

# INSPECTION REPORT



For the Property at:  
**10675 PARAMOUNT ROAD**  
PHELAN, CA 92371

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Prepared for: LILLIAN TIFFANY  
Inspection Date: Monday, June 23, 2025  
Prepared by: Scott Junk



Coast to Coast Home Inspection Inc. Lic#16072804  
27434 Barcelona Drive  
Corona, CA 92883  
951-317-9690

no.1inspector@yahoo.com



June 23, 2025

Dear Lillian Tiffany,

RE: Report No. 7813  
10675 Paramount Road  
Phelan, CA  
92371

Thanks very much for choosing Coast to Coast to perform your Home Inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our National Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, Thank You Very much for choosing Coast to Coast Home Inspection Inc. to perform your home inspection.

Sincerely,

Scott Junk  
on behalf of  
Coast to Coast Home Inspection Inc. Lic#16072804

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## INVOICE

June 23, 2025

Client: Lillian Tiffany

Report No. 7813

For inspection at:

10675 Paramount Road

Phelan, CA

92371

on: Monday, June 23, 2025

1501-2000

\$400.00

Total

\$400.00

PAID IN FULL - THANK YOU!

Coast to Coast Home Inspection Inc.  
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27434 Barcelona Drive  
Corona, CA 92883  
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# AGREEMENT

Report No. 7813

10675 Paramount Road, Phelan, CA June 23, 2025

## PARTIES TO THE AGREEMENT

### Company

Coast to Coast Home Inspection  
Inc. Lic#16072804  
27434 Barcelona Drive  
Corona, CA 92883

### Client

Lillian Tiffany

### Total Fee: \$400.00

This is an agreement between Lillian Tiffany and Coast to Coast Home Inspection Inc. Lic#16072804.

## PLEASE READ CAREFULLY BEFORE SIGNING.

The Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. It is based on a visual examination of the readily accessible features of the building. The Inspection is performed in accordance with the Standards of Practice of our national association.

The Home Inspector's report is an opinion of the present condition of the property. The Inspection and report are not a guarantee, warranty or an insurance policy with regards to the property.

The inspection report is for the exclusive use of the client named above. No use of the information by any other party is intended.

## LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

### 1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost

### 2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

The Home Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building.

A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible.

Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage to look underneath or behind.

# AGREEMENT

Report No. 7813

10675 Paramount Road, Phelan, CA June 23, 2025

## 3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Home Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

## 4) WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.

The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include spores, fungus, mold or mildew that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

## 5) WE DON'T LOOK FOR BURIED TANKS.

Your Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

## 6) TIME TO INVESTIGATE

We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

## 7) REPORT IS FOR OUR CLIENT ONLY

The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended.

## 8) CANCELLATION FEE

If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the inspection fee will apply.

## 9) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection is not a guarantee, warranty or an insurance policy with regard to the condition of the property.

I have read, understood, and accepted the above Limitations and Conditions of this Home Inspection.

**I, Lillian Tiffany (Signature) \_\_\_\_\_, (Date) \_\_\_\_\_, have read, understood and accepted the terms of this agreement.**

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

## Roofing

### SLOPED ROOFING \ Asphalt shingles

**Condition:** • Damage

Recommend repairing or replacing the damaged roofing to prevent further damage and deterioration of the roofing structure. The roofing in this area appears to be experiencing deterioration and needs to be replaced, to prevent further deterioration.

**Implication(s):** Chance of water damage to structure, finishes and contents

**Task:** Repair or Replace

### SLOPED ROOFING \ Clay/concrete/fiber cement

**Condition:** • Missing, loose or broken pieces

Recommend repairing or replacing loose, broken, or missing roofing tiles to prevent wood rot, insect intrusion, future leaks and to provide increased integrity to the roofing system. There was no evidence or implications of roof leaks and water damage in the attic area or the ceilings at the time of the home inspection.

**Implication(s):** Chance of water damage to structure, finishes and contents | Damage or physical injury due to falling materials

**Location:** Roof

**Task:** Repair

## Exterior

### RECOMMENDATIONS \ General

**Condition:** • Soffit and Trim Rot or Insect Damage

Recommend further evaluation of the exterior trim, walls and fascia to determine the cause of the damage. The deterioration may be caused by insect damage or fungal rot.

**Location:** Various Areas of The Property

**Task:** Repair or Replace Request for Further Evaluation

### WALLS \ Wood siding

**Condition:** • Damaged

Recommend repairing or replacing damaged exterior walls to prevent water intrusion and accelerated deterioration. It may be helpful to install flashing at the bottom of the wall to help water properly flow away from the wall envelope.

**Location:** Backside of The Property

**Task:** Repair or Replace

### EXTERIOR GLASS/WINDOWS \ Storms and screens

**Condition:** • Missing

Recommend installing screens on windows where they are missing or damaged to improve full functionality of the windows and improve the energy efficiency of the home.

**Implication(s):** Increased heating and cooling costs | Reduced comfort

**Condition:** • Damaged

Recommend replacing the damaged screen on the exterior of the property, to improve the energy efficiency of the home.

**Location:** Frontside of The Property

**Task:** Repair or Replace

## Structure

### RECOMMENDATIONS \ Overview

**Condition:** • No structure recommendations are offered as a result of this inspection.

There were no Foundation and Structure issues to report. No noticeable physical or visual defects at the time of the home inspection.

**Location:** Throughout

**Task:** No Reportable Implications (A.T.O.I.)

## Electrical

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

**Condition:** • GFCI/GFI needed (Ground Fault Circuit Interrupter)

Recommend installing GFCI in garages, kitchen, bathrooms, exterior walls, and garbage disposal area under the sink. Unless the outlet is connected to a GFCI down stream. Master GFCI outlets should be labeled "Master GFCI", and all outlets connected should be labeled AFGCI or GFCI Protected. labeled the outlets that need a GFCI with a blue marker GFI.

**Implication(s):** Electric shock

**Location:** Bathroom in Laundry Area

**Task:** Install

### DISTRIBUTION SYSTEM \ Switches

**Condition:** • Inoperative

Recommend correcting any inoperable light switch to restore the full function of the light switch and to improve the electrical system in this area of the home. This switch was fully inoperable at the time of the home inspection.

**Implication(s):** Inadequate lighting

**Location:** Living Room

**Task:** Repair Correct

### DISTRIBUTION SYSTEM \ Lights

**Condition:** • Inoperative

Recommend repairing or replacing the inoperable light to restore the full operability of the electrical system. Most inoperable lights are due to burnt out bulbs, further evaluation may be necessary if changing the bulb and batteries does not fix issue.

**Implication(s):** Inadequate lighting

**Location:** Porch

**Task:** Repair or Replace

**Condition:** • Missing Covers

Recommend installing fixture covers, to prevent disruption of the electrical system, in the event that a bulb would get broken. Light fixture cover are designed to improve the safety of the light fixture and the electrical system around the

property.

**Location:** Various Areas of The Property

**Task:** Repair or Replace

## Heating

### RECOMMENDATIONS \ Overview

**Condition:** • No heating recommendations are offered as a result of this inspection.

There were no implications of damage or faults to the heating system at the time of the inspection. The system was functioning and working as intended at the time of the inspection.

**Location:** Throughout

**Task:** No Reportable Implications (A.T.O.I.)

## Cooling & Heat Pump

### RECOMMENDATIONS \ General

**Condition:** • Change Air Filter

Recommend changing the filter to improve the function and efficiency of the HVAC unit. Filters are recommended to be replaced every 60 to 90 days, depending on the number of occupants and pet residing in the home.

**Location:** Ceiling Hall

**Task:** Replace

### RECOMMENDATIONS \ Overview

**Condition:** • No Implications

There were no issues to report. The HVAC Cooling System was fully function and operating as intended at the time of the home inspection.

**Location:** Throughout

**Task:** No Reportable Implications (A.T.O.I.)

## Insulation and Ventilation

### RECOMMENDATIONS \ Overview

**Condition:** • No insulation recommendations are offered as a result of this inspection.

There were no implications of insulation issues, at the time the inspection. There were no visual or the indication of physical damage at the time of the inspection.

**Location:** Throughout

**Task:** No Reportable Implications (A.T.O.I.)



## Plumbing

### SUPPLY PLUMBING \ Water pressure regulator (Pressure reducing valve)

**Condition:** • Recommended due to high supply water pressure

Recommended Water pressure is 60 psi to 80 psi. The pressure on the faucet is over 110 psi. Recommend service to lower the water pressure to prevent interior damage to the plumbing system, and further evaluation to determine the cause of the high pressure..

**Implication(s):** Chance of water damage to structure, finishes and contents | Damage to equipment

**Location:** Throughout

**Task:** Make an Adjustment Make a Correction

### FIXTURES AND FAUCETS \ Faucet

**Condition:** • Damaged

Recommend repairing or replacing the damaged faucets, to restore the full function of the faucets and the plumbing system in the kitchen.

**Location:** Kitchen

**Task:** Repair or Replace

### FIXTURES AND FAUCETS \ Toilet

**Condition:** • Loose

Recommend tightening and sealing the bottom of the loose toilet to prevent water damage or damage to the basin and to prevent sewage from entering the property.

**Implication(s):** Chance of water damage to structure, finishes and contents | Sewage entering the building | Possible hidden damage

**Location:** First Floor Hallway Bathroom

**Task:** Repair Improve Seal

## Interior

### CEILINGS \ General notes

**Condition:** • Minor Cracks

Recommend repairing and sealing the cracks in the ceiling to restore the integrity of the interior structure and to prevent further weakening of the ceiling. Cracks and blemishes left unattended will continue to deteriorate over time causing further damage.

**Implication(s):** Minor Damage: Minor damage left unattended to, will continue to deteriorate.

**Location:** Ceiling Family Room

**Task:** Repair

### WALLS \ General notes

**Condition:** • Cracks

Recommend repairing the minor crack in the wall to prevent further deterioration and cracking. Cracks left unattended can separate further and cause more cracking and deterioration.

**Implication(s):** Chance of structural movement | Damage or physical injury due to falling materials

**Location:** Living Room

**Task:** Repair Seal

**FLOORS \ General notes****Condition:** • Damage

Recommend repairing or replacing the damaged flooring in this area of the home to prevent further deterioration and to restore the integrity of the homes flooring system.

**Implication(s):** Trip hazard**Location:** Bonus room**Task:** Repair or Replace**FLOORS \ Wood/laminate floors****Condition:** • Gaps or Separation in Flooring

Recommend making improvements to the flooring. There were gaps and separations in the flooring, near the kitchen, at the time of the home inspection.

**Location:** Various Areas of The Property**Task:** Repair or Replace**FLOORS \ Carpet on floors****Condition:** • Damaged carpeting

Recommend replacing the damaged carpeting to restore the integrity of the flooring system and prevent further damage of the flooring system in this area of the home.

**Location:** Various Areas of The Property**Task:** Repair or Replace**DOORS \ Hardware****Condition:** • Ineffective

Recommend repairing or replacing the ineffective hardware on the doors, to improve the full security of the door and the effectiveness of the hardware.

**Implication(s):** Equipment ineffective**Location:** Bonus Room French Doors**Task:** Repair or replace**Condition:** • Difficult To Operate

Recommend repairing or replacing the difficult to operate hardware on the door to restore full function and operation to the door. Hardware should not have to be manipulated further to operate correctly.

**Location:** Front Entry**Task:** Repair or Replace**APPLIANCES \ Washing machine****Condition:** • Drin To Yard

Recommend making improvements to the washer drain lines. It is not sanitary nor is it safe to drain washing machine waste water into a yard. The water is recommended to drain into a black or grey water line, in order to dispose of the water properly.

**Location:** Left Side**Task:** Replace with The Correct Type of Material Remove HIGH IMPORTANCE

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for

# COAST TO COAST HOME INSPECTION INC. REPORT

Report No. 7813

10675 Paramount Road, Phelan, CA June 23, 2025

COAST TO C

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improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

# ROOFING

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## Description

**Sloped roofing material:** • Concrete tile

**Sloped roof flashing material:** • Aluminum

**Flat roofing material:** • Asphalt shingles

**Flat roof flashing material:** • Aluminum

**Approximate age:** • 36 years

**Typical life expectancy:** • More than 50 years

**Roof Shape:** • Hip

## Recommendations

### SLOPED ROOFING \ Asphalt shingles

**1. Condition:** • Damage

Recommend repairing or replacing the damaged roofing to prevent further damage and deterioration of the roofing structure. The roofing in this area appears to be experiencing deterioration and needs to be replaced, to prevent further deterioration.

**Implication(s):** Chance of water damage to structure, finishes and contents

**Task:** Repair or Replace



1.

### SLOPED ROOFING \ Clay/concrete/fiber cement

**2. Condition:** • Missing, loose or broken pieces

Recommend repairing or replacing loose, broken, or missing roofing tiles to prevent wood rot, insect intrusion, future leaks and to provide increased integrity to the roofing system. There was no evidence or implications of roof leaks and water damage in the attic area or the ceilings at the time of the home inspection.

**Implication(s):** Chance of water damage to structure, finishes and contents | Damage or physical injury due to falling materials

**Location:** Roof

**Task:** Repair

# ROOFING

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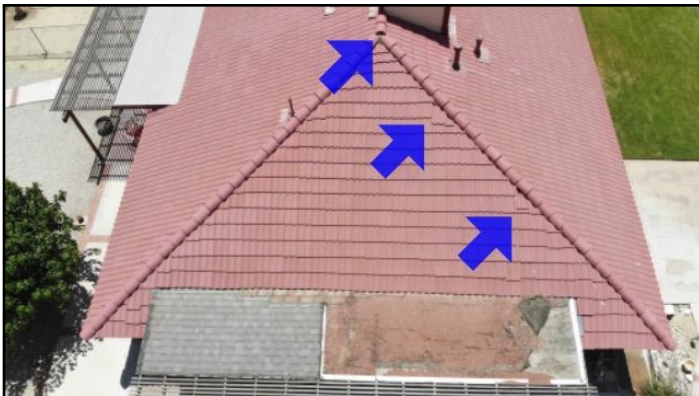
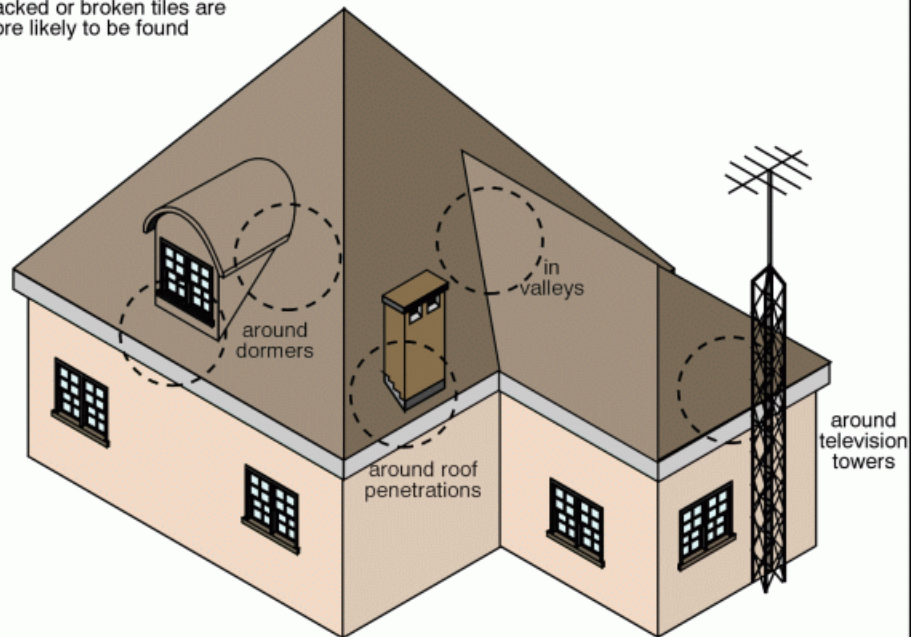
INSULATION

PLUMBING

INTERIOR

## Cracked or broken tiles

the circled areas show where cracked or broken tiles are more likely to be found



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Limitations

Inspection performed: • From the ground • With a drone



# EXTERIOR

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## Description

**Lot slope:** • Flat

**Soffit (underside of eaves) and fascia (front edge of eaves):** • Wood

**Wall surfaces and trim:** • Stucco • Wood

**Driveway:** • Concrete

**Walkway:** • Concrete

**Porch:** • Concrete

**Patio:** • Concrete

**Fence:** • Chain link

## Recommendations

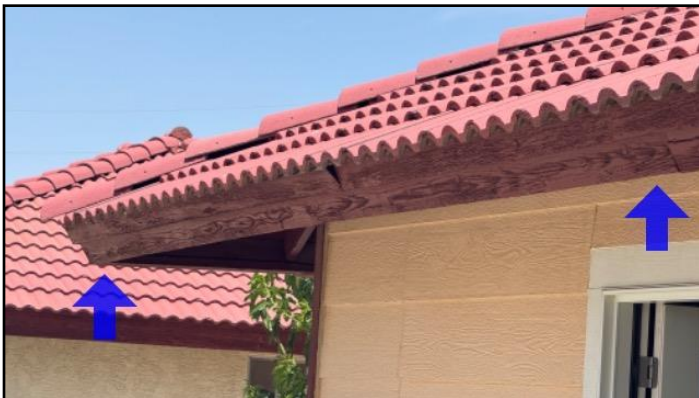
### RECOMMENDATIONS \ General

**3. Condition:** • Soffit and Trim Rot or Insect Damage

Recommend further evaluation of the exterior trim, walls and fascia to determine the cause of the damage. The deterioration may be caused by insect damage or fungal rot.

**Location:** Various Areas of The Property

**Task:** Repair or Replace Request for Further Evaluation



5.



6.

# EXTERIOR

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21.

## WALLS \ Wood siding

### **4. Condition:** • Damaged

Recommend repairing or replacing damaged exterior walls to prevent water intrusion and accelerated deterioration. It may be helpful to install flashing at the bottom of the wall to help water properly flow away from the wall envelope.

**Location:** Backside of The Property

**Task:** Repair or Replace



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## EXTERIOR GLASS/WINDOWS \ Storms and screens

### **5. Condition:** • Missing

Recommend installing screens on windows where they are missing or damaged to improve full functionality of the windows and improve the energy efficiency of the home.

**Implication(s):** Increased heating and cooling costs | Reduced comfort



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# EXTERIOR

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## 6. Condition: • Damaged

Recommend replacing the damaged screen on the exterior of the property, to improve the energy efficiency of the home.

**Location:** Frontside of The Property

**Task:** Repair or Replace

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# STRUCTURE

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## Description

**Foundation material:** • Poured concrete

**Floor construction:** • Concrete

**Exterior wall construction:** • Wood frame

**Roof and ceiling framing:** • Trusses

**Party wall:** • Wood frame

## Recommendations

### RECOMMENDATIONS \ Overview

**7. Condition:** • No structure recommendations are offered as a result of this inspection.

There were no Foundation and Structure issues to report. No noticeable physical or visual defects at the time of the home inspection.

**Location:** Throughout

**Task:** No Reportable Implications (A.T.O.I.)



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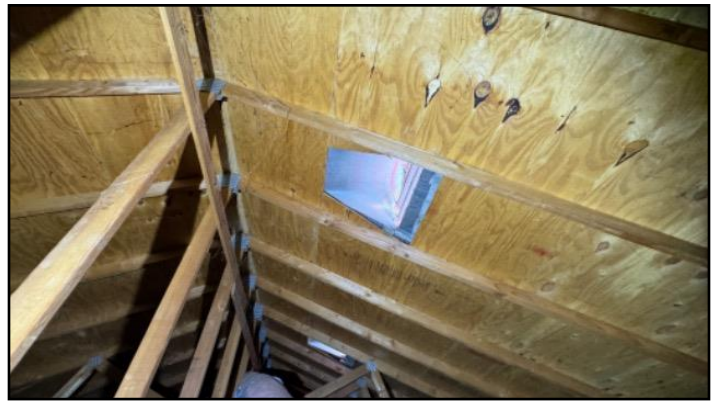
52.



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# STRUCTURE

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## Description

**Service entrance cable and location:** • Overhead - cable type not determined

**Service size:** • 200 Amps (240 Volts)

**System grounding material and type:** • Copper - other

**Distribution wire (conductor) material and type:** • Copper - non-metallic sheathed

**Type and number of outlets (receptacles):** • Grounded - typical

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • GFCIs present

**Smoke alarms (detectors):** • Present

**Carbon monoxide (CO) alarms (detectors):** • Present

## Recommendations

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

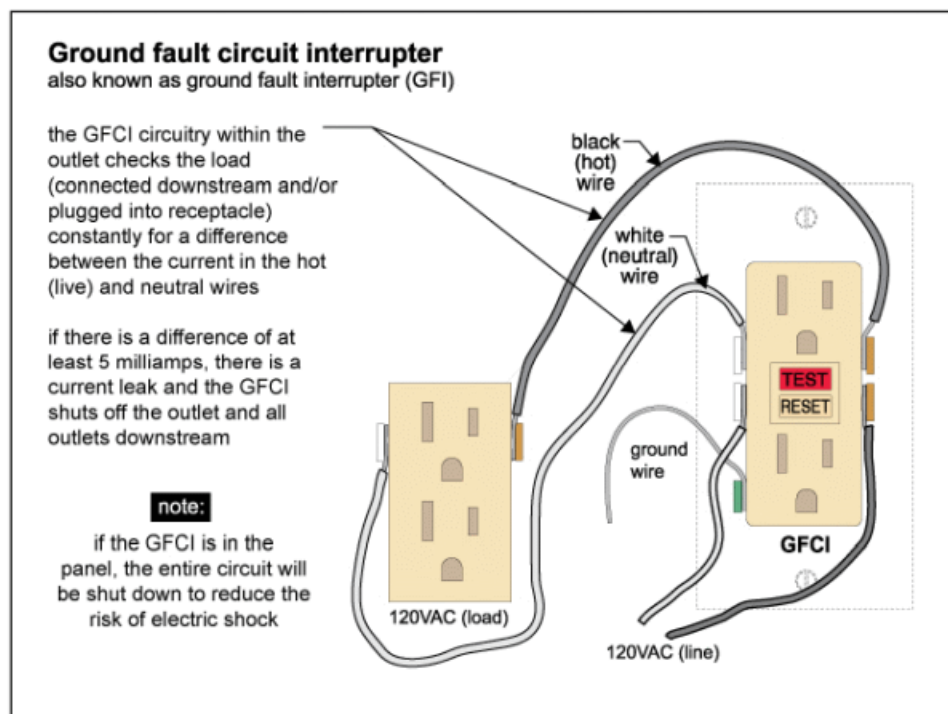
**8. Condition:** • GFCI/GFI needed (Ground Fault Circuit Interrupter)

Recommend installing GFCI in garages, kitchen, bathrooms, exterior walls, and garbage disposal area under the sink. Unless the outlet is connected to a GFCI down stream. Master GFCI outlets should be labeled "Master GFCI", and all outlets connected should be labeled AFGCI or GFCI Protected. labeled the outlets that need a GFCI with a blue marker GFI.

**Implication(s):** Electric shock

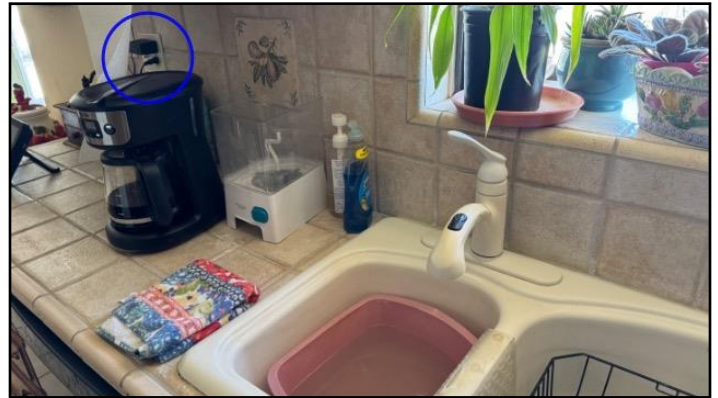
**Location:** Bathroom in Laundry Area

**Task:** Install





60.



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62.



63.

**DISTRIBUTION SYSTEM \ Switches****9. Condition:** • Inoperable

Recommend correcting any inoperable light switch to restore the full function of the light switch and to improve the electrical system in this area of the home. This switch was fully inoperable at the time of the home inspection.

**Implication(s):** Inadequate lighting

**Location:** Living Room

**Task:** Repair Correct



64.

## DISTRIBUTION SYSTEM \ Lights

### **10. Condition:** • Inoperative

Recommend repairing or replacing the inoperable light to restore the full operability of the electrical system. Most inoperable lights are due to burnt out bulbs, further evaluation may be necessary if changing the bulb and batteries does not fix issue.

**Implication(s):** Inadequate lighting

**Location:** Porch

**Task:** Repair or Replace



# ELECTRICAL

Report No. 7813

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## 11. Condition: • Missing Covers

Recommend installing fixture covers, to prevent disruption of the electrical system, in the event that a bulb would get broken. Light fixture cover are designed to improve the safety of the light fixture and the electrical system around the property.

**Location:** Various Areas of The Property

**Task:** Repair or Replace



66.



67.

# HEATING

Report No. 7813

10675 Paramount Road, Phelan, CA June 23, 2025

COAST TO C

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## Description

**Heating system type:** • Furnace • Fireplace

**Fuel/energy source:** • Propane

**Heat distribution:** • Ducts and registers

**Approximate capacity:** • 60,000 BTU/hr

**Exhaust venting method:** • Direct vent

**Approximate age:** • 5 years

**Main fuel shut off at:** • Meter

**Return temperature:** • 75°

**Fireplace/stove:** • Wood-burning fireplace

**Chimney/vent:** • Metal

**Chimney liner:** • Metal

## Recommendations

### RECOMMENDATIONS \ Overview

**12. Condition:** • No heating recommendations are offered as a result of this inspection.

There were no implications of damage or faults to the heating system at the time of the of the inspection. The system was functioning and working as intended at the time of the inspection.

**Location:** Throughout

**Task:** No Reportable Implications (A.T.O.I.)



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# HEATING

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# HEATING

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10675 Paramount Road, Phelan, CA June 23, 2025

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# COOLING & HEAT PUMP

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10675 Paramount Road, Phelan, CA June 23, 2025

COAST TO C

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## Description

**Air conditioning type:** • Central • Electric

**Compressor type:** • Electric

**Compressor approximate age:** • 5 years

**Return temperature:** • 75°

**Temperature difference across cooling coil:** • 20° • Acceptable temperature difference: 14° to 22° • This suggests good performance.

**Refrigerant type:** • R-410A

## Recommendations

### RECOMMENDATIONS \ General

**13. Condition:** • Change Air Filter

Recommend changing the filter to improve the function and efficiency of the HVAC unit. Filters are recommended to be replaced every 60 to 90 days, depending on the number of occupants and pet residing in the home.

**Location:** Ceiling Hall

**Task:** Replace



77.

### RECOMMENDATIONS \ Overview

**14. Condition:** • No Implications

There were no issues to report. The HVAC Cooling System was fully function and operating as intended at the time of the home inspection.

**Location:** Throughout

**Task:** No Reportable Implications (A.T.O.I.)

# COOLING & HEAT PUMP

10675 Paramount Road, Phelan, CA June 23, 2025

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# COOLING & HEAT PUMP

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# INSULATION AND VENTILATION

10675 Paramount Road, Phelan, CA June 23, 2025

Report No. 7813

COAST TO C

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## Description

**Attic/roof insulation material:** • Glass fiber • Cellulose

**Attic/roof insulation amount/value:** • R-32 • 4 inches

**Attic/roof air/vapor barrier:** • None found

**Attic/roof ventilation:** • Roof and soffit vents

**Wall insulation material:** • Not determined • Not visible

**Wall insulation amount/value:** • Not determined • Not visible

**Wall air/vapor barrier:** • Not determined

## Recommendations

### RECOMMENDATIONS \ Overview

**15. Condition:** • No insulation recommendations are offered as a result of this inspection.

There were no implications of insulation issues, at the time the inspection. There were no visual or the indication of physical damage at the time of the inspection.

**Location:** Throughout

**Task:** No Reportable Implications (A.T.O.I.)



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89.

# INSULATION AND VENTILATION

10675 Paramount Road, Phelan, CA June 23, 2025

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## Description

**Water supply source (based on observed evidence):** • Public

**Service piping into building:** • Copper

**Supply piping in building:** • Copper

**Main water shut off valve at the:** • Meter

**Water flow and pressure:** • Functional

**Water heater type:** • Conventional

**Water heater fuel/energy source:** • Gas

**Water heater tank capacity:** • 40 gallons

**Water heater approximate age:** • 8 years

**Water heater typical life expectancy:** • 15 to 20 years

**Hot water temperature (Generally accepted safe temp. is 120° F):** • 120° F

**Waste disposal system:** • Septic system

**Gas piping material:** • Steel

**Main gas shut off valve location:** • At The Tank

**Exterior hose bibb (outdoor faucet):** • Present

## Recommendations

### SUPPLY PLUMBING \ Water pressure regulator (Pressure reducing valve)

**16. Condition:** • Recommended due to high supply water presssure

Recommended Water pressure is 60 psi to 80 psi. The pressure on the faucet is over 110 psi. Recommend service to lower the water pressure to prevent interior damage to the plumbing system, and further evaluation to determine the cause of the high pressure..

**Implication(s):** Chance of water damage to structure, finishes and contents | Damage to equipment

**Location:** Throughout

**Task:** Make an Adjustment Make a Correction





93.

## FIXTURES AND FAUCETS \ Faucet

**17. Condition:** • Damaged

Recommend repairing or replacing the damaged faucets, to restore the full function of the faucets and the plumbing system in the kitchen.

**Location:** Kitchen

**Task:** Repair or Replace



94.

## FIXTURES AND FAUCETS \ Toilet

**18. Condition:** • Loose

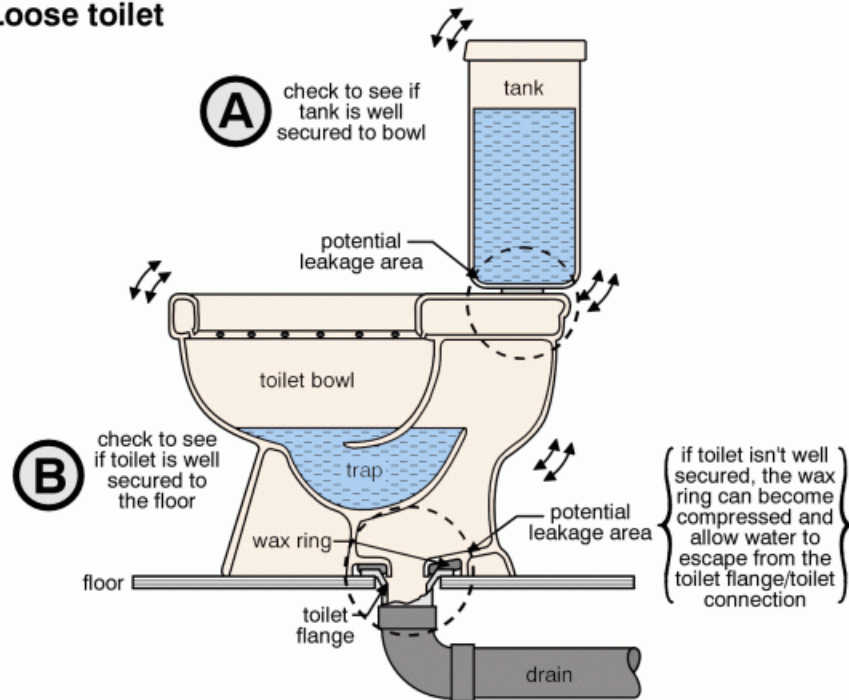
Recommend tightening and sealing the bottom of the loose toilet to prevent water damage or damage to the basin and to prevent sewage from entering the property.

**Implication(s):** Chance of water damage to structure, finishes and contents | Sewage entering the building | Possible hidden damage

**Location:** First Floor Hallway Bathroom

**Task:** Repair Improve Seal

## Loose toilet



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# INTERIOR

Report No. 7813

10675 Paramount Road, Phelan, CA June 23, 2025

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## Description

**Major floor finishes:** • Carpet • Tile

**Major wall finishes:** • Plaster/drywall

**Major ceiling finishes:** • Plaster/drywall

**Windows:** • Single/double hung • Sliders • Vinyl

**Exterior doors - type/material:** • Hinged • Sliding glass

**Doors:** • Inspected

**Party wall:** • Wood frame

**Oven type:** • Conventional

**Range fuel:** • Gas

**Appliances:** • Dishwasher • Waste disposal • Door bell • Microwave/Exhaust Fan Combo • Range • Water Heater

**Laundry facilities:** • Washer • Laundry tub • Hot/cold water supply • Dryer • Vented to outside • 120-Volt outlet • 240-Volt outlet • Waste standpipe • Gas piping

**Kitchen ventilation:** • Range hood discharges to the exterior

**Counters and cabinets:** • Inspected

## Recommendations

### CEILINGS \ General notes

**19. Condition:** • Minor Cracks

Recommend repairing and sealing the cracks in the ceiling to restore the integrity of the interior structure and to prevent further weakening of the ceiling. Cracks and blemishes left unattended will continue to deteriorate over time causing further damage.

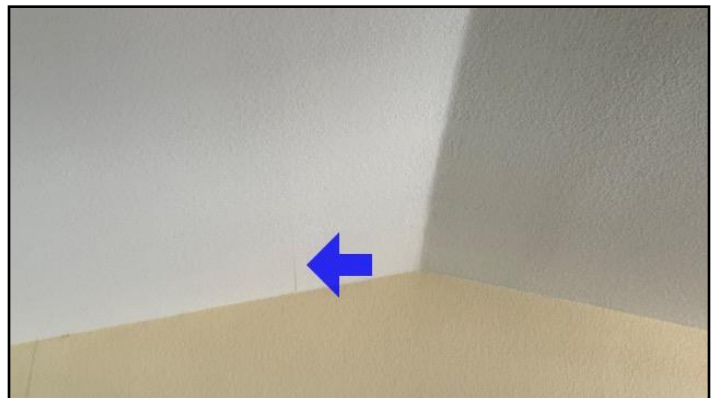
**Implication(s):** Minor Damage: Minor damage left unattended to, will continue to deteriorate.

**Location:** Ceiling Family Room

**Task:** Repair



96.



97.

### WALLS \ General notes

**20. Condition:** • Cracks

# INTERIOR

Report No. 7813

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Recommend repairing the minor crack in the wall to prevent further deterioration and cracking. Cracks left unattended can separate further and cause more cracking and deterioration.

**Implication(s):** Chance of structural movement | Damage or physical injury due to falling materials

**Location:** Living Room

**Task:** Repair Seal



98.

## FLOORS \ General notes

**21. Condition:** • Damage

Recommend repairing or replacing the damaged flooring in this area of the home to prevent further deterioration and to restore the integrity of the homes flooring system.

**Implication(s):** Trip hazard

**Location:** Bonus room

**Task:** Repair or Replace



99.



## FLOORS \ Wood/laminate floors

### **22. Condition:** • Gaps or Separation in Flooring

Recommend making improvements to the flooring. There were gaps and separations in the flooring, near the kitchen, at the time of the home inspection.

**Location:** Various Areas of The Property

**Task:** Repair or Replace



100.

## FLOORS \ Carpet on floors

### **23. Condition:** • Damaged carpeting

Recommend replacing the damaged carpeting to restore the integrity of the flooring system and prevent further damage of the flooring system in this area of the home.

**Location:** Various Areas of The Property

**Task:** Repair or Replace



101.



102.

## DOORS \ Hardware

### **24. Condition:** • Ineffective

Recommend repairing or replacing the ineffective hardware on the doors, to improve the full security of the door and the effectiveness of the hardware.

**Implication(s):** Equipment ineffective

**Location:** Bonus Room French Doors

**Task:** Repair or replace





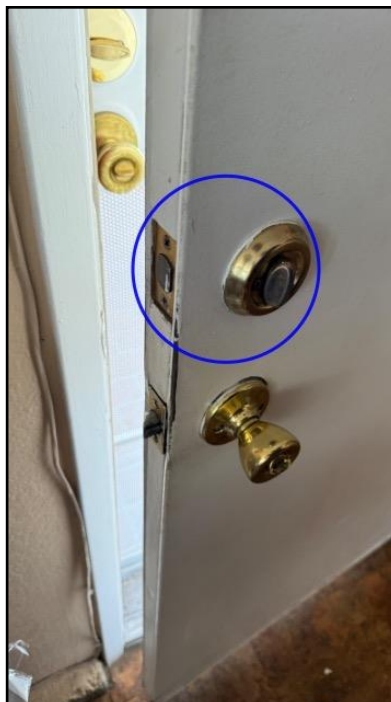
103.

**25. Condition:** • Difficult To Operate

Recommend repairing or replacing the difficult to operate hardware on the door to restore full function and operation to the door. Hardware should not have to be manipulated further to operate correctly.

**Location:** Front Entry

**Task:** Repair or Replace



104.

## APPLIANCES \ Washing machine

### **26. Condition:** • Drin To Yard

Recommend making improvements to the washer drain lines. It is not sanitary nor is it safe to drain washing machine waste water into a yard. The water is recommended to drain into a black or grey water line, in order to dispose of the water properly.

**Location:** Left Side

**Task:** Replace with The Correct Type of Material Remove HIGH IMPORTANCE



105.

**END OF REPORT**