



SUMMARY
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Summary Text (enter here)

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RECOMMENDATIONS

2.1.1 Roof Covering
PONDING

Recommendations

I observed indications of ponding in one or more areas of roof. Ponding or puddling of water concentrated in a particular area of the roof can lead to the deterioration and the roof leaking water. Recommend a qualified roofing contractor evaluate further and make any repairs deemed necessary.

Recommendation
Contact a qualified roofing professional.



2.5.1 Gutters & Downspouts
GUTTERS MISSING

Recommendations

Gutters are necessary to properly collect rain water from the roof, control it, divert it, and discharge that water away from the house and its foundation. A missing gutter is a defect. This is a defect that should be corrected by a professional contractor.

Recommendation
Contact a qualified gutter contractor



3.2.1 Eaves, Soffits & Fascia

PAINT SURFACE IN POOR CONDITION

I observed indications of paint or staining in poor condition. Flaking, cracking, and worn areas.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified painting contractor.



3.3.1 Wall-Covering, Flashing & Trim

DAMAGED WALL-COVERING MATERIAL

I observed indications of a defect at the exterior wall-covering material.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified professional.



3.3.3 Wall-Covering, Flashing & Trim

MISSING EXTERIOR TRIM

I noted missing trim pieces in one or more locations around the exterior. missing trim pieces could lead to possible moisture intrusion over time. Recommend having a qualified contractor correct the deficiency.

Recommendation

Contact a qualified professional.



3.4.1 Vegetation, Surface Drainage, Retaining Walls & Grading

RETAINING WALL DAMAGE

 Recommendations

I observed indication of damage at the retaining wall.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified landscaping contractor



3.5.1 GFCIs & Electrical

GFCI DEFECT-WOULD NOT TRIP WHEN TESTED

 Recommendations

I observed indications of a defect at a GFCI. The GFCI would not trip when tested, I recommend contacting a licensed electrician to repair.

Recommendation

Contact a qualified electrical contractor.



3.5.2 GFCIs & Electrical

LOOSE EXTERIOR RECEPTACLE

 Recommendations

I observed a loose exterior receptacle. recommend securing.

Recommendation

Recommended DIY Project



3.10.3 Windows

WOOD ROT AT WINDOW

I observed indications of wood rot at the window.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified handyman.



3.11.1 Exterior Doors

EXTERIOR DOOR DAMAGED

I noted some damage to an exterior door, recommend repair.

Recommendation

Contact a qualified professional.



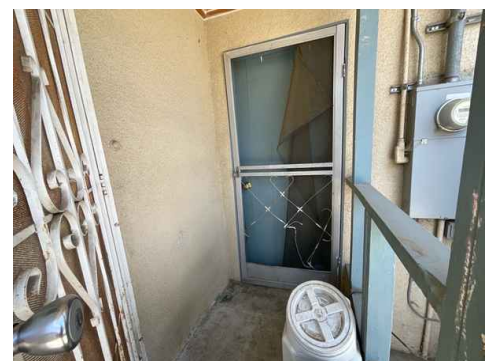
3.11.2 Exterior Doors

SCREEN DOOR, BENT DAMAGED

I noted one or more of the exterior screen doors was damaged, recommend repair.

Recommendation

Contact a qualified professional.



3.11.3 Exterior Doors

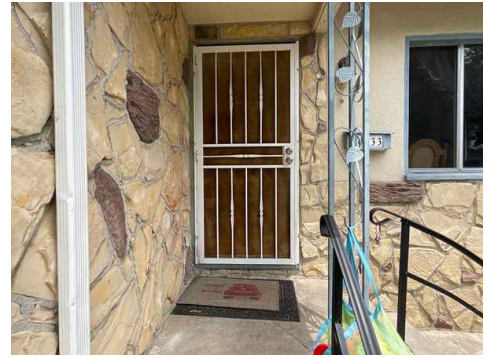
HOLE IN DOOR-SECURITY SCREEN.

Recommendations

I noted a hole in the screen security door, recommend repair.

Recommendation

Contact a qualified professional.



4.1.1 Roof Covering

EXPOSED FASTENERS

Recommendations

I observed indications of exposed fasteners at the roof-covering materials. Fasteners should not be exposed. Potential water entry points. Roof could leak. Further evaluation and correction is recommended.

Recommendation

Contact a qualified roofing professional.



4.1.2 Roof Covering

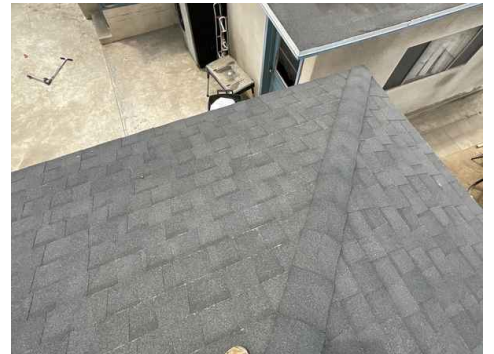
GRANULAR MATERIAL LOSS

Recommendations

I noted granular material loss on the garage roof. This is indicative of an older roof. Loss of granular material will speed up wear and tear of the roof covering due to a lack of protection from the elements.

Recommendation

Contact a qualified professional.



4.3.1 Gutters & Downspouts

GUTTERS MISSING

Recommendations

Gutters are necessary to properly collect rain water from the roof, control it, divert it, and discharge that water away from the house and its foundation. A missing gutter is a defect. This is a defect that should be corrected by a professional contractor.

Recommendation

Contact a qualified gutter contractor



4.4.1 Eaves, Soffits & Fascia

PAINT SURFACE IN POOR CONDITION

 Recommendations

I observed indications of paint or staining in poor condition. Flaking, cracking, and worn areas.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified painting contractor.



4.5.1 Wall-Covering, Flashing & Trim

DAMAGED WALL-COVERING MATERIAL

 Recommendations

I observed indications of a defect at the exterior wall-covering material.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified professional.



4.6.1 Ceiling & Walls in Garage

POSSIBLE WDO DAMAGE

 Recommendations

I noted what appeared to be damage caused by wood destroying organisms, I recommend further review by a pest control contractor.

Recommendation

Contact a qualified professional.



4.9.1 Garage Vehicle Door Opener

DEFECT AT DOOR PANEL

 Recommendations

I observed indications of a defect at the garage door panel.

Recommendation

Contact a qualified garage door contractor.



4.10.1 Electric in the Garage

MISSING GFCI-PROTECTION IN GARAGE

I observed a receptacle in the attached garage without GFCI (or ground fault circuit interrupter) protection.

GFCI protection is required for all 15- and 20-amp receptacles, including outlets for refrigerators, garage door openers, and washing machines.

Recommendation

Contact a qualified electrical contractor.



4.10.2 Electric in the Garage

MISSING RECEPTACLE COVER PLATE

I observed a receptacle that was missing its cover plate, this is a shock hazard. Recommend correction.

Recommendation

Contact a qualified electrical contractor.



5.1.1 Service Head, Gooseneck & Drip Loops

SERVICE ENTRANCE CONDUCTOR SHEATHING DETERIORATING

Recommendations

I noted the outermost layer of the service entrance conductor sheathing has deteriorated from sunlight. While not a huge deal right now, may, eventually turn into an issue down the road. I recommend further investigation by an electrician.

Recommendation

Contact a qualified electrical contractor.



5.5.1 Panelboards & Breakers

FPE STAB-LOL PANEL

Recommendations

I observed a FPE stab lok panel, these panels have a history of overheating, recommend further review by a qualified electrician.

5.6.1 Service Grounding & Bonding

GROUND ROD NOT FLUSH

Recommendations

I observed indications that the grounding rod is not flush with or below grade level.

Recommendation

Contact a qualified electrical contractor.



5.9.1 Electrical Defects

EXTENSION CORD USED AS PERMANENT WIRING

Recommendations

I noted an extension cord that was being used as permanent wiring.

Recommendation

Contact a qualified professional.



5.9.2 Electrical Defects

EXPOSED WIRING

I noted exposed wires, recommend further evaluation and correction by a licensed electrician.

Recommendation

Contact a qualified professional.



Recommendations



6.4.1 Hot Water Source

MISSING SEDEMENT TRAP

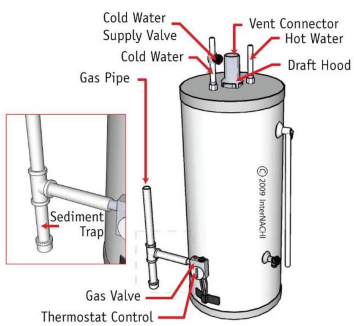
The gas feed line should have a sediment trap before the shutoff valve, recommend correction by a licensed plumber.

Recommendation

Contact a qualified professional.



Recommendations

**Sediment Trap**

6.4.2 Hot Water Source

DEFECT AT TPR VALVE DISCHARGE**Recommendations**

I observed a defect at the TPR (temperature, pressure, and relief) valve. The discharge pipe that serves a temperature pressure relief valve must:

- Not be connected to the drainage system.
- Discharge through an air gap located in the same room as the water heater.
- Not be smaller than the diameter of the outlet of the valve.
- Serve a single relief device.
- Discharge to the floor.
- Discharge in a manner that does not cause personal injury or structural damage.
- Discharge to a termination point that is readily observable.
- Not be trapped.
- Be installed so as to flow by gravity.
- Terminate no more than 6 inches above the floor or flood level rim of the waste receptor. And not less than 2 times the discharge pipe diameter.
- Not have valves or tee fittings.
- Be constructed of materials listed or rated for such use.
- Be one nominal size larger than the size of the relief valve outlet, where the relief valve discharge piping is installed with insert fittings.

**Recommendation**

Contact a qualified plumbing contractor.

6.4.3 Hot Water Source

POOR BRACING**Recommendations**

I observed inadequate seismic bracing at the water heater, recommend securing. There should be two seismic straps utilized and they should be snug to the heater tank.

Recommendation

Contact a qualified professional.



6.4.4 Hot Water Source

WATER HEATER FLUE IMPROPER

 Recommendations

The water heater flue was not installed correctly, recommend further review and correction by a licensed plumber.

Recommendation
Contact a qualified professional.



6.6.1 Water Supply & Distribution Systems

SUPPLY LINE CORROSION

 Recommendations

I noted some corrosion on a water supply line, this can contribute to leaks. Recommend further evaluation and correction. By a qualified plumber.

Recommendation
Contact a qualified professional.



6.6.2 Water Supply & Distribution Systems
PLUMBING ACCESS DOOR DOES NOT FIT PROPERLY

 Recommendations

I noted the plumbing access door does not fit properly, recommend correction.

Recommendation
Contact a qualified professional.



7.1.1 Heating System Information

DISCONNECTED EXHAUST FLUE

I noted an exhaust flue for a furnace was disconnected. Recommend review and correction by s heating contractor.

Recommendation
Contact a qualified professional.



8.3.1 Ventilation in Attic

EXPOSED FASTENER AT VENT FLASHING

I noted exposed fasteners at one or more attic vent covers. This is a potential leak point. Recommend sealing the fasteners.

Recommendation
Contact a qualified professional.



9.3.2 GFCI & Electric in Bathroom

BATHROOM LIGHT FIXTURE WAS DAMAGED

I observed a damaged bathroom light fixture, recommend correction to allow for proper operation.

Recommendation
Contact a qualified professional.



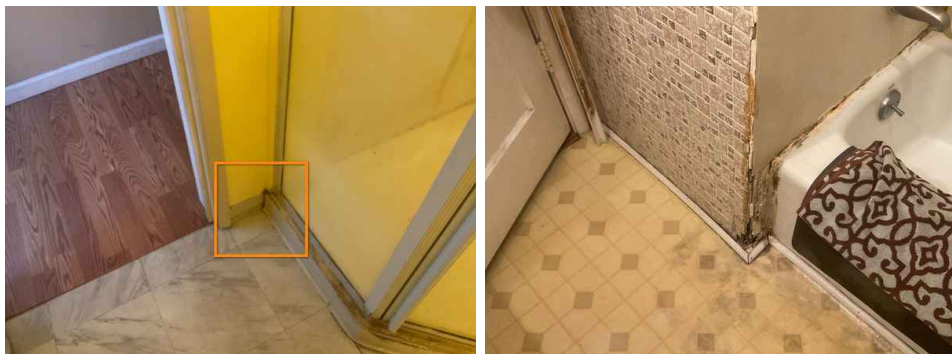
9.5.1 Cabinetry, Ceiling, Walls & Floor

MOISTURE DAMAGE-BATHROOM WALL

 Recommendations

I noted an area of moisture damage in the bathroom wall, I recommend correction to prevent further degradation of the material.

Recommendation
Contact a qualified professional.



9.5.3 Cabinetry, Ceiling, Walls & Floor

APPARANT MOLD GROWTH IN BATHROOM.

 Recommendations

I noted apparent mold growth in the bathroom. I recommend having the substance tested at an laboratory to confirm or deny the presence of microbial growth.

Recommendation
Contact a qualified mold remediation contractor



9.5.5 Cabinetry, Ceiling, Walls & Floor
MOISTURE DAMAGE-BATHROOM FLOOR

 Recommendations

I noted indications of moisture damage at the bathroom floor, recommend repair as needed.

Recommendation
Contact a qualified professional.



10.2.1 Windows

APPARENT MOLD GROWTH AT ONE OR MORE WINDOWS/ SKYLIGHTS

 Recommendations

I observed apparent mold growth at one or more windows at the time of the. Inspection, I recommend testing the substance to either confirm or deny the presence of mold.

Recommendation
Contact a qualified professional.



10.3.1 Switches, Fixtures & Receptacles
MISSING GROUND AT RECEPTACLE

 Recommendations

I observed indications of a missing, open, or disconnected ground at a receptacle. Hazard.

Recommendation
Contact a qualified electrical contractor.



10.3.2 Switches, Fixtures & Receptacles
LOOSE RECEPTACLE

 Recommendations

I observed indications of a loosely connected receptacle. Not secured to the wall. Defect.

Recommendation
Contact a qualified electrical contractor.



10.4.2 Floors, Walls, Ceilings

DRYWALL CRACKS

Recommendations

I observed minor drywall cracks, recommend repair by a drywall contractor

Recommendation
Contact a qualified professional.



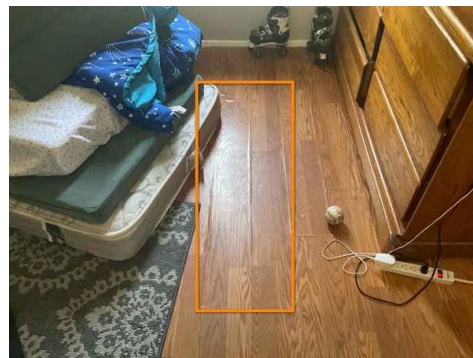
10.4.3 Floors, Walls, Ceilings

MOISTURE DAMAGE

Recommendations

I observed one or more areas with indications of moisture damage. Recommend a qualified contractor evaluate & repair areas of moisture.

Recommendation
Contact a qualified flooring contractor



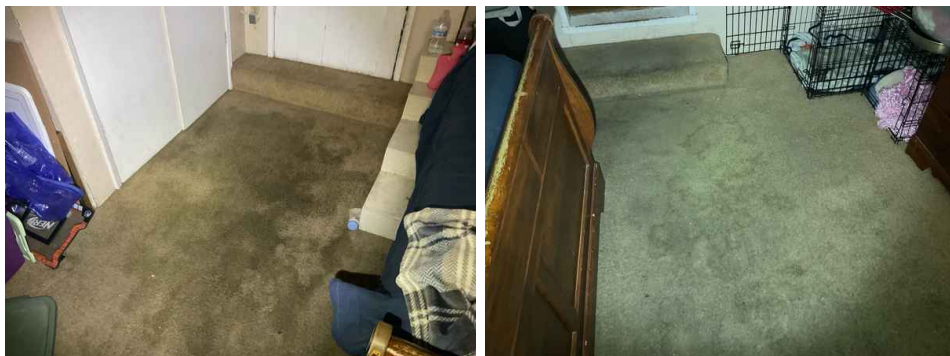
10.4.5 Floors, Walls, Ceilings

CARPET STAINS

Recommendations

Carpet had areas of staining or discoloration. Recommend a thorough steam clean by a qualified carpet cleaning company

Recommendation
Contact a qualified cleaning service.



10.4.6 Floors, Walls, Ceilings

POOR PATCHING

Recommendations

Sub-standard drywall patching observed at time of inspection. Recommend re-patching.

Recommendation

Contact a qualified drywall contractor.



10.4.7 Floors, Walls, Ceilings

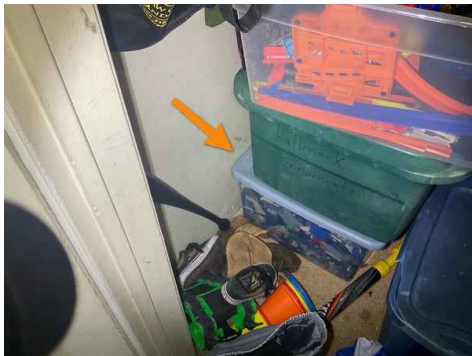
POSSIBLE MOLD

Recommendations

There was apparent mold growth noted. It is unknown if this is a safety hazard. Recommend having us sample the mold and analyzed by a lab to either confirm or deny the presence of actual mold.

Recommendation

Contact a qualified mold inspection professional.



10.4.8 Floors, Walls, Ceilings

DAMAGED DRYWALL,

I noted damage to the drywall, recommend correction



Recommendations

Recommendation

Contact a qualified professional.



10.5.1 Presence of Smoke and CO Detectors

MISSING SMOKE DETECTOR

I observed indications of a missing smoke detector in an area required to keep people safe. Smoke detectors should be in every sleeping area, outside each sleeping area, and on every level of the home.

For more information on smoke detectors read this [Article](#).

Recommendation

Contact a qualified professional.



11.5.1 Range/Oven/Cooktop

BURNER NOT LIGHTING

I observed that one or more heating elements did not heat up when turned on.

Recommendation

Contact a qualified appliance repair professional.



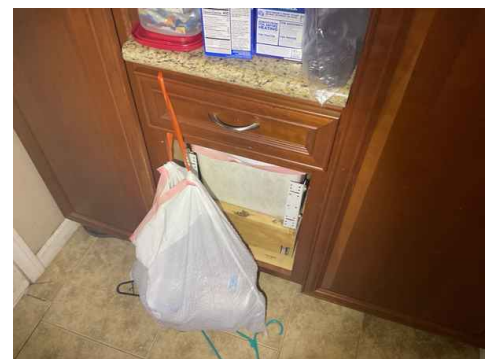
11.8.1 Countertops & Cabinets

DAMAGED CABINET

I observed damage at the kitchen cabinet. Recommend further review and correction prior to the close of escrow.

Recommendation

Contact a qualified cabinet contractor.



12.1.1 Under-Floor Crawlspace

EFFLORESCENCE OBSERVED

I observed efflorescence from the crawlspace.

Efflorescence is the white chalky powder that you might find on the surface of a concrete or brick wall. It can be a cosmetic issue, or it can be an indication of moisture intrusion that could lead to major structural and indoor air quality issues.

I noted the presence of efflorescence in the inspection report because it generally occurs where there is excess moisture, a condition that also encourages the growth of mold.

Recommendation

Contact a qualified professional.



12.1.2 Under-Floor Crawlspace

PRIOR WATER PENETRATION OBSERVED

I observed indications that sometime in the past, there was water penetration or intrusion into the crawlspace.

Correction and further evaluation is recommended.

Recommendation

Recommend monitoring.



12.1.3 Under-Floor CrawlSpace

FOUNDATION CRACK-MODERATE

Recommendations

I noted a moderate foundation crack, cracks are indicative of foundation settling and building shifting. I recommend contacting a foundation contractor to further evaluate and repair.

Recommendation

Contact a qualified professional.



12.1.4 Under-Floor CrawlSpace

DAMAGED SUB FLOOR

Recommendations

Inspection Observed Moisture damage to some of the frame members and excess of wood rot and mold growth

Recommendation

Contact a qualified professional.



12.1.5 Under-Floor CrawlSpace

MOISTURE OBSERVED IN CRAWLSPACE

Recommendations

I noted moisture in the dirt of the crawl space. Moisture in the crawl space can contribute to a number of issues including wood decay, microbial growth, and foundation settling over time. I recommend the source of the moisture be determined and rectified to prevent damage to the home.

Recommendation

Contact a qualified professional.



12.1.6 Under-Floor CrawlSpace

ACTIVE WATER PENETRATION OBSERVED

I observed indications of active water penetration into the crawlspace.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified professional.



12.1.7 Under-Floor CrawlSpace

UNSUPPORTED PIER

I noted a pier that was shifting. Recommend repair.

Recommendation

Contact a qualified professional.



12.1.8 Under-Floor Crawlspace

IMPROPER SUPPORT USED



I observed improper support practices. I recommend contacting a foundation contractor for further evaluation and repair.

Recommendation

Contact a qualified professional.

