



Inspection Report

Augusto Lovenzana

**Property Address:
37523 Teal St
Palmdale CA 93552**



General View

C.L.M HOME INSPECTIONS

Inspected By:

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Date: 6/7/2025	Time: 09:00 AM	Report ID: 060725-01
Property: 37523 Teal St Palmdale CA 93552	Customer: Augusto Lovenzana	Real Estate Professional: Robert Escalante

Comment Key or Definitions

The following are definitions of comment descriptions in this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

The Inspector makes no warranties nor guarantees on items, areas and there related condition that are inaccessible, obscured or simply overlooked. Client is advised that not all limitations may be expressed within this report.

The Inspector does not evaluate for nor comment on the presence of asbestos, mold or led paint due to NO laboratory testing performed.

Conditions considered to be general wear may be excluded from this evaluation.

The client agrees to submit to C.L.M. Home Inspection, in written form, any claims or complaints prior or taking any action. Any legal action or proceeding of any kind against the Inspector or C.L.M. Home Inspections or its officers, agents, or employee, must be brought within 30 days from the date of the inspection or will be deemed waived and forever barred.

Residential Style:

Single Family Home

Year Built:

Not Listed

Home Faces:

East

House Occupied:

No

Agent Is Present:

Yes

Sellers Agent Present:

No

Client Is Present:

Yes

In Attendance:

Pool Cleaner

Radon Test:

No

Water Test:

Yes, Water Pressure test at 62 PSI

Electrical:

On

Gas Fuel Source:

On

Weather:

Hot and Clear

Temperature:

Between 90 / 100

Rain in last 3 days:

No

Sewer Or Septic:

Unkown, Camera Inspection was not performed.

Mold/ Asbestos/ Led Paint Air Test:

No Test Performed,



1. Exterior

The inspector shall inspect: The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

The inspector is not required to: Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geothermal systems, Inspect swimming pools or spas, Inspect wastewater treatment systems septic systems or cesspools, Inspect irrigation or sprinkler systems, Inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals.

Styles & Materials

Driveway / Walkways:

Poured Concrete
Grass/ Dirt

Exterior Finish:

Stucco

Trims:

Wood
EIFS - Stucco over foam

Eaves / Soffits / Facias:

Wood

		IN	NI	NP	RR
1.0	Walkways and Driveways	•			
1.1	Wall Covering	•			•
1.2	Siding, Flooring and Trims	•			
1.3	Eaves Soffits and Fascia	•			
1.4	Perimeter Entry Gates	•			•
1.5	Perimeter Wall	•			
1.6	Doors Exterior / Interior Entry	•			
1.7	Porch Cover / Porch Floor / Porch Support	•			
1.8	Pool/ Equipment	•			•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

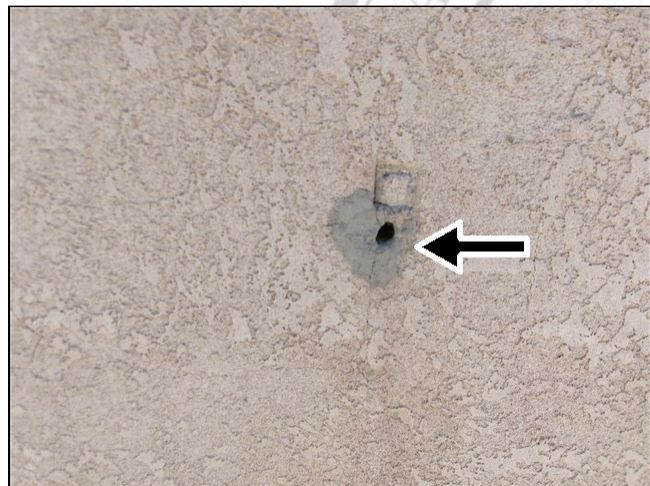
1.1 Cracks were observed on stucco finish at areas throughout exterior wall at time of inspection. Such conditions are common and often caused by seismic movement and home settling. Recommend continuous monitoring and making repairs as cracks worsens. Repairs may include applying a epoxy sealer and general prep and paint for aesthetics. Note: Repairs can be discussed with a qualified or licensed contractor prior to close of escrow.



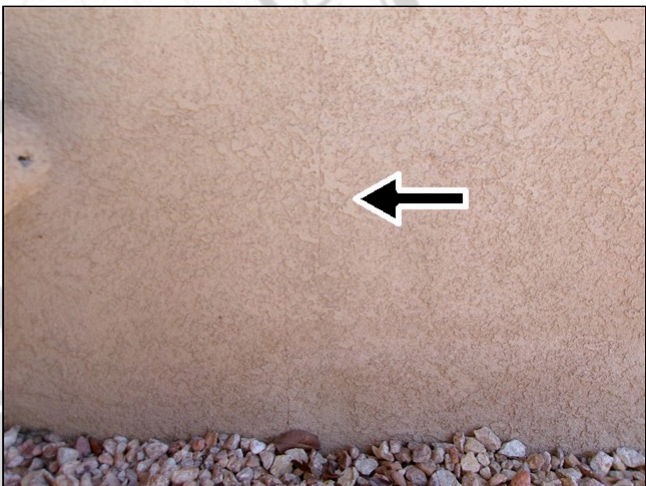
1.1 Item 1(Picture) General View



1.1 Item 2(Picture) General View



1.1 Item 3(Picture) General View



1.1 Item 4(Picture) General View

1.4 Perimeter wood gate pickets were missing. Options on installing can be discussed. Work can be done by a qualified or licensed contractor.



1.4 Item 1(Picture) General View

1.8 Pool/ Equipment and relating items were not inspected, No Water at time of inspection. Suggest complete pool fill by a qualified or licensed pool contractor before close of escrow. Note: Pool cleaner was present.



1.8 Item 1(Picture) General View



1.8 Item 2(Picture) General View



1.8 Item 3(Picture) General View



1.8 Item 4(Picture) General View

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



2. Foundation, Crawlspace and Structure

The inspector shall inspect: The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

The inspector is not required to: Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

Styles & Materials

Method used to observe

Foundation Type:

Crawlspace:

Concrete Slab on Grade

No crawlspace

		IN	NI	NP	RR
2.0	Floor Structure	•			
		IN	NI	NP	RR

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



3. Roof / Attic

The inspector shall inspect from ground level or eaves: The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

The inspector is not required to: Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.

Styles & Materials

Roof surface viewed from:

Ground
Ladder
Droned

Roof-Type:

Hip Valley Roof

Roof Covering type:

Tile

Ventilation Type:

Gable End Vents

Flashings:

Drip Edge

Roof Structure:

Rafters

Ceiling Structure:

Joist

		IN	NI	NP	RR
3.0	Roof Covering	•			•
3.1	Attic Interior/ Entry	•			
3.2	Roof / Ceiling Structure	•			
3.3	Attic Insulation	•			
3.4	Attic Ventilation	•			
3.5	Vent Pipes / Transit Lines	•			
3.6	Exterior Patio/ Enclosed	•			
		IN	NI	NP	RR

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Comments:

3.0 Missing, Slipped tiles were observed at roof top at time of inspection. Client must be aware roof was not walked on due to type of material in result viewing was limited. Recommend replacement of missing and to secure tiles were needed by a qualified or licensed roofing contractor. Note: Underlayment was not viewed, Any other issues the roofer may discover while evaluation should be repaired.



3.0 Item 1(Picture) General View



3.0 Item 2(Picture) General View



3.0 Item 3(Picture) General View



3.0 Item 4(Picture) General View

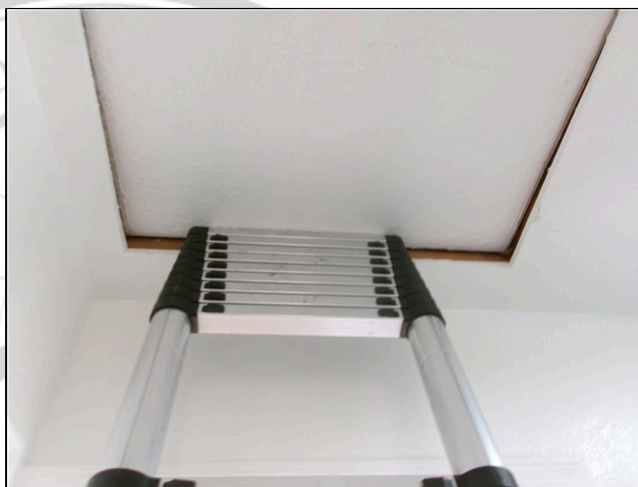


3.0 Item 5(Picture) General View



3.0 Item 6(Picture) General View

3.1 Attic entry was accessible at time of inspection. Note: Some areas were not viewed, Viewing was limited



3.1 Item 1(Picture) General View

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Heating and Cooling

The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls.

The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage.

Styles & Materials

HEAT SYSTEM BRAND:

COMFORTMAKER

Energy Source:

Gas

Ductwork:

Insulated/ Attic

Filter Type:

N/A

Filter Size:

N/A

Central Air Unit Manufacturer:

COMFORT MAKER

Cooling Equipment Type:

AIR CONDITION UNIT

		IN	NI	NP	RR
4.0	Heat / Air Condition Operating Controls	•			
4.1	Heating Unit/ Ventilation	•			
4.2	Air Condition / Ventilation	•			•
4.3	A/C Electrical Disconnect		•		
4.4	System Filter	•			•
4.5	Air Duct System	•			•
4.6	Vent Pipes	•			
		IN	NI	NP	RR

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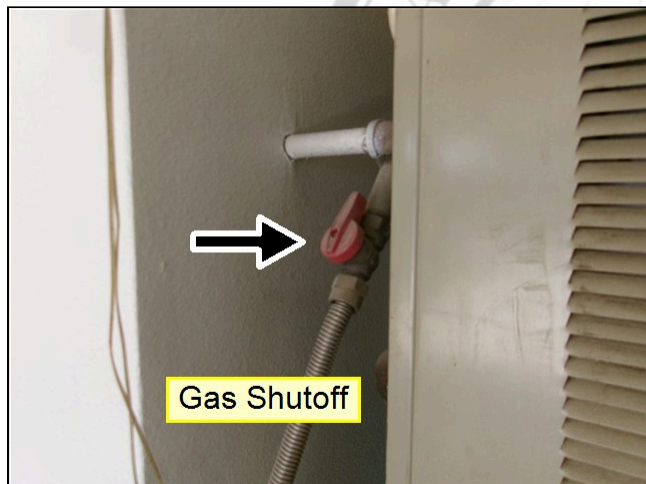
Comments:

4.0 Heat wall thermostat control was responsive and in working order at time of inspection. Note: A/C Unit was not tested.



4.0 Item 1(Picture) General View

4.1 Heat system was in working order at time of inspection. Adequate hot air flow was present and recorded from all registers. (Thermal reading shown.) Note: Gas Shutoff Valve was present. Due to age a safety check should be required by your local Gas Company. Cover was not removed.



4.1 Item 1(Picture) General View



4.1 Item 2(Picture) General View



4.1 Item 3(Picture) General View



4.1 Item 4(Picture) General View

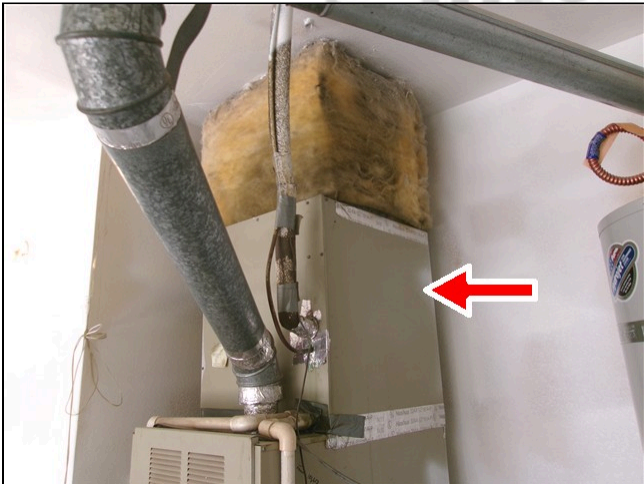


4.1 Item 5(Picture) General View



4.1 Item 6(Picture) General View

4.2 (1) Evaporator Unit was not tested at time of inspection. Purpose of the Evaporator Unit is within the compartment coils are present and holds the chilled refrigerant that the compressor moves into it. Inspector can not determine life at this time. Reevaluation by qualified or licsed HVAC technician can be suggested.



4.2 Item 1(Picture) General View



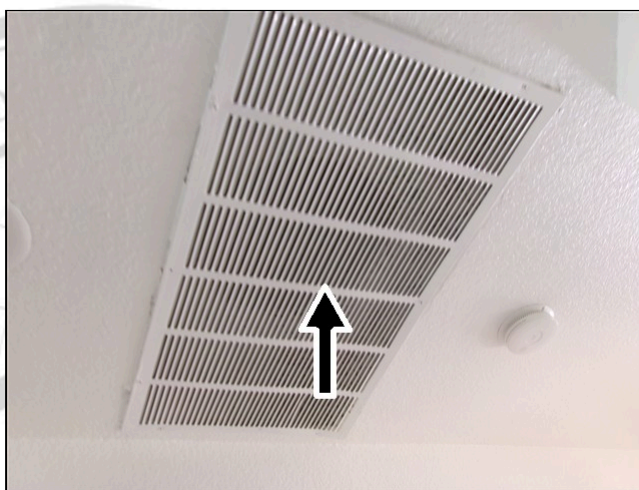
4.2 Item 2(Picture) General View

4.2 (2) The A/C unit was inoperable at time of inspection. Recommend further evaluation and repair by a qualified or licensed HVAC technician prior to close of escrow. Note: Unit was an older Model. Discussing with an HVAC technician if Unit is still serviceable to recharge is suggested.



4.2 Item 3(Picture) General View

4.4 Filter changing helps keep your air system clean and extends service life. Recommend reinstalling new filters were needed. Work can be done by a qualified or licensed HVAC technician. Note: Air duct cleaning is suggested at this time, Dust, Deposits, debris were present and can be within inner duct system.



4.4 Item 1(Picture) General View

4.5 Inspector observed some general wear/ tear at air ducting supply liner at time of inspection. In result air lost can be present in it's condition. Recommend further evaluation/ repair by a HVAC Technician. Note: Air duct cleaning/ filter changing should be suggested after repair.



4.5 Item 1(Picture) General View



4.5 Item 2(Picture) General View



4.5 Item 3(Picture) General View

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



5. Plumbing

The inspector shall: Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

The inspector is not required to: Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

Styles & Materials

Plumbing Water Material:	Plumbing Water Supply:	Plumbing Return:
Copper	Copper	PVC
PVC	PVC	ABS
Some Piping Not visible	Some Piping Not Visiable	Some Piping Not Visible
Black Plastic		Black Plastic
ABS		
Water Heater Manufacturer:	Water Heater Power Source:	Water Heater Capacity:
BRADFORD-WHITE	Gas (quick recovery)	40 Gallon
Water Heater Location:	Fuel Meter Location:	Home Fuel Shut Off Valve:
Garage	North Walkway	North Walkway
Fuel Type:	Home Water Shutoff Valve:	Home Street Water Main Shutoff:
Natural Gas	East Walkway	Location Front Home

		IN	NI	NP	RR
5.0	Main Fuel Supply shut-off valve	•			•
5.1	Water Meter	•			
5.2	Main Water supply shut-off valve	•			•
5.3	Water Heater	•			
5.4	Water Heater Vent	•			
5.5	Water Heater TPR Valve	•			
5.6	Water Heater Discharge Line	•			
5.7	Water Heater Seismic Straps	•			
5.8	A/C Cooling Discharge Line		•		
5.9	Irrigation/ Landscape		•		
5.10	PLumbing Exterior / Interior Lines	•			•
5.11	Water Softner/ Purified System		•		
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

5.0 The main fuel shut off is at gas meter outside located at the North walkway. Surface rust is present on fuel meter / lines, condition is typical. Recommend maintenance with a rust prohibiting paint. Recommend gas company perform a full safety check inspection prior to occupancy.



5.0 Item 1(Picture) General View



5.0 Item 2(Picture) General View

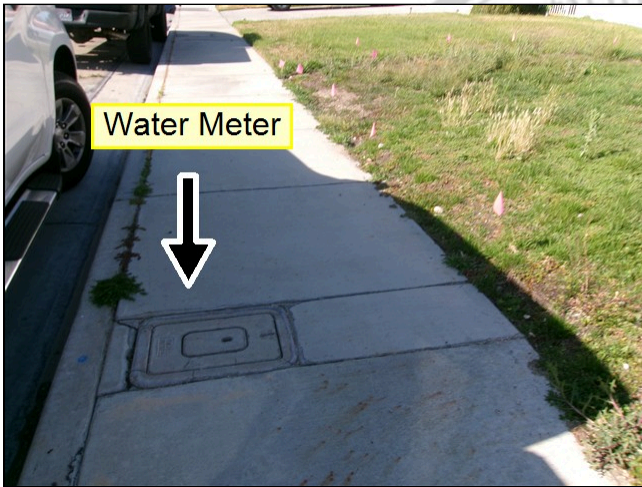
5.1 Water supply was on at time of inspection. Main shutoff was accessible for emergency water shutoff at walkway. Note: Inspector can not determine overall main supply line condition.



5.1 Item 1(Picture) General View

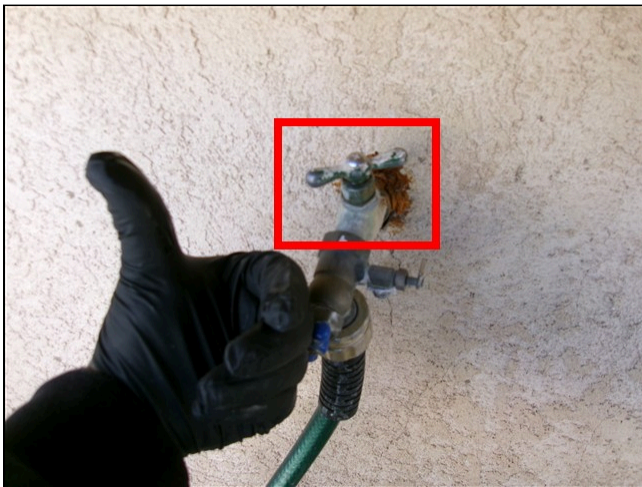


5.1 Item 2(Picture) General View



5.1 Item 3(Picture) General View

5.2 (1) Hose bib (outside faucet) leaked when while off at South facing at time of inspection. When hose bibs leak while turned off it's often caused by a worn valve seat or a loose bonnet. When hose bibs leak while turned on, it may be due to worn "packing" around the stem or a defective backflow prevention device. Recommend that qualified or licensed plumber repair as necessary.



5.2 Item 1(Picture) General View



5.2 Item 2(Picture) General View



5.2 Item 3(Picture) General View

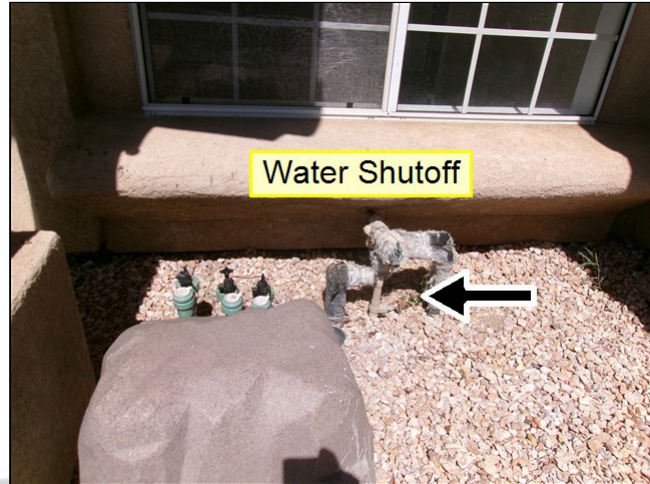


5.2 Item 4(Picture) General View

5.2 (2) Home water shutoff valve was operational, free flowing with no signs of leaks at home at time of inspection. Note: Water cutoff was not tested.



5.2 Item 5(Picture) General View



5.2 Item 6(Picture) General View

5.2 (3) The water pressure test was just under 80 PSI at time of inspection, recommend water pressure is between 50 to 80 PSI. In result water pressure test was satisfactory.

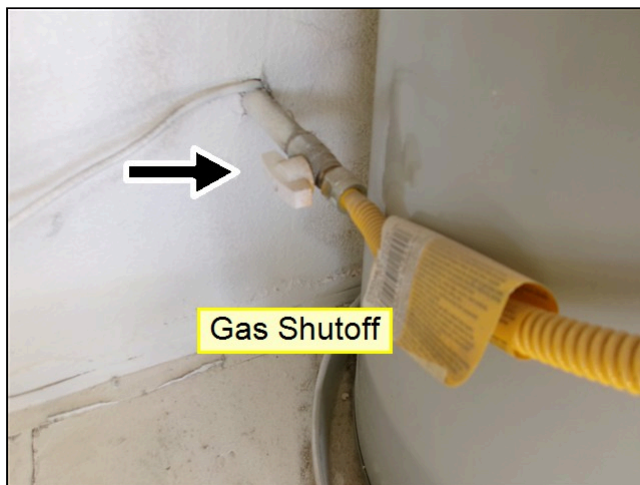


5.2 Item 7(Picture) General View



5.2 Item 8(Picture) General View

5.3 Water heater tank was in working order at time of inspection. Note: Water tank drain pan was not installed under Water Heater tank. Water Heater tank drain pan will prevent water damage if there is a leak. Drain pan is required by code by most plumbers and can be discussed on installing.



5.3 Item 1(Picture) General View

5.10 The drain and waste lines were performance tested during the inspection. Recommend a sewer scope inspection by your inspector of the drain / waste lines for a more detailed analysis prior to close of escrow. Note: Return line under ground inner liner condition is unknown and it's termination.



5.10 Item 1(Picture) General View

5.11 Water System (Purified) Was not inspected, excluded from report.



5.11 Item 1(Picture) General View

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



6. Electrical

The inspector shall inspect: The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

The inspector is not required to: Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.

Styles & Materials

Electrical Service Conductors:

Below ground

Main Service Panel Location:

North Facing

Sub Panel Location:

Not Present

Panel capacity:

120/240 Volt

Panel Type:

Circuit breakers

Electrical Disconnect Location:

At main service panel (Not Tested)

Solar Panel:

Not Present

		IN	NI	NP	RR
6.0	Main Distribution Panel	•			
6.1	Sub Service Panel		•	•	
6.2	Circuit Breakers, Fuses	•			•
6.3	Electrical Grounding	•			
6.4	Interior Switches, Receptacles Outlets, Light Fixtures	•			•
6.5	Exterior Recptacles Outlets / Light Fixtures / Switches		•		
6.6	Smoke Detectors	•			
6.7	Carbon Monoxide Detector	•			•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

6.0 Main distribution panel was in working order at time of inspection.



6.0 Item 1(Picture) General View



6.0 Item 2(Picture) General View

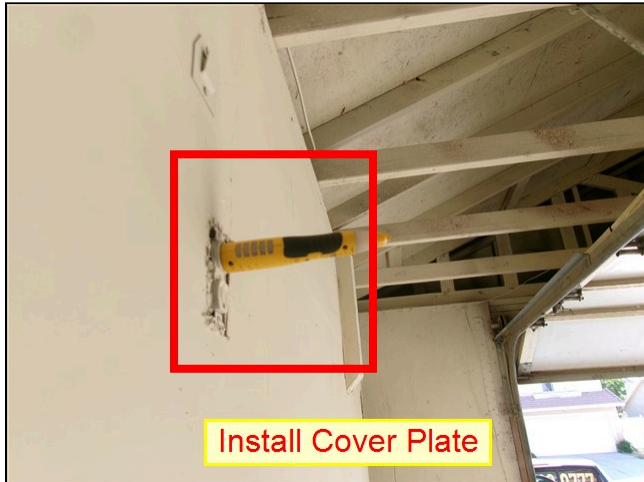
6.2 Problem(s) discovered with panel circuit breakers such as knock-outs missing on panel cover at time of inspection. Any other problems that an electrician may discover while performing repairs should be corrected prior to close of escrow. I recommend a licensed or qualified electrician inspect further and correct as needed. Note: Inspector can not determine wiring condition within walls.



6.2 Item 1(Picture) General View

Circuit breakers were secured and in working order at time of inspection. 120 / 240 volt test was performed. In result range was satisfactory. Note: Installed circuit breaker panel is full. Additional circuits can be added by adding a Sub Panel. Options can be discussed with a qualified or licensed electrician.

6.4 (1) Interior receptacle wall outlet had no power at garage and kitchen at time of inspection. This condition may be caused by a tripped or discontinued GFCI receptacle. The inspector did search and was not able to locate reset location. Recommend further evaluation and test by a qualified or licensed electrician.



6.4 Item 1(Picture) General View



6.4 Item 2(Picture) General View



6.4 Item 3(Picture) General View

6.4 (2) Three-prong outlet is broken or damaged within interior bedroom. Electrical issues are considered a hazard until repaired. A qualified or licensed electrician should evaluate remove and repair.



6.4 Item 4(Picture) General View



6.4 Item 5(Picture) General View

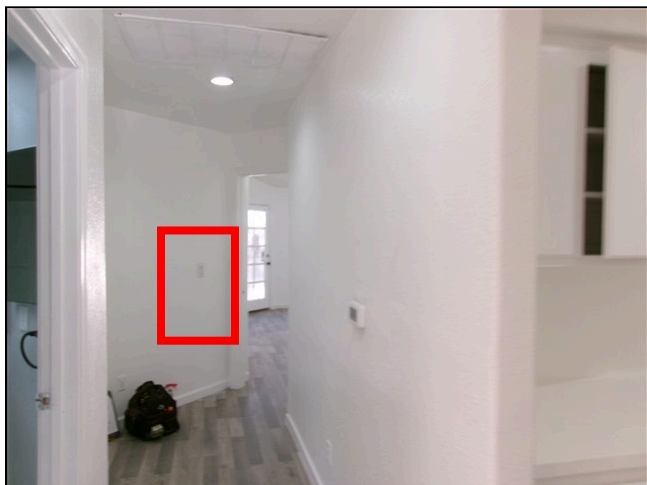
6.4 (3) The wall switch at hallway has a "short" or loose connection. Electrical issues are considered a hazard until repaired. A qualified or licensed electrician should evaluate remove and repair..



6.4 Item 6(Picture) General View



6.4 Item 7(Picture) General View

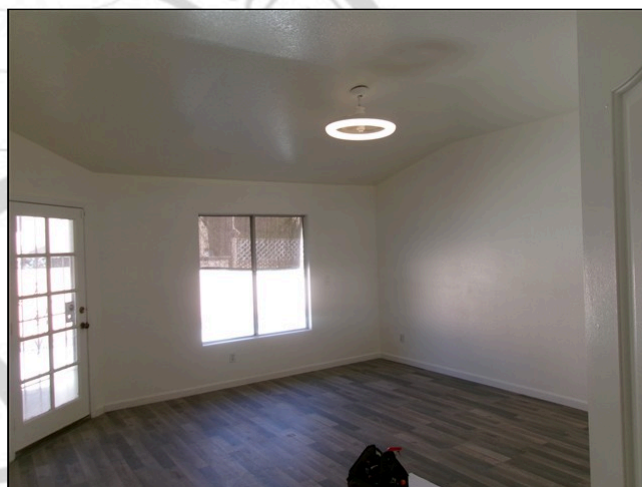


6.4 Item 8(Picture) General View

6.4 (4) Both switches at master bathroom control the light and fan at time of inspection. Switch usually controls either light or switch. Recommend further evaluation and repair by a qualified or licensed electrician.



6.4 Item 9(Picture) General View

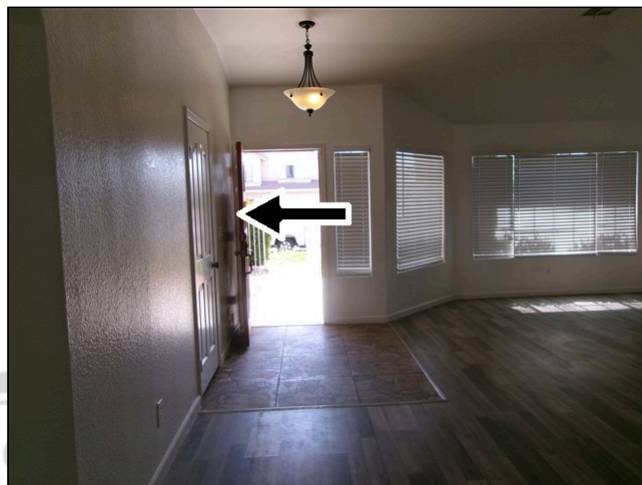


6.4 Item 10(Picture) General View

6.4 (5) The wall switch purpose is unknown (could not identify) at the interior home. Recommend to be discuss with seller on subject of unknown switch and purpose of overall function prior to close of escrow. Note: Any issues or repairs needed with switch or related items should be performed by a qualified or licensed electrician. This is for your information and noted on report.

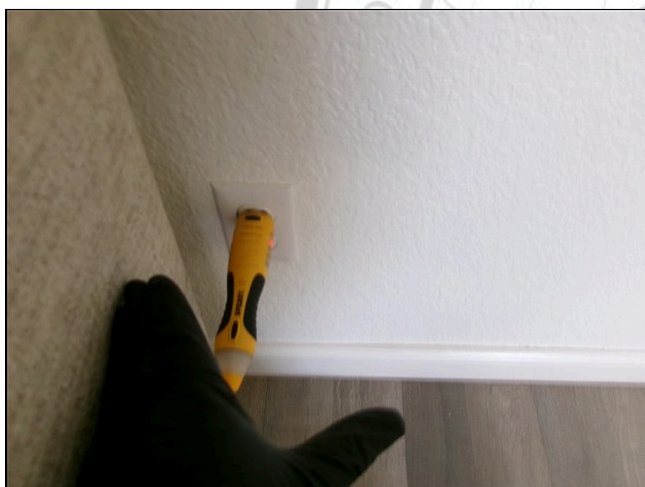


6.4 Item 11(Picture) General View



6.4 Item 12(Picture) General View

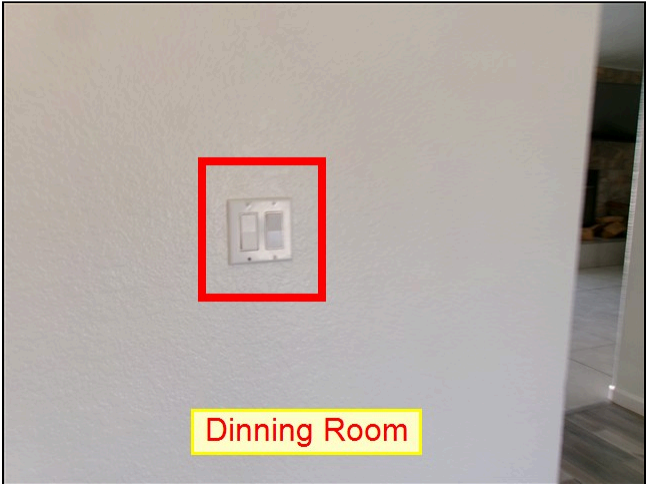
6.4 (6) Three-prong outlet is loose at wall (Unsecured), In result poor connection power lost was present at interior home walls at time of inspection. This is a safety issue that needs to be corrected. A qualified or licensed electrician should evaluate and repair.



6.4 Item 13(Picture) General View

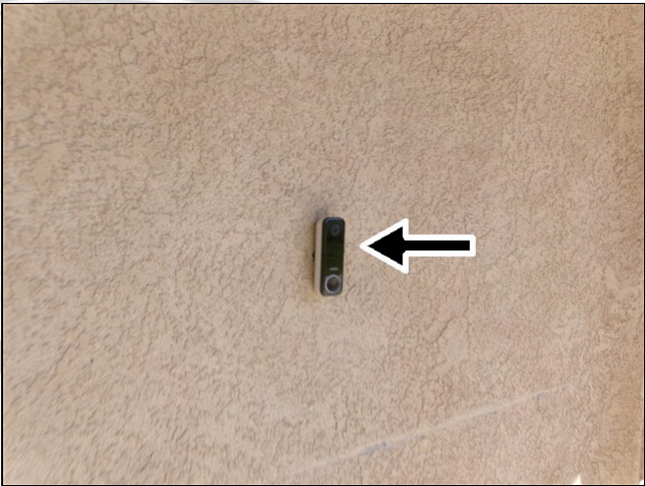


6.4 Item 14(Picture) General View



6.4 Item 15(Picture) General View

6.5 Ringer (Door Bell) install was present at time of inspection, At time of removal, recommend seller to install doorbell back to it's original design.



6.5 Item 1(Picture) General View

6.6 Smoke detectors was present at common hallways and in bedrooms at time of inspection. Note: Recommend installing new batteries and testing prior to taking occupancy.



6.6 Item 1(Picture) General View



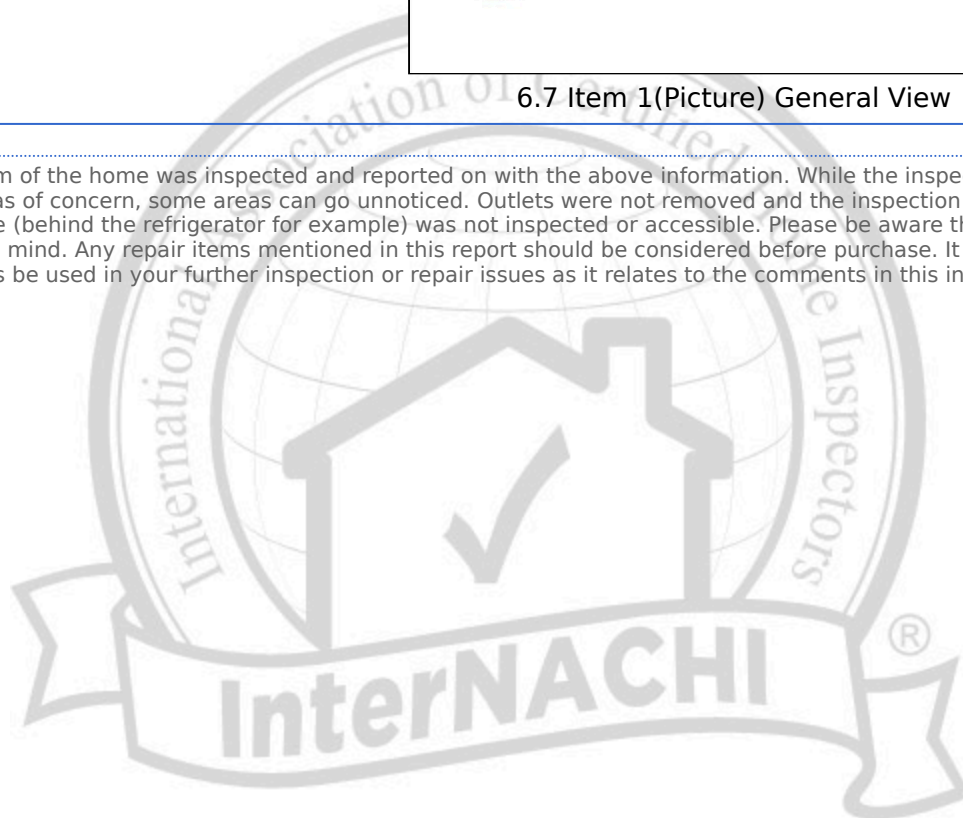
6.6 Item 2(Picture) General View

6.7 There is no carbon monoxide detector found in interior home. It is recommended that one be installed according to the manufacturer's instructions by a qualified person.



6.7 Item 1(Picture) General View

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



7. Fireplace

The inspector shall inspect: The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

The inspector is not required to: Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection. Perform a Phase 1 fireplace and chimney inspection.

Styles & Materials

Types of Fireplaces:

Gas Self Ignite

Fireplaces With In Home:

One

Hearth Type:

Flate Surface

Chimney and Flue:

Inner Liner Not Visiable/ Not Inspected

		IN	NI	NP	RR
7.0	Damper Clamp/ Liner	•			•
7.1	Firebox	•			
7.2	Fuel Systems	•			•
7.3	Hearth	•			
7.4	Ember Screens/ Glass Window	•			
7.5	Chimney / Spark and Rain Cap	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

7.0 The liner was not inspected by our company. I recommend accordingly to have a qualified or linseed specialist to perform a chimney sweep and inspect for safety. Note: Damper was in working order. Clamp was not present. Installation should be discussed.



7.0 Item 1(Picture) General View

7.1 Ash was present within chimney, recommend complete chimney sweep prior to use. Work can be done by a specialist in filed.



7.1 Item 1(Picture) General View

7.2 Fuel system was in working order at time of inspection. Note: Fireplace fuel shutoff key was present and operated by inspector for fire turn on. Note: Complete chimney sweep prior to use can be discussed and done by a specialist in filed.



7.2 Item 1(Picture) General View



7.2 Item 2(Picture) General View

The Fireplace system of this home was inspected and reported on with the above information but it is incomplete. The liner or the safety aspect of the liner was not inspected. The inspection is not meant to be technically exhaustive and does not substitute an inspection by a certified chimney sweep. The inspection does not determine the safety of the fireplace in terms of the condition of liner or the absence of a liner. Any comments made by the inspector does not remove the need for an inspection by a certified chimney sweep. Chimneys should be inspected at least annually. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that a certified chimney sweep inspect the liner for safe operation.

8. Interior

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

The inspector shall: Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

The inspector is not required to: Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Tile
Wood Flooring (Design)

		IN	NI	NP	RR
8.0	Ceilings	•			•
8.1	Walls	•			
8.2	Floors	•			
8.3	Cabinets / Counters	•			
8.4	Interior Closet/ Door	•			
8.5	Interior Doors/ General	•			
8.6	Interior / Exterior Windows	•			•
8.7	Window / Door Screens (Blinds)	•			•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

8.0 Possible moisture damage followed with repair was observed on interior ceiling at time of inspection. Paint covering was used in areas, in result difficult to determine underneath damage, staining. Recommend accordingly a qualified or licensed contractor evaluate and make repairs, repairs may include removing all painted repair at drywall ceiling, further evaluating possible moisture presence and replacing affected drywall back to it's original

design. Note: Options can be discussed with seller on subject.



8.0 Item 1(Picture) General View



8.0 Item 2(Picture) General View



8.0 Item 3(Picture) General View

8.6 (1) Cracked window pane were observed at time of inspection. This poses a safety hazard as crack may worsen, recommend a qualified or licensed contractor evaluate and replace window pane as necessary.



8.6 Item 1(Picture) General View



8.6 Item 2(Picture) General View

8.6 (2) Primary lockset was missing from interior master bathroom window location at time of inspection. Recommend installing lockset for improved security by a qualified or licensed contractor.



8.6 Item 3(Picture) General View



8.6 Item 4(Picture) General View

8.7 Screen/ frame were missing/ not installed throughout exterior windows/ doors at time of inspection, recommend installing as an option to client were needed.



8.7 Item 1(Picture) General View

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Built-In Kitchen Appliances

Styles & Materials

Disposer Brand: MOEN	Range/Oven: LG	Exhaust/Range hood: VENTED
Dishwasher Brand: NONE INSTALLED	Trash Compactors: NONE INSTALLED	Built in Microwave: NONE INSTALLED
Refrigerator: Present / Not Evaluated		

		IN	NI	NP	RR
9.0	Kitchen Ceiling	•			
9.1	Counters / Wall	•			
9.2	Cabinet	•			
9.3	Kitchen Floor	•			
9.4	Sink / Fixtures	•			•
9.5	Kitchen Sink Plumbing	•			
9.6	Ranges/Ovens/Cooktops	•			
9.7	Range Hood / Ventilation	•			
9.8	Food Waste Disposer	•			
9.9	Refrigerator / Freezer/ Water Supply Line / Wine Cooler		•		
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

9.4 Loose, Unsecured fixture at kitchen counter was present at time of inspection. Recommend further evaluation and securing fixture, sealing by a qualified or licensed plumber. Note: Hot and Cold water was present.



9.4 Item 1(Picture) General View



9.4 Item 2(Picture) General View

**9.5 Under sink plumbing
observed no leaks/ clogging
during water testing at time of
inspection.**



9.5 Item 1(Picture) General View

**9.6 Cooktop, Oven were both in working order at time of inspection. Note: Gas shutoff
valve was present.**



9.6 Item 1(Picture) General View



9.6 Item 2(Picture) General View

InterNACHI®

10. Bathrooms and Laundry

Styles & Materials

Tub Type:

Fiberglass

Shower Wall Type:

Tile

Fiberglass

Ventilation Type:

Window

Spot Fan

Dryer Vent Termination:

Within Laundry Area

Dryer Fuel Type:

Natural Gas

Washer Type:

Plug In Electric/ Water Supply

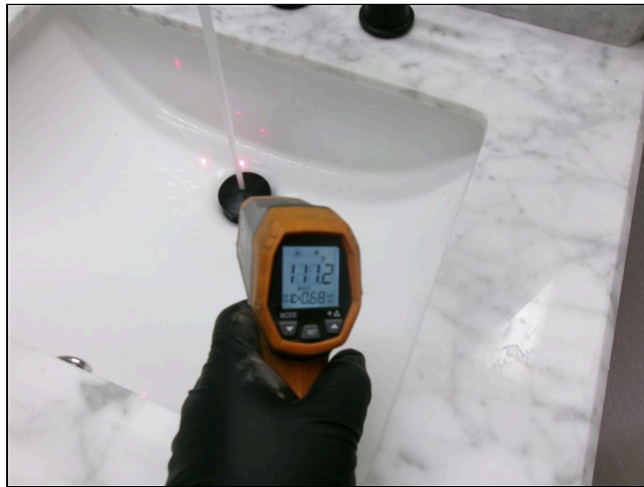
		IN	NI	NP	RR
10.0	Cabinets / Counter Sink/ Tub Shower	•			
10.1	Sinks / Fixtures	•			•
10.2	Shower / Tub Fixtures	•			•
10.3	Bathroom Plumbing	•			•
10.4	Toilet	•			•
10.5	Enclosures	•			
10.6	Bath / Shower/ Tub Walls and Floor	•			•
10.7	Bathroom Interior Flooring/ Wall/ Ceiling	•			•
10.8	Spot Vent/ Ventilation Bathroom Window, Laundry	•			•
10.9	Bathtub/ Spa		•	•	
10.10	Bathroom Heater		•	•	
10.11	Washer / Dryer		•		
10.12	Dryer Vent	•			
10.13	Dryer Fuel Source	•			
10.14	Washer Water Source	•			
10.15	Utility Outlet Laundry	•			•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

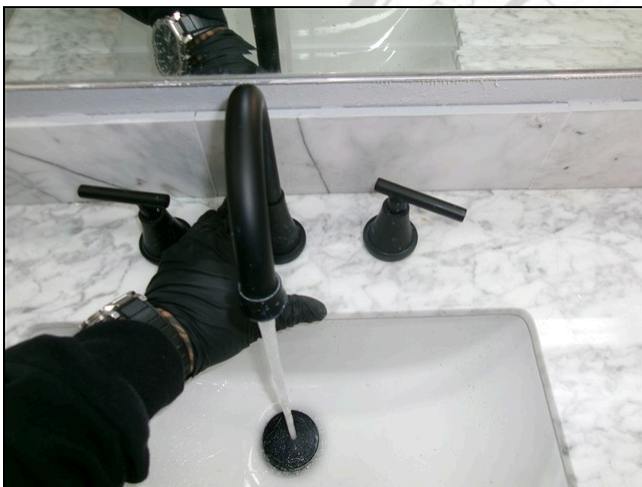
10.1 (1) Sink/ Fixtures water supply were in working order at time of inspection. Note Hot/ Cold water test was performed.

Client should be aware standard water temperature should be no greater then 120 degrees fahrenheit. Adjustment on lowering degree can be done accordingly at water heater temperature dial.



10.1 Item 1(Picture) General View

10.1 (2) Loose, Unsecured fixture at master bathroom counter was present. Recommend further evaluation and securing fixture, sealing by a qualified or licensed plumber. Note: Hot and Cold water was present.



10.1 Item 2(Picture) General View



10.1 Item 3(Picture) General View



10.1 Item 4(Picture) General View



10.1 Item 5(Picture) General View

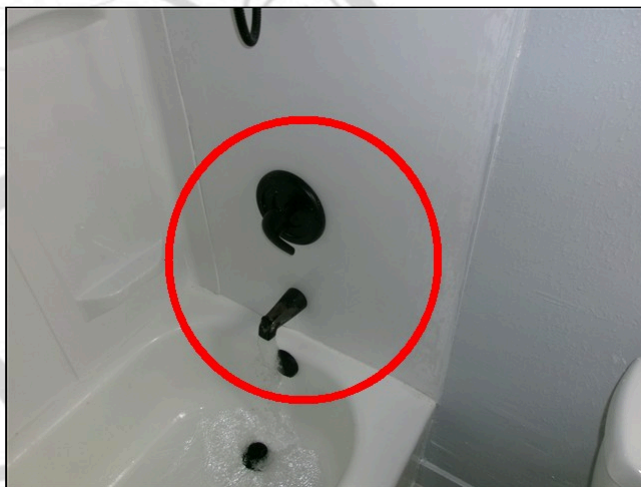


10.1 Item 6(Picture) General View

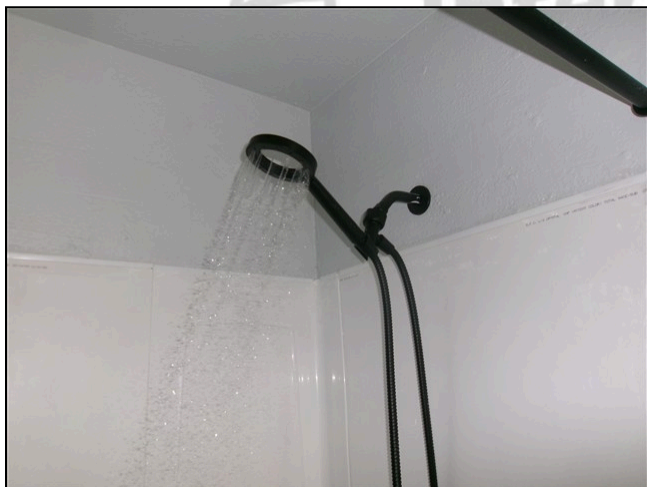
10.2 (1) Hallway tub fixture was leaking and reversed at time of inspection. Recommend repair at fixture, leak and sponged wall by a qualified or licensed plumber. Note: Hot water test was performed.



10.2 Item 1(Picture) General View



10.2 Item 2(Picture) General View



10.2 Item 3(Picture) General View

10.2 (2) Shower/ Tub fixtures water supply were in working order at time of inspection. Note: Hot/ Cold water test was performed.

Client should be aware standard water temperature should be no greater then 120 degrees fahrenheit. Adjustment on lowering degree can be done accordingly at water heater temperature dial.



10.2 Item 4(Picture) General View

10.2 (3) Master tub fixture was reversed, Cold water and Hot were Incorrect at station at time of inspection. Recommend reevaluation, correction by a qualified or licensed plumber, in result to prevent accidental burns. Note: Hot water test performed.



10.2 Item 5(Picture) General View



10.2 Item 6(Picture) General View

10.3 (1) Bathroom under sink plumbing observed an irregular P-TRAP at time of inspection. The P-TRAP is a plumbing fixture that traps debris and prevents it from forming a clog deep within the plumbing system, also to stop sewer gases from passing in to the home. Recommend further evaluation by qualified or licensed plumber as per standard building. Note: No active leaks were present during water test.



10.3 Item 1(Picture) General View

10.3 (2) Leakage was present while performing function test of the water return system at the hall bathroom plumbing. Please consult with a qualified or licensed plumber and repair as necessary.



10.3 Item 2(Picture) General View



10.3 Item 3(Picture) General View

10.4 Toilet was unsecured (Loose) at time of inspection. Loose toilets can be from holding bowl bolts or uneven flooring. Repairs can be made by adding shims. Recommend re-evaluation and repairs by qualified or licensed plumber. Note: In it's condition water seepage may be present underneath toilet.



10.4 Item 1(Picture) General View



10.4 Item 2(Picture) General View

10.6 Reglazing and surface restoration was present at master bathroom tub. Options on reevaluating by a qualified or licensed plumber can be suggested.



10.6 Item 1(Picture) General View

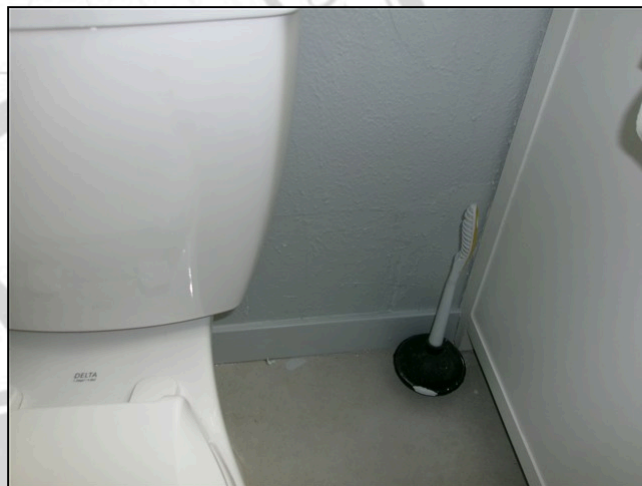


10.6 Item 2(Picture) General View

10.7 Texture difference followed with paint covering was present at interior bathroom walls at time of inspection. Inspector can not determine underneath condition. Recommend further evaluation and improvements on texture by a qualified or licensed contractor.



10.7 Item 1(Picture) General View

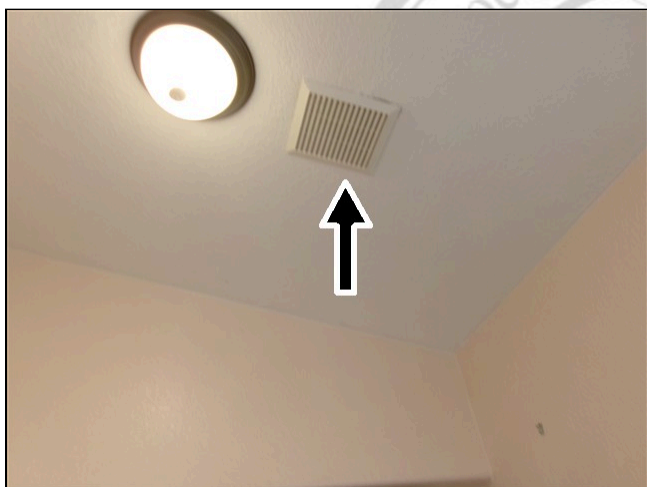


10.7 Item 2(Picture) General View



10.7 Item 3(Picture) General View

10.8 Bathroom, Laundry ceiling vent was inoperable at time of inspection. Vent fan helps divert moisture away from interior walls. Recommend further evaluation/ repair or replacement by a qualified or licensed contractor.

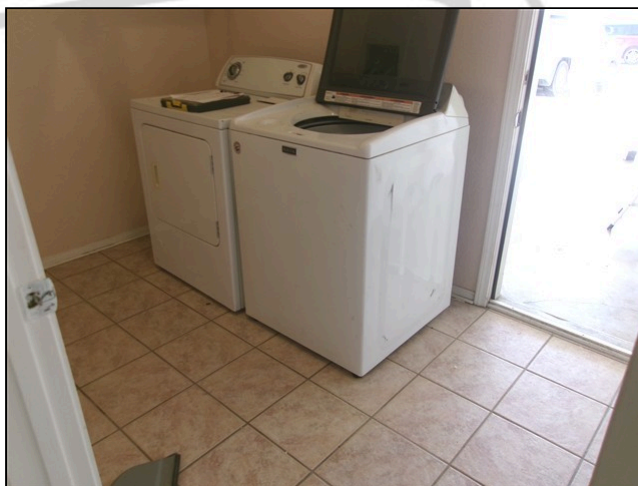


10.8 Item 1(Picture) General View



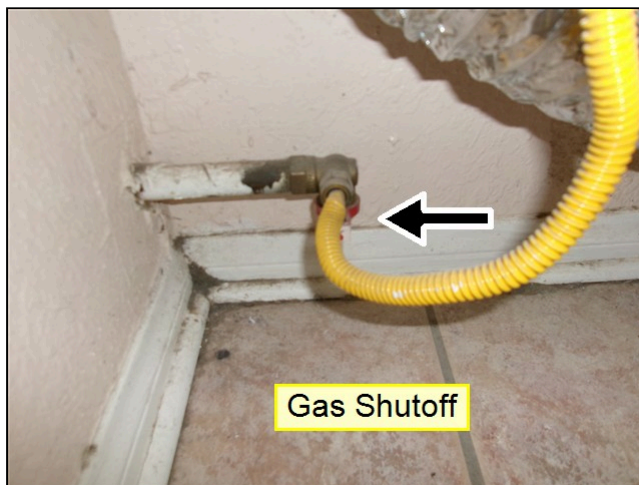
10.8 Item 2(Picture)

10.11 Both Washer and Dryer were present. Client should be aware no testing was performed excluded from report.



10.11 Item 1(Picture) General View

10.13 Gas Shutoff Valve was present. Gas flow was not tested.



10.13 Item 1(Picture) General View

10.14 Washer water source cold/ hot water fixtures and lines were present. No hose disconnecting was performed at both supplies. Note: Wash water cycle was not tested. In result unable determine washer stand pipe/ return line overall function at this time. Reevaluation prior to taking occupancy can be considered accordingly with seller.



10.14 Item 1(Picture) General View

10.15 (1) Utility laundry outlets were tested and in working order. Note: GFCI was not present.



10.15 Item 1(Picture) General View

10.15 (2) 240V/ 250V plug in outlet at laundry room was inoperable. This is for your information. A qualified or licensed electrician should evaluate and repair. Note: Plug in tester prongs may have not made contact.



10.15 Item 2(Picture) General View



11. Garage

Styles & Materials

Garage Door Type:	Garage Door Material:	Auto-opener Manufacturer:
One automatic	Metal/ Aluminum	CHAMBERLAIN
Garage:	Car Remote Present:	
Attached	No	

		IN	NI	NP	RR
11.0	Garage Ceiling	•			
11.1	Garage Walls (Interior)(Exterior)	•			•
11.2	Garage Floor/ Interior/ Exterior	•			
11.3	Occupant Door Garage Interior / Exterior	•			•
11.4	Garage Vehicle Door	•			•
11.5	Garage Electric Door Openers	•			
11.6	Garage Door Operator Sensors	•			
11.7	Garage Vents/ Window	•			
		IN	NI	NP	RR

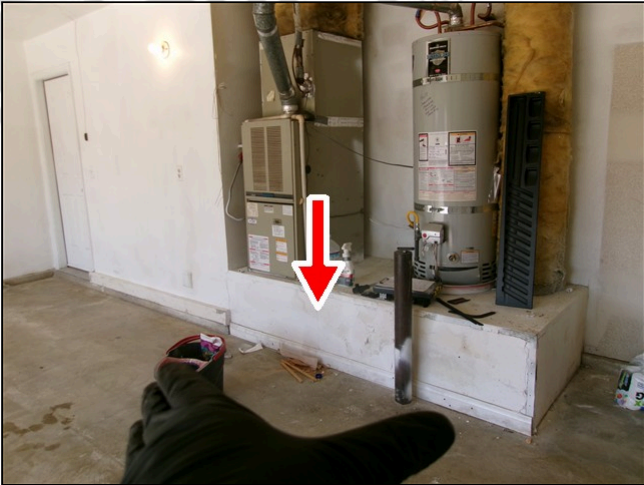
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

11.1 The texture covering on the wall shows wet stains indicating moisture or intrusion did or still may occur at the garage location. The repair work will likely involve the removal of covering. Client should be aware inspector can not determine underneath condition. A qualified or licensed contractor should inspect and perform encircle repairs at area or were needed.



11.1 Item 1(Picture) General View



11.1 Item 2(Picture) General View



11.1 Item 3(Picture) General View

11.3 Automatic closing feature is not operational at time of inspection. Garage to Home entry door should have a fully operational automatic closing. Recommend repair to correction by a qualified or licensed contractor. Note: Garage entry door observed to be fire rated and 1 3/4 thick solid wood.

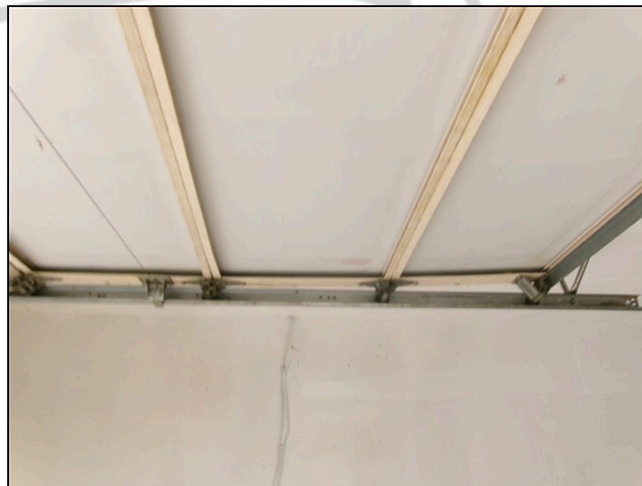


11.3 Item 1(Picture) General View

11.4 Garage vehicle door was in working order at time of inspection. Note: Track rollers may need maintenance or replacing in the future. Recommend discussing with a qualified or licensed garage technician.



11.4 Item 1(Picture) General View



11.4 Item 2(Picture) General View

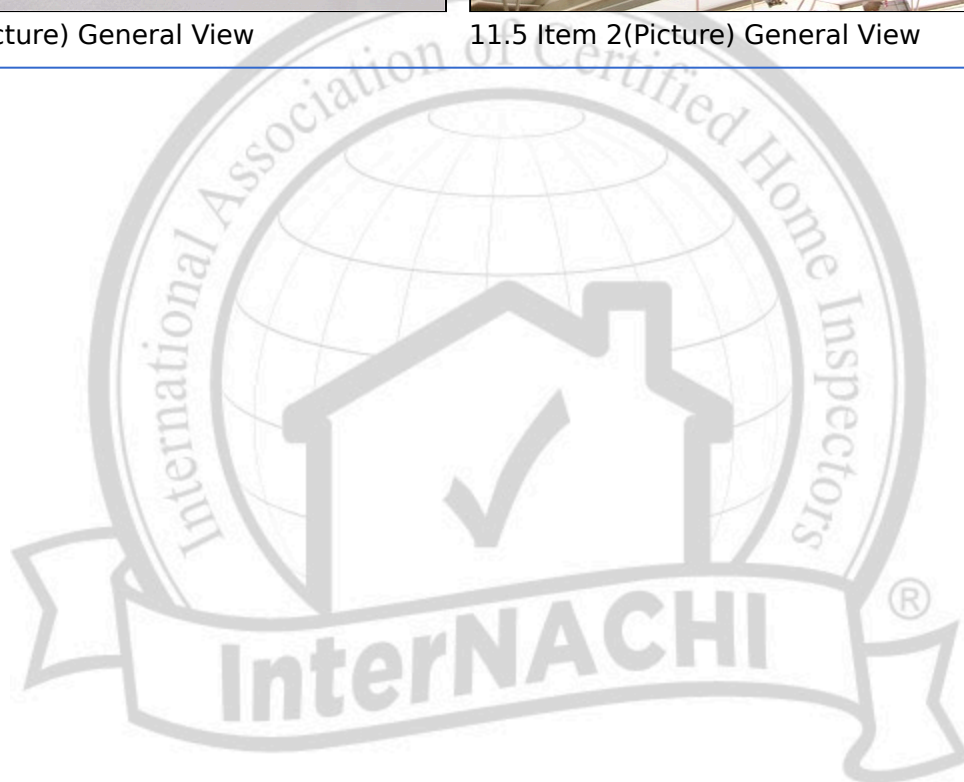
11.5 Garage electric box opener and wall switch were both in working order at time of inspection. Note: Car remote access to garage vehicle door was not present at time of inspection. Receiving remote should be requested at close of escrow.



11.5 Item 1(Picture) General View



11.5 Item 2(Picture) General View



General Summary



CLM HOME INSPECTIONS

MARCUS CAZARES

(909) 644.8860

marcaz73@hotmail.com

Customer

Augusto Lovenzana

Address

37523 Teal St
Palmdale CA 93552

The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Exterior

1.8 Pool/ Equipment

Inspected, Repair or Replace

Pool/ Equipment and relating items were not inspected, No Water at time of inspection. Suggest complete pool fill by a qualified or licensed pool contractor before close of escrow. Note: Pool cleaner was present.



1.8 Item 1(Picture) General View



1.8 Item 2(Picture) General View



1.8 Item 3(Picture) General View



1.8 Item 4(Picture) General View

3. Roof / Attic

3.0 Roof Covering

Inspected, Repair or Replace

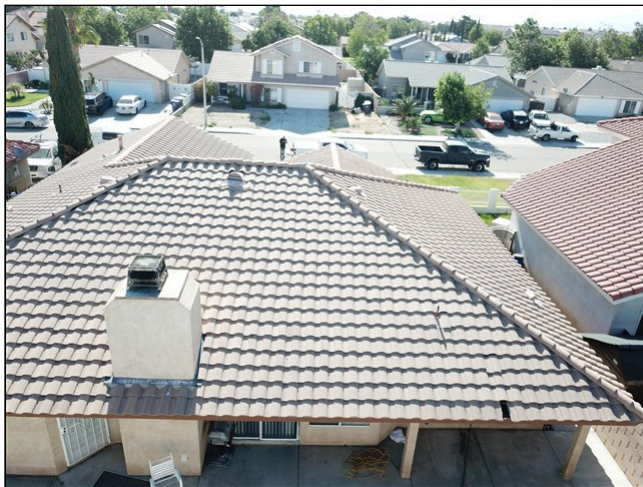
Missing, Slipped tiles were observed at roof top at time of inspection. Client must be aware roof was not walked on due to type of material in result viewing was limited. Recommend replacement of missing and to secure tiles were needed by a qualified or licensed roofing contractor. Note: Underlayment was not viewed, Any other issues the roofer may discover while evaluation should be repaired.



3.0 Item 1(Picture) General View



3.0 Item 2(Picture) General View



3.0 Item 3(Picture) General View



3.0 Item 4(Picture) General View



3.0 Item 5(Picture) General View



3.0 Item 6(Picture) General View

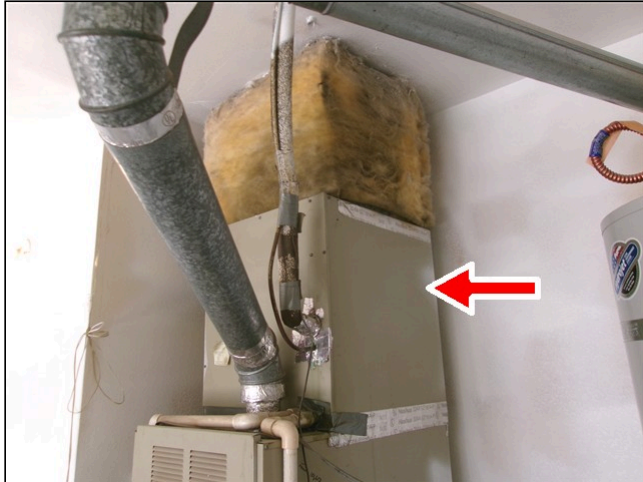
4. Heating and Cooling

4.2 Air Condition / Ventilation

Inspected, Repair or Replace

(1) **Evaporator Unit was not tested at time of inspection. Purpose of the Evaporator Unit is within the compartment coils are present and holds the chilled refrigerant that the**

compressor moves into it. Inspector can not determine life at this time. Reevaluation by qualified or licsed HVAC technician can be suggested.



4.2 Item 1(Picture) General View



4.2 Item 2(Picture) General View

(2) The A/C unit was inoperable at time of inspection. Recommend further evaluation and repair by a qualified or licensed HVAC technician prior to close of escrow. Note: Unit was an older Model. Discussing with an HVAC technician if Unit is still serviceable to recharge is suggested.



4.2 Item 3(Picture) General View

4.5 Air Duct System

Inspected, Repair or Replace

Inspector observed some general wear/ tear at air ducting supply liner at time of inspection. In result air lost can be present in it's condition. Recommend further evaluation/ repair by a HVAC Technician. Note: Air duct cleaning/ filter changing should be suggested after repair.



4.5 Item 1(Picture) General View



4.5 Item 2(Picture) General View



4.5 Item 3(Picture) General View

5. Plumbing

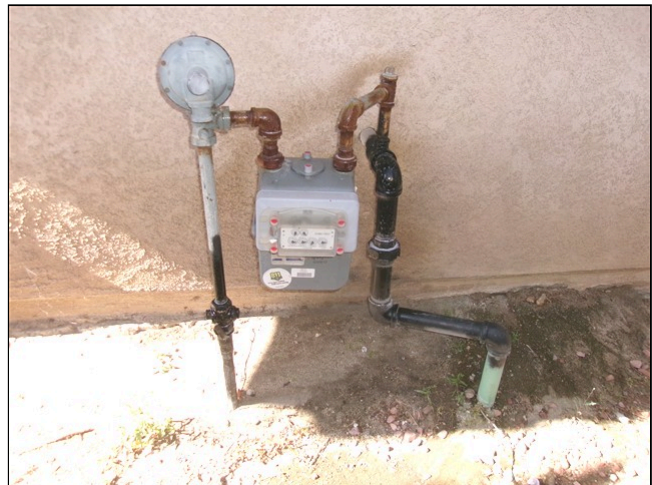
5.0 Main Fuel Supply shut-off valve

Inspected, Repair or Replace

The main fuel shut off is at gas meter outside located at the North walkway. Surface rust is present on fuel meter / lines, condition is typical. Recommend maintenance with a rust prohibiting paint. Recommend gas company perform a full safety check inspection prior to occupancy.



5.0 Item 1(Picture) General View

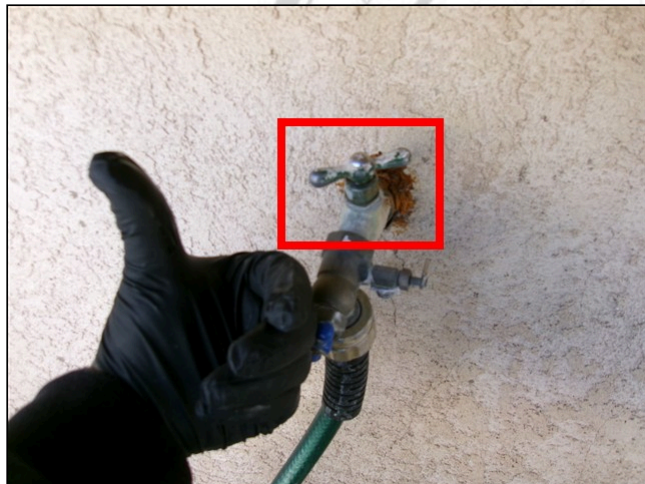


5.0 Item 2(Picture) General View

5.2 Main Water supply shut-off valve

Inspected, Repair or Replace

(1) **Hose bib (outside faucet) leaked when while off at South facing at time of inspection. When hose bibs leak while turned off it's often caused by a worn valve seat or a loose bonnet. When hose bibs leak while turned on, it may be due to worn "packing" around the stem or a defective backflow prevention device. Recommend that qualified or licensed plumber repair as necessary.**



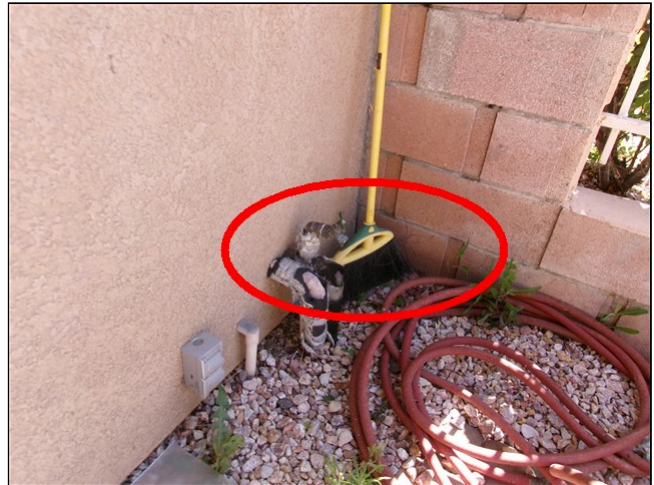
5.2 Item 1(Picture) General View



5.2 Item 2(Picture) General View



5.2 Item 3(Picture) General View

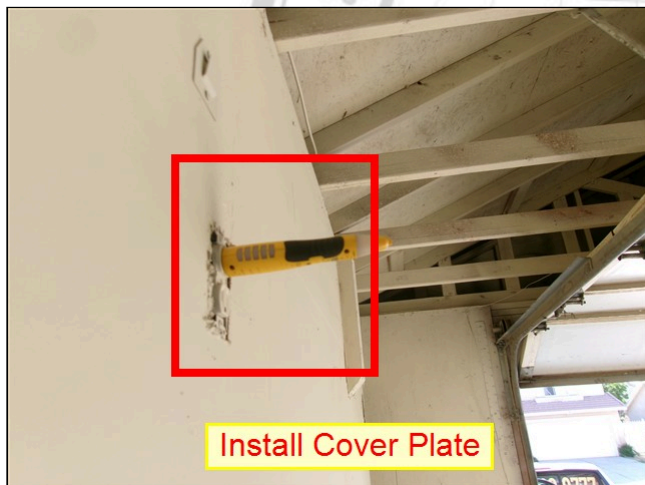


5.2 Item 4(Picture) General View

6. Electrical

6.4 Interior Switches, Receptacles Outlets, Light Fixtures Inspected, Repair or Replace

(1) **Interior receptacle wall outlet had no power at garage and kitchen at time of inspection. This condition may be caused by a tripped or discontinued GFCI receptacle. The inspector did search and was not able to locate reset location. Recommend further evaluation and test by a qualified or licensed electrician.**



6.4 Item 1(Picture) General View



6.4 Item 2(Picture) General View



6.4 Item 3(Picture) General View

(2) **Three-prong outlet is broken or damaged within interior bedroom. Electrical issues are considered a hazard until repaired. A qualified or licensed electrician should evaluate remove and repair.**



6.4 Item 4(Picture) General View



6.4 Item 5(Picture) General View

(3) **The wall switch at hallway has a "short" or loose connection. Electrical issues are considered a hazard until repaired. A qualified or licensed electrician should evaluate remove and repair..**



6.4 Item 6(Picture) General View



6.4 Item 7(Picture) General View



6.4 Item 8(Picture) General View

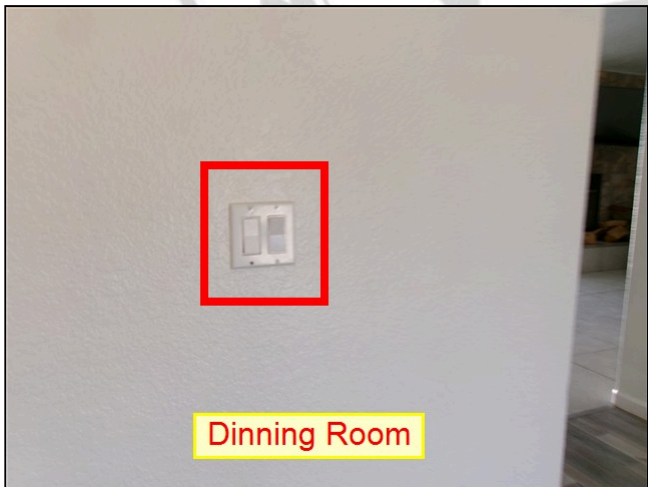
(6) **Three-prong outlet is loose at wall (Unsecured), In result poor connection power lost was present at interior home walls at time of inspection. This is a safety issue that needs to be corrected. A qualified or licensed electrician should evaluate and repair.**



6.4 Item 13(Picture) General View



6.4 Item 14(Picture) General View



6.4 Item 15(Picture) General View

**6.7 Carbon Monoxide Detector
Inspected, Repair or Replace**

There is no carbon monoxide detector found in interior home. It is recommended that one

be installed according to the manufacturer's instructions by a qualified person.



6.7 Item 1(Picture) General View

8. Interior

8.6 Interior / Exterior Windows

Inspected, Repair or Replace

(1) **Cracked window pane were observed at time of inspection. This poses a safety hazard as crack may worsen, recommend a qualified or licensed contractor evaluate and replace window pane as necessary.**



8.6 Item 1(Picture) General View



8.6 Item 2(Picture) General View

10. Bathrooms and Laundry

10.2 Shower / Tub Fixtures

Inspected, Repair or Replace

(1) **Hallway tub fixture was leaking and reversed at time of inspection. Recommend repair at fixture, leak and sponged wall by a qualified or licensed plumber. Note: Hot water test was performed.**



10.2 Item 1(Picture) General View



10.2 Item 2(Picture) General View



10.2 Item 3(Picture) General View

10.3 Bathroom Plumbing

Inspected, Repair or Replace

(1) **Bathroom under sink plumbing observed an irregular P-TRAP at time of inspection. The P-TRAP is a plumbing fixture that traps debris and prevents it from forming a clog deep within the plumbing system, also to stop sewer gases from passing in to the home. Recommend further evaluation by qualified or licensed plumber as per standard building. Note: No active leaks were present during water test.**



10.3 Item 1(Picture) General View

(2) **Leakage was present while performing function test of the water return system at the hall bathroom plumbing. Please consult with a qualified or licensed plumber and repair as necessary.**



10.3 Item 2(Picture) General View



10.3 Item 3(Picture) General View

10.15 Utility Outlet Laundry

Inspected, Repair or Replace

(2) **240V/ 250V plug in outlet at laundry room was inoperable. This is for your information. A qualified or licensed electrician should evaluate and repair. Note: Plug in tester prongs may have not made contact.**



10.15 Item 2(Picture) General View

11. Garage

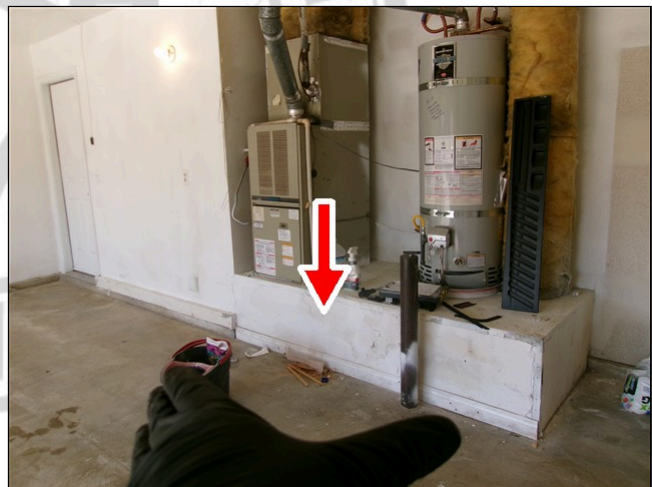
11.1 Garage Walls (Interior)(Exterior)

Inspected, Repair or Replace

The texture covering on the wall shows wet stains indicating moisture or intrusion did or still may occur at the garage location. The repair work will likely involve the removal of covering. Client should be aware inspector can not determine underneath condition. A qualified or licensed contractor should inspect and perform encircle repairs at area or were needed.



11.1 Item 1(Picture) General View



11.1 Item 2(Picture) General View



11.1 Item 3(Picture) General View

11.3 Occupant Door Garage Interior / Exterior

Inspected, Repair or Replace

Automatic closing feature is not operational at time of inspection. Garage to Home entry door should have a fully operational automatic closing. Recommend repair to correction by a qualified or licensed contractor. Note: Garage entry door observed to be fire rated and 1 3/4 thick solid wood.



11.3 Item 1(Picture) General View

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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INVOICE

C.L.M Home Inspections

Inspected By: Marcus Cazares

Inspection Date: 6/7/2025
Report ID: 060725-01

Customer Info:	Inspection Property:
Augusto Lovenzana	37523 Teal St Palmdale CA 93552
Customer's Real Estate Professional: Robert Escalante	

Inspection Fee:

Service	Price	Amount	Sub-Total
Single Family Home	485.00	1	485.00
			Tax \$0.00
			Total Price \$485.00

Payment Method: Venmo / Zelle
Payment Status: Paid At Time Of Inspection
Note: Paid In Full



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