: MISSING, NOT FUNCTIONING



Moderate Concern

There are smoke alarms missing or not functioning in the bedrooms and common aress.

Recommendation

Contact a qualified professional.



8: INTERIOR

Information

Floors: General Floor Materials Carpet, Engineered wood	Windows: Window Frame Material Vinyl	Windows: Window Glazing Type Double-pane
Windows: Window Style(s) Sliding		

Observations

8.8.1 Windows

GLAZING: BROKEN PANES

Some windows had broken panes.

Recommendation

Contact a qualified window repair/installation contractor.

 Minor Concern



9: KITCHEN

Information

Range: Range/Cooktop Brand
Forno



Limitations

Refrigerator

REFRIGERATOR

The Refrigerator is outside the scope of this inspection. Generally it is difficult to test within the time allowed for a normal home inspection. Please consult the Seller of the condition.

Observations

9.2.1 Cabinets

DAMAGE, MINOR

The kitchen cabinets had minor damage.

Recommendation

Contact a qualified professional.



Minor Concern

9.3.1 Countertops

DAMAGE: MINOR

The kitchen countertops had minor damage.

Recommendation

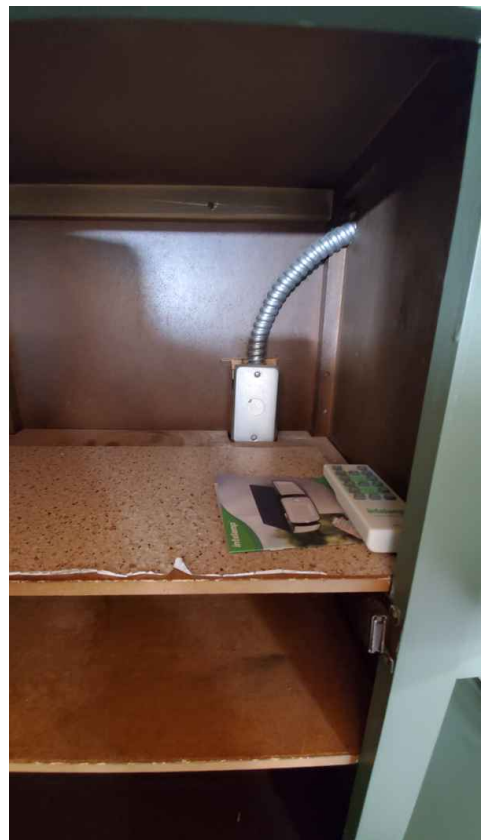
Contact a qualified professional.



9.12.1 Electrical

ELECTRICAL FUTURE: MICROWAVE- UNFINISHED

There appeared to be an electrical service for the microwave started but not completed. The exposed wires are not terminated and have wire nuts on hot wires.



10: ATTIC

Limitations

Attic Access

ATTIC ACCESS: ACCESS HATCH NAILED SHUT

No access hatch was provided through which to view components in the attic space. The Inspector disclaims identification of any potential fire or health hazards, other safety or mechanical issues, damage, or other problems, the identification of which would require entry into the attic space. The attic should be inspected by a qualified inspector after access is provided.

11: PLUMBING

Information

Water Supply & Distribution:
Water meter location
underground box near the street



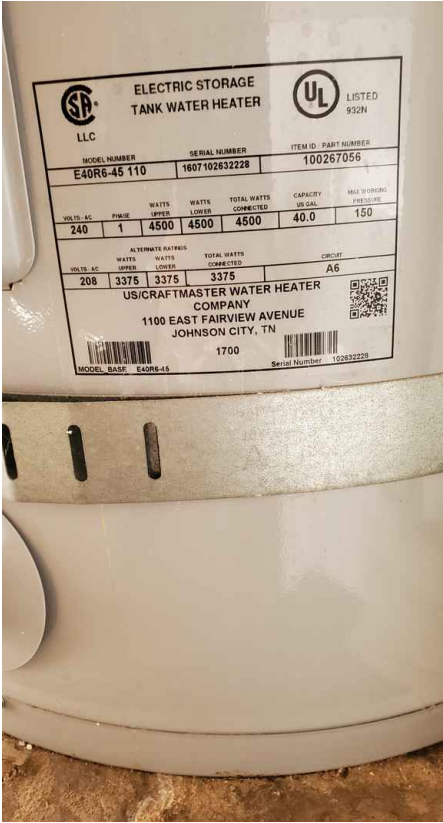
Water Supply & Distribution:
Distribution Pipe Material
 $\frac{3}{4}$ -inch rigid copper, $\frac{1}{2}$ -inch rigid copper

Drain, Waste and Vent (DWV) :
Drain, Waste, & Vent Pipe Materials
Acrylonitrile butadiene styrene (ABS), Cast iron

Water Heater: Data plate: photo

The photo shows the data plate of this water heater.

Manufacture



Water Heater: Water heater location

garage

Water Heater: Date of manufacture

The date of manufacture for this water heater appeared to be 2010

Water Heater: Water Heater Brand

Whirlpool

Water Heater: Water Heater Tank Capacity

40 gallons

Water Heater: Water Heater Type

Electric

Water Supply & Distribution: Main water shut-off: location

The main water supply shut-off was located under the deck steps in front, also in the crawl space

**Water Heater: About: Conventional Storage Tank Water Heaters**

Storage tanks water heaters are the most common type of water heater. They consist of an insulated tank in which water is heated and stored until needed. When a hot water valve is opening somewhere in the home, hot water is pulled from a pipe at the top of the water heater. To prevent overheating resulting in the development of excessive pressure in the tank (with the potential for high-energy explosion) a temperature/pressure relief (TPR) valve is installed that is designed to open if either exceeds a preset level. Natural-gas water heaters typically use less energy and cost less to run (by about half) than electric water heaters, although gas models cost more at the time of purchase.

Water Heater: Gas: photo, shut-off valve: water

The photo shows the locations of shut-off valve for water at the water heater.

**Water Heater: Electric Water Heater**

This was an electric water heater. This type of water heater uses electric elements to heat water in the tank. These elements can often be replaced when they burn out. With heaters having two heating elements, the lower element usually burns out first. Heating elements should be replaced only by qualified plumbing contractors or HVAC technicians.



Water Heater: TPR valve: present

The water heater was equipped with a temperature/pressure relief (TPR) valve that was not operated by the Inspector. Operating the TPR valve lies beyond the scope of the General Home Inspection. The Inspector recommends that the TPR be operated by the homeowner monthly as a maintenance measure.

Water Heater: Water heater, what's inspected?

Water heaters should be expected to last for the length of the warranty only, despite the fact that many operate adequately for years past the warranty date. Water heater lifespan is affected by the following: The lifespan of water heaters depends upon the following: - the quality of the water heater; - the chemical composition of the water; - the long-term water temperature settings; and - the quality and frequency of past and future maintenance. Flushing the water heater tank once a year and replacing the anode every four years will help extend its lifespan. You should keep the water temperature set at a minimum of 120 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding.

Limitations

Water Supply & Distribution

WATER SUPPLY SHUT-OFFS, NOT OPERATED

Water supply shut-off valves for the toilets and sinks were not operated but were evaluated visually only.

Drain, Waste and Vent (DWV)

MOST DWV NOT VISIBLE

Most drain, waste and vent pipes were not visible due to wall, ceiling and floor coverings.

Private Sewage (Septic) System

PRIVATE SEWER SYSTEM, DISCLAIMER

The home had a private onsite wastewater sewage treatment (septic) system. Inspection of this system lies beyond the scope of the General Home Inspection and the Inspector did not inspect it. These systems can be extremely expensive to replace. You should have the system inspected by a qualified contractor.

Observations

11.5.1 Cleanouts

CLEANOUT LOCATION: UNKNOWN ASK SELLER

The Cleanout location is Unknown please consult seller for location.

Recommendation

Contact a qualified professional.

**Minor Concern**

12: HVAC

Information

Cooling: Cooling: None present

There appeared to be no source of cooling in the home

Electric Heaters: Electric stand-alone heater installed

Home heat was provided by a stand-alone electric room heater located in the 2 of the three bedrooms, 1 bathroom and 2 in the living area

All appeared to function as designed.

Click on squares to view pictures

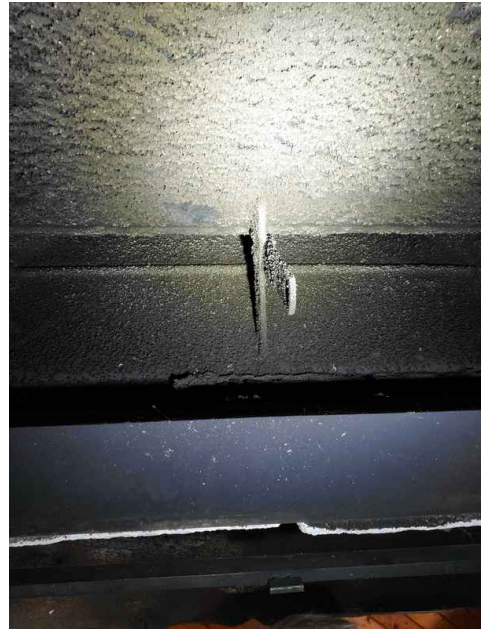


Limitations

Fireplace

WOOD-BURNING FIREPLACE: DISCLAIMER

The home contained a wood-burning fireplace. It was not operated. Full inspection of wood-burning fireplaces exceeds the scope of the General Home Inspection. The Inspector recommends that before the expiration of your Inspection Objection Deadline and first use you should have this fireplace inspected by an inspector certified by the Chimney Safety Institute of America (CSIA). Find a CSIA-certified inspector near you at <http://www.csia.org/search>



Fireplace

FIREPLACE: ABANDONED GAS SERVICE

It appears the home had gas service at some point in its life. The fireplace appears to have a gas valve and piping for a gas burner however there is no visible gas service to the home.

Please ask the seller for more information on this condition.



STANDARDS OF PRACTICE

Roof

[FM Global Data Sheets](#)

Kitchen

[Kitchen Checklist](#)