



HOME INSPECTION REPORT



PROPERTY ADDRESS

8534 Bothwell Road, Northridge

ORDERED BY

Steven Dinh, CitiHome

REPORT NUMBER

679847

DATE OF INSPECTION

June 30, 2026

INSPECTOR

Kevin Salazar

A handwritten signature in black ink, appearing to read 'Kevin Salazar', written over a horizontal line.

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Report Overview

A GENERAL DESCRIPTION OF THE STRUCTURE

This is a one story single family dwelling. Based on the information provided, the structure was built in 1957. Ongoing maintenance is required and improvements to the systems of the home will be needed over time.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.

! - IMMEDIATE RECOMMENDED IMPROVEMENTS "ACTION ITEMS"

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations. No relative importance should be placed on the photographs provided in this report. The photographs in this report do not necessarily illustrate all of the damage in any particular finding. Also, not all problem areas will be supported by photographs. If more than one photograph is available for a particular item, additional photographs can be found at the end of the report in the section entitled 'Photographs'. Please contact HomeGuard if you have any questions.

Structure

1. Water stains were evident in the attic and/or garage at the time of inspection. It is unknown whether these stains are from a past or present leak. We recommend consulting the home owner for further information in regards to past or present repairs to the roof.

[\(See Photo 49\)](#)



Photo 49

2. Vertical cracking was observed in the foundation walls of the structure indicating movement and/or settlement of the structure may have occurred. The rate of movement cannot be predicted during a one-time inspection. A thorough evaluation of this condition is beyond our qualifications. For additional information we recommend contacting a licensed foundation contractor for further evaluation.

[\(See Photo 57\)](#)



Photo 57

Structure

3. Large cracks and/or movement was observed in the foundation of the structure at the front left side. This implies that structural movement and/or settlement of the building has occurred. The rate of movement cannot be predicted during a one-time inspection. A thorough evaluation of this condition is beyond our qualifications. For additional information we recommend contacting a licensed foundation contractor for further evaluation.

[\(See Photo 52\)](#)



Photo 52

4. The wood members under the primary bathroom show evidence of water damage. We recommend the services of a licensed structural pest control operator for investigation of this condition.

[\(See Photo 58\)](#)



Photo 58

5. Various piers and post at the crawlspace are marginally connected and/or shimmed. We recommend repair or replacement, in accordance with present standards. It is recommended that a qualified licensed contractor be consulted for further advice on structural improvements.

[\(See Photo 53\)](#) [\(See Photo 55\)](#)



Photo 53

6. The beams at the center of the crawlspace are disconnected/separating. Recommend further evaluation by a licensed foundation contractor.

[\(See Photo 56\)](#)



Photo 56

Structure

7. Various piers and post are damaged and cracked at the crawl space. We recommend repair or replacement, in accordance with present standards. It is recommended that a qualified licensed contractor be consulted for these repairs
([See Photo 54](#))



Photo 54

8. The framing at the left side has been notched excessively in the crawl space. We recommend the services of a licensed general contractor.
([See Photo 51](#))



Photo 51

9. One or more roof supports, rafters or joists over the of the attic are disconnected, cracked and/or damaged. This can may affect the integrity of the roof. This area should be investigated and improved by a qualified licensed professional.
([See Photo 50](#))

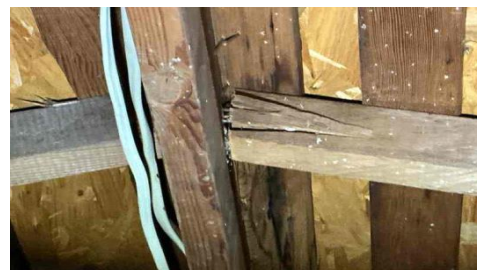


Photo 50

Roofing

10. Repairs to the roof covering are recommended. Damaged, loose or missing roofing material at the rooftop should be repaired or replaced. All roof penetrations should be examined and sealed as necessary. For further evaluation of the condition of the roof we recommend you consult a licensed roofing contractor.
([See Photo 1](#)) ([See Photo 5](#)) ([See Photo 6](#))



Photo 01

Roofing

11. Leaks were noted in the downspouts and/or gutters at the rear. During wet weather conditions these areas are more obvious and during dry weather conditions they are noted from the stains at the areas where the leaks have occurred. We recommend all leaks be repaired.

[\(See Illustration 2D\)](#) [\(See Photo 22\)](#)



Photo 22

12. All deteriorated or rusted out roof plumbing or appliance vent caps should be replaced.

[\(See Photo 2\)](#)



Photo 02

Exterior

13. Damaged, open or missing wall and/or ceiling finishes of attached garages should be repaired and sealed where they abut the interior of a house. This reduces the potential of toxic automobile gases entering the house and serves as a fire break. Current standards require all walls/ceilings common to the finished living spaces be covered with 5/8" fire resistant sheetrock double taped at all seams.

[\(See Illustration 3A\)](#) [\(See Photo 29\)](#)



Photo 29

14. Damaged or non-functional exterior window hardware at the right side should be repaired as necessary.

[\(See Photo 11\)](#)



Photo 11

Exterior

15. The cracked, heaved, or uneven walkway sections at the exterior pose a potential trip hazard. We recommend corrective action to improve safety and reduce the risk of injury. A qualified contractor should assess the affected areas and perform necessary repairs to ensure a level walking surface.

[\(See Photo 17\)](#) [\(See Photo 24\)](#)

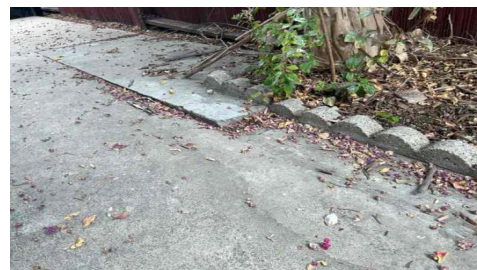


Photo 17

16. The wood fencing at the rear of the property is in need of repairs.

[\(See Photo 19\)](#) [\(See Photo 20\)](#)



Photo 19

17. Water damage was observed to the roof eaves/sheathing at the front and rear. We recommend the services of a licensed general contractor and/or structural pest control company.

[\(See Photo 13\)](#) [\(See Photo 23\)](#)



Photo 13

18. Water damage was observed to the exterior trim at the front. We recommend the services of a licensed general contractor and/or structural pest control company.

[\(See Photo 14\)](#)



Photo 14

Exterior

19. A missing or improper threshold was noted at the garage door. We recommend the installation of a threshold that conforms to present building standards. This will also help to avoid possible trip hazards and limit moisture intrusion.

[\(See Photo 34\)](#)



Photo 34

20. Heavy foliage/vegetation was noted at the right side of the structure or property, making this area inaccessible. Reportable conditions may be hidden from inspection. We recommend this area be cleared to allow for further inspection.

[\(See Photo 25\)](#)

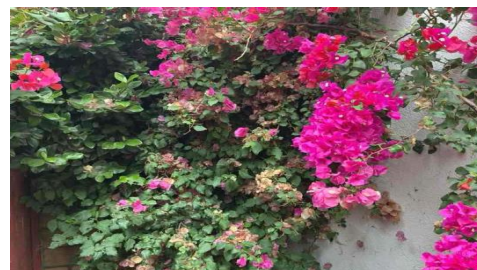


Photo 25

21. Various fence posts are loose. We recommend all loose, damaged or deteriorated posts be reinforced or replaced as necessary.

[\(See Photo 16\)](#)

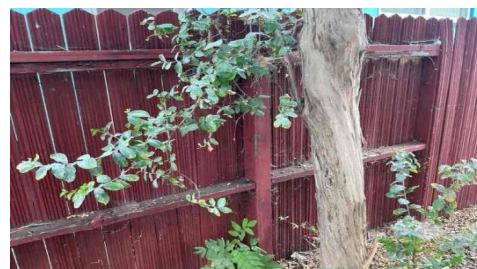


Photo 16

22. Cracked or broken exterior window glass in the door should be replaced.

[\(See Photo 40\)](#)

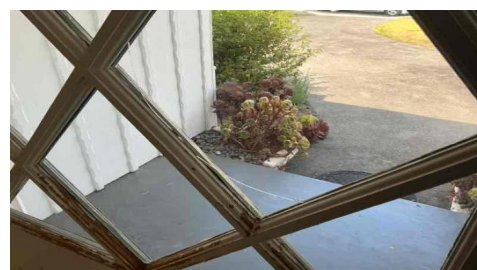


Photo 40

23. The steps at the rear appear to be non-conforming. This could create a potential fall hazard. We recommend the services of a licensed general contractor.

[\(See Illustration 3R\)](#) [\(See Photo 21\)](#)



Photo 21

Exterior

24. The garage door did reverse properly when the infrared detection system for the auto reverse was tested; however, we did note that the detection system for the auto reverse was installed too high from the ground. We recommend proper mounting of the devices on the base of the garage jambs between 4" to 8" inches from the ground as per manufacturers recommendations. Information on the garage door openers is available from the consumer product safety commission at www.cpsc.gov.

(See Illustration 3B) (See Photo 32)



Photo 32

Electrical

25. The loose light fixtures in the exterior front and hallway should be repaired or replaced.

(See Photo 15) (See Photo 41)



Photo 15

26. Ungrounded "3-prong" outlets at the addition should be improved. A grounded cable or ground wire could be installed at these outlets, the outlet labeled as ungrounded or the original "2-prong" receptacle could be installed. Based upon our inspection of a representative number of outlets, we recommend testing of every outlet. Repairs or rewiring are recommended at all deficient locations. For additional information we recommend a licensed electrician be consulted.

(See Illustration 4O) (See Photo 44)



Photo 44

27. One or more outlets at the garage were inoperative at the time of our inspection. Possibly due to turned off switches which were not located during our inspection. These outlets and circuits should be investigated and corrected as necessary. Based upon our inspection of a representative number of outlets, we recommend testing of every outlet at a later date. Repairs or rewiring are recommended at all deficient locations.

(See Photo 31)



Photo 31

Electrical

28. A ground fault circuit interrupter (GFCI) outlet at the garage did not function or did not trip when tested with an outside source and/or the test button. This outlet and circuit should be investigated and repaired.

[\(See Photo 30\)](#)

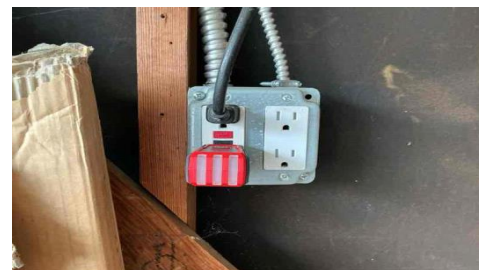


Photo 30

29. The conduit installed at the addition is damaged. We recommend that this conduit be repaired or replaced.

[\(See Photo 42\)](#)

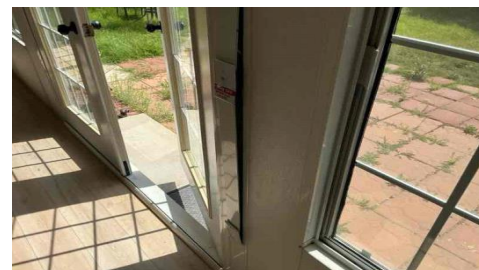


Photo 42

30. Tree limbs should be cut back from the electrical service entrance wires. This work should be done by or coordinated with the utility provider.

[\(See Photo 4\)](#)



Photo 04

31. Evidence of periodic moisture entry/rust were noted in the interior of the main electrical panel. We recommend further evaluation and improvement of the panel by a licensed electrical contractor.

[\(See Photo 18\)](#)



Photo 18

Electrical

32. The overhead electrical service wires do not have adequate clearance from the driveway (12 feet), walkway (10 feet) and/or building (3 feet). We recommend modification in accordance with present standards. This work should be done by, or coordinated with the local utility service provider.

[\(See Photo 3\)](#)



Photo 03

33. The outlet at the addition was noted to be loose and pulling out of the receptacle box. We recommend it be repaired.

[\(See Photo 43\)](#)



Photo 43

Plumbing

34. There was no gas service at the time of our inspection. We cannot offer opinions about gas appliances, service performance or general state or repair. We recommend inspection by the appropriate trades when service has been restored.

[\(See Photo 12\)](#)



Photo 12

35. The metallic/plastic supply piping is leaking at the crawlspace under the primary bathroom. We recommend all leaks be repaired.

[\(See Photo 59\)](#)

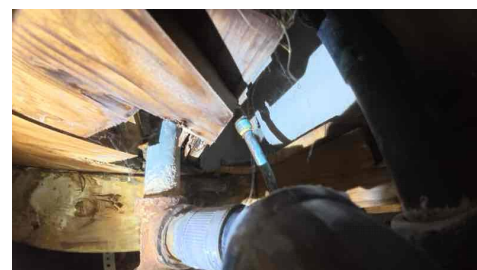


Photo 59

Plumbing

36. The water pressure of the home was tested and found to be 100+ psi. The current pressure is higher than the typical range of 45-75 psi. We recommend contacting a licensed plumber for further evaluation of this condition.

[\(See Photo 9\)](#)



Photo 09

37. For enhanced safety, it is recommended that the loose or damaged connections of the water heater venting system be improved. A minimum of 3 screws at each section of the duct is recommended.

[\(See Illustration 8M\)](#) [\(See Photo 26\)](#)

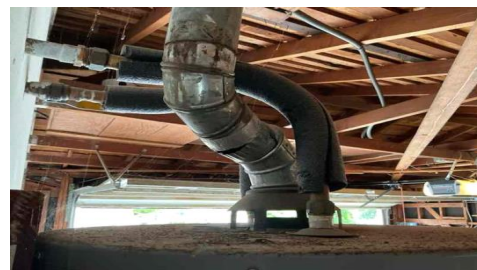


Photo 26

38. The exterior hose bib at the front and left side is leaking. We recommend all leaks be repaired.

[\(See Photo 10\)](#)



Photo 10

39. The tub spout is leaking at the hall bathroom. We recommend all leaks be repaired.

[\(See Photo 38\)](#)



Photo 38

40. Evidence of water stains to the hot water heater stand was observed. We recommend the services of a licensed contractor and/or structural pest control operator.

[\(See Photo 28\)](#)



Photo 28

Plumbing

41. The water heater vent was noted to be corroded and leaking. This is a potential hazardous condition and we recommend repair.

[\(See Photo 27\)](#)



Photo 27

Interior

42. The interior windows at the front right bedroom, rear right bedroom, and laundry room are inoperable, stuck, or painted shut. We recommend repair or replacement to restore functional use of these areas.

[\(See Photo 35\)](#)



Photo 35

43. There is no "exterior vented" exhaust fan for the gas appliances installed in the kitchen. It is recommended that all gas appliances be vented to the exterior.

[\(See Photo 48\)](#)



Photo 48

44. The tub walls at the hall bathroom are cracked or damaged and should be replaced. Water leaking through non-sealed areas can cause damage. Damage caused by water seepage cannot be determined by this visual observation.

[\(See Photo 36\)](#)



Photo 36

Interior

45. A floor threshold at the primary bathroom and rear left bedroom floor is improper. This difference in floor height creates a trip hazard. We recommend a threshold be installed at this floor transition to eliminate this condition.

[\(See Photo 45\)](#)

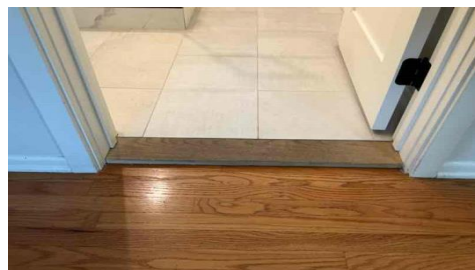


Photo 45

46. Cracked, deteriorated and/or missing grout and caulk should be replaced. Water leaking through non-sealed areas can cause damage. Damage caused by water seepage cannot be determined by this visual observation. A flexible caulking material is recommended rather than rigid cementitious grout.

[\(See Photo 37\)](#)

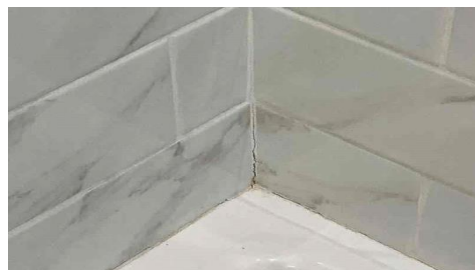


Photo 37

47. The window frame at the rear right bedroom is water damaged. We recommend it be repaired or replaced.

[\(See Photo 39\)](#)



Photo 39

48. The wall at the garage and primary bathroom shows evidence of water stains. It is recommended that the source of the moisture be identified and corrected and the surface be repaired and refinished to restore its appearance.

[\(See Photo 33\)](#) [\(See Photo 46\)](#)

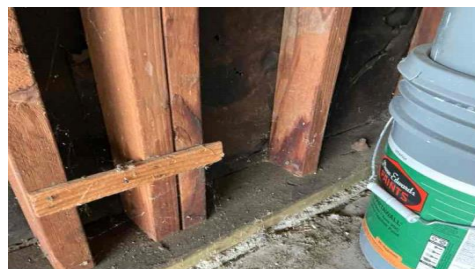


Photo 33

The Scope of the Inspection

All components designated for inspection in the ASHI standards of practice are inspected, except as may be noted in the "Limitations" section within the report. This inspection will not disclose compliance with regulatory requirements (codes, regulation laws, ordinances, etc.)

This inspection is visual only. Only a representative sample of the building and system components was viewed. No destructive testing or dismantling of building components was performed. The strength, adequacy, effectiveness, or efficiency of any system or components was not determined. Not all recommended improvements will be identified in this inspection.

Unexpected repairs should still be anticipated. This inspection should not be considered a guarantee or warranty of any kind. The purpose of our inspection is to provide a general overview of the structure reflecting the conditions present at the time of this inspection. The inspection is performed by visual means only, reflecting only the opinions of the inspector. Nothing in the report, and no opinion of the inspector, should be construed as advice to purchase, or to not purchase, the property. It is the goal of this inspection to put the buyer in a better position to make a buying decision

Our inspection does not address, and is not intended to address, the possible presence of hazardous plants or animals or danger from known and unknown environmental pollutants such as, but not limited to, asbestos, mold, radon gas, lead, urea formaldehyde, underground storage tanks, soil contamination and other indoor and outdoor substances, water contamination, toxic or flammable chemicals, water or airborne related illness or disease, and all other similar or potentially harmful substances and conditions. This property was not inspected for the presence or absence of health related molds or fungi. We are neither qualified, authorized nor licensed to inspect for health related molds or fungi. If you desire information about the presence or absence health related molds, you should contact the appropriate specialist. Be aware that many materials used in building construction may potentially contain hazardous substances. Furthermore, other environmental concerns may exist elsewhere. An environmental specialist should be contacted if additional information is desired about these issues.

PLEASE NOTE: The inspector is NOT required to determine whether items, materials, conditions or components are subject to recall, controversy, litigation, product liability, or other adverse claims or conditions.

PLEASE NOTE: Important disclosure information and other inspection reports may exist. All present and prior disclosures along with other inspection reports should be reviewed and any adverse conditions and/or concerns that may not be mentioned in our report should be addressed prior to the close of escrow. Furthermore, there may be conditions known by the seller that have not been disclosed to us.

PLEASE NOTE: Work performed by others will be reinspected, upon request, for an additional fee for each trip out to the property.

Pictures are provided to assist in clarifying some of the findings made in the report. No relative importance should be placed on these pictures. There are likely to be significant comments that do not have pictures associated with them. Please read the report thoroughly. Sections of this building appear to have been remodeled. We recommend consultation with the owner or local municipality to determine whether the necessary permits were obtained, inspections performed and final signatures received.

BINDING ARBITRATION PROVISION

Any controversy or claim arising out of or relating to the inspection performed by HomeGuard Incorporated shall be settled by final and binding arbitration filed by the aggrieved party with and administered by the American Arbitration Association (hereafter referred to as "AAA") in accordance with its Construction Arbitration Rules in effect at the time the claim is filed. The Rules, information and forms of the AAA may be obtained and all claims shall be filed at any office of the AAA or at Corporate Headquarters, 335 Madison Avenue, Floor 10, New York, New York 10017-4605. Telephone: 212-716-5800, Fax: 212-716-5905, Website: <http://www.adr.org/>. The arbitration of all disputes shall be decided by a neutral arbitrator, and judgment on the award rendered by the arbitrator may be entered in any court having competent jurisdiction thereof. Any such arbitration will be conducted in the city nearest to the property that was inspected by HomeGuard Incorporated having an AAA regional office. Each party shall bear its own costs and expenses and an equal share of the administrative and arbitrators' fees of arbitration. This arbitration Agreement is made pursuant to a transaction involving interstate commerce, and shall be governed by the Federal Arbitration Act, 9 U.S.C. Sections 1-16. THE PARTIES UNDERSTAND THAT THEY WOULD HAVE HAD A RIGHT OR OPPORTUNITY TO LITIGATE THROUGH A COURT AND TO HAVE A JUDGE OR JURY DECIDE THEIR CASE, BUT THEY CHOOSE TO HAVE ANY AND ALL DISPUTES DECIDED THROUGH ARBITRATION. BY SIGNING THIS AGREEMENT, THE PARTIES ARE GIVING UP ANY RIGHT THEY MIGHT HAVE TO SUE EACH OTHER.

Structure

ITEM DESCRIPTIONS:

Attic (Access)	• Location: Hallway • Method of Inspection: From the Access
Roof Structure	• Rafters • Plywood or Orientated Strand Board • Spaced Plank
Ceiling Structure	• Joist
Wall Structure	• Wood Frame
Floor Structure	• Wood Joist • Concrete Block Columns • Wood Columns • Plywood or Orientated Strand Board
Crawlspace/Basement (Access)	• Location: Exterior
Foundation	• Poured Concrete Perimeter

COMMENTS:

The sill appeared to be adequately secured (anchor bolts or straps) to the foundation, unless noted otherwise.

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation 'Action Item'.

- ! 1. Water stains were evident in the attic and/or garage at the time of inspection. It is unknown whether these stains are from a past or present leak. We recommend consulting the home owner for further information in regards to past or present repairs to the roof.
[\(See Photo 49\)](#)
- ! 2. Vertical cracking was observed in the foundation walls of the structure indicating movement and/or settlement of the structure may have occurred. The rate of movement cannot be predicted during a one-time inspection. A thorough evaluation of this condition is beyond our qualifications. For additional information we recommend contacting a licensed foundation contractor for further evaluation.
[\(See Photo 57\)](#)
- ! 3. Large cracks and/or movement was observed in the foundation of the structure at the front left side. This implies that structural movement and/or settlement of the building has occurred. The rate of movement cannot be predicted during a one-time inspection. A thorough evaluation of this condition is beyond our qualifications. For additional information we recommend contacting a licensed foundation contractor for further evaluation.
[\(See Photo 52\)](#)
- ! 4. The wood members under the primary bathroom show evidence of water damage. We recommend the services of a licensed structural pest control operator for investigation of this condition.
[\(See Photo 58\)](#)
- ! 5. Various piers and post at the crawlspace are marginally connected and/or shimmed. We recommend repair or replacement, in accordance with present standards. It is recommended that a qualified licensed contractor be consulted for further advice on structural improvements.
[\(See Photo 53\)](#) [\(See Photo 55\)](#)
- ! 6. The beams at the center of the crawlspace are disconnected/separating. Recommend further evaluation by a licensed foundation contractor.
[\(See Photo 56\)](#)
- ! 7. Various piers and post are damaged and cracked at the crawl space. We recommend repair or replacement, in accordance with present standards. It is recommended that a qualified licensed contractor be consulted for these repairs
[\(See Photo 54\)](#)
- ! 8. The framing at the left side has been notched excessively in the crawl space. We recommend the services of a licensed general contractor.
[\(See Photo 51\)](#)
- ! 9. One or more roof supports, rafters or joists over the of the attic are disconnected, cracked and/or damaged. This can may affect the integrity of the roof. This area should be investigated and improved by a qualified licensed professional.
[\(See Photo 50\)](#)
10. There is a condition known as efflorescence on portions of the foundation walls. This fuzzy material is a salt deposit left when moisture in the foundation evaporates on the inside of the foundation. This indicates an occasional surplus of moisture on the outside of the foundation. Steps could be taken to improve the exterior drainage (See "Roofing" section downspout locations for additional comments/recommendations in regard to this condition).
11. Evidence of past repairs and/or modifications have been made to the roof structure. The owner should be consulted for further information regarding any repairs or remodeling work, and any permits that were required, obtained and completed.

12. The floor members show evidence of water stains under the bathrooms and/or kitchen area. The area is now dry and the stains appear to be from past leaks. We recommend periodic inspection of this area for evidence of active leakage and repairs if necessary.
13. All debris and/or trash should be removed from the crawl space. This will aid in future inspections.
14. The form boards should be removed from the concrete in the crawl space. This condition is conducive to rot and wood boring insect activity.
15. Surface deterioration known as spalling was observed on the exposed foundation walls in the crawl space or basement. This condition is common in many homes and does not usually represent a structural concern. In an effort to prevent long term deterioration, it would be wise to consider repairing or patching deteriorated areas. For further recommendations contact the appropriate tradesperson.
16. The garage floor slab has typical cracks. This is usually the result of shrinkage and/or settling of the slab. No further recommendations are given.
17. Past repairs have been performed in the crawl space. We recommend consultation with the owners regarding the extent of the repairs and any permits that may have been obtained and/or signed off.
18. It would be wise to consider incorporating a moisture barrier on the crawl space floor throughout. The application of a moisture barrier membrane will help provide additional protection against fungus damage to sub area-structure flooring and related components. With expansive soil conditions existing in the region the application of a moisture barrier will contribute to providing a level of soil stability.
19. One or more attic roof sheathing boards are cracked and/or split. This does not affect the integrity of the roof. If further information is desired a licensed contractor should be contacted.

LIMITATIONS:

This is a visual inspection to the accessible areas only. Assessing the structural integrity of a building is beyond the scope of a typical inspection. A certified professional engineer is recommended where there are structural concerns about the building.

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components was inspected.
- Furniture and/or storage restricted access to some of the structural components.
- The attic was viewed from the attic access hatch only due to insulation covering the wood members. If further inspection of this area is desired catwalks or planks will need to be installed over the exposed ceiling joists. When access has been provided we will return and further inspect this area.
- Insulation within the roof attic cavity obstructed the view of some structural members, plumbing and electrical components.

Roofing

ITEM DESCRIPTIONS:

Roof	• Composition shingle • Rolled Roofing • Method of inspection: From The Roof.
Chimney	• Masonry • Unlined
Gutters and Downspouts	• Metal • Installation Of Gutters/Downspouts: Partial • Downspouts Discharge Location: Above Grade

COMMENTS:

For further evaluation of the roof, we recommend a licensed roofing contractor be consulted.
It is recommended that the seller of the home be consulted regarding any available warranties.

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation 'Action Item'.

- ! 1. Repairs to the roof covering are recommended. Damaged, loose or missing roofing material at the rooftop should be repaired or replaced. All roof penetrations should be examined and sealed as necessary. For further evaluation of the condition of the roof we recommend you consult a licensed roofing contractor.
([See Photo 1](#)) ([See Photo 5](#)) ([See Photo 6](#))
2. Debris was noted on the roof covering. We recommend removing all debris to avoid creating water traps and to assist in the shedding of water from the roof.
([See Photo 8](#))
3. One or more appliance or plumbing vent flashing were noted to be loose/lifted. We recommend all loose flashing be secured and caulked.
([See Photo 7](#))
- ! 4. Leaks were noted in the downspouts and/or gutters at the rear. During wet weather conditions these areas are more obvious and during dry weather conditions they are noted from the stains at the areas where the leaks have occurred. We recommend all leaks be repaired.
([See Illustration 2D](#)) ([See Photo 22](#))
- ! 5. All deteriorated or rusted out roof plumbing or appliance vent caps should be replaced.
([See Photo 2](#))
6. The gutters are in serviceable condition but only portions of the roof are so equipped, depending upon the soil condition and drainage patterns it may be beneficial to add more gutters and downspouts.
([See Illustration 2K](#))
7. Portions of the surface granulation are deteriorated and minor surface cracks are developing. These may be normal signs of aging. For further evaluation of the condition of the roof we recommend you consult a licensed roofing contractor.
8. A gap was observed at the top of some of the jack flashing. Gaps around all jack (cone) flashing should be sealed to prevent moisture entry.
9. Typical cracking was noted in the masonry chimney. In our opinion, these are cosmetic items, but we recommend the advice and servicing of a licensed masonry contractor or fireplace specialist.
10. The chimney is unlined. Unlined chimneys are weaker, more susceptible to water damage and are no longer permitted. We recommend the advice of a licensed masonry contractor.
11. Tree branches that are in close proximity to the roof should be trimmed.
12. The cap of the masonry chimney has cracking visible which can be patched during regular household maintenance.
([See Illustration 2C](#))
13. Due to the height of the chimney and/or presence of a spark arrestor which was not removed during our examination, the interior of the chimney was not inspected. We recommend the advice and servicing of a licensed masonry contractor or fireplace specialist.
14. Debris was noted inside the gutters. We recommend the downspouts and gutters be cleaned out.
15. The downspouts discharge water adjacent to the structure. Water should be directed to flow at least 5 feet away from the building at the point of discharge. The installation of underground drainage where applicable will help control surface drainage.
16. Prior repairs to the roofing are evident. For further evaluation of these repairs we recommend a licensed roofing contractor be consulted.
([See Illustration 2J](#))
17. The "ABS" plumbing vents on the roof were not painted as per industry standards. We recommend they be painted to protect them from deterioration.

18. The mortar between the chimney bricks has become cracked or soft with age and moisture penetration. The standard repair is to re-point the brickwork by scraping out the old mortar and replacing it with new. We recommend the advice of a licensed masonry contractor.

LIMITATIONS:

This is a visual inspection to the accessible areas only. Roofing life expectancies can vary depending on several factors. Any estimates on remaining life are approximations only. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc.

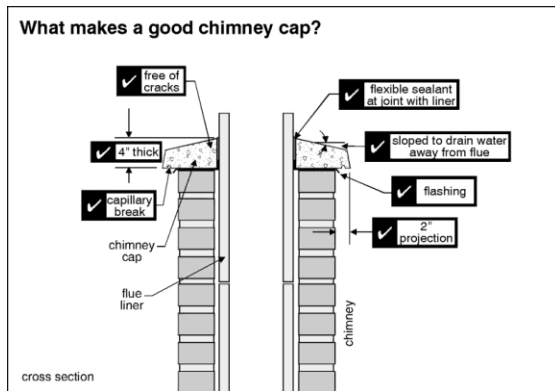


Illustration 2C

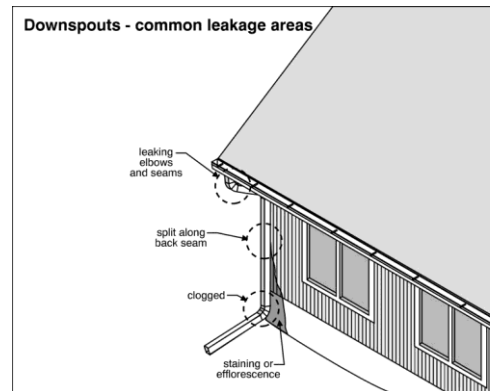


Illustration 2D

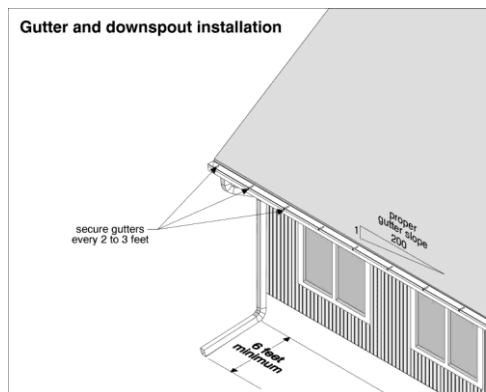


Illustration 2K

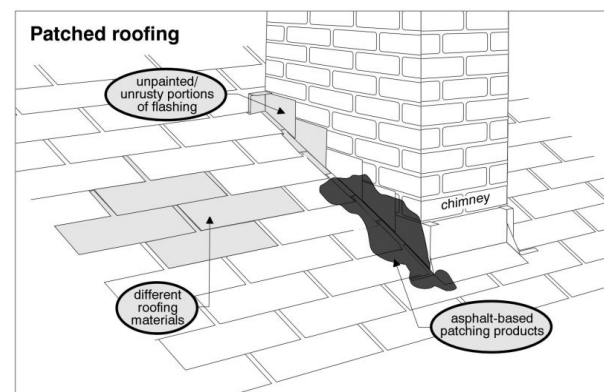


Illustration 2J

Exterior

ITEM DESCRIPTIONS:

Lot Topography	• Level grade
Driveway	• Asphalt
Walkway & Sidewalks	• Concrete • Pavers • Asphalt
Retaining Walls/Abutments	• Decorative Planters
Fencing/Gates	• Wood
Porch/Deck, Patio Covers	• Brick/Pavers
Stairs/Railings/Landings	• Concrete
Exterior Walls	• Wood Siding • Brick Veneer • Stucco
Fascia, Eaves and Rafters	• Wood • Open Rafters
Windows	• Wood • Vinyl
Doors	• Wood
Garage/Carport	• Attached
Garage Door	• Metal • Automatic Opener Installed
The Swimming Pool Safety Act	• Not Applicable

COMMENTS:

Heavy foliage/vegetation was noted at the right side of the structure or property, making this area inaccessible. Reportable conditions may be hidden from inspection. We recommend this area be cleared to allow for further inspection.
[\(See Photo 25\)](#)

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation 'Action Item'.

- ! 1. Damaged, open or missing wall and/or ceiling finishes of attached garages should be repaired and sealed where they abut the interior of a house. This reduces the potential of toxic automobile gases entering the house and serves as a fire break. Current standards require all walls/ceilings common to the finished living spaces be covered with 5/8" fire resistant sheetrock double taped at all seams.
[\(See Illustration 3A\)](#) [\(See Photo 29\)](#)
2. The drywall or wall finish in the garage is damaged, cracked or blemished in one or more areas. We recommend repair or refinishing
- ! 3. Damaged or non-functional exterior window hardware at the right side should be repaired as necessary.
[\(See Photo 11\)](#)
- ! 4. The cracked, heaved, or uneven walkway sections at the exterior pose a potential trip hazard. We recommend corrective action to improve safety and reduce the risk of injury. A qualified contractor should assess the affected areas and perform necessary repairs to ensure a level walking surface.
[\(See Photo 17\)](#) [\(See Photo 24\)](#)
- ! 5. The wood fencing at the rear of the property is in need of repairs.
[\(See Photo 19\)](#) [\(See Photo 20\)](#)
- ! 6. Water damage was observed to the roof eaves/sheathing at the front and rear. We recommend the services of a licensed general contractor and/or structural pest control company.
[\(See Photo 13\)](#) [\(See Photo 23\)](#)
- ! 7. Water damage was observed to the exterior trim at the front. We recommend the services of a licensed general contractor and/or structural pest control company.
[\(See Photo 14\)](#)
- ! 8. A missing or improper threshold was noted at the garage door. We recommend the installation of a threshold that conforms to present building standards. This will also help to avoid possible trip hazards and limit moisture intrusion.
[\(See Photo 34\)](#)
- ! 9. Various fence posts are loose. We recommend all loose, damaged or deteriorated posts be reinforced or replaced as necessary.
[\(See Photo 16\)](#)
- ! 10. Cracked or broken exterior window glass in the door should be replaced.
[\(See Photo 40\)](#)

- ! 11. The steps at the rear appear to be non-conforming. This could create a potential fall hazard. We recommend the services of a licensed general contractor.
(See Illustration 3R) (See Photo 21)
- ! 12. The garage door did reverse properly when the infrared detection system for the auto reverse was tested; however, we did note that the detection system for the auto reverse was installed too high from the ground. We recommend proper mounting of the devices on the base of the garage jambs between 4" to 8" inches from the ground as per manufacturers recommendations. Information on the garage door openers is available from the consumer product safety commission at www.cpsc.gov.
(See Illustration 3B) (See Photo 32)
13. There are some larger than normal sized cracks in the walkways. The cracks could be sealed for a better appearance and to prevent moisture intrusion.
14. The exterior windows are not properly sealed around the frame, sill or jamb. This could allow moisture to enter the structure and potentially lead to damage. We recommend further evaluation and repair by a licensed contractor.
15. Loose or damaged latch mechanism or hinges at the side gate should be repaired, adjusted or replaced as necessary.
16. The loft installed in the garage was not designed or constructed to support heavy loads. Storage of light items would be appropriate but the storage of heavy files, books, etc. is discouraged.
17. The exterior wood siding material shows evidence of weathering, cracking and/or delaminating (coming apart). Localized repairs, replacement and/or painting may extend the life of the siding. Replacement may eventually be necessary.
18. Vegetation growing on or within 6" of exterior walls should be kept trimmed away from siding, window trims and the eaves.
19. The tree proximity at the exterior could disrupt drainage pipes, cause mechanical damage to the exterior of the house or influence the foundation over time. For additional information and recommendations we recommend appropriate trades be consulted.
(See Illustration 3T)
20. The gaps in the exterior trim/siding should be caulked as necessary.
21. There are minor sized cracks in the exterior stucco that should be patched and sealed as part of preparation for the next painting. Flexible patching materials are recommended rather than rigid patching compounds.
22. There are some larger than normal sized cracks in the driveway. The cracks could be sealed for a better appearance and to prevent moisture intrusion.
23. Portions of the exterior are weathered/peeling, exposed and subject to damage. We recommend thorough scraping, sanding, caulking and priming prior to applications of a high quality exterior finish.
24. The exterior door at the garage the and front rubs on the frame/jamb. We recommend all rubbing doors be trimmed, planned or adjusted to improve operation.
25. The fencing at the exterior is overgrown with vegetation. We were not able to determine the condition of the fencing. We recommend the vegetation be trimmed to allow for further inspection of this area and for maximum service life.
26. The openings in the exterior siding at the various plumbing or gas piping penetrations should be filled to prevent rodent and moisture entry.
27. Water stains were noted under the eaves or overhang at the exterior. This may be the result of roof leakage. For further evaluation of the condition of the roof, we recommend you consult a licensed roofing contractor. Refer also to the Roofing section of this report.
28. The garage exterior door is not properly installed. The hinges are installed on the exterior and can be removed from the outside. We recommend it be properly installed and weather stripped.
29. The openings in the exterior siding electrical penetrations should be filled to prevent rodent and moisture entry.
30. The pavers have settled or heaved relative to the house proper. While still functional they should be monitored for further settlement and repaired or replaced as necessary.
31. The landing has been painted. Painted walking surfaces can be very slippery when wet. Self adhering strips or non-slip paint should be applied to these areas to provide safe walking surfaces.
32. Minor cracks and splits were noted in the roof sheathing. This is a cosmetic issue and no recommendations are necessary at this time.
33. The weather stripping is worn, missing and/or damaged at one or more of the exterior doors. We recommend all missing, worn or damaged weather-stripping be replaced.
34. Minor cracks and splits were noted in the roof rafter. We recommend the rafter be repaired or replaced.
35. The fence gates at the exterior needs repair and/or adjustment in order to function properly.

MAINTENANCE ITEMS & GENERAL INFORMATION

36. This home was constructed without the use of a weep screed at the base of the stucco. Although this was an accepted construction method it can allow condensation to build up and not drain properly. For further information we recommend appropriate trades be consulted.
37. The exterior appears to have been recently painted. Water stains and/or cracks may not be visible at the time of our inspection. If, at a later date, water stains and/or cracks are discovered, we recommend further inspection by the appropriate trade.

LIMITATIONS:

This is a visual inspection to the accessible areas only.

- A representative sample of exterior components was inspected.
- The inspection does not include an assessment of geological conditions, site stability and property surface and/or underground drainage runoff.

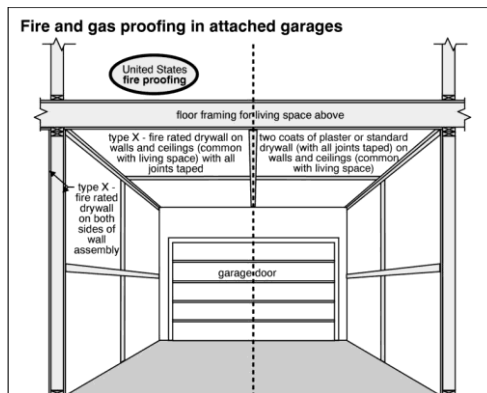


Illustration 3A

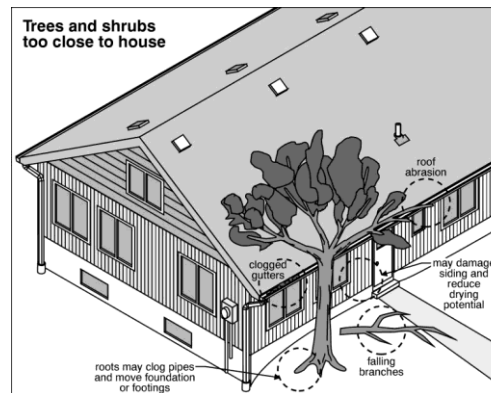


Illustration 3T

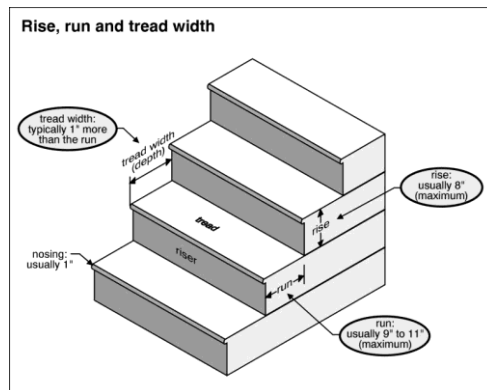


Illustration 3R

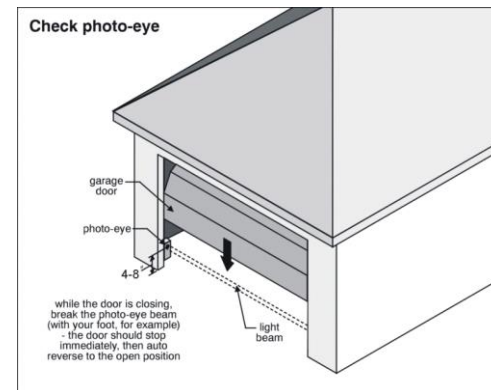


Illustration 3B

Electrical

ITEM DESCRIPTIONS:

Service	• 120/240 volt main service
Service Entrance	• Overhead Service Wires
Service Ground	• Copper Ground Wire
Main Disconnect	• Breakers • Main Service Rating: 100 Amps
Main Distribution Panel	• Breakers • Location: Exterior Rear • Panel Rating (Amps): Unknown
Branch/Auxiliary Panel	• None
Distribution Wiring	• Copper Wire
Outlets, Switches & Lights	• Grounded
Ground Fault Circuit Interrupters	• Exterior • Bathroom • Garage • Kitchen • Laundry

COMMENTS:

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation 'Action Item'.

- ! 1. The loose light fixtures in the exterior front and hallway should be repaired or replaced.
([See Photo 15](#)) ([See Photo 41](#))
- ! 2. Ungrounded "3-prong" outlets at the addition should be improved. A grounded cable or ground wire could be installed at these outlets, the outlet labeled as ungrounded or the original "2-prong" receptacle could be reinstalled. Based upon our inspection of a representative number of outlets, we recommend testing of every outlet. Repairs or rewiring are recommended at all deficient locations. For additional information we recommend a licensed electrician be consulted.
([See Illustration 4O](#)) ([See Photo 44](#))
- ! 3. One or more outlets at the garage were inoperative at the time of our inspection. Possibly due to turned off switches which were not located during our inspection. These outlets and circuits should be investigated and corrected as necessary. Based upon our inspection of a representative number of outlets, we recommend testing of every outlet at a later date. Repairs or rewiring are recommended at all deficient locations.
([See Photo 31](#))
- ! 4. A ground fault circuit interrupter (GFCI) outlet at the garage did not function or did not trip when tested with an outside source and/or the test button. This outlet and circuit should be investigated and repaired.
([See Photo 30](#))
- ! 5. The conduit installed at the addition is damaged. We recommend that this conduit be repaired or replaced.
([See Photo 42](#))
- ! 6. Tree limbs should be cut back from the electrical service entrance wires. This work should be done by or coordinated with the utility provider.
([See Photo 4](#))
- ! 7. Evidence of periodic moisture entry/rust were noted in the interior of the main electrical panel. We recommend further evaluation and improvement of the panel by a licensed electrical contractor.
([See Photo 18](#))
- ! 8. The overhead electrical service wires do not have adequate clearance from the driveway (12 feet), walkway (10 feet) and/or building (3 feet). We recommend modification in accordance with present standards. This work should be done by, or coordinated with the local utility service provider.
([See Photo 3](#))
- ! 9. The outlet at the addition was noted to be loose and pulling out of the receptacle box. We recommend it be repaired.
([See Photo 43](#))
10. Several of the interior outlets and/or switches are loose in their boxes. We recommend a general tightening and "tune-up" of all of the loose receptacles.
11. The water heater cold and hot water lines do not appear to be bonded to the gas lines. The local building department may presently require that the lines be bonded. We recommend consulting the local building authority regarding this condition.
12. The circuitry in the main panel is not fully labeled. We recommend this be corrected to allow individuals unfamiliar with the equipment to operate it properly when and if necessary.
13. One or more of the main panel screws are missing or incorrect. We recommend proper blunt-end screws be installed.
14. The missing cover(s) at the garage light fixture should be replaced.

15. The right fan at the addition is not working or has been disconnected. We recommend this condition be corrected for full use of this area.

MAINTENANCE ITEMS & GENERAL INFORMATION

16. The service ground wire runs into the enclosed wall, therefore it was inaccessible and determining its method of grounding connections to the structure was not noted at this time. This note is for general information only.

DISCRETIONARY IMPROVEMENTS AND/OR UPGRADES

17. The installation of ground fault circuit interrupter "GFCI" devices is advisable on exterior, garage, bathroom, laundry, and some kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with "GFCI"s. A ground fault circuit interrupter "GFCI" offers protection from shock or electrocution. Please note that "GFCI" may already be in one or more of these areas. See "description" section above for exact location of any "GFCI" which may be present on this property.

[\(See Illustration 4L\)](#)

18. The size of the electrical service supplied to the home may not be sufficient, depending on the lifestyle of the occupants. A marginally sized electrical service is not a safety concern, but may represent an inconvenience if the main fuses or breakers trip, shutting down the power in all or part of the home. If it is found that the main fuses or breakers trip regularly, a larger electrical service may be desirable. If care is taken not to run major electrical appliances simultaneously, it is unlikely that the service will overload.

LIMITATIONS:

This is a visual inspection to the accessible areas only. The inspection does not include (if applicable) low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers, central vacuum systems, exterior sprinkler systems, exterior landscape lighting or exterior motion sensor lights. Also smoke detectors out of reach were only visually inspected unless noted otherwise. We recommend these systems be checked by interested parties for proper operation when possible.

- Due to inaccessibility of concealed wiring or undocumented improvements of the structure, we are unable to predict whether the number of circuits within a home will be sufficient for the needs of the occupants during a typical home inspection. If fuses blow or breakers trip regularly, this may indicate that additional loads or remodeling modifications may have been added to existing circuits.
- Inspection of the installation, wiring and function of an electrical vehicle charger is excluded from this report. We recommend consulting the vehicles manufacturer specifications for further information on installation, testing and operation.
- Electrical components concealed behind finished surfaces could not be inspected.
- According to "ASHI" standards only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage may have restricted access to some electrical components.
- Exterior light fixtures on motion or light sensors were not tested.

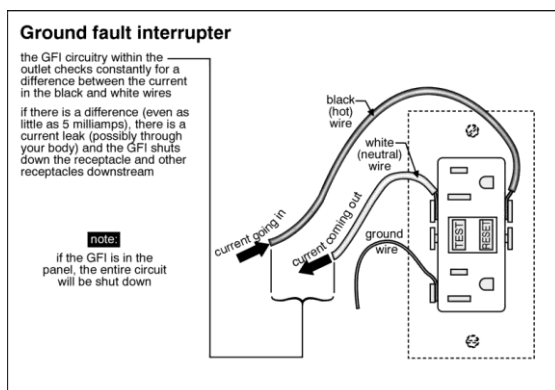


Illustration 4L

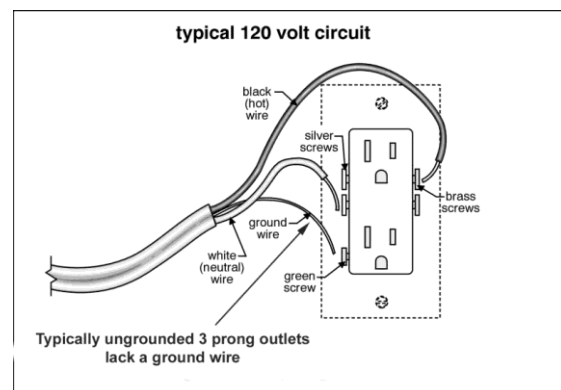


Illustration 4O

Heating System

ITEM DESCRIPTIONS:

Primary Source Heat	• Gas
Heating System	• Forced Air • Manufacturer: Lennox • Location: Hall Closet
Distribution/Ducting	• Ductwork

COMMENTS:

We recommend a licensed HVAC contractor be retained for further evaluation of the heating unit.

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation 'Action Item'.

1. The air return grill for the heating duct is dirty. We recommend the air return grill be cleaned prior to use.
2. The heating system air filter is dirty. We recommend it be serviced or replaced.
3. The heating system is dirty and in this condition may operate inefficiently. We recommend a qualified HVAC contractor be retained to service, clean, and tune the system.
4. The heating/cooling registers or air return ducts are dirty. We recommend they be cleaned.

MAINTENANCE ITEMS & GENERAL INFORMATION

5. This home is heated with a high efficiency forced air furnace. In this type of furnace, air is circulated by a blower motor through a heat exchanger, which is heated by the burner unit at the base. An induced draft motor is used to force the exhaust from the furnace to the exterior. By using sealed combustion chambers, secondary exchangers, and using the heat from exhaust gases, this type of furnace wastes less energy than traditional furnaces.

LIMITATIONS:

This is a visual inspection to the accessible areas only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection.

- As per ASHRAE standards determining furnace heat supply adequacy or inadequacy, distribution balance or sizing of the unit or units is not a part of this inspection.
- The wall mount and/or window mounted air conditioning unit (if applicable) was not inspected and are excluded from this report.
- Heating and/or air conditioning registers where accessible were visually inspected. Manual operation of the registers was not performed.
- As per ASHRAE standards the heat exchanger of the furnace was not inspected and interior portions of the heater were restricted. For additional information we recommend the services of a licensed heating contractor. As a free public service, the local utility company will perform a "safety" review of the heat exchanger and other gas operated components. We recommend that you take advantage of this service before the next seasonal operation.
- Inspection of the heater and/or air conditioner thermostat is limited to operating the unit(s) on and off function only. Testing of the thermostat timer, temperature accuracy, clock, set back functions, etc. were not performed.

Cooling/Heat Pump System

ITEM DESCRIPTIONS:

Primary Source A/C

• Electricity • 240 Volt Power Supply

Cooling System

• Air Cooled Central • Manufacturer: Lennox • Location: Roof

COMMENTS:

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation 'Action Item'.

1. Damaged insulation on air conditioner refrigerant lines should be repaired. This will help to increase the efficiency of the unit.
2. The fins that are part of the coil at the exterior condenser unit show deterioration. This may be a cosmetic condition, but it could be a sign of other problems beyond the scope of our inspection. We recommend consulting a licensed HVAC contractor for further evaluation.

LIMITATIONS:

This is a visual inspection to the accessible areas only. Air conditioning and heat pump systems, like most mechanical components, can fail at any time.

Insulation/Ventilation

ITEM DESCRIPTIONS:

Attic/Roof Insulation	• Cellulose • Depth (inches): 4-6
Exterior Walls Insulation	• Unknown
Crawlspace Insulation	• None
Attic/Roof Ventilation	• Gable vents • Fascia vents
Crawlspace Ventilation	• Exterior wall vent(s)

COMMENTS:

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation 'Action Item'.

1. There are no functional windows or fans in the laundry for ventilation. As a upgrade we recommend an exhaust fan that discharges to the building exterior be considered.
2. The exhaust fans in the bathrooms are dirty. This condition places an extra load on the motor. We recommend that the fan be cleaned and lubricated.
3. One or more of the ventilation screens for the crawl space is torn, damaged or missing. We recommend the damaged or missing ventilation screens be repaired or replaced as necessary.
4. The crawl space ventilation screens are obstructed by vegetation, storage and/or insulation. All obstructions should be cleared or opened to aid in crawl space cross ventilation.

LIMITATIONS:

This is a visual inspection to the accessible areas only.

- Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests were performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is beyond the scope of this inspection.
- Any estimates of insulation "R" values or depths are rough average values.

Plumbing

ITEM DESCRIPTIONS:

Main Water Valve	• Location: Exterior Front
Supply Piping	• Metallic Material
Drain/Waste/Vent	• Metallic Material
Cleanout	• Location: Exterior Front
Main Gas Valve	• Location: Exterior Right Side
Water Heaters	• Manufacturer: Rheem • Approximate Age (years): 11 • Gas • Location: Garage
Seismic Gas Shut-off	• Present
Excess Flow Gas Shut-off	• Not Present

COMMENTS:

There was no gas service at the time of our inspection. We cannot offer opinions about gas appliances, service performance or general state or repair. We recommend inspection by the appropriate trades when service has been restored.

[\(See Photo 12\)](#)

Due to the design of this unit/building, most of the supply and drain piping was inaccessible for inspection. For additional information, we recommend a licensed plumbing contractor be consulted.

Due to the design of this unit/building, most of the supply and drain piping was inaccessible for inspection. For additional information, we recommend a licensed plumbing contractor be consulted.

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation 'Action Item'.

- The toilet at the primary bathroom is loose and should be properly re-secured, tightened and caulked.
[\(See Illustration 8J\)](#) [\(See Photo 47\)](#)
- ! 2. The tub spout is leaking at the hall bathroom. We recommend all leaks be repaired.**
[\(See Photo 38\)](#)
- The residual water flow available to the kitchen sink faucet is lacking to the point where additional usage will be severely inconvenient. We recommend a licensed plumbing contractor be contacted for further evaluation and repair recommendations.
- The shower head in the hall bathroom leaks. We recommend all leaks be repaired.
- ! 5. The metallic/plastic supply piping is leaking at the crawlspace under the primary bathroom. We recommend all leaks be repaired.**
[\(See Photo 59\)](#)
- ! 6. The water pressure of the home was tested and found to be 100+ psi. The current pressure is higher than the typical range of 45-75 psi. We recommend contacting a licensed plumber for further evaluation of this condition.**
[\(See Photo 9\)](#)
- ! 7. For enhanced safety, it is recommended that the loose or damaged connections of the water heater venting system be improved. A minimum of 3 screws at each section of the duct is recommended.**
[\(See Illustration 8M\)](#) [\(See Photo 26\)](#)
- ! 8. The exterior hose bib at the front and left side is leaking. We recommend all leaks be repaired.**
[\(See Photo 10\)](#)
- ! 9. Evidence of water stains to the hot water heater stand was observed. We recommend the services of a licensed contractor and/or structural pest control operator.**
[\(See Photo 28\)](#)
- ! 10. The water heater vent was noted to be corroded and leaking. This is a potential hazardous condition and we recommend repair.**
[\(See Photo 27\)](#)
- The main water shut-off handle is partially buried. We recommend the valve be fully exposed for ease of operation. This would be especially important in an emergency.
- The metallic supply piping may be nearing the end of its effective service life. Older piping is subject to corrosion on the interior and/or exterior which may result in a loss of water pressure, clogging, and eventual leakage. We recommend the piping be further evaluated by a licensed plumbing contractor to determine if replacement or repair is necessary.
- The metallic drain piping may be nearing the end of its effective service life. Older piping is subject to corrosion on the interior and/or exterior which may result in clogging and eventual leakage. We recommend the piping be further evaluated by a licensed plumbing contractor to determine if replacement or repair is necessary.

14. Improper materials and/or repairs were noted to the plumbing at the hall and primary bathroom. These repairs are not likely to last or be effective. The non-conforming material and/or repairs should be corrected.
15. The installation of a sediment trap at the water heater appliance gas line is recommended.
16. There is evidence of corrosion and rust, but no leakage on the exterior of the exposed and accessible metal supply piping at the bathrooms and kitchen. This piping should be monitored for leakage and repaired as necessary. Upgrading this piping and connections should also be considered.

MAINTENANCE ITEMS & GENERAL INFORMATION

17. The seismic gas shut-off should shut off the gas in the case of an earthquake and should be installed downstream of the gas meter, at the beginning of each rigid gas piping system. This device may be required by local ordinances. HomeGuard, Inc. advises that the appropriate authority be contacted to see if such a device is required.
18. The typical life cycle for a water heater is 8-12 years. As is not uncommon in homes of this age, the water heating system is older and may be approaching the end of its useful life. Some units will last longer; others can fail prematurely. Although operating, the need for replacement should be expected in the near future. Please be aware that shutting the gas off to this unit for any reason may cause this unit to fail.

DISCRETIONARY IMPROVEMENTS AND/OR UPGRADES

19. There is no metal pan under the water heater to catch and divert any dripping water to the exterior. We recommend that consideration be given to installing one.
20. During the process of plumbing fixture renovation, we recommend that exposed older piping be replaced.
21. To reduce the risk of contamination of supply water, installation of anti-siphon devices on exterior hose bibs are recommended.

LIMITATIONS:

This is a visual inspection to the accessible areas only. We do not determine whether the properties' water supply and sewage disposal are public or private. Testing of the sinks, tubs and shower fixtures is limited to running hot and cold water for a brief moment, we cannot detect backups or obstructions in the homes main drain or sewer lateral systems.

- Water and gas shut-off valves, including but not limited to seismic, excess flow shut-off valves and gas fireplace valves where applicable, were not operated or tested. Identification of these devices is limited to the accessible areas only.
- Portions of the plumbing system concealed by finishes and/or storage (below sinks, below the structure and beneath the yard) were not inspected.
- Water quantity and quality are not tested. The effect of lead content in solder and/or supply lines is beyond the scope of the inspection.
- Inspection of any water conditioning system (filters, purifiers, softeners, etc.) is beyond the scope of this inspection and are excluded from this report.
- Inspection of any lawn sprinkler system is beyond the scope of this inspection and are excluded from this report (unless noted otherwise).
- The interior portions of the water heater were restricted. For additional information we recommend the services of a licensed plumbing contractor. As a free public service, the local utility company will perform a "safety" review of the interior of the water heater and other gas operated components. We recommend that you take advantage of this service before the next seasonal operation.
- HomeGuard Incorporated does not determine if any fixtures or toilets are water conserving.

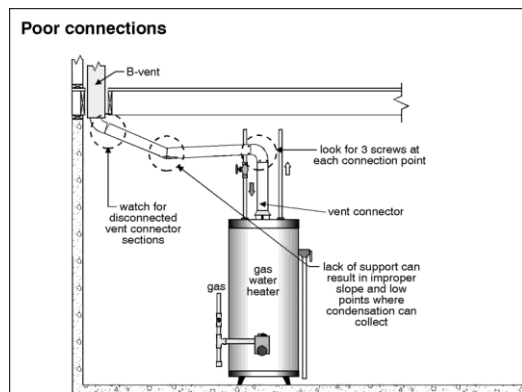


Illustration 8M

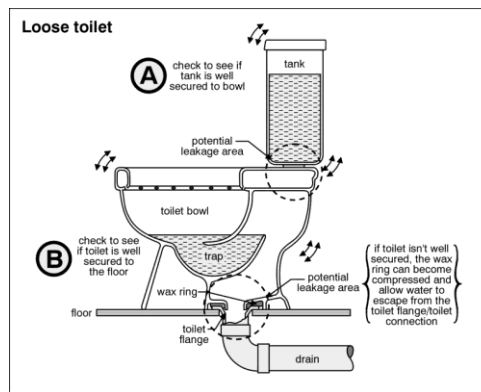


Illustration 8J

Interior

ITEM DESCRIPTIONS:

Kitchen Appliances Tested	• Gas Range • Microwave w/built in exhaust vent • Dishwasher • Waste Disposer
Wall Finishes	• Drywall/Plaster • Wood
Ceiling Finishes	• Drywall/Plaster
Floors	• Tile/Stone • Wood • Laminate Flooring
Doors	• Hollow Core • Sliding
Window Style and Glazing	• Double/Single Hung • Sliders • Single Pane • Double Pane
Stairs/Railings	• Not Present
Fireplace/Wood Stove	• Masonry Fire Box
Cabinets/Countertops	• Solid Surface
Laundry Facilities/Hookup	• 120 Volt Circuit for Washer • Gas Piping for Dryer • Hot and Cold Water Supply for Washer • Waste Standpipe for Washer • Dryer vent noted
Other Components Inspected	• Smoke Detector • Door Bell Ring N/I • Carbon Monoxide Detector

COMMENTS:

Various cabinets to grout the structure are painted shut and cannot be tested for operation.

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation 'Action Item'. INTERIOR

- ! 1. The interior windows at the front right bedroom, rear right bedroom, and laundry room are inoperable, stuck, or painted shut. We recommend repair or replacement to restore functional use of these areas.
(See Photo 35)
- ! 2. A floor threshold at the primary bathroom and rear left bedroom floor is improper. This difference in floor height creates a trip hazard. We recommend a threshold be installed at this floor transition to eliminate this condition.
(See Photo 45)
- ! 3. The window frame at the rear right bedroom is water damaged. We recommend it be repaired or replaced.
(See Photo 39)
- ! 4. The wall at the garage and primary bathroom shows evidence of water stains. It is recommended that the source of the moisture be identified and corrected and the surface be repaired and refinished to restore its appearance.
(See Photo 33) (See Photo 46)
5. Some of the interior floors were noted to squeak when walked on. This does not affect the functional use of the floor. Squeaks can usually be eliminated by additional attachment of the subfloor to the floor joist.
6. The fireplace chimney should be cleaned and inspected prior to the close of escrow.
(See Illustration 9J)
7. One or more interior closet doors have loose, damaged, and/or missing hardware at the front and rear right bedroom. We recommend that the tracks, wheels and/or latches be adjusted or replaced to restore full operation.
8. The installation of interior wall tape, texture and paint finish is incomplete at the garage. We recommend all unfinished interior walls be completed for cosmetic considerations.
9. One or more interior doors have loose hardware at the hall bathroom. We recommend that hinges, latches, knobs and strike plates be adjusted and tightened to restore full operation.
10. The surface is damaged at the primary bedroom door. We recommend repair for cosmetic considerations.
11. Past repairs were noted in the interior of the home. We recommend consultation with the sellers regarding the reason for the repairs and what permits and inspections were obtained to complete the work.
12. The openings in the drywall at the hall bathroom plumbing penetrations should be filled to prevent rodent entry.
13. One or more of the interior door(s) rubs on the frame/jamb at the front right bedroom. We recommend all rubbing doors be trimmed, planed or adjusted as necessary to improve operation.
14. Minor cracks and/or erosion of the rear wall of the fireplace are normal and should not be of a concern in the immediate future unless or until the bricks become deeply eroded or loose.
15. There appears to be slopes at the interior floors. This may be the result of support system settlement or support system modifications. Individual perception and sensitivity to floor sloping and/or settlement varies greatly. Measurement and evaluation of floor slope and/or settlement is beyond the scope of this inspection. For additional information, we recommend contacting the appropriate trades.

16. Cracks were observed in the interior walls and ceilings. This is a common occurrence and may result from normal building settlement or material movement over time. Cosmetic repairs can be performed as needed by a qualified contractor. However, if the cracks worsen, new cracks develop, or additional movement is observed, further evaluation by a structural professional is recommended to rule out any underlying structural concerns.
17. There was no "damper stop" on the gas fireplace (A small clamping device installed on the damper to prevent closure of the damper). These are now a standard safety feature to minimize the possibility of exhaust gases entering the structure. Installation of such devices should be considered.
18. Corrugated dryer vents may only be used for the first six foot section connected to the dryer and cannot be installed to pass through walls or floors. The existing long section of corrugated vent line should be replaced with a smooth wall vent, as per present standards. Typical standards for dryer vents require a four inch, smooth wall duct, no longer than fourteen feet, with a hooded damper at the termination.
19. Various ceilings and walls at the interior show evidence of patching or repairs. The cause of this condition is unknown. It is recommended that the seller be consulted for an explanation.
20. Cracked, deteriorated and/or missing floor tile grout and caulk should be replaced. Water leaking through non-sealed areas can cause damage. Damage caused by water seepage cannot be determined by this visual inspection.
21. The exterior dryer hood/cap is damaged, missing or improper. We recommend the hood/cap be repaired or replaced with a new hooded damper at the termination of the dryer vent.
[\(See Illustration 9A\)](#)
22. Water stains were noted in various window sills and/or jambs. This may indicate possible leaking frames or interior condensate. We recommend monitoring the windows for signs of any leakage and corrected if necessary.
23. Various double pane windows were dirty at the time of our inspection, therefore, the condition of the windows was not fully verified. We recommend the windows be cleaned to verify their thermal seal.
24. The interior wall or ceiling blemishes or minor holes and or cracks are cosmetic and can be repaired in the course of routine maintenance.
25. Peeling/blistering paint was observed at the hall bathroom ceiling.
26. One or more interior closet doors have missing lower track guides at the front right bedroom. We recommend that the guides be replaced to restore full operation.
27. There is no metal pan under the washing machine to catch and divert any dripping water to the exterior. We recommend one be installed.
28. The hearth/mantle bricks or mortar are cracked or missing. There is potential for heat or embers to penetrate to the wood framing. We recommend the advice and servicing of a licensed masonry contractor or fireplace specialist.

KITCHEN

29. Cracked, deteriorated and/or missing caulk and grout at the kitchen tile countertop and/or backsplash should be replaced. A flexible caulking material is recommended.
30. The waste disposer responded to normal operator controls, however, was unusually noisy. The unit may be nearing the end of its useful service life. For attention to the conditions noted and/or cost estimates, if necessary, we recommend the advice of a qualified appliance technician.
31. The kitchen cabinets are in serviceable condition. Several of the doors and drawers need adjustment or minor repairs for smoother operation and proper fit.
32. The dishwasher is not properly secured to the cabinet. We recommend it be attached according to the manufacture's installation instructions.

BATHROOMS

- ! 33. The tub walls at the hall bathroom are cracked or damaged and should be replaced. Water leaking through non-sealed areas can cause damage. Damage caused by water seepage cannot be determined by this visual observation.
[\(See Photo 36\)](#)
- ! 34. Cracked, deteriorated and/or missing grout and caulk should be replaced. Water leaking through non-sealed areas can cause damage. Damage caused by water seepage cannot be determined by this visual observation. A flexible caulking material is recommended rather than rigid cementitious grout.
[\(See Photo 37\)](#)
35. The cabinets show evidence of wear at the primary bathroom. Refinishing or painting for cosmetic purposes is recommended.
36. The basin drain stopper at the hall and primary bathroom was not functioning properly. We recommend adjustment, repair or replacement.
37. Cracked, deteriorated and/or missing caulk at the hall bathroom countertop backsplash should be replaced. A flexible caulking material is recommended rather than rigid cementitious grout.
38. The basin countertop in the primary bathroom is loose. It should be properly secured and caulked.
39. The vanity/cabinet doors and or drawers at the primary bathroom should be trimmed, planed or adjusted as necessary to work more easily.

40. The base and/or side of the primary bathroom cabinet sink shelf shows evidence of past moisture in this area. This is mainly a cosmetic consideration and repair of this condition is optional. In any case, this area should be periodically monitored for future leaks from the sink and/or plumbing fixtures.

INSULATION/VENTILATION

- ! 41. There is no "exterior vented" exhaust fan for the gas appliances installed in the kitchen. It is recommended that all gas appliances be vented to the exterior.
(See Photo 48)

42. It may be desirable to replace the window screens where missing or damaged.

MAINTENANCE ITEMS & GENERAL INFORMATION

INTERIOR

43. ENVIRONMENTAL ISSUES: Issues Based on the age of this home, there is a possibility the structure may contain asbestos such as ceiling texture, insulation on the distribution piping and/or transit piping and siding. This can only be verified by laboratory analysis. The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" damaged, crumbling, or in any state that allows the release of fibers. If replacement necessitates the removal of the acoustic ceiling or insulation, a specialist should be engaged. If any sections of this insulation are indeed friable, or become friable over time, a specialist should be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). Due to the age of construction, it is likely that there are other materials within the home that contain asbestos but are not identified by this inspection report.
44. Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission CPSC at www.cpsc.gov for further guidance.
45. The evaluation of the thermal pane windows ("dual pane/glazed") is limited to accessible windows exhibiting noticeable conditions at the time of our inspection, such as condensation and/or evidence of moisture developing between the panes of glass. Due to the known design and/or characteristics associated with thermal pane windows, conditions may be discovered at a later date, however seal failure can occur at any time.

DISCRETIONARY IMPROVEMENTS AND/OR UPGRADES

KITCHEN

46. The kitchen range does not have a "anti-tip" device. This upgrade would help to keep the range from tipping when the doors are open.

LIMITATIONS:

This is a visual inspection to the accessible areas only. Assessing the quality of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments are general, except where functional concerns exist. Due to texturing and painting of interior surfaces there is no possible way of determining point of origin of any gypsum (sheetrock) material without destructive testing. HomeGuard Incorporated does not perform any destructive testing. Smoke detectors and carbon monoxide detectors were not manually tested. The sensors of these units are not tested. Both smoke detectors and carbon monoxide detectors have a limited life span and should be replaced according to the manufactures instructions.

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.
- No access was gained to the wall cavities of the home.
- The adequacy of the fireplace draw cannot be determined during a visual inspection.
- The operation of the dishwasher was limited to a filling and draining cycle only, however due to time limitations timers, dryer cycles and/or higher functions were not tested. For additional information in regards to the operation and full function of the dishwasher we recommend consultation with the owner or appropriate trades.
- The washing machine faucets were visually inspected however they were not tested.
- The above listed kitchen appliances were operated unless noted otherwise. These appliances were not inspected for installation according to manufacturer specifications and were not evaluated for performance, efficiency or adequacy during their operation. No refrigerators whether "built in" or portable are operated, inspected or tested.
- All appliances not "built in" to the structure such as washing machine, dryer, refrigerator and/or countertop microwaves were not inspected and are excluded from this report. No refrigerators whether "built in" or portable are operated, inspected or tested.
- Fireplace screens or doors were not inspected (unless otherwise noted) and are excluded from this report.
- The interior appears to have been recently painted. Water stains and/or cracks may not be visible at the time of our inspection. If, at a later date, water stains and/or cracks are discovered, we recommend further inspection by the appropriate trades.
- Testing of the oven cleaning function is beyond the scope of this inspection. For proper operation and testing of this function we recommend consultation with the existing homeowner.

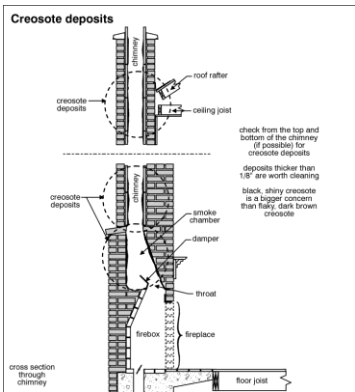


Illustration 9J



Illustration 9A

Photographs

No relative importance should be placed on the photographs provided in this report. The photographs in this report do not necessarily illustrate all of the damage in any particular finding. Also, not all problem areas will be supported with photographs. Please contact HomeGuard if you have any questions.



Photo 01



Photo 02



Photo 03



Photo 04



Photo 05



Photo 06



Photo 07



Photo 08



Photo 09



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17

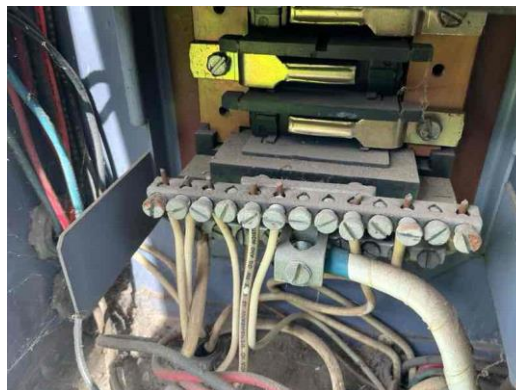


Photo 18



Photo 19



Photo 20



Photo 21

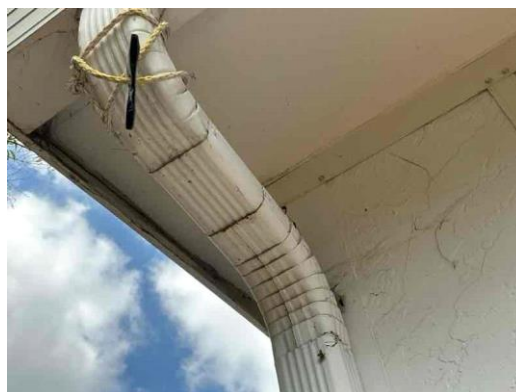


Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43

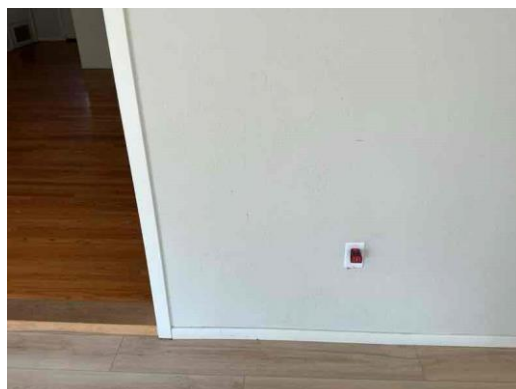


Photo 44

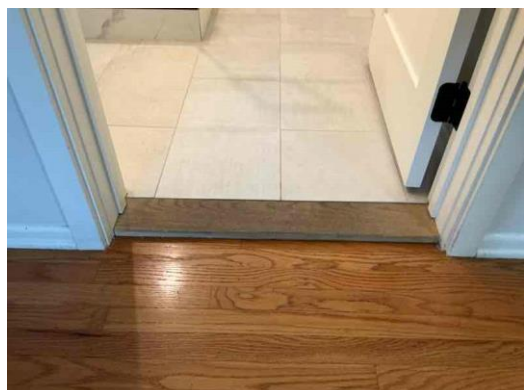


Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58

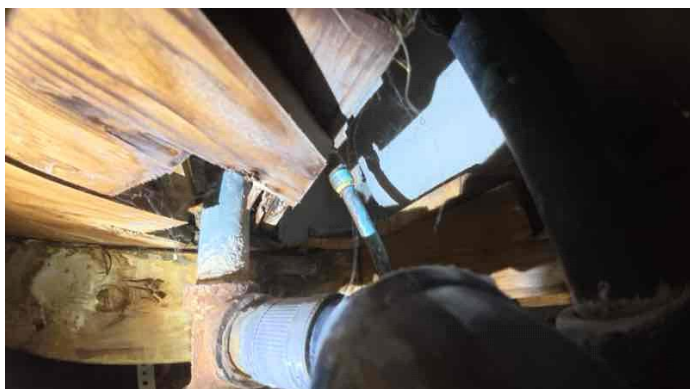


Photo 59

Maintenance Advice

UPON TAKING OWNERSHIP

After taking ownership of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements.

- ☐ Change the locks on all exterior entrances, for improved security.
- ☐ Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Considerations could also be given to a security system.
- ☐ Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- ☐ Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of a fire.
- ☐ Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- ☐ Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- ☐ Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- ☐ Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- ☐ Install rain caps and vermin screens on all chimney flues, as necessary.
- ☐ Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attend the home inspection, these items have been pointed out to you.

REGULAR MAINTENANCE

EVERY MONTH

- ☐ Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- ☐ Examine heating/cooling air filters and replace or clean as necessary.
- ☐ Inspect and clean humidifiers and electronic air cleaners.
- ☐ If the house has hot water heating, bleed radiator valves.
- ☐ Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- ☐ Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- ☐ Repair or replace leaking faucets or shower heads.
- ☐ Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- ☐ Examine the roof for evidence of damage to roof covering, flashings and chimneys.
- ☐ Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- ☐ Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- ☐ Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- ☐ Survey the basement and/or crawl space walls for evidence of moisture seepage.
- ☐ Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- ☐ Ensure that the grade of the land around the house encourages water to flow away from the foundation.

- ☐ Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- ☐ Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood windows frames. Paint and repair window sills and frames as necessary.
- ☐ Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- ☐ Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- ☐ Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- ☐ Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- ☐ Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- ☐ Replace or clean exhaust hood filters.
- ☐ Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- ☐ Replace smoke detector batteries.
- ☐ Have the heating, cooling and water heater systems cleaned and serviced.
- ☐ Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- ☐ Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- ☐ If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- ☐ If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventive treatments may be recommended in some cases.

PREVENTION IS THE BEST APPROACH

Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes. Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!



You trusted HomeGuard to inspect your home.

Now trust us to help you maintain it.

Visit homeguard.com/plus for details.



Invoice

Invoice Date **6/30/2026**

Invoice No **1200148P**

Bill To:

Scott Parisen
Lakeside Escrow
700 North Brand Boulevard #440
Glendale, CA 91203

Property Information:

Address: 8534 Bothwell Road
Northridge CA, 91324
Report No: 679847P
Escrow#:

Billing Information:

6/30/2026	Home Inspection	\$455.00
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Total Due:	\$455.00
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DUE UPON RECEIPT

Please remit to 510 Madera Ave., San Jose, CA 95112

There is a \$25 fee for all returned checks