This custom Home Inspection Report was prepared specifically for:

Maria Contreras

Property Location:

1155 Richmond Rd.
Santa Paula, CA. 93060



Date of Inspection

September 23, 2020

Client Information

Date of Inspection: 09/23/2020

Customer

Name:	Maria Contreras
Address:	1155 Richmond Rd.
City:	Santa Paula, CA. 93060
Home Phone:	( )
Cellular:	( )

Real Estate Agent

Name:	Lorenzo Gama. Email: GamaLRealtor@hotmail.com
Real Estate Co.	Heritage Valley Realty
Address:	567 Sespe Ave.
City:	Fillmore, CA. 93015
Business Phone:	(805)727-3232
Cellular	(805)455-7347

Property Location

Property Address:	1155 Richmond Rd.
City:	Santa Paula, CA. 93060

SCOPE OF INSPECTION

The scope of the inspection and report is a limited visual inspection of the general systems and components of the home to identify any system or component listed in the report which may be in need of immediate major repair. The scope of the inspection is limited to only those items listed within the report pages.

Any area, which is not exposed to view, is concealed, or inaccessible because of soils, walls, floors, carpets, ceilings, furnishings personal property, or any other thing is not included in this report. The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions, which are concealed from view at the time of inspection.

Danny Garcia

Inspector:_____

Danny Garcia

SUMMARY

Description

Single Family Residence 3 Bedrooms, 2 Bathrooms
The Home was occupied.

Kitchen

.Sink surface has some chips. Recommend GFCI at outlet next to the sink. Filtered water at the sink is inoperable/not secured properly. Plumbing lines under the sink show signs of calcium buildup. Holes in wall under sink in the cabinet. Countertop shows signs of wear/damage. Cabinet drawer is off the track/missing knob. Cabinet facing shows signs of wear. Tiles at the floor are cracked/damaged and the flooring is uneven. Walls have been patched at the entry door casing. Burners at the range do not ignite properly from the control knobs. Sink faucet leaks at the connection. Improper venting for hood fan in cabinet above the range. Some tiles are missing at splash panel above the sink.

Bathrooms

.Bathroom #1 (Full Bath in Hallway): Toilet is inoperable. Sink bowl is cracked/damaged. Toilet is loose at the floor. Handle for the toilet is missing. Entry door is chipped/damaged. Tiles at the floor are cracked. Missing some tiles at the shower wall. Water fixtures are missing at the bathtub

Bathroom #2 (3/4 Bath off Primary Bedroom): Overhead light above the shower is inoperable (Check bulb first). Splash panel at the countertop is water damaged. Tiles are cracked at the wall above the window. Flooring is uneven and has cracked tiles. Toilet is loose at the floor.

Interior

.Front Entry: Acceptable

Living Room: Cut/exposed electrical wires above the window. Window does not latch and the screen is missing. Outlets are not grounded/loose at the wall. No damper lid in the fireplace.

West Bedroom: Recommend smoke detector. Ceiling has cracks. Window screen is missing. Limited view due to personal property.

Hallway: Tiles are cracked/broken at the floor. Recommend smoke/carbon monoxide detectors. Knobs are missing at the cabinet drawers. Minor crack at the ceiling. Wall heater is inoperable. Entry door to the Hallway is missing.

South Bedroom: Floor is worn/damaged. Ceiling has cracks. Recommend smoke detector. Entry door is chipped/damaged at the latch. Soft spots at the floor. Door knob is missing at the closet. Limited view due to personal property.

Dining Room: Tiles are cracked/damaged at the floor. Ceiling has been patched. North wall has been patched.

North Hallway: Smoke detector is inoperable. Wall has been patched. Flooring slopes/uneven.

Family Room: Limited view due to personal property. Walls are patched/damaged. Sliding screen door is off the track. Sliding glass door does not latch. Flooring is uneven.

Northwest Bedroom: Closet doors are missing. Limited view due to personal property. Flooring is uneven. Recommend smoke detector.

Garage .Garage is being converted. Check for proper permits. Work in progress.
Main garage door is dented. Water staining to the sheathing/rafters. Limited view due to personal property. Closet doors are missng. Recommend smoke/carbon monoxide detectors. No window screen. Tile at the floor are cracked. Exposed electrical wires should be covered or in a conduit. Outlet covers are missing at junction boxes around the Garage. Holes/damage to drywall around Garage. Rear garage door is worn/damaged.

SUMMARY (Continued)

Heating

.Wall heater is inoperable. Recommend further evaluation of wall heater by a licensed HVAC Contractor prior to the close of escrow.

Cooling

Not Present

Electrical

.Recommend GFCI at outlet next to the sink in Kitchen. Overhead light above shower in Bathroom #2 is inoperable (Check bulb first). Exposed electrical wires should be covered or in a conduit in the Garage. Outlet covers are missing at junction boxes around the Garage. Breakers are not listed at the main panel. Some breakers are missing at main panel. Several outlets around the home are not grounded. Cut/exposed electrical wires above window in the Living Room. Outlets in Living Room are loose at the wall/not grounded.
Recommend further evaluation of all electrical in and around home/garage by a licensed Electrical Contractor prior to the close of escrow.

Plumbing

.Water lines at top of water heater show signs of corrosion/calcium buildup. Seismic straps are loose at the water heater. Limited view due to personal property. Power lines at front of home run through tree branches.
Recommend further evaluation of water heater/plumbing by a licensed Plumbing Contractor prior to the close of escrow.

Attic .

.Limited view

Exterior and Grounds

.Power lines at front of home run through tree branches. Some vent screens around home for the foundation are torn/missing. A section of fencing is missing on east side of home. Cement at the Front Porch has some cracks. Walks on east side of home are cracked/uneven/damaged. Block wall at rear of property has some cracks. Grading at rear of home is uneven/not level. Wood fencing shows signs of wear/damage/leans. Recommend cleaning drain clean out/drain is plugged. Cement slabs at rear of property have cracks. Some sections of slab are missing at rear of home. Tiles are cracked/damaged at Patio slab. Siding around home has some cracks and chips. Driveway cement has cracks/damage. Trees are damaging planter boxes at front of home. Gates at front of home shows signs of wear/damage. Recommend trimming tree branches away from home.

Foundation

.Some vent screens are missing/torn around foundation. Home is not bolted to the foundation. Signs of water staining to sub-flooring under home (Refer to termite report). Earth to wood contact at support piers under home. Boulder under home by supports is blocking access. Recommend further evaluation of foundation by a licensed Foundation/General Contractor prior to the close of escrow.

Roof

.Sofits are not sealed properly and show signs of wear/damage around home. Roof shows signs of wear/deterioration. Tar is cracking in between sheets of rolled composition. Recommend further evaluation of roof by a licensed Roofing Contractor prior to the close of escrow.

Additional Comments

Recommend further evaluation of the following: Wall Heater/ Electrical/ Water Heater Foundation and Roof by licensed appropriate Contractors in their specified fields prior to the close of escrow due to condition of the property.

KITCHEN

Sink

Sink	..Sink surface has some chips.
Faucets	.The sink faucet leaksat the connection.
Spray Wand	Acceptable.
Hot-Cold Position	Acceptable.
Leaks Under Sink	No visible signs of leaks.
Valves Under Sink	..Plumbing under the sink shows signs of corrosion/calcium buildup.
Draining	Acceptable.
	Filtered water at the sink is inoperable/not secured properly. Holes in wall under the sink in the cabinet.









KITCHEN (continued)

Sink Countertop

Countertop Condition	..Countertops show signs of wear/damage.
Other	Recommend GFCI at outlet next to the sink.



Kitchen Cabinets

Hinges/Hardware	Acceptable
Cabinet Drawers	Acceptable
Cabinet Doors	Acceptable
Light Above Counter	Acceptable
	Cabinet facing shows signs of wear around Kitchen.

Disposal .

Operation	Acceptable.
Wiring	Acceptable.

Stove or Cooktop

Burner Operation	.Not all burners lightproperly from control knobs.
Oven Door Operation	Acceptable.

Hood .

Hood Fan	Acceptable.
Hood Light	Acceptable.
Venting	..Improper venting for hood fan in cabinet above the range.
Wiring	Acceptable.



Dishwasher Not Present

Kitchen Floor .Tiles at the floor are cracked/damaged. Flooring is uneven.

General Comments

.Walls have been patched at entry door casing.

The operation or expected life of the appliances or electrical fixtures is outside the scope of this home inspection. This same holds true with any portable appliance or appliances associated with this home inspection and has not been inspected. The inspection does not include dishwashers, refrigerators, microwaves, ovens, water purifiers, trash compactors, or and small appliances such as toasters, bun warmers, mixers, etc.

BATHROOMS

Bathroom No. 1 Full Bath In Hallway

Toilet

Tight at Floor	.Toilet is loose at the floor
Flushing	..Handle is missing. Toilet is inoperable.



Bathroom Sink Pedestal Style Sink. No Countertop

Sink Countertop	..
Bowl	..Sink bowl is cracked/damaged.
Faucets	Acceptable.
Valves Under Sink	Acceptable.
Draining	Acceptable.



Heater/Ventilation

Heater	Not Present.
Fan	Acceptable.

BATHROOMS (continued)

Bathroom No. 1 Full Bath In Hallway

Bathtub/Shower	Combined Tub and Shower
Draining	Acceptable.
Valves	..Water fixtures/spout is missing for the bathtub.
Shower Head	Acceptable.
Shower Door	Shower curtain
	.Tiles are cracked at the floor. Entry door is chipped/damaged.
	Tiles are missing at the shower wall.





BATHROOMS (continued)

Bathroom No. 2 3/4 Bath Off Primary Bedroom

Toilet

Tight at Floor	.Toilet is loose at the floor
Leaks at Floor	No leaks around base of toilet.
Shutoff Valve	Acceptable.
Flushing	Acceptable.
Toilet Tank	Acceptable.

Bathroom Sink Double Sink

Sink Countertop	..Splash panel at the countertop is water damaged.
Bowl	Acceptable.
Faucets	Acceptable.
Valves Under Sink	Acceptable.
Draining	Acceptable.

Tiles are cracked at wall above the window.



Heater/Ventilation

Heater	Not Present.
Fan	Acceptable.

Bathtub/Shower Shower Only

Draining	Acceptable.
Valves	Acceptable.
Shower Head	Acceptable.
Shower Door	Shower curtain

.Overhead light above shower is inoperable (Check bulb first).
Tiles are cracked at the floor. Flooring is uneven.

INTERIOR, Part 1

Interior Doors

Condition of doors	..Bathroom #1 entry door is cracked/damaged. Hallway entry door is missing. South Bedroom entry door is chipped/damaged at the latch.
Door jambs	Acceptable.
Hardware and locks	Acceptable.





Sliding Closet Doors .

Condition of doors	..Northwest Bedroom closet door is missing.
Hardware	..Door knob is missing at the closet. Knobs missing at cabinet drawers in Hallway.

Sliding Glass Door(s) .

Door operation	Acceptable
Condition of door	Acceptable
Hardware	..Sliding glass door does not latch.
Sliding screen door	..Door is off the track.

Entry Door(s) .

Condition of door(s)	Acceptable.
Door Jamb	Acceptable.
Hardware and Locks	Acceptable.
Screen door	Not present.

Weather Stripping .

Condition	Acceptable.

Interior Walls

Condition of walls	..Kitchen walls have been patched at entry door casing. Dining Room north wall has been patched. North Hallway wall has been patched. Family Room walls are patched/damaged.





INTERIOR, Part 1 (continued)

Ceilings

Condition of ceilings ..Ceiling has cracks in West Bedroom/Hallway/South Bedroom/Dining Room
Ceiling in Dining Room has been patched.




Windows

Operation of windows ..Living Room window does not latch.
Cracked or broken No broken or cracked windows.
Window screens .Screen(s) missing.

Additional Comments

.Limited view in areas around home due to personal property.




INTERIOR, Part 2

Floors

Floor condition ..Tiles are cracked/damaged in areas around home. Flooring is uneven and has soft spots in some areas around home.









Fireplaces .

Masonry Acceptable.

Gas No gas to fireplace..

Damper ..No damper lid in fireplace.

Ceiling Fan(s) Acceptable.

Smoke and Carbon Monoxide Detector(s) ..Recommend smoke/carbon monoxide detectors in Hallways. Recommend working smoke detectors in all Bedrooms.

Laundry Area In garage

Washer faucets Acceptable.

Electrical Acceptable

Gas valve Acceptable

Laundry Sink Not present

Additional Comments

Refer to summary for general comments

GARAGE

Number of Vehicles	2-Car Garage Detached
Overall Structure	.Garage is a work in progress (Conversion) Check for proper permits.
Garage Door	.
Door Operation	Roll up.
Door Condition	..Main garage door is dented.
Automatic Opener	Not present.
Automatic Safety Stop	Not applicable. No opener..

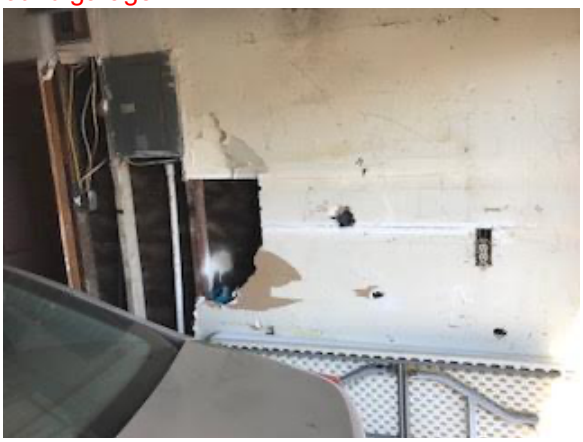
Exterior Passage door .Rear garage door is worn/damaged.



Garage Floor ..Cracked tiles at the floor.

Garage Walls .Water staining to sheathing/rafters. Closet doors are missing. Drywall has holes/damage around garage.







GARAGE (continued)

Firewall Not applicable

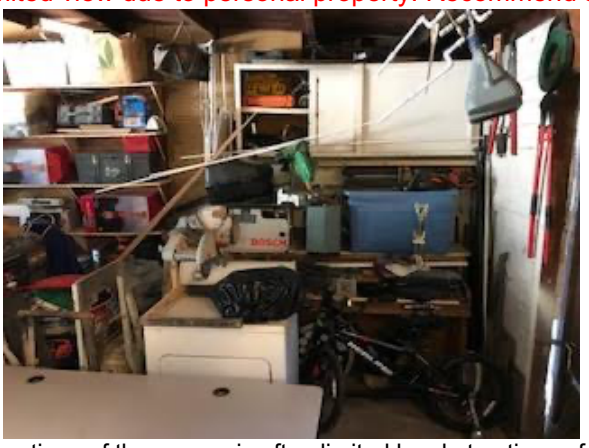
Electrical ..Exposed electrical wires for lighting should be covered or in a conduit. Outlet covers are missing at junction boxes around garage.

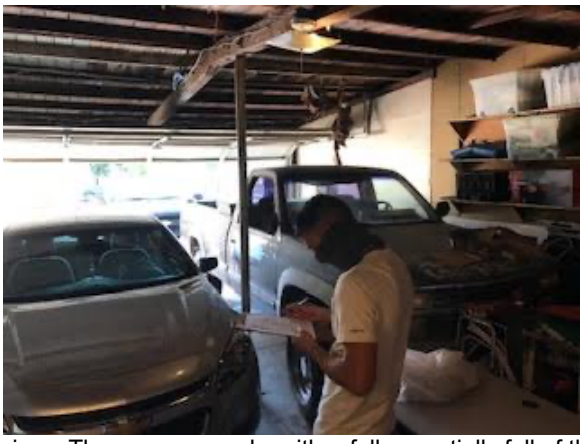




Additional Comments

.Limited view due to personal property. Recommend smoke/carbon monoxide detectors.





Inspections of the garage is often limited by obstructions of view. The garage may be either full or partially full of the current owner's personal property. This puts a limitation on the visual inspection of the garage.

HEATING

Wall Heater .

Wall heater is inoperable.

Additional Comments

.Recommend further evaluation of wall heater by a licensed HVAC Contractor prior to the close of escrow.

The home inspection does not include any testing or reporting of asbestos. Detection and removal of asbestos is accomplished by a Licensed Contractor.

Filters should be replaced frequently. The filters for the system are not inspected. The inspection of the heating system does not include determining the accuracy or cycling of the thermostat.

ELECTRICAL

Main Service .Recommend further evaluation of all electrical in and around home by a licensed Electrical Contractor prior to the close of escrow.

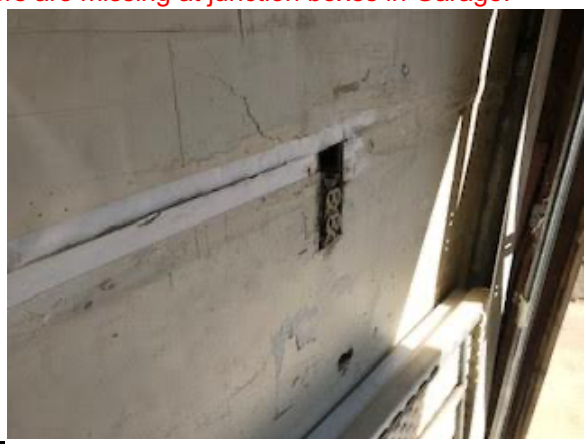
Main Panel (Circuit breakers) .Breakers are not listed. Some breakers are missing at main panel.



Type Wire Copper

Receptacles (Sampled) ..Recommend GFCI at outlet next to sink in Kitchen. Some outlets in and around home are not grounded. Living Room outlets are loose at the walls. Outlet covers are missing at junction boxes in Garage.

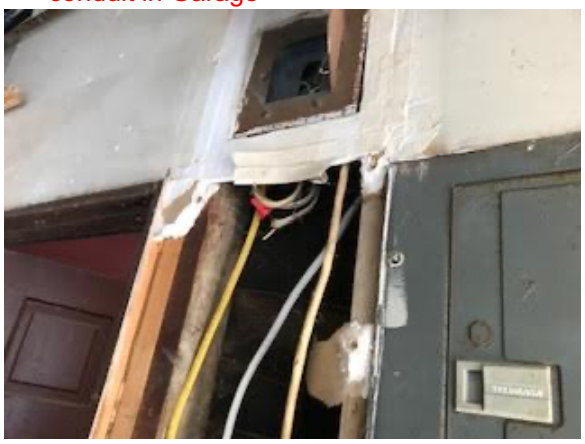




Wall Switches (Sampled) Acceptable.

Door Bell Not present.

Light Fixtures (Sampled) ..Overhead light above shower in Bathroom #2 is inoperable (Check bulb first). Exposed electrical wires for lighting should be covered or in a conduit in Garage



ELECTRICAL (continued)

Additional Comments

Refer to summary for general comments. Cut/exposed electrical wires above the window in Living Room. Power lines at front of home run through tree branches.





Note: Bulbs that are missing or possibly burned out should be replaced to verify the circuits operate Properly.

Most of the time, there is not access to all the electrical outlets. Outlets may have computers, televisions, lamps etc. plugged into them. When a home is occupied, it is not uncommon for outlets to be inaccessible such as behind couches, beds, refrigerators or other furniture and therefore are not inspected. Inspectors do not unplug any item from and outlet. Inspectors do not move furniture. For these reasons, outlets are only sample tested. Exterior landscape lights are not inspected.

PLUMBING

Main Water Valve	Acceptable.
Water Pressure	Acceptable 60-80psi
Supply Lines	Acceptable, copper and galvanized lines
Waste Lines	Acceptable
Gas Line	Acceptable .
Hose Bibs	Acceptable
Water Heater	Located outside (14 years old)
Water Lines	.Calcium/corrosion buildup at water lines on top of water heater.
Shutoff Valve	Acceptable.
Relief Valve	Acceptable.
Seismic Strapping	.Improper Strapping of water heater(Loose)
Vent Flue	Acceptable.
	Recommend further evaluation of water heater by a licensed Plumbing Contractor prior to the close of escrow.



Additional Comments

Corrosion at sink faucets and pipeline fittings are potential areas for leakage. A fixture may not be leaking at the present time however if corrosion is detected, it is only a matter of time before the joint or fixture will need to be replaced. The Inspector will look for corroded areas around water fixtures.

It is suggested that for all appliances, water softeners, filtration systems, etc. included in the sale of the property should be personally inspected by the buyer and the operation of each device is satisfactorily demonstrated by the seller as part of the pre-closing walk-through.

The Inspector performs visual inspections in most areas where accessibility is not a problem. Controls will be operated and water flow and leakage is observed. In older homes where galvanized pipes are used, corrosion inside the pipes takes place. Over a long period of time, this corrosion will obstruct water flow. When testing drainpipes, water supply lines, shut-off valves etc. the Inspector will look for leaks, damage and water pressure etc. Normal water pressure should be between 60-80psi.

Waste pipes will be inspected for improper installation and for leaking where visible. This is generally under sinks. With proper waste systems, sinks should release wastewater with ease. If there is blockage in the waste system, water will drain slowly from the sink.

Visual inspection of a sampling of the outside hose bibs will be performed. Operability of valves should be smooth and with ease. The home inspection does not include the inspection of any type of solar panels or devices similar to or performing similar functions.

It is advised that the presence of certain kinds of mold, funguses, mildew and/or other organisms may adversely affect the property and the health of certain individuals. These conditions, sometimes referred to as “Toxic Mold”, are often the result of moisture invasion or water leakage inside the home. It is advised to have the property inspected by appropriate experts regarding this topic for the existence of such conditions or organisms, or the conditions that may lead to their formation during the buyers’ inspection contingency period. Eagle Eye Home Inspections does not have expertise on this topic.

ATTIC

Attic Access Limited view

Framing Acceptable

Sheathing (Underneath side of roof)
Condition of sheathing Acceptable.

Insulation Acceptable

Ventilation Acceptable

Wiring Acceptable

Plumbing Vents Acceptable

Additional Comments
.Limited view
In most cases, a complete inspection of an attic and its attributes are not possible for various reasons. Access to an attic is often difficult if not impossible. Sometimes the access is blocked or permanently closed. There are times when, in older homes, hazardous insulation has been used which is dangerous and presents a potential health hazard to the Inspector.

If insulation has been installed using spray techniques, the Inspector may not be able to safely move around in the attic. When insulation has been sprayed into the attic, it is difficult for the Inspector to determine where there are safe areas to step. Asbestos testing or testing for other hazardous materials is not part of this home inspection.

The Inspector does not report on the type of insulation used, it's efficiency or it's thermal capabilities and qualities. These characteristics vary widely with each manufacturer. Further, the insulation should not be disturbed once it has been properly installed.

Inspection of the attic by viewing through the access hole provides limited visibility, but does allow the Inspector to check for water stained areas which could have been caused by a leaky roof. Roofs that have active leaks sometimes provide more predominant stains. It should be mentioned here that even though there are signs of staining on the underneath side of the roof, the roof may have been replaced and therefore does not leak. The stains then are from leaks from the old roof.

It cannot be determined by the Inspector's visual inspection if a roof leaks. Most roofs that are installed by a licensed roofing contractor come with a long-term warrantee. This warrantee is generally passed on to the new owner.

EXTERIOR & GROUNDS

Trees and Shrubs ..Trees are damaging planter boxes at front of home. Recommend trimming tree branches away from the home.







Walks .Cracks/Uneven/damaged





Outside Steps Not present.

EXTERIOR & GROUNDS (continued)

Patio ..Cracks to slabs at rear of property. Some sections of slab are missing at rear of home. Tiles are cracked/damaged at patio slab.





Porch (Front Porch) .Cracks



Block Walls ..Block wall at rear of property has cracks.





Wood Decks Not present

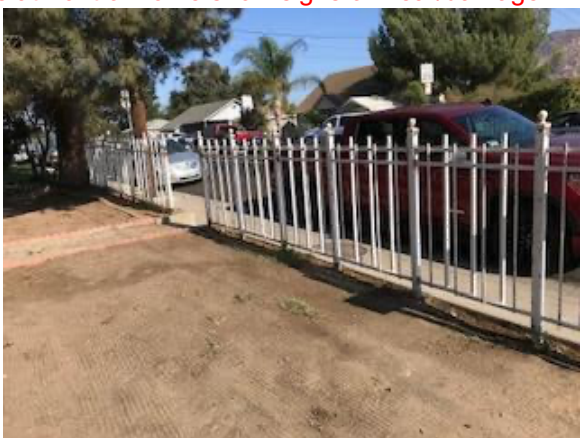
EXTERIOR & GROUNDS (continued)

Driveway .Significant cracks/damage



Fences and Gates ..A section of fencing is missing on east side of home. Wood fencing shows signs of wear/damage/leans. Gates at front of home show signs of wear/damage.







Pool Not present

EXTERIOR & GROUNDS (continued)

Stucco or Siding ..Some vent screens at foundation walls are torn/missing. Siding around home has ships/cracks.

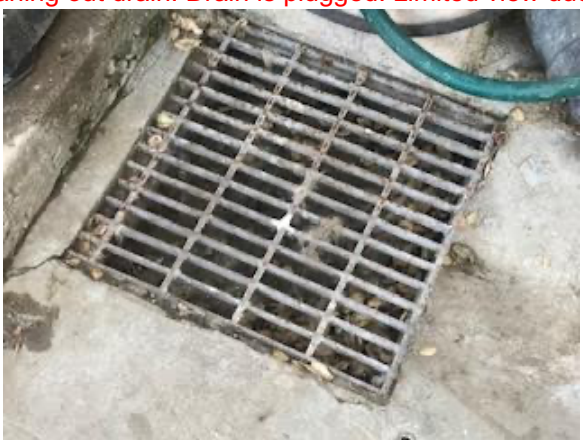




Out-Buildings Not present.
Sprinkler System Not present.
Chimneys Acceptable.

Additional Comments

Refer to summary for general comments. Grading at rear of home is uneven/not level. Recommend cleaning out drain. Drain is plugged. Limited view due to personal property.





Timers for sprinkler systems, exterior lights, pools or timers for any other devices are not inspected. Unless previously arranged, out-buildings, storage sheds, etc. are not inspected and are not part of this report. Unless otherwise specified, it is assumed that all structures have been properly permitted, The inspector does not check for building permits. It is the buyer's responsibility to obtain this information from the Seller, Agent or from the Building Department.

The inspection of the exterior of the structure is just as important as the inspection of any other area of the house. The wood siding can deteriorate quickly if not preserved by regular maintenance. Regular maintenance will prevent water and moisture from rotting the wood as well as reducing any warpage. Wood siding should not be in direct contact with the earth. To reduce maintenance of the wood siding of any structure, trees and shrubs should not be touching any side of the building. The exterior of chimneys are inspected for damage. Any cracks in bricks or the masonry are reported. The inspection of the inside of chimneys is not part of the home inspection. The inspection of the inside of a chimney is a service that is provided only by an expert in this field. Any chimney damage should be further evaluated by a licensed contractor. If this property is on any type of a hillside or a slope, it is recommended a geology report be obtained.

FOUNDATION

Slab on Grade
Raised Foundation

.Grading is uneven at rear of property.
.Water staining to sub-flooring under home (Refer to termite report). Earth to wood contact at some support piers under home. Boulder under home is blocking access by supports.








FOUNDATION (continued)

Additional Comments

.Home is not bolted to the foundation. Foundation vent screen are missing/torn in areas around home. Recommend further evaluation of foundation by a licensed Foundation/General Contractor prior to the close of escrow.



For slab foundations, the slab itself is generally covered with flooring. Unless the slab is exposed, the visual inspection by the inspector is restricted. The inspector does not remove floor covering or move furniture to inspect the slab.

Inspections to raised foundations are limited do to accessibility. If access is blocked, the subflooring and plumbing under the house cannot be inspected. Where the access is narrow or limited, visual inspection must be performed at the point of access.

ROOF

Type Roof	Composition and Tar
Area of Coverage	.Sofits are not sealed properly and show signs of wear/damage around roof. Roof shows signs of wear/deterioration. Tar is cracking in between sheet of rolled composition.
Flashings	Acceptable
Ventilation	Acceptable






Additional Comments

.Recommend further evaluation of roof by a licensed Roofing Contractor prior to the close of escrow.

Important

The roof is inspected by viewing from a ladder or from the ground. Walking on a roof of unknown condition could pose harm to the inspector or to the roof. An opinion as to whether the roof leaks, has leaked in the past or may leak in the future is beyond the scope of this report. This inspection does not include the determination of presence of asbestos or any other hazardous materials. The age of the roof cannot be determined by the inspector. If, within any part of this report, there has been found evidence of stains in the interior walls or ceilings, it is recommended that the roof be further evaluated by a Licensed Roofing Contractor. A roof should only be installed or repaired by Licensed Roofing Contractor. Licensed Roofing Contractors provide a warranty with the installation of the roof. It is the Buyer's responsibility to obtain a copy of this warranty. When purchasing a home, it is advisable to request a copy of the "Certification" for the roof.

Skylights, when present, are considered as part of the area of coverage of the roof. Unless there are water stains on the inside ceilings around the skylights or stains in the attic, it cannot be determined by the Inspector if the skylight(s) leaks.

This is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosures which may be required by law. Eagle Eye Home Inspections is a home inspection generalist and is not acting as a licensed engineer or expert in any craft or trade. If your inspector recommends consulting other specialized experts, Client must do so at Client's expense. It is understood and agreed by and between the parties hereto that the Inspector/Eagle Eye Home Inspections is not an insurer, that the payment for the subject inspection is based solely on the value of the service provided by Inspector/Eagle Eye Home Inspections in the performance of the limited visual inspection and the production of a written inspection report as described herein, that it is impracticable and extremely difficult to fix the actual damages, if any, which may result from a failure to perform such services, and in case of failure to perform such services and a resulting loss, Inspector/Eagle Eye Home Inspections' liability hereunder shall be limited and fixed in an amount equal to the inspection fee paid as total liquidated damages, and not as a penalty, and this liability shall be exclusive.