



Home Inspection Report

26584 Oak Terrace Pl
Stevenson Ranch, CA 91381

Inspected By: Greg Dooley

Prepared For: Brian Fleming

Inspected On Thu, Oct 1, 2026 at 10:00 AM

Secure Home And Property Inspections LLC

(661) 513-7965

www.SecurePropertyInspection.com

Table of Contents

General	4
Site	5
Exterior	8
Garage	16
Roofing	19
Structure	42
Electrical	49
HVAC	56
Plumbing	63
Living Room	68
Bathrooms	69
Kitchen	80
Laundry	83
Interior	85
Pool/Spa	96
Report Summary	108

Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

General

Property Type

Single Family

Stories

Two

Approximate Age

2000

Age Based On

Listing

Bedrooms/Baths

3/4

Door Faces

Southeast

Furnished

Yes

Occupied

No

Weather

Sunny

Temperature

Warm

Soil Condition

Damp, Wet

Utilities On During Inspection

Electric Service, Gas Service, Water Service

People Present

Client

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading

Mostly Level, Sloped Away From Structure

Condition: Satisfactory

Vegetation

Generally Maintained

Condition: Satisfactory

Retaining Walls

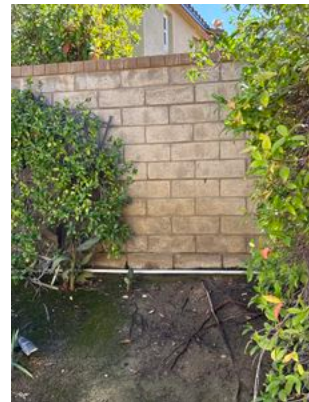
Masonry

Condition: Satisfactory

Comment 1

Information

Efflorescence was observed on many sections of the masonry block retaining walls and property block walls. This appears to be a cosmetic issue only at this time. Recommend monitoring for changes.



Driveway

Stamped Concrete, Stone

Condition: Satisfactory

Walkways

Concrete, Stone

Condition: Satisfactory

Steps/Stoops

Concrete, Stone

Condition: Satisfactory

Patios/Decks

Stamped Concrete

Condition: Satisfactory

Site Comments

Comment 2 Information

Informational only, testing of automatic gates, control access systems, sprinklers, barbecues, fire pits, irrigation drains, low-voltage lighting and water fountains are beyond the scope of the General Home Inspection. Recommend checking with the current owner for more information regarding the functionality of these items prior to the close of escrow.

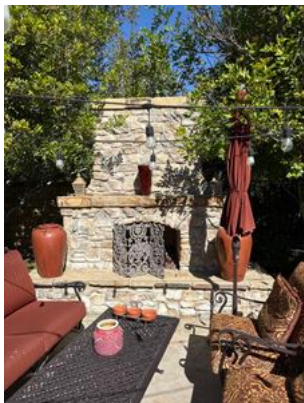




Comment 3
Deficiency

Rear patio natural gas burning fireplace should be cleaned. A large buildup of flammable debris has accumulated inside of the burn box.

Recommend further evaluation and repair by a qualified licensed contractor.



The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering

Stucco, Stone

Condition: Further Evaluation Required

Exterior Trim Material

Wood

Condition: Satisfactory

Windows

Vinyl

Condition: Satisfactory

Entry Doors

Wood

Condition: Satisfactory

Balconies

Not Present

Railings

Not Present

Exterior Comments

Comment 4

Deficiency

Peeling paint and stucco was noted on the right exterior side of the front door.

Recommend further evaluation and repair by a qualified licensed contractor.



Comment 5

Deficiency

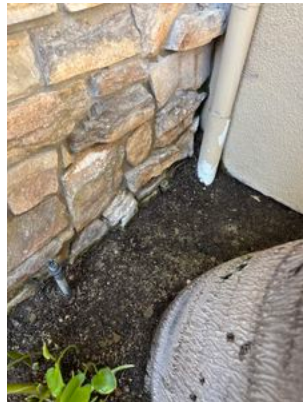
Sprinkler over spray was noted around the exterior of the home in many areas. Soil is built up against and above the weep screed. Damaged and rusted sections of the stucco weep screeds were observed.

Recommend adjustment of sprinklers

.

Recommend further evaluation and repair by a qualified licensed contractor.









Comment 6

Deficiency

Peeling paint was observed beneath the front patio french doors.

Recommend further evaluation and repair by a qualified licensed contractor.



Comment 7

Deficiency

The front office patio french door on the stationary side needs adjustment. The pin latch does not fit into the frame.

Recommend further evaluation and repair by a qualified licensed contractor.



Comment 8

Deficiency

Peeling paint and stucco was observed around the side pedestrian garage door frame and casing.

Recommend further evaluation and repair by a qualified licensed contractor.

Recommend further evaluation by a qualified licensed termite contractor.





Comment 9

Deficiency

Peeling paint was observed beneath the rear patio master door.

Recommend further evaluation and repair by a qualified licensed contractor.



Comment 10

Deficiency

A towel was noted in the window frame to keep the window opened at the rear of the home. When on the interior was noted to have broken springs.

Recommend further evaluation and repair by a qualified licensed contractor.



Garage

Garage Type

Attached

Condition: Satisfactory

Garage Size

2 Car

Door Opener

Chain Drive

Condition: Satisfactory

Opener Safety Feature

Light Beam

Condition: Satisfactory

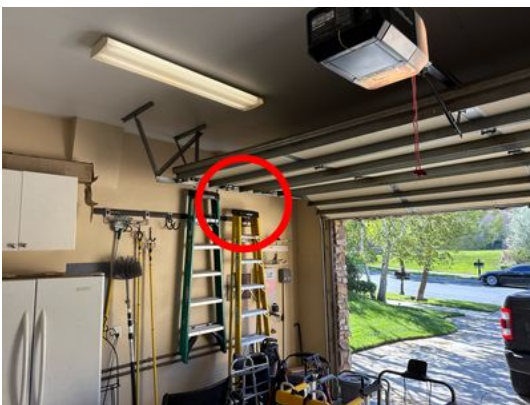
Garage Comments

Comment 11

Deficiency

A garage rollup door bracket on the left side was noted to be damaged and separated.

Recommend further evaluation and repair by a qualified licensed contractor.





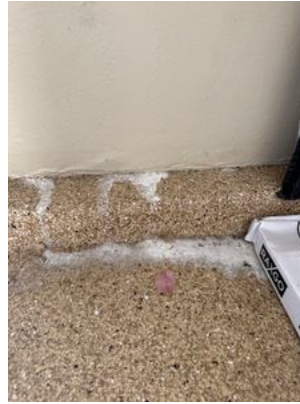
Comment 12

Deficiency

Damaged drywall repair was noted in the garage . Behind water heater drywall was found removed. Damaged drywall above side garage pedestrian door. Staining and efflorescence with swollen drywall was noted next to the door frame.

Recommend further evaluation and repair by a qualified licensed contractor.





Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy. Roofing material is not lifted to inspect the underlayment or flashing. Recommend checking with the current owner for more information regarding past repair work performed on the roofing and property prior to the close of escrow.

Inspection Method

Drone

Roof Design

Gable, Hip, Hexagonal Gazebo

Roof Covering

Concrete Tile

Condition: Repair or Replace

Ventilation Present

Roof, Gable Ends

Condition: Satisfactory

Vent Stacks

Metal, Plastic

Condition: Satisfactory

Chimney

Metal, Wood framed, stucco covered

Condition: Satisfactory

Sky Lights

Not Present

Flashings

Metal, Tar/Cault

Condition: Repair or Replace

Soffit and Fascia

Wood

Condition: Satisfactory

Gutters & Downspouts

Metal

Condition: Marginal

Roofing Comments

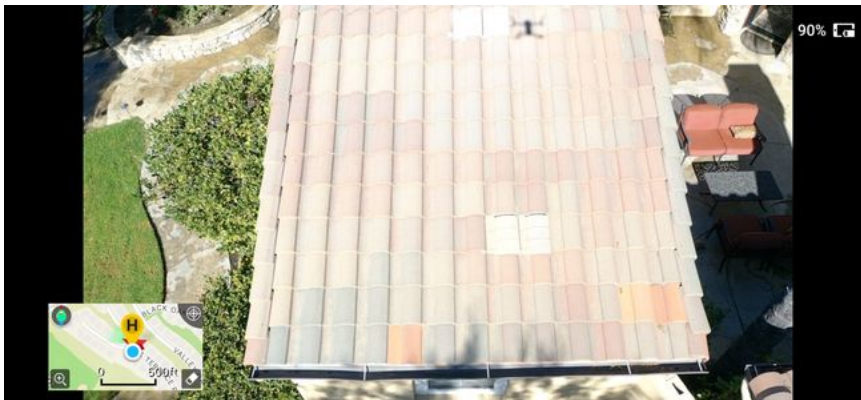
Comment 13

Deficiency

Cracked and slipped tiles were observed during the roofing inspection. Previously repaired and or replaced tiles were noted in some locations. Vent flashing sealant in a few locations is in need of maintenance work, gaps and cracks are beginning to form. Valleys and rain gutters were noted to have a buildup of debris and should be cleaned.

See attached pictures for locations. Many additional pictures continue onto the next section of the report below.

Recommend further evaluation and repair by a qualified licensed roofing contractor.





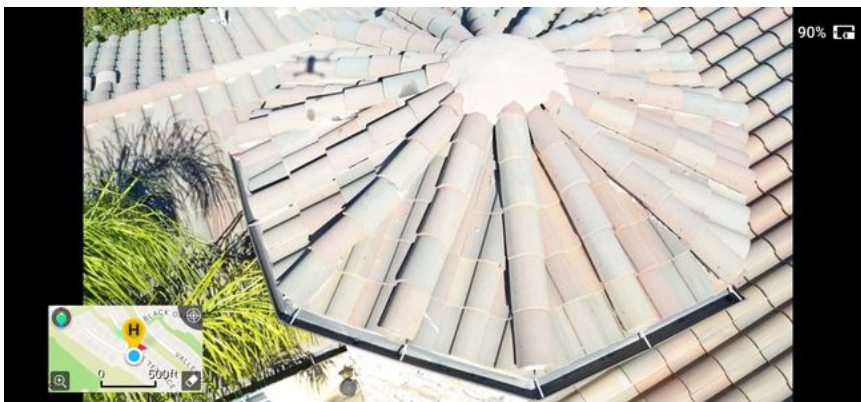


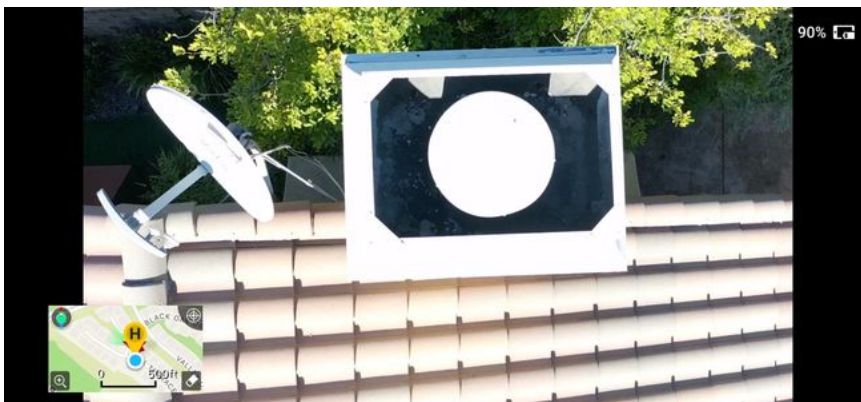


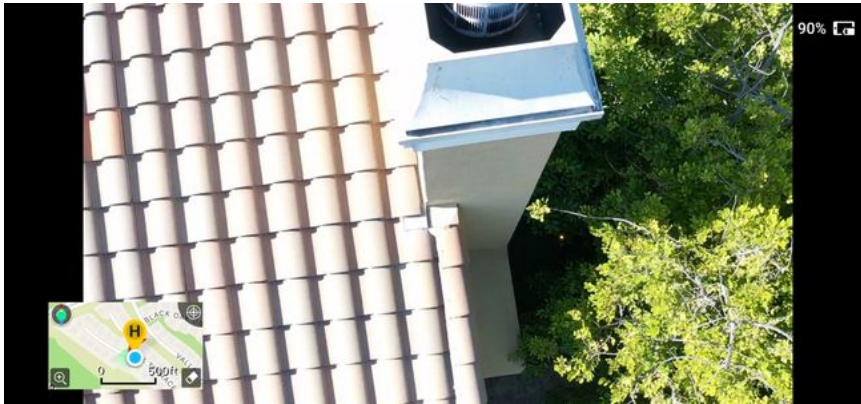












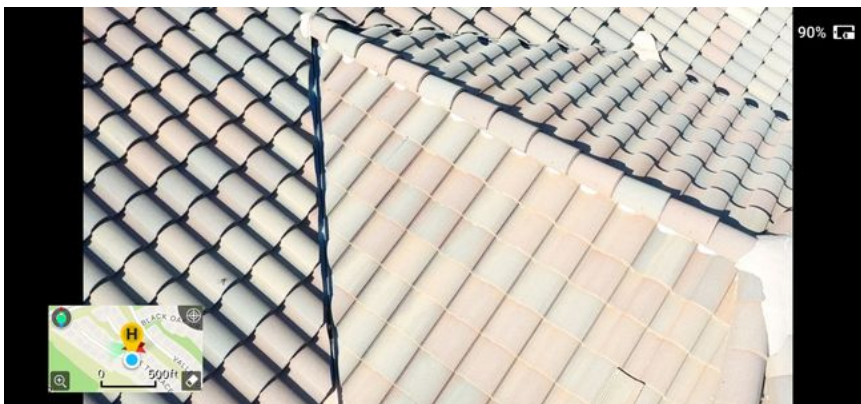


Comment 14

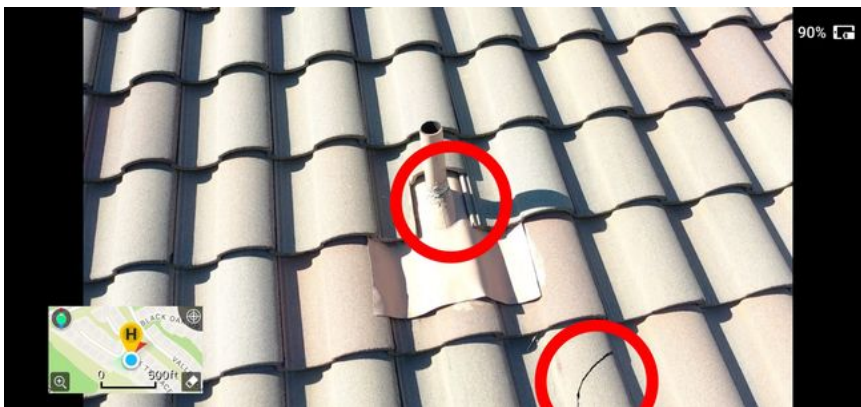
Deficiency

Continuation of roofing pictures.



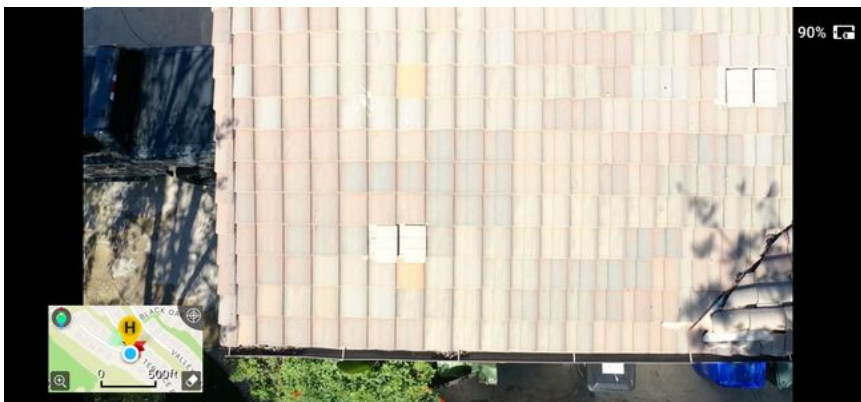


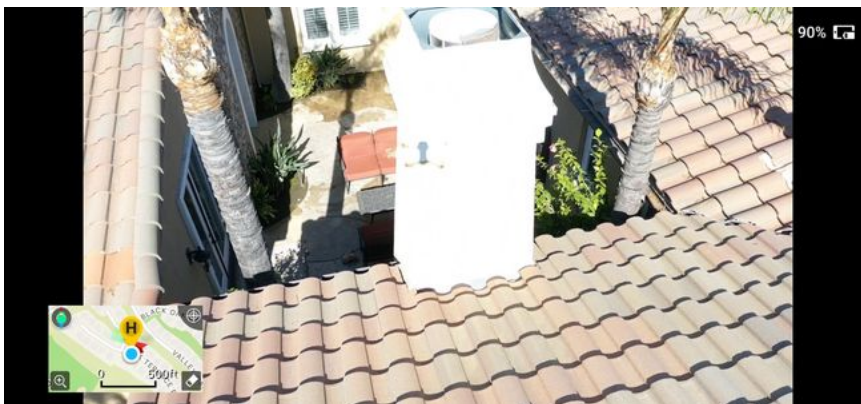


















Comment 15

Deficiency

Continuation of roofing pictures.



Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types

Slab on Grade

Foundation Material

Poured Concrete

Condition: Satisfactory

Signs of Water Penetration

Not Present

Prior Waterproofing

Garage floor and footing epoxy sealed

Condition: Satisfactory

Floor Structure

Concrete Slab

Condition: Satisfactory

Subflooring

Not Present

Wall Structure

Wood Frame

Condition: Satisfactory

Attic

Attic Entry

Master closet

Roof Framing Type

Wood Trusses

Condition: Satisfactory

Roof Deck Material

Oriented Strand Board

Condition: Satisfactory

Vent Risers

Metal, PVC

Condition: Satisfactory

Insulation

Blown In Cellulose, Fiberglass Batts

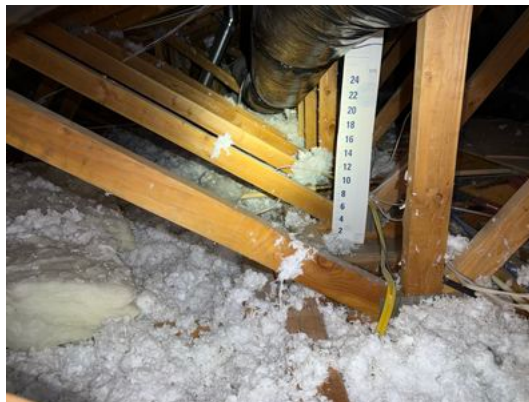
Condition: Satisfactory

Attic Comments

Comment 16

Information

Information only, attic pictures.











Comment 17
Information

Continuation of attic pictures.





The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service

Underground

Main Disconnect Location

Service Panel

Service Panel Location

Exterior

Service Panel Manufacturer

Square D

Condition: Satisfactory

Service Line Material

Aluminum

Condition: Satisfactory

Service Voltage

240 volts

Service Amperage

200 amps

Service Panel Ground

Ground Rod, Natural gas piping

Branch Circuit Wiring

Non-Metallic Shielded Copper

Condition: Satisfactory

Overcurrent Protection

Breakers

Condition: Satisfactory

GFCI/AFCI Breakers

Not Present

Smoke Detectors

9 volt Battery Type, Hard Wired, Hard Wired Interconnected

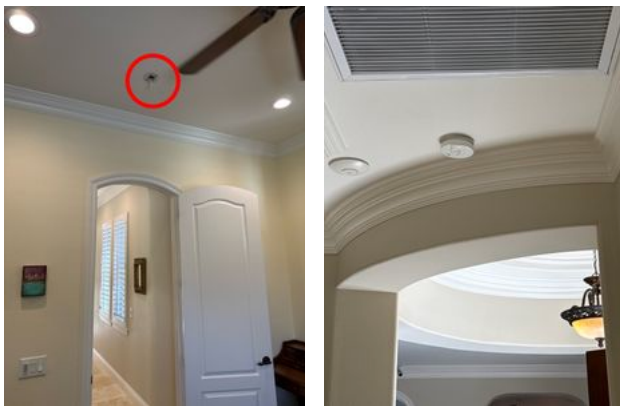
Condition: Repair or Replace

Comment 18

Deficiency

A missing and partially removed smoke detector was noted in the home. Smoke detectors are beyond 10 years old and should be replaced. A carbon monoxide detector was not located inside of the home.

Recommend further evaluation and repair by a qualified licensed contractor.



Electrical Comments

Comment 19

Deficiency

Front patio electrical outlet did not have power. Also the weatherproof cover is missing.

Recommend further evaluation and repair by a qualified licensed contractor.



Comment 20

Deficiency

The front patio electrical outlet is not protected with a GFCI.

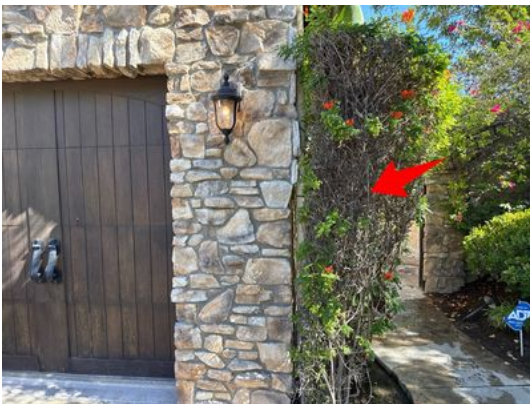
Recommend further evaluation and repair by a qualified licensed contractor.



Comment 21

Information

Main power shut off breaker is in the red circle. Pictures of the electrical service panel. Informational only.





Comment 22

Deficiency

Electrical outlet on the left rear side of the home did not reset. Outlet appears to be corroded.

Recommend further evaluation and repair by a qualified licensed contractor.



Comment 23

Deficiency

Lighting fixture on the left exterior side of the home did not function. Motion sensor/photo cell appears to be damaged.

Recommend further evaluation and repair by a qualified licensed contractor.



Comment 24

Deficiency

Patio countertop electrical outlets do not have power and do not reset.

Recommend further evaluation and repair by a qualified licensed contractor.



Comment 25

Deficiency

Family room ceiling fan/lighting fixture did not turn on.

Recommend further evaluation and repair by a qualified licensed contractor.



Sub Panel

Location

Garage

Service Line Material

Copper

Overcurrent Protection

Breakers

Branch Circuit Wiring

Non-Metallic Shielded Copper

Condition: Satisfactory

GFCI/AFCI Breakers

Not Present

Sub Panel Comments

Comment 26 Information

Pictures of the garage sub panel. Panel cover could not be safely removed due to the refrigerator blocking access. informational only.



HVAC System Type

Central Split System

HVAC Comments

Comment 27 Information

A mini split HVAC unit is installed in the front detached office. Remote control for the unit was not located during the inspection. Recommend confirming with the current owner the functionality of this item prior to the close of escrow.



Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location

Attic

Type of Equipment

Forced Air

Condition: Satisfactory

Manufacturer

Lennox x 2

Heating Fuel

Gas

Condition: Satisfactory

Approximate Age

2000 both units

Filter Type

Disposable

Condition: Satisfactory

Comment 28

Deficiency

Recommend replacement of the HVAC system filters.

Recommend further evaluation and repair by a qualified licensed contractor.



Output Temperature

121.0° living side, 125.9° master side

Comment 29

Information



Type of Distribution

Flexible Ducting

Condition: Satisfactory

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source

Electric

Type of Equipment

Split System

Condition: Satisfactory

Comment 30

Deficiency

The master bedroom side air-conditioning system was only lowering the incoming air temperature by approximately 10°.

Dirt, dust, and debris are noted inside both of the air conditioning condensers.

Due to the age and build up of debris inside, recommend servicing/cleaning by a qualified licensed HVAC contractor.





Comment 31
Deficiency

The master bedroom side Air-conditioning system is only lowering incoming air by approximately 10.0°.

Condenser Make

Ameristar and American standard

Condensor Size

2 tons and 3.5 tons

Condenser Approximate Age

2014 and 2024

Expansion Coil Make

All style x 2

Expansion Coil Size

2 tons and 5 tons

Expansion Coil Approximate Age

2000 both units

Condensate Drainage

To Waste Drain

Condition: Further Evaluation Required

Comment 32

Deficiency

Both air-conditioning condensation catch pans or noted to have water built up.

Recommend further evaluation and repair by a qualified licensed HVAC contractor.



AC Supply Air Temp

52.0' living side, 65.0' master side

Comment 33
Information



AC Return Air Temp

72.0' living side, 75.0' master side

Comment 34
Information



AC Temperature Drop

20.0' living side, 10.0' master side

Comment 35
Deficiency

The master bedroom side Air-conditioning system is only lowering incoming air by approximately 10.0°. A system of this size and age operating at peak performance should be lowering temperatures closer to 20 to 25°.

Due to the age and current condition of the HVAC system, recommend servicing and cleaning of the HVAC condenser and expansion coil.

Recommend servicing and cleaning to be performed by a qualified licensed HVAC contractor.

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service

Public

Supply Pipe Material

Copper and PEX in visible areas

Condition: Satisfactory

Location of Main Water Shutoff

In the garage

Sewer System

Public

Waste Pipe Material

ABS plastic in visible areas

Condition: Satisfactory

Location of Fuel Shutoff

At Meter

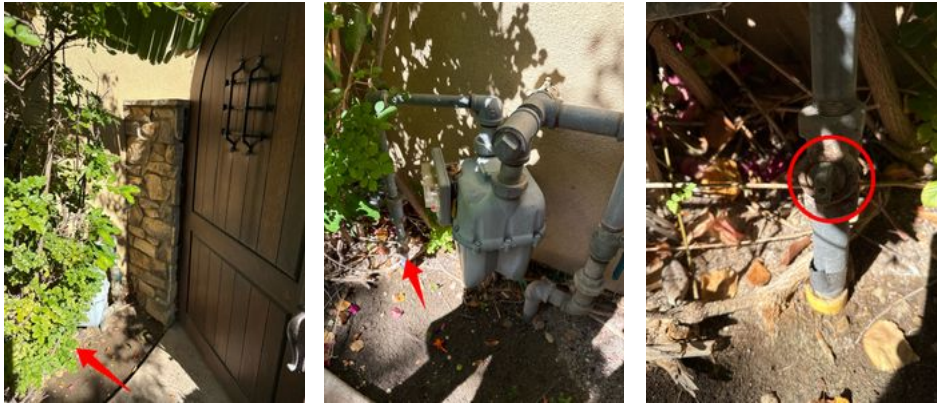
Plumbing Comments

Comment 36 Information

Gas main shut off valve is in the red circle.

A wrench or natural gas shut off tool must be used to turn the gas off.

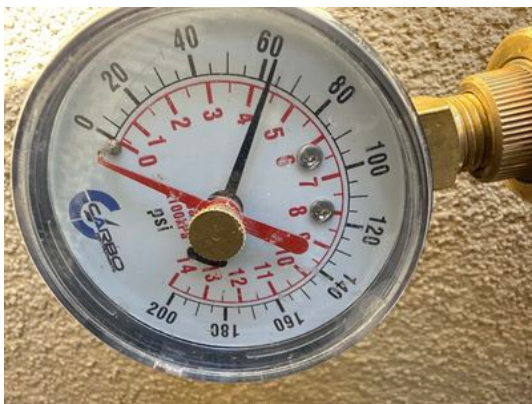
Informational only.



Comment 37

Information

House water pressure is at approximately 62psi and is within normal range. Residential water pressure should be between 60 and 80 psi.



Comment 38

Deficiency

Water main shut off valve is in the red circle.

Rust and corrosion is built up on and around the water main shut off valve handle. Valve may be unreliable and event of an emergency in the water must be turned off. Recommend installation of a new valve.

Recommend further evaluation and repair by a qualified licensed contractor.



Water Heater

Manufacturer

Bradford White

Fuel

Natural Gas

Capacity

75 gal

Approximate Age

2015

Temp & Pressure Relief Valve

Present With Blow Off Leg

Condition: Satisfactory

Fuel Disconnect

Within Sight of Equipment

Seismic Straps Installed

Yes

Condition: Satisfactory

Water Heater Comments

Comment 39

Information

Informational only, water heater is producing hot water.

If small children are living in the home, recommend adjusting the water heater temperature to or below 120° to prevent scalds/burns.



Comment 40

Deficiency

Grounding wires and a gas sediment trap, have not been installed on the water heater unit.

Recommend further evaluation and repair by a qualified licensed contractor.



Living Room

Flooring

Tile, Wood

Condition: Satisfactory

Ceiling and Walls

Painted and or Textured Drywall

Condition: Satisfactory

Bathroom #1

Location

Master

Bath Tub

Recirculating

Condition: Satisfactory

Comment 41 Information

Master bathroom bathtub has a recirculating pump installed. Unit was functioning at the time of the inspection. Before first use, recommend filling tub and adding 2 cups of bleach. Run motor for approximately two minutes. Drain and refill with water. Run for approximately five minutes and drain. This procedure sanitizes the plumbing and motor assembly.



Shower

Stall

Condition: Satisfactory

Sink(s)

Double Vanity

Condition: Satisfactory

Toilet

Standard Tank

Condition: Satisfactory

Bathrooms Cont.

Shower Walls

Tile

Condition: Satisfactory

Tub Surround

Tile

Condition: Satisfactory

Floor

Tile

Condition: Satisfactory

Ventilation Type

Ventilator, Window

Condition: Satisfactory

GFCI Protection

Outlets, Recirculating Tub

Condition: Satisfactory

Bathroom #1 Comments

Comment 42

Deficiency

The right side master bathroom sink hot side water valve is damaged.

Recommend further evaluation and repair by a qualified licensed contractor.



Comment 43 Information

The drywall under both master bathroom sinks was tested for moisture. Moisture was noted at 9.8% and 11.4%

Drywall under 15% moisture in this area is considered normal.



Comment 44 Deficiency

One of the master bathroom shower stall water valve plate covers is loose.

Recommend further evaluation and repair by a qualified licensed contractor.



Bathroom #2

Location

Hallway

Bath Tub

Not Present

Shower

Not Present

Sink(s)

Pedestal

Condition: Satisfactory

Toilet

Standard Tank

Condition: Repair or Replace

Comment 45

Deficiency

The hallway bathroom toilet flush valve has separated from the toilet.

Recommend further evaluation and repair by a qualified licensed contractor.



Shower Walls

Not Present

Tub Surround

Not Present

Floor

Tile
Condition: Satisfactory

Ventilation Type

Ventilator, Window
Condition: Satisfactory

GFCI Protection

Outlets
Condition: Satisfactory

Bathroom #2 Comments

**Comment 46
Information**

The drywall under the hallway bathroom sink was tested for moisture. Moisture was noted at 11.0%

Drywall under 15% moisture in this area is considered normal.



Bathroom #3

Location

First hallway bedroom

Bath Tub

Free Standing

Condition: Satisfactory

Shower

In Tub

Condition: Satisfactory

Sink(s)

Single Vanity

Condition: Satisfactory

Toilet

Standard Tank

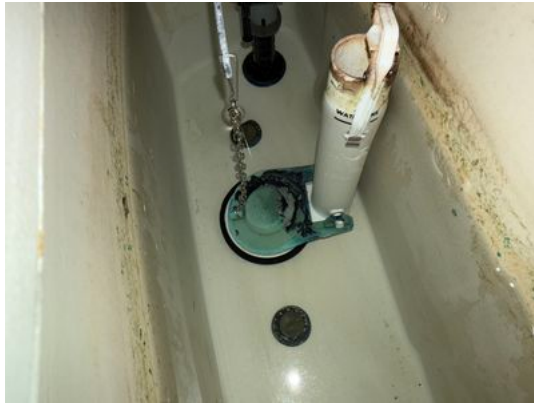
Condition: Repair or Replace

Comment 47

Deficiency

Bathroom toilet flapper appears to be in need of replacement. Water leaks past the flapper.

Recommend further evaluation and repair by a qualified licensed contractor.



Shower Walls

Tile

Condition: Satisfactory

Tub Surround

Tile

Condition: Satisfactory

Floor

Tile

Condition: Satisfactory

Ventilation Type

Ventilator, Window

Condition: Satisfactory

GFCI Protection

Outlets

Condition: Satisfactory

Bathroom #3 Comments

Comment 48

Deficiency

Recommend replacement of the tub/shower diverter valve. When the shower valve is in the up position water is still flowing through to the tub spout.

Recommend replacement by a qualified licensed plumber.



Comment 49 Information

The drywall under the first bedroom bathroom sink was tested for moisture. Moisture was noted at 11.0%

Drywall under 15% moisture in this area is considered normal.



Bathroom #4

Location

End hallway bedroom

Bath Tub

Free Standing

Condition: Satisfactory

Shower

In Tub

Condition: Satisfactory

Sink(s)

Single Vanity

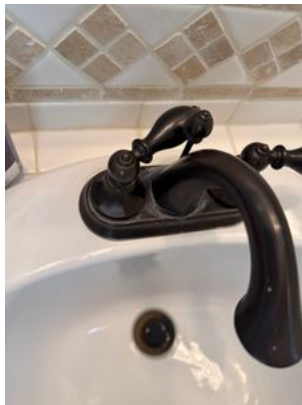
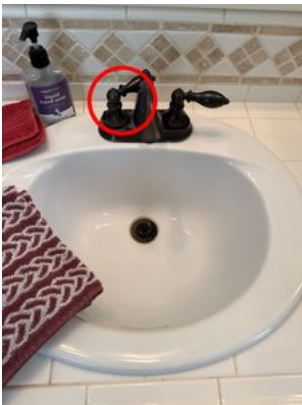
Condition: Satisfactory

Comment 50

Deficiency

The end hallway bedroom bathroom sink faucet hot side water valve is installed in the wrong direction.

Recommend further evaluation and repair by a qualified licensed contractor.



Toilet

Standard Tank

Condition: Repair or Replace

Comment 51

Deficiency

Bathroom toilet flapper appears to be in need of replacement. Water leaks past the flapper.

Recommend further evaluation and repair by a qualified licensed contractor.



Shower Walls

Tile

Condition: Satisfactory

Tub Surround

Tile

Condition: Satisfactory

Floor

Tile

Condition: Satisfactory

Ventilation Type

Ventilator, Window

Condition: Satisfactory

GFCI Protection

Outlets

Condition: Satisfactory

Bathroom #4 Comments

Comment 52 Information

The drywall under the end hallway bedroom bathroom sink was tested for moisture. Moisture was noted at 1.06%

Drywall under 15% moisture in this area is considered normal.



Kitchen

Cabinets

Wood

Condition: Satisfactory

Countertops

Granite

Condition: Satisfactory

Sink

Double

Condition: Satisfactory

Kitchen Comments

Comment 53 Information

Moisture was tested under the kitchen sink. Moisture was noted at 10.2%. Normal moisture in this area is under 15%



Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven

Kitchen Aid

Condition: Satisfactory

Kitchen Cont.

Cooktop

Wolf

Condition: Repair or Replace

Comment 54

Deficiency

Left rear two burners did not ignite.

Recommend further evaluation and repair by a qualified licensed contractor.



Range Hood

Kitchen Aid

Condition: Satisfactory

Refrigerator

Sub-Zero

Condition: Satisfactory

Comment 55
Information

Refrigerator and freezer temperatures. Informational only.



Dishwasher

Kitchen Aid

Condition: Satisfactory

Microwave

Kitchen Aid

Condition: Satisfactory

Disposal

In sinkerator

Condition: Satisfactory

Built In Cabinets

Yes
Condition: Satisfactory

Laundry Sink

Yes
Condition: Satisfactory

Dryer Venting

To Exterior
Condition: Satisfactory

GFCI Protection

Yes
Condition: Satisfactory

Laundry Hook Ups

Yes
Condition: Satisfactory

Washer

LG
Condition: Satisfactory

Dryer

LG
Condition: Satisfactory

Laundry Comments

Comment 56
Information

Moisture was tested in the drywall under the laundry room sink. Moisture was noted at 8.8%.

Normal drywall moisture in this area is under 15%



Comment 57

Information

Informational only, unable to test the drywall moisture under the washing machine hook up valves/drain. Cabinets and units are blocking access. No evidence of water leaks/moisture at the time of the inspection.



Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors

Tile, Wood

Condition: Satisfactory

Walls

Painted Drywall, Textured Over Drywall, Wood paneling

Condition: Satisfactory

Window Types

Single Hung, Fixed

Condition: Repair or Replace

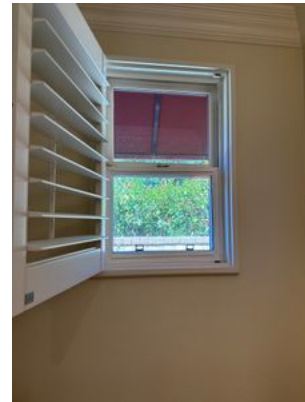
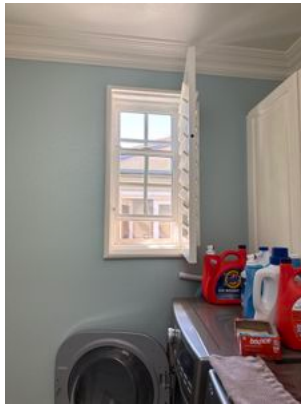
Comment 58

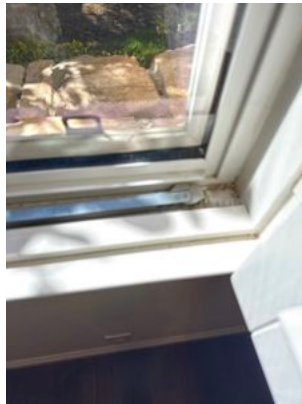
Deficiency

Broken window springs were noted throughout the master bedroom and bathroom, laundry room, pantry, hallway bathroom, bedroom hallway, center and front bedroom bathrooms.

Recommend further evaluation and repair by a qualified licensed contractor.







Window Materials

Vinyl

Entry Door Types

Hinged

Condition: Satisfactory

Entry Door Materials

Wood

Interior Door Materials

Wood

Fireplace

Gas Burning

Condition: Further Evaluation Required

Comment 59

Deficiency

Visible areas of the chimney in the exterior front patio appear to be clean and clear; however, a flue clamp is missing.

Recommend installing a flue clamp to keep the flue open since the unit is set up for gas only.

Recommend further evaluation and repair by a qualified licensed contractor.



Comment 60

Information

Informational only, master bedroom gas push button/light switch button fireplace is functional.



Comment 61

Deficiency

Visible areas of the chimney in the family room appear to be clean and clear; however, a flue clamp is missing.

Recommend installing a flue clamp to keep the flue open since the unit is set up for gas only.

Recommend further evaluation and repair by a qualified licensed contractor.



Interior Comments

Comment 62 **Information**

Informational only, unable to access three of the windows in the master bedroom. First lines are blocking access.



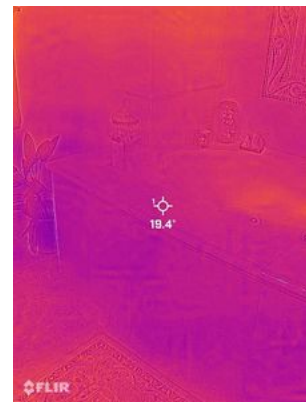
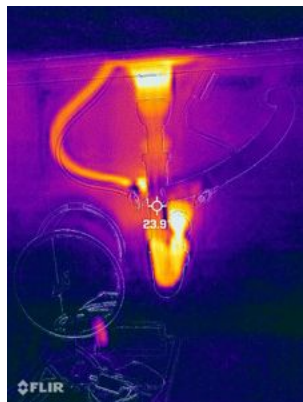
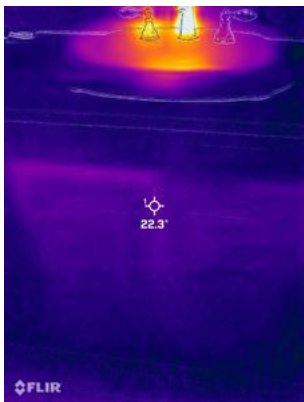
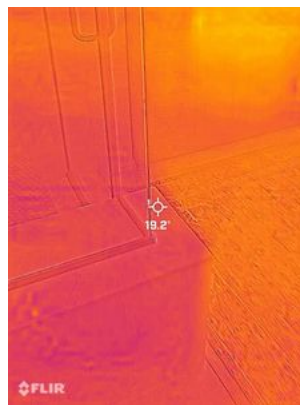
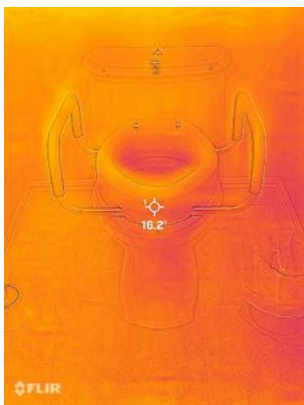
Comment 63
Information

Unable to access a window in the home. Informational only.

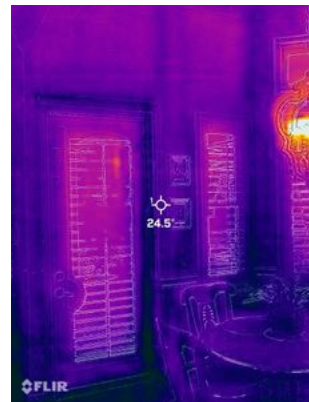
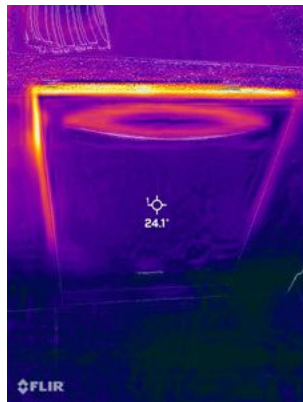
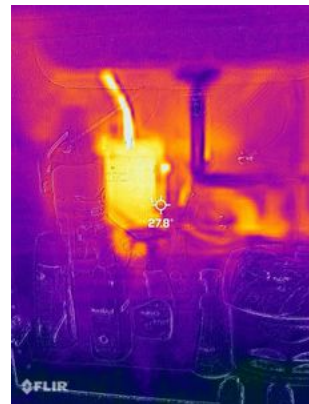
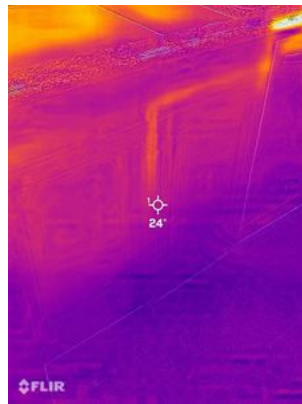
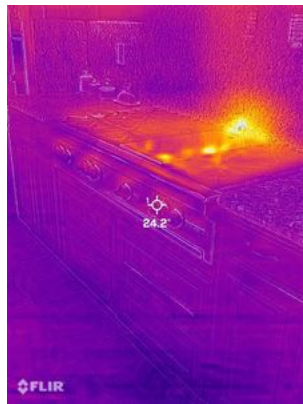
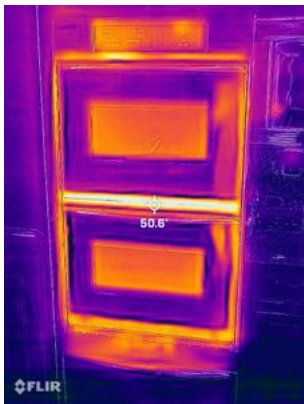
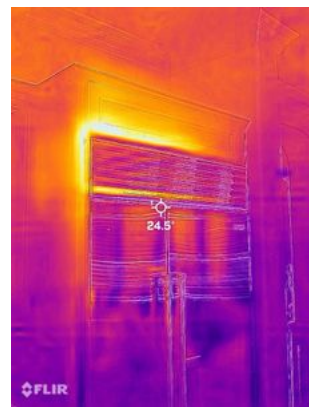
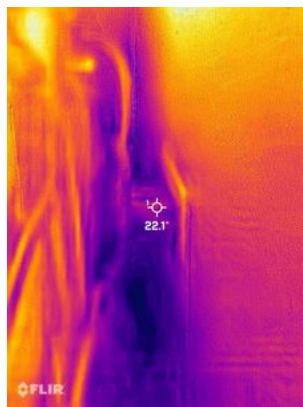
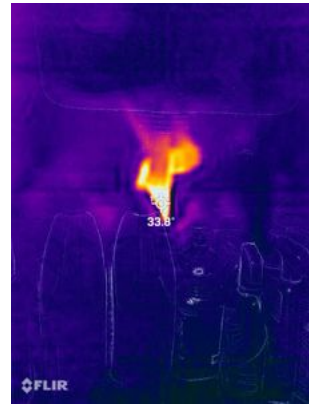
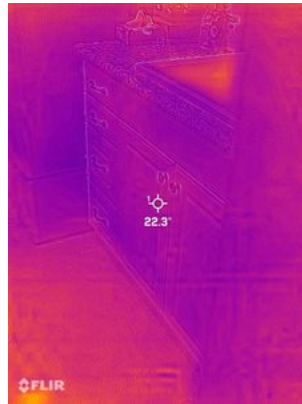
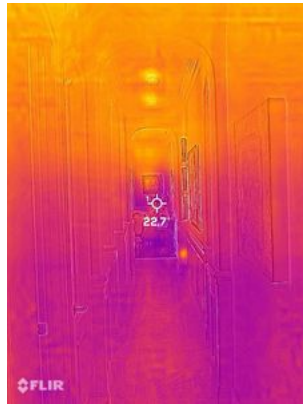
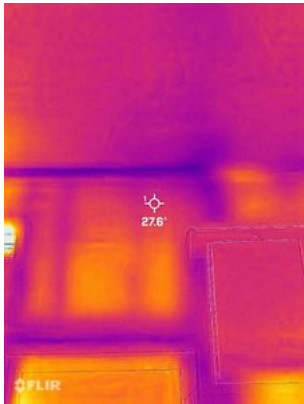


Comment 64
Information

Walls and ceilings throughout the home were observed using a FLIR infrared camera. No abnormalities noted at this time.





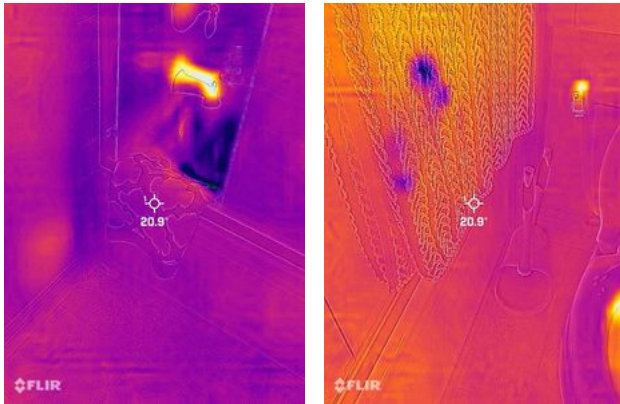


Comment 65
Information

Continuation of FLIR pictures.







The inspection of the pool/spa and related components is limited to the visual observation of the listed components if operating. The determination of if the pool is leaking or will leak is beyond the scope of this inspection.

Deck Material

Stamped Concrete, Stone

Condition: Satisfactory

Interior Finish

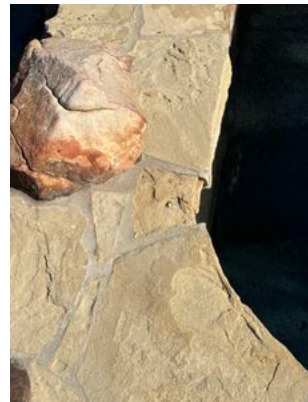
Pebble tech like material

Comment 66

Deficiency

Efflorescence buildup is noted on the stone surrounding the pool, spa and waterfall. Sandstone above the spa spillway and some areas of the coping are beginning to flake and separate. Loose sections of the stone were observed in several areas. Maintenance work/stone sealant is needed to prevent further deterioration.

Recommend further evaluation and repair by a qualified licensed pool contractor.



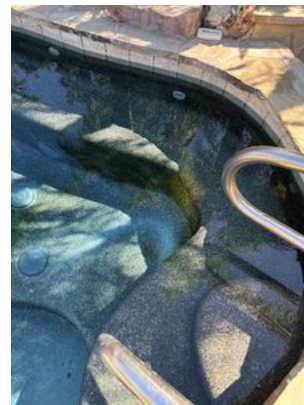


Comment 67

Deficiency

Spa interior finish appears to be in generally good condition. A buildup of material was observed on the steps and bottom of the spa which appears to be related to the degrading stone surrounding the coping.

Recommend further evaluation and repair by a qualified licensed pool contractor.





Comment 68

Deficiency

One of the spa intake covers is cracked.

Recommend further evaluation and repair by a qualified licensed contractor.

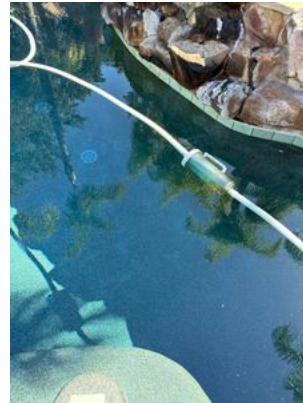


Comment 69

Information

Pool interior finish appears to be in generally good condition. Normal wear and tear is noted in some areas pool mostly around the swim step and seat areas. Complete observation/access of the grotto cannot be made at the time of the inspection.

Recommend monitoring for changes over time.





Installed Equipment

Filter, Skimmer, Pump Motor was turned on and appears to function no warrantee is implied regarding condition of motor

Comment 70 Information

Information only, pool/spa filtration pump turned on and is functional.



Comment 71

Deficiency

Salt water chlorine generator does not appear to be functional. Recommend further evaluation and repair by a qualified licensed pool contractor or serviceman.

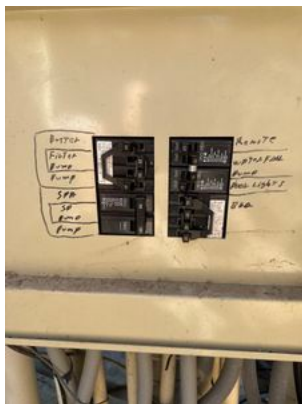


Comment 72

Deficiency

Only the main filtration pump turned on during the inspection. Breakers were found tripped on the panel. Also a relay switch was found abandoned on top of the control box. GFCI outlets on the sides of the panel were found in the tripped position. Booster pumps and the waterfall pump were noted to have large amounts of rust buildup.

Recommend further evaluation and repair by a qualified licensed pool contractor.





Comment 73

Deficiency

The spa and pool lights were functional however the GFCI outlet attached to the control panel was found in the tripped position at the start of the inspection. GFCI outlet was reset to allow for testing. GFCI outlet appears to be in need of replacement. Outlet appeared to be corroded.

Recommend further evaluation and repair by a qualified licensed pool contractor.





Comment 74

Deficiency

Float valve assembly appears to have been removed from the skimmer basket intake piping. Recommend further evaluation and repair by a qualified licensed pool contractor.



Comment 75

Information

Automatic float valve that fills the pool with water was functional.

Informational only.

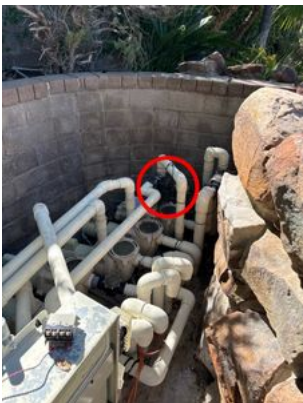


Comment 76

Deficiency

Automatic actuator valves were functional however one of the units controllers has separated from the wire housing.

Recommend further evaluation and repair by a qualified licensed pool contractor.



Comment 77

Deficiency

The pool/spa heater did not turn on during the inspection. Unit produced a series of cooking sounds than the service light illuminated. Unit was found to be rusted/corroded. Also the natural gas piping valve is deteriorated.

Recommend further evaluation and repair by a qualified licensed pool contractor.



Type of Barrier

Fence, Wall

Condition: Repair or Replace

Comment 78

Deficiency

Side entry gate leading to the backyard is not self-closing. The self closing spring hinges are not strong enough to close the gate.

Recommend further evaluation and repair by a qualified licensed pool contractor.

Homes built with pools and spas within Los Angeles County are required to have self-latching and self-closing gates that are a minimum of 54 inches tall.

Recommend installation of a lock on all gates as an extra layer of protection against unwanted entry.

Recommend installation of window and door alarms on all rear yard accessible areas to prevent young children from entering the pool. Recommend installation of a water sensor alarm.

Recommend requesting documentation of final approved city/county permits prior to the close of escrow. General home inspections are not building code inspections.



Pool/Spa Comments

Comment 79

Information

Informational only, pool inspection consists of a visual non-intrusive inspection only. Testing of wireless control systems and control pads are on the scope of the general home inspection. Leak detection testing is beyond the scope of the home inspection and is not performed.



Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Deficiency

Site

Rear patio natural gas burning fireplace should be cleaned. A large buildup of flammable debris has accumulated inside of the burn box.

Recommend further evaluation and repair by a qualified licensed contractor.



Exterior

Peeling paint and stucco was noted on the right exterior side of the front door.

Recommend further evaluation and repair by a qualified licensed contractor.



Exterior

Sprinkler over spray was noted around the exterior of the home in many areas. Soil is built up against and above the weep screed. Damaged and rusted sections of the stucco weep screeds were observed.

Recommend adjustment of sprinklers

.

Recommend further evaluation and repair by a qualified licensed contractor.







Exterior

Peeling paint was observed beneath the front patio french doors.

Recommend further evaluation and repair by a qualified licensed contractor.



Exterior

The front office patio french door on the stationary side needs adjustment. The pin latch does not fit into the frame.

Recommend further evaluation and repair by a qualified licensed contractor.



Exterior

Peeling paint and stucco was observed around the side pedestrian garage door frame and casing.

Recommend further evaluation and repair by a qualified licensed contractor.

Recommend further evaluation by a qualified licensed termite contractor.





Exterior

Peeling paint was observed beneath the rear patio master door.

Recommend further evaluation and repair by a qualified licensed contractor.



Exterior

A towel was noted in the window frame to keep the window opened at the rear of the home. When on the interior was noted to have broken springs.

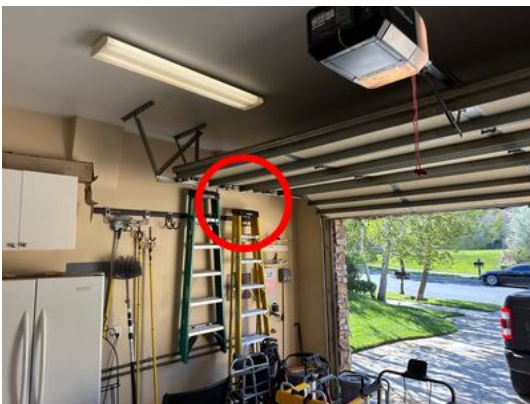
Recommend further evaluation and repair by a qualified licensed contractor.



Garage

A garage rollup door bracket on the left side was noted to be damaged and separated.

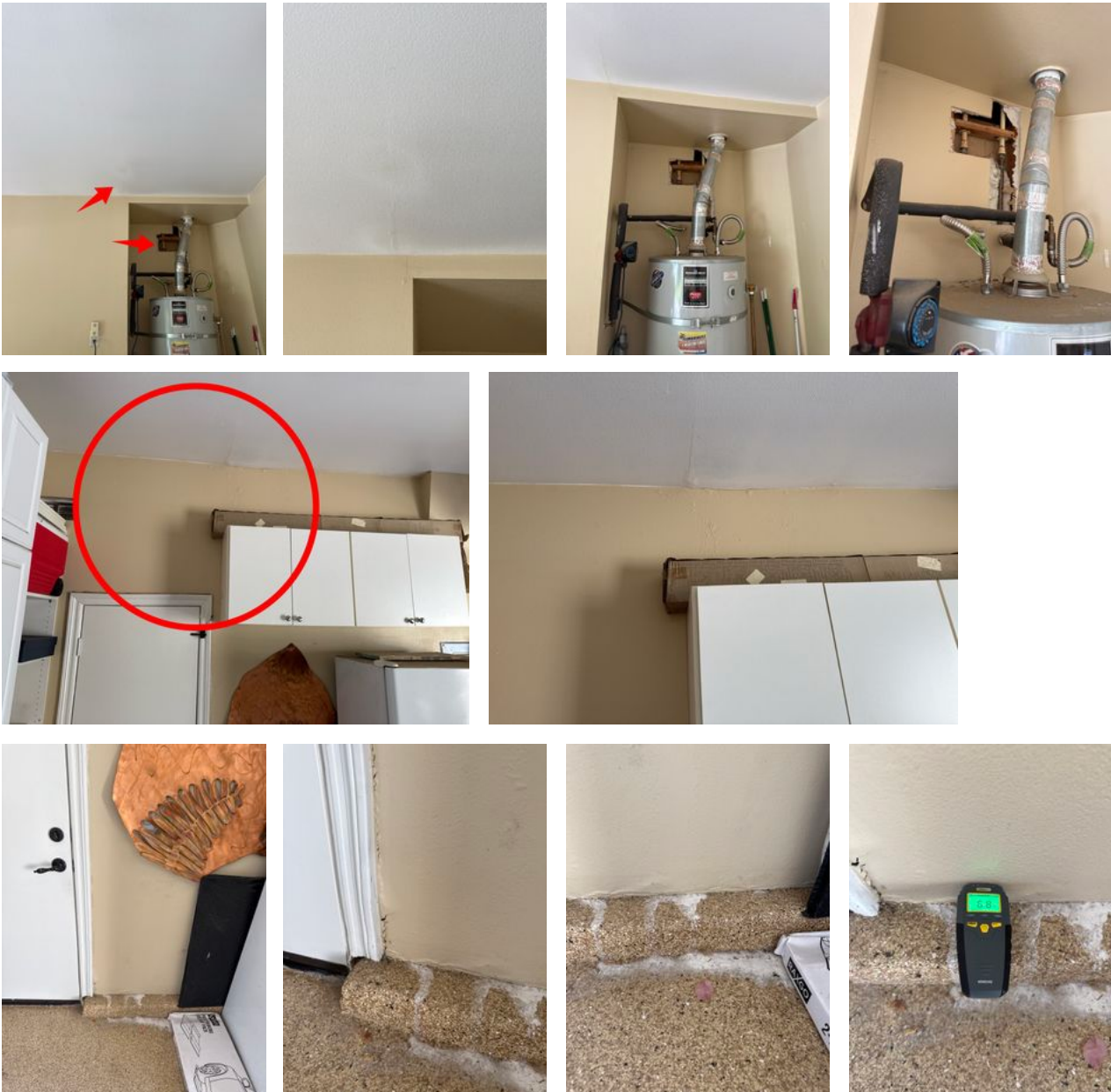
Recommend further evaluation and repair by a qualified licensed contractor.



Garage

Damaged drywall repair was noted in the garage . Behind water heater drywall was found removed. Damaged drywall above side garage pedestrian door. Staining and efflorescence with swollen drywall was noted next to the door frame.

Recommend further evaluation and repair by a qualified licensed contractor.



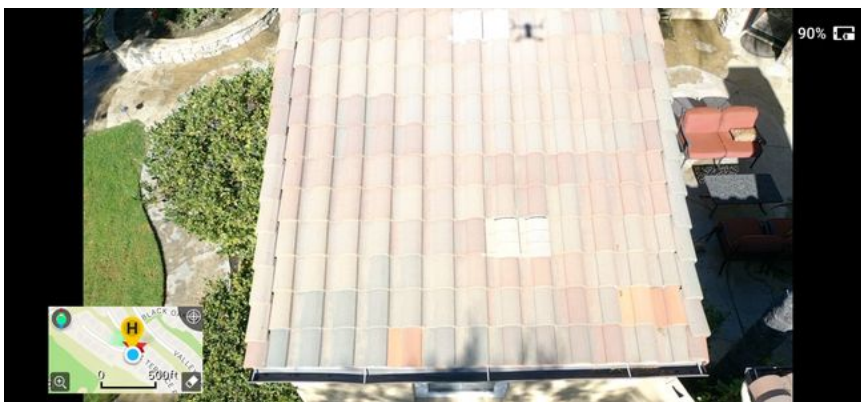


Roofing

Cracked and slipped tiles were observed during the roofing inspection. Previously repaired and or replaced tiles were noted in some locations. Vent flashing sealant in a few locations is in need of maintenance work, gaps and cracks are beginning to form. Valleys and rain gutters were noted to have a buildup of debris and should be cleaned.

See attached pictures for locations. Many additional pictures continue onto the next section of the report below.

Recommend further evaluation and repair by a qualified licensed roofing contractor.







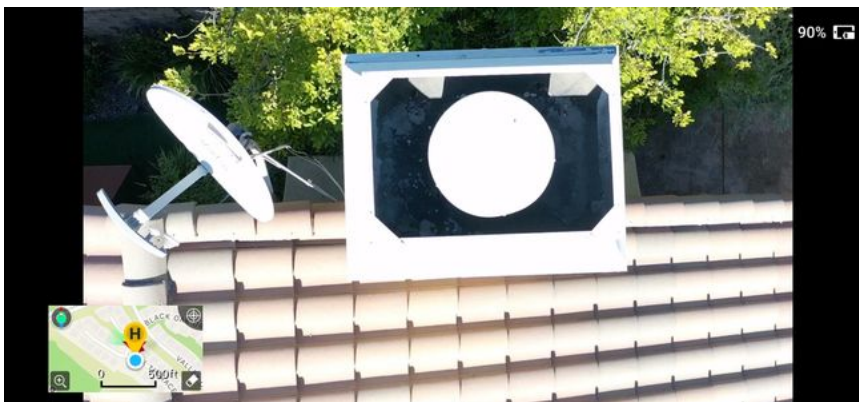


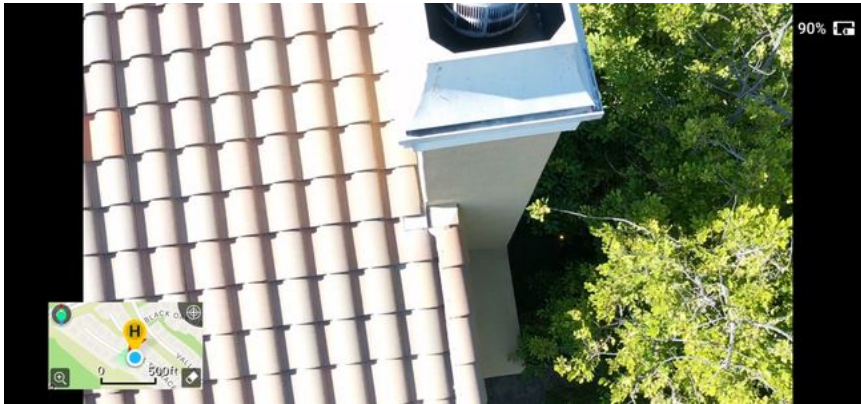










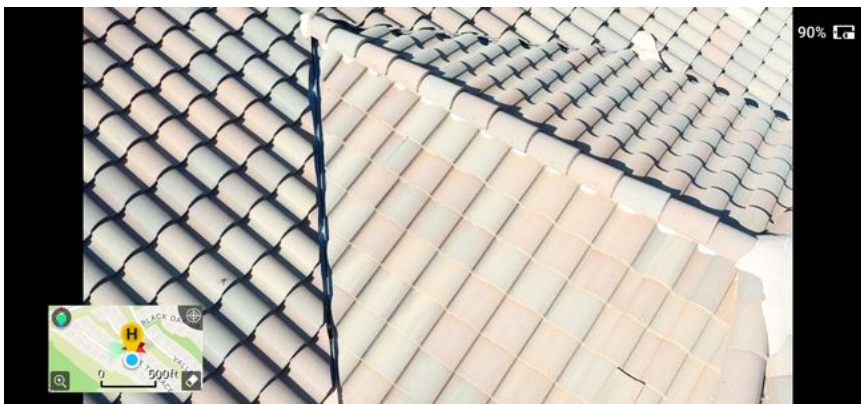




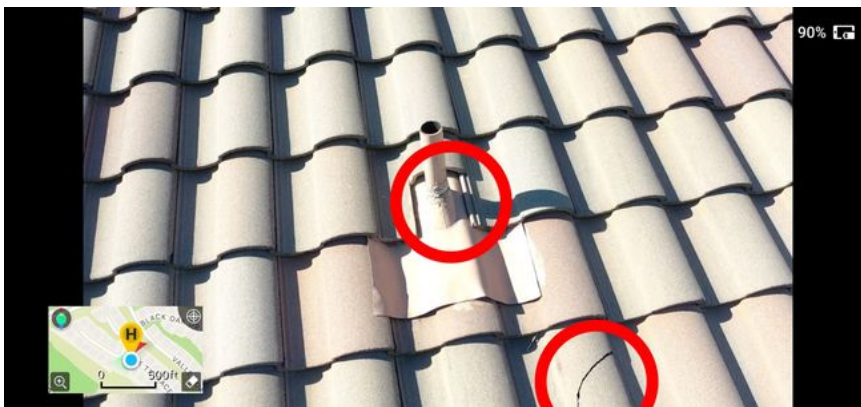
Roofing

Continuation of roofing pictures.



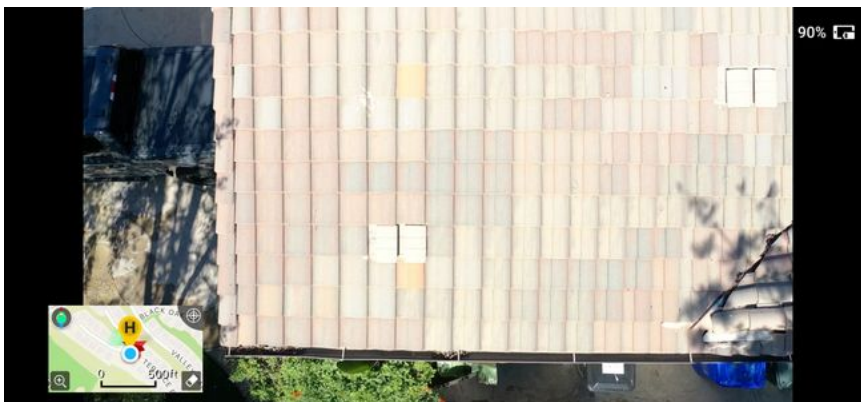


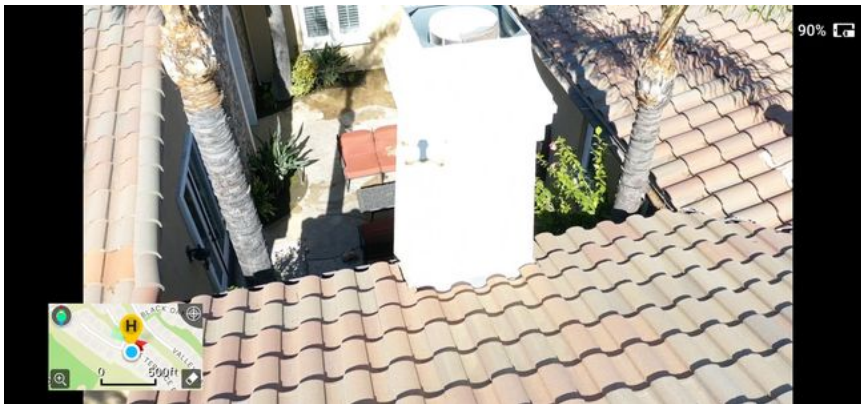












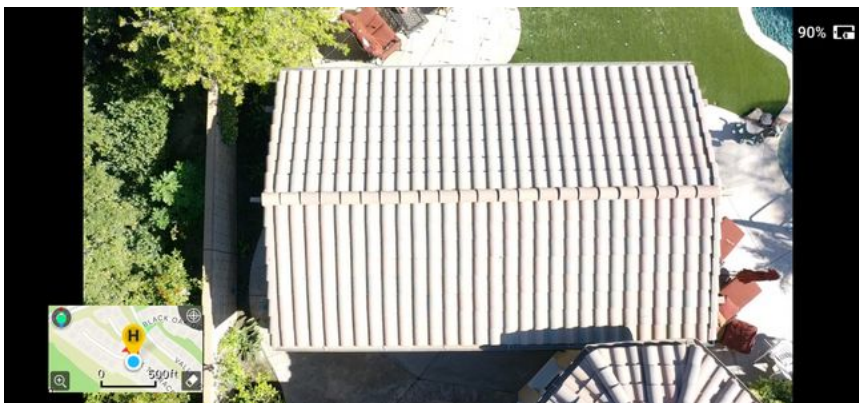






Roofing

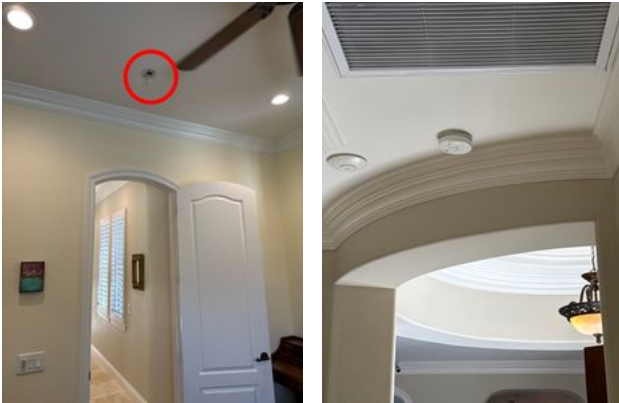
Continuation of roofing pictures.



Electrical: Smoke Detectors

A missing and partially removed smoke detector was noted in the home. Smoke detectors are beyond 10 years old and should be replaced. A carbon monoxide detector was not located inside of the home.

Recommend further evaluation and repair by a qualified licensed contractor.



Electrical

Front patio electrical outlet did not have power. Also the weatherproof cover is missing.

Recommend further evaluation and repair by a qualified licensed contractor.



Electrical

The front patio electrical outlet is not protected with a GFCI.

Recommend further evaluation and repair by a qualified licensed contractor.



Electrical

Electrical outlet on the left rear side of the home did not reset. Outlet appears to be corroded.

Recommend further evaluation and repair by a qualified licensed contractor.



Electrical

Lighting fixture on the left exterior side of the home did not function. Motion sensor/photo cell appears to be damaged.

Recommend further evaluation and repair by a qualified licensed contractor.



Electrical

Patio countertop electrical outlets do not have power and do not reset.

Recommend further evaluation and repair by a qualified licensed contractor.



Electrical

Family room ceiling fan/lighting fixture did not turn on.

Recommend further evaluation and repair by a qualified licensed contractor.



HVAC: Heating: Filter Type

Recommend replacement of the HVAC system filters.

Recommend further evaluation and repair by a qualified licensed contractor.



HVAC: Cooling: Type of Equipment

The master bedroom side air-conditioning system was only lowering the incoming air temperature by approximately 10°.

Dirt, dust, and debris are noted inside both of the air conditioning condensers.

Due to the age and build up of debris inside, recommend servicing/cleaning by a qualified licensed HVAC contractor.



HVAC: Cooling: Type of Equipment

The master bedroom side Air-conditioning system is only lowering incoming air by approximately 10.0°.

HVAC: Cooling: Condensate Drainage

Both air-conditioning condensation catch pans or noted to have water built up.

Recommend further evaluation and repair by a qualified licensed HVAC contractor.



HVAC: Cooling: AC Temperature Drop

The master bedroom side Air-conditioning system is only lowering incoming air by approximately 10.0°. A system of this size and age operating at peak performance should be lowering temperatures closer to 20 to 25°.

Due to the age and current condition of the HVAC system, recommend servicing and cleaning of the HVAC condenser and expansion coil.

Recommend servicing and cleaning to be performed by a qualified licensed HVAC contractor.

Plumbing

Water main shut off valve is in the red circle.

Rust and corrosion is built up on and around the water main shut off valve handle. Valve may be unreliable and event of an emergency in the water must be turned off. Recommend installation of a new valve.

Recommend further evaluation and repair by a qualified licensed contractor.



Plumbing: Water Heater

Grounding wires and a gas sediment trap, have not been installed on the water heater unit.

Recommend further evaluation and repair by a qualified licensed contractor.



Bathrooms: Bathroom #1

The right side master bathroom sink hot side water valve is damaged.

Recommend further evaluation and repair by a qualified licensed contractor.



Bathrooms: Bathroom #1

One of the master bathroom shower stall water valve plate covers is loose.

Recommend further evaluation and repair by a qualified licensed contractor.



Bathrooms: Bathroom #2: Toilet

The hallway bathroom toilet flush valve has separated from the toilet.

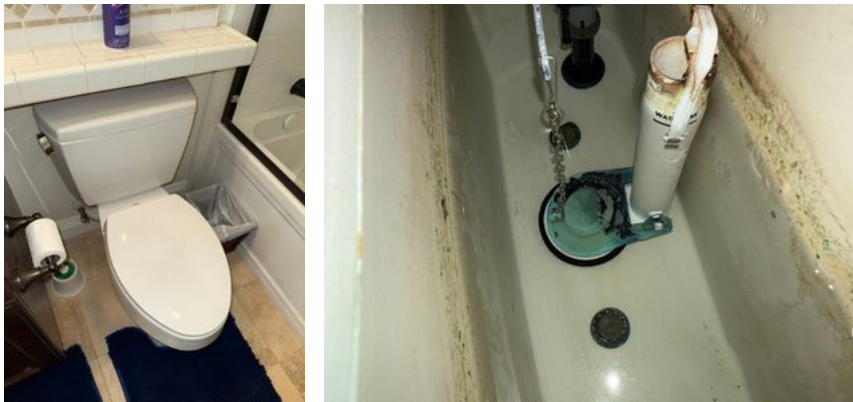
Recommend further evaluation and repair by a qualified licensed contractor.



Bathrooms: Bathroom #3: Toilet

Bathroom toilet flapper appears to be in need of replacement. Water leaks past the flapper.

Recommend further evaluation and repair by a qualified licensed contractor.



Bathrooms: Bathroom #3

Recommend replacement of the tub/shower diverter valve. When the shower valve is in the up position water is still flowing through to the tub spout.

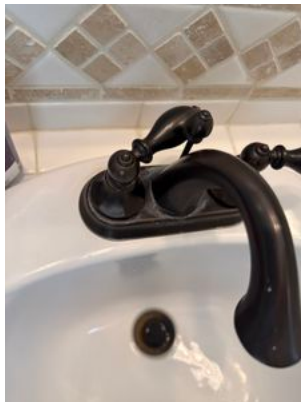
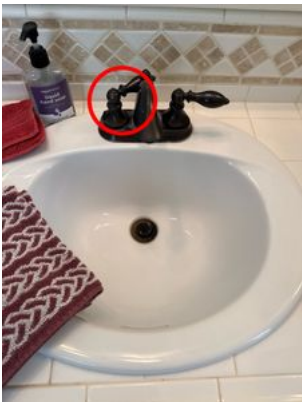
Recommend replacement by a qualified licensed plumber.



Bathrooms: Bathroom #4: Sink(s)

The end hallway bedroom bathroom sink faucet hot side water valve is installed in the wrong direction.

Recommend further evaluation and repair by a qualified licensed contractor.



Bathrooms: Bathroom #4: Toilet

Bathroom toilet flapper appears to be in need of replacement. Water leaks past the flapper.

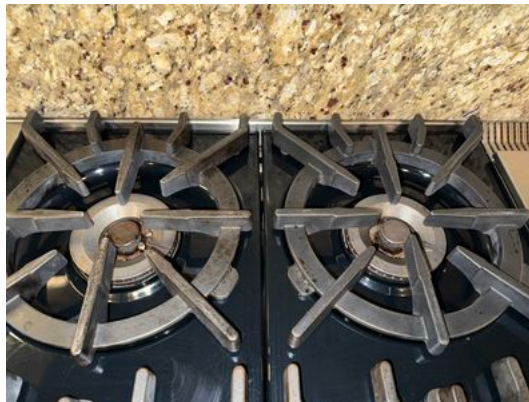
Recommend further evaluation and repair by a qualified licensed contractor.



Kitchen: Appliances: Cooktop

Left rear two burners did not ignite.

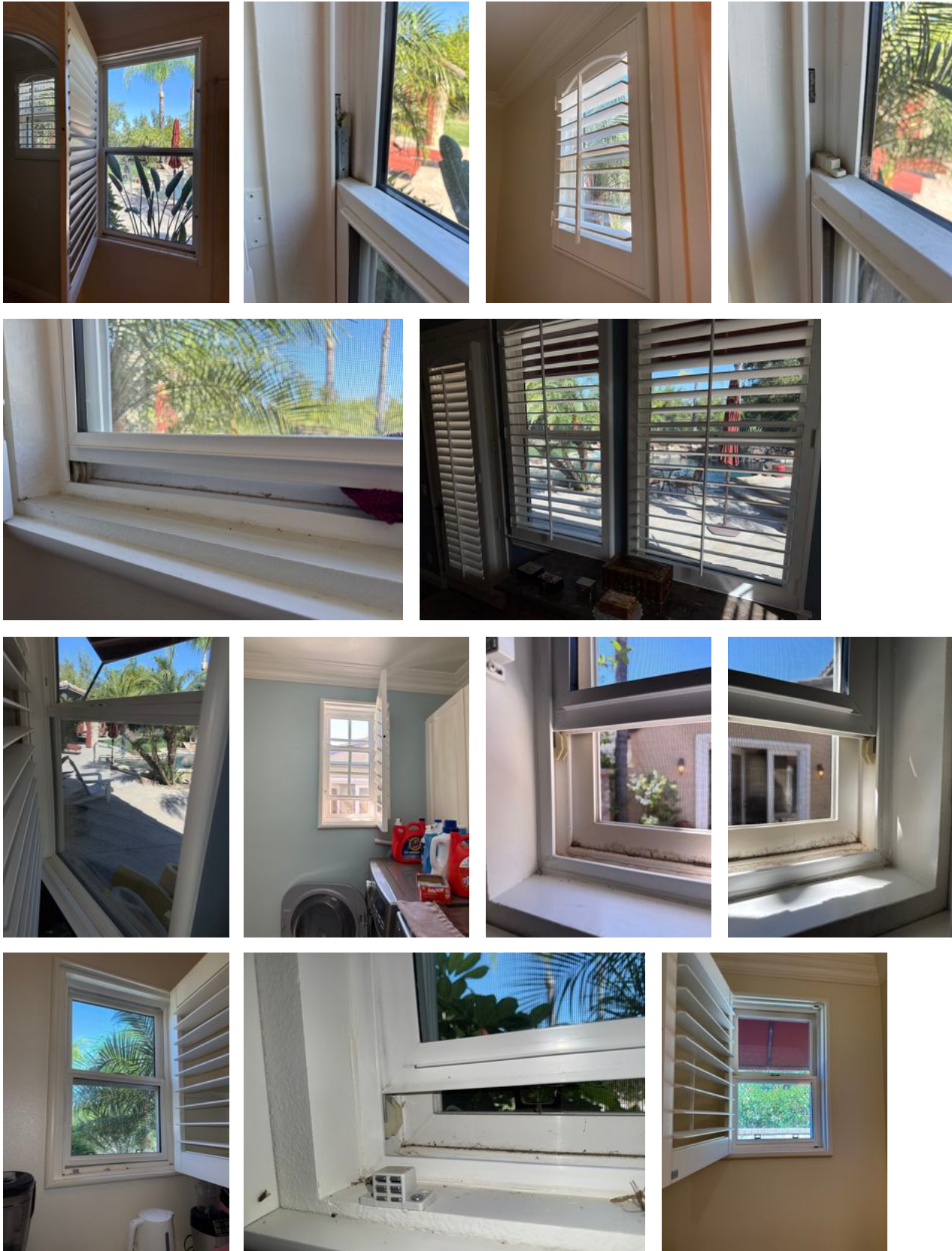
Recommend further evaluation and repair by a qualified licensed contractor.



Interior: Window Types

Broken window springs were noted throughout the master bedroom and bathroom, laundry room, pantry, hallway bathroom, bedroom hallway, center and front bedroom bathrooms.

Recommend further evaluation and repair by a qualified licensed contractor.





Interior: Fireplace

Visible areas of the chimney in the exterior front patio appear to be clean and clear; however, a flue clamp is missing.

Recommend installing a flue clamp to keep the flue open since the unit is set up for gas only.

Recommend further evaluation and repair by a qualified licensed contractor.



Interior: Fireplace

Visible areas of the chimney in the family room appear to be clean and clear; however, a flue clamp is missing.

Recommend installing a flue clamp to keep the flue open since the unit is set up for gas only.

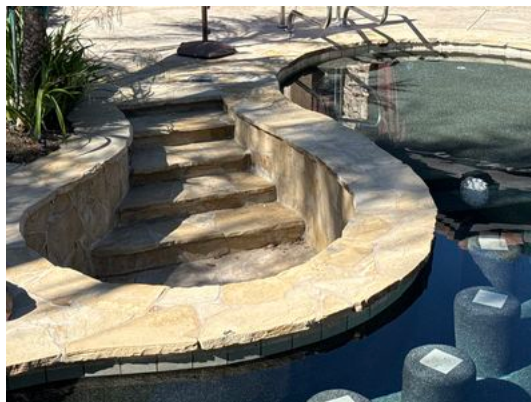
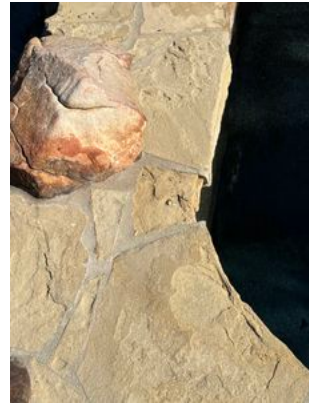
Recommend further evaluation and repair by a qualified licensed contractor.



Pool/Spa: Interior Finish

Efflorescence buildup is noted on the stone surrounding the pool, spa and waterfall. Sandstone above the spa spillway and some areas of the coping are beginning to flake and separate. Loose sections of the stone were observed in several areas. Maintenance work/stone sealant is needed to prevent further deterioration.

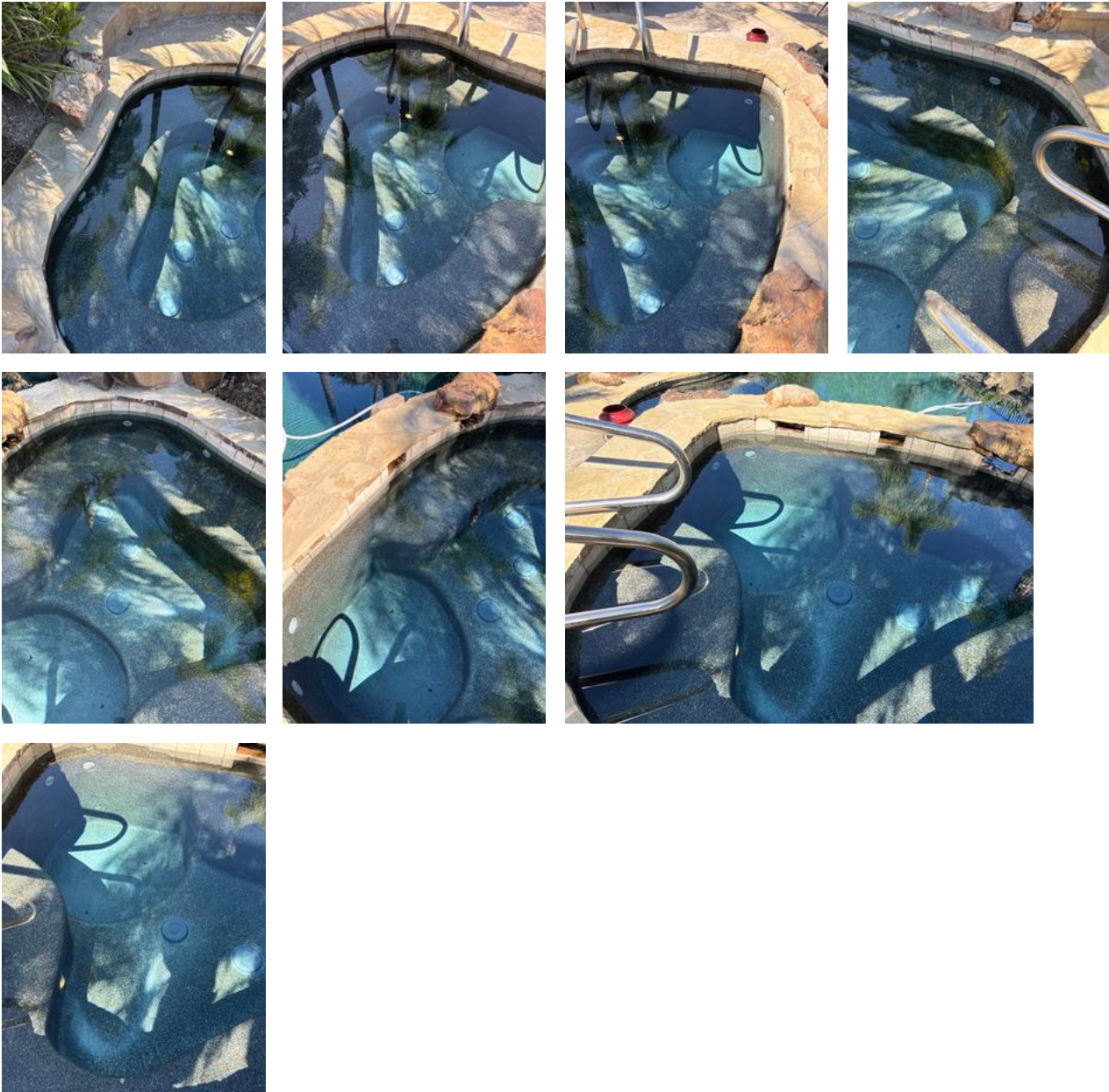
Recommend further evaluation and repair by a qualified licensed pool contractor.



Pool/Spa: Interior Finish

Spa interior finish appears to be in generally good condition. A buildup of material was observed on the steps and bottom of the spa which appears to be related to the degrading stone surrounding the coping.

Recommend further evaluation and repair by a qualified licensed pool contractor.



Pool/Spa: Interior Finish

One of the spa intake covers is cracked.

Recommend further evaluation and repair by a qualified licensed contractor.



Pool/Spa: Installed Equipment

Salt water chlorine generator does not appear to be functional. Recommend further evaluation and repair by a qualified licensed pool contractor or serviceman.



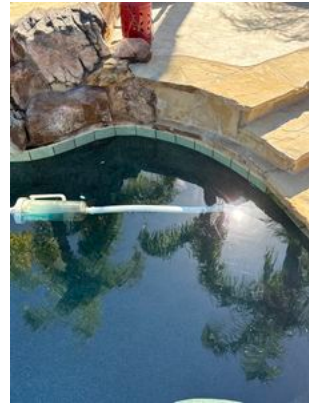
Pool/Spa: Installed Equipment

Only the main filtration pump turned on during the inspection. Breakers were found tripped on the panel. Also a relay switch was found abandoned on top of the control box. GFCI outlets on the sides of the panel were found in the tripped position. Booster pumps and the waterfall pump were noted to have large amounts of rust buildup.



The spa and pool lights were functional however the GFCI outlet attached to the control panel was found in the tripped position at the start of the inspection. GFCI outlet was reset to allow for testing. GFCI outlet appears to be in need of replacement. Outlet appeared to be corroded.

Recommend further evaluation and repair by a qualified licensed pool contractor.



Pool/Spa: Installed Equipment

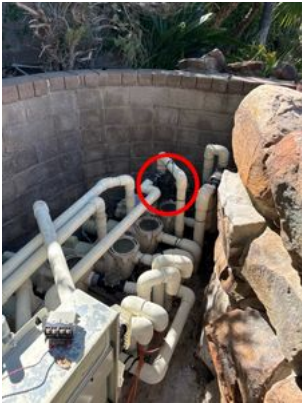
Float valve assembly appears to have been removed from the skimmer basket intake piping. Recommend further evaluation and repair by a qualified licensed pool contractor.



Pool/Spa: Installed Equipment

Automatic actuator valves were functional however one of the units controllers has separated from the wire housing.

Recommend further evaluation and repair by a qualified licensed pool contractor.



Pool/Spa: Installed Equipment

The pool/spa heater did not turn on during the inspection. Unit produced a series of cooking sounds than the service light illuminated. Unit was found to be rusted/corroded. Also the natural gas piping valve is deteriorated.

Recommend further evaluation and repair by a qualified licensed pool contractor.





Pool/Spa: Type of Barrier

Side entry gate leading to the backyard is not self-closing. The self closing spring hinges are not strong enough to close the gate.

Recommend further evaluation and repair by a qualified licensed pool contractor.

Homes built with pools and spas within Los Angeles County are required to have self-latching and self-closing gates that are a minimum of 54 inches tall.

Recommend installation of a lock on all gates as an extra layer of protection against unwanted entry.

Recommend installation of window and door alarms on all rear yard accessible areas to prevent young children from entering the pool. Recommend installation of a water sensor alarm.

Recommend requesting documentation of final approved city/county permits prior to the close of escrow. General home inspections are not building code inspections.

