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Dec 1st, 2025

2136 Silver Dr., Arnold, CA, 95223

Home Inspection Report

PREPARED FOR:

Nicole Nava

INSPECTED BY:

Sandra Lattin / Streamline Inspections





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Master Bathroom

Garage/Carport?

Garage/Carport



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Summary



Inspection Details

INSPECTOR 1

Sandra Lattin

Streamline Inspections

Address P. O Box 1902, Twain Harte,
CA 95383

Phone 209-801-2080

Email streamline.pro@yahoo.com

Website https://www.streamlineinspec-
tions.pro/

CLIENT

Nicole Nava

Phone 2096651045

Email Notarydocs000@gmail.com

SELLERS AGENT

Leonard Briones

Phone 9253541545

Email Leonard@olaniproperties.com

ADDITIONAL INFO

📅 Inspection date Dec 1st, 2025

• Others Present None

• Property Occupied Vacant

• Building Type Single Family

• Weather Partly Cloudy

• Temperature 45 °F

• Year Built 1989

• Water Source District

• Info Source Inspection Request Form

• Sewage/Disposal District

• Info Source Inspection Request Form

• Roof Type Composition

HOME INSPECTION REPORT

Definitions

-  **Acceptable**
Functional with no obvious signs of defect.
-  **Not Present**
Item not present or not found.
-  **Not Inspected**
Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
-  **Marginal**
Item is not fully functional and requires repair or servicing.
-  **Defective**
Item needs immediate repair or replacement. It is unable to perform its intended function.
-  **Cosmetic Only**
-  **See Structural Pest Report**
-  **Further Testing Recommended**
-  **Future Monitoring is Recommended**
-  **Informational Item**
-  **Review by Tradesperson Recommended**
This item is recommended for review by tradesperson.
-  **Health and Safety Item**

NOTE: All definitions listed above refer to the property or item listed as inspected on this report at the time of inspection.

Flagged items will show up in summary view.

1. Meet Your Inspector

Hello and thank you for allowing me the opportunity to meet your inspection needs.

With over 30 years of experience in the construction industry, I bring a comprehensive under-



standing of how homes are built-and how to spot the issues that matter. I started working in construction at just 16 years old, and that hands-on foundation continues to guide my work today.

For the past seven years, I have specialized in structural pest control, and I now provide a full range of inspection services including, but not limited to, home inspections, pest inspections, and roof inspections. My goal is to deliver clear, honest, and thorough evaluations so you can make informed decisions about your property or the property you are looking to purchase.

I am committed to professionalism, accuracy, and open communication throughout every inspection. Whether you are a home buyer, seller, or homeowner, I am here to help you understand the conditions of your property and protect your investment with confidence.

Please let me know if there is any way I can assist in making this process easier for you.
Sandra

2. Letter to Interested Parties

2.1

INFORMATION:

Dear Interested Parties,

Enclosed is the report for the home inspection we conducted for you at property address listed above.

An inspection was made of all visible and accessible areas of the main structure only, unless otherwise discussed. Certain areas are recognized by the industry as inaccessible and/or for other reasons not inspected. These areas are further outlined in the Scope of Inspection notes.

The client should be aware that this inspection reflects the condition of the house at the time of the inspection only. Due to the length of many escrow closings, when the new owner takes physical possession of the property, certain items may no longer function as they did at the time of this inspection.

This report is considered to be a public document and will be distributed upon request unless otherwise directed to keep report private by the initial client. If you wish not to share this report please contact us at 209-801-2080.

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. It is normal for all homes to have some issues, and it is our goal to highlight possible problem areas, and to provide professional, unbiased recommendations and useful information to help you through this process. If there is anything you would like us to explain in further detail, or if there is any other information you would like, please feel free to contact us. We would be happy to answer any questions you may have and assist in any way possible.

To help supplement our report, we have also included a walk-through video, which can be viewed using the provided private link by email.

We truly thank you for the opportunity to be of service to you.

Sincerely,

Inspector, Sandra Lattin

3. Scope of Inspection

3.1 UNTITLED

INFORMATION:

The purpose of this report is to give the named parties a detailed description of the condition of the named property as of the date of the inspection. The scope of this inspection is limited to visual accessibility. Areas which are not visibly accessible (under soil, carpets, furniture or fixtures, behind locked doors, wall interiors, etc.) are not included in this inspection or report. This inspection does not include any dismantling of equipment systems and no maintenance services, removal of cowlings or destructive discovery have been performed.

Certain areas are considered inaccessible and are not included in this report. Some of these areas are, but are not limited to: inaccessible and/or insulated attics or portions thereof; attics with less than 18" clear crawl space; the interior of hollow walls; spaces between a floor or porch deck and the ceiling below; areas where there is no access without defacing or tearing out lumber, masonry or finished work; areas behind stoves, refrigerators or beneath floor coverings or furnishings; areas where encumbrances and storage, conditions or locks make inspection impractical; portions of the subarea concealed or made inaccessible by ducting or insulation; areas beneath wood floors over concrete; areas concealed by heavy vegetation. Areas or timbers around eaves were visually inspected from ground level only. Although we make visual examinations, we do not deface or probe window/door frames or decorative trims.

Unless otherwise specified in this report, we do not inspect fences, sheds, dog houses, detached

patios, detached wood decks, detached wood retaining walls, or wood walkways. Typically, if these locations/items are mentioned, only a visual inspection has been made.

Unless otherwise noted, soil conditions, trees and shrubbery, security alarms, solar heating systems, septic systems or wells, spas and pools are excluded from the scope of this inspection and report.

The scope of this inspection report is limited to the items mentioned in the report. It is understood that this is not a code compliance inspection. It is also understood the building is only required to comply with those standards enforced at the time of the construction or subsequent major repairs, however, the inspector reserves the right to offer suggestions that promote a safer environment for the occupants.

Conditions that may exist relating to any legal and/or public records are outside the scope of this inspection. This inspection does not include any research of public records such as zoning restrictions, seismic hazard zones, flood zones, ordinances or permit history of the property or any other conditions which are a matter of public record. This inspection shall not extend to chemical analysis or visual recognition of any condition relating to environmental hazards of any nature or the presence of hazardous materials of any nature.

Additional information regarding home inspections and scope of reports is included in the original pre-inspection acknowledgment letter.

4. General Notes

Comments are made based off of the age in which the structure was built, and do not necessarily reflect current building code standards or current energy efficiency standards. Certain locations may be protected under historical regulations and changes may not be permitted, unless otherwise approved through the proper agencies. Unless otherwise mentioned in the report, no comment is being made in regards to proper permitting of any repairs, additions, etc. It is always recommended to contact the local building department for further information regarding permitting. Unless otherwise noted, an Inspector is not required to: light or ignite pilot flames. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. inspect the interior of flues or chimneys, combustion air systems, water softener 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, potability or reliability of the water supply or source. open sealed plumbing access panels. inspect clothes washing machines or their connections. operate any valve. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. evaluate the compliance with conservation, energy or building 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 cleanouts for effective cleaning of drains.evaluate fuel storage tanks or supply systems.inspect wastewater treatment systems.inspect water treatment systems or water filters.inspect water storage tanks, pressure pumps, or bladder tanks.evaluate wait-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, temperature/pressure-relief valves, control valves, or check valves.examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.determine the existence or condition of polybutylene, polyethylene, or similar plastic piping.inspect or test for gas or fuel leaks, or indications thereof

5. Highlights

5.1 THE PURPOSE OF THIS SECTION IS TO HIGHLIGHT POSITIVE ATTRIBUTES OF THE STRUCTURE

DUEL PANE; ENERGY EFFICIENT WINDOWS: Installed

6. Lots and Grounds

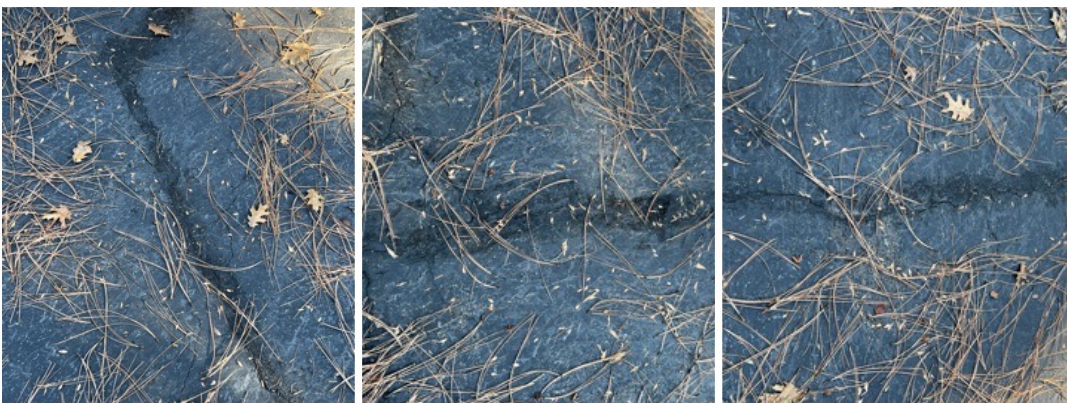
6.1 DRIVEWAY

DESCRIPTION: Asphalt

COMMENTS:

☒ Cosmetic Only

Cracks present in asphalt, previous sealants present.



Informational Item

Due to pine needles the comments reflect only the visible portion of the driveway



6.2 WALKS

DESCRIPTION: Paver

6.3 STOOPS/STEPS

DESCRIPTION: Pressure Treated Wood/ Concrete Paver

MEDIA:



6.4 PATIO

DESCRIPTION: Concrete

6.5 FRONT ENTRY DECK

DESCRIPTION: Wood, Wood rail system

COMMENTS:

[See Structural Pest Report](#)

Organic surface fungus noted at deck wood members.



[Cosmetic Only](#)

Splits/cracks were noted in wood members.



[Cosmetic Only](#)

Recommend maintaining paint/stain at deck surface.



[See Structural Pest Report](#)

Wood deterioration is present

Wood deterioration is present



6.6 GRADING

DESCRIPTION: Minor slope

6.7 VEGETATION

DESCRIPTION: Trees, Foliage

6.8 RETAINING WALLS

DESCRIPTION: Dry stack block, Rock

6.9 FENCES

DESCRIPTION: Chain link, Wood/Hogs Panel Welded Steel Wire

6.10 LAWN SPRINKLERS / DRIP SYSTEM

DESCRIPTION: None noted

6.11 OTHER

DESCRIPTION: Hot tub

COMMENTS:

This item was not requested to be inspected.



7. Exterior

7.1 SIDING TYPE

DESCRIPTION: Wood

COMMENTS:

☒ Cosmetic Only

Delamination noted at wood siding.



7.2 TRIM

DESCRIPTION: Wood

COMMENTS:

 See Structural Pest Report

Missing trim.

Portions of the trim was noted to be missing.



7.3 FASCIA

DESCRIPTION: Wood

7.4 SOFFITS

DESCRIPTION: No soffits present

7.5 DOOR BELL

DESCRIPTION: None noted

7.6 EXTERIOR LIGHTING

DESCRIPTION: Surface mount

7.7 EXTERIOR ELECTRIC OUTLETS

DESCRIPTION: 110 VAC GFCI

7.8 HOSE BIBS

DESCRIPTION: Gate

7.9 PROPANE TANK

DESCRIPTION: Present

MEDIA:



7.10 GAS METER

DESCRIPTION: Exterior surface mount at side of home, At propane tank

7.11 MAIN GAS VALVE

DESCRIPTION: At propane tank

8. Structure

8.1 STRUCTURE TYPE

DESCRIPTION: Wood frame

8.2 FOUNDATION

DESCRIPTION: Concrete perimeter foundation with post and pier

8.3 FOUNDATION CONDITION

DESCRIPTION: Acceptable

COMMENTS:

☐ Cosmetic Only

Minor cracks present.



8.4 BEARING WALLS

DESCRIPTION: Frame

8.5 PIERS/POSTS

DESCRIPTION: Poured piers and wood posts

8.6 SUBFLOOR



DESCRIPTION: Plywood

9. Subarea

9.1 METHOD OF INSPECTION

DESCRIPTION: In the subarea

9.2 SOIL CONDITIONS

DESCRIPTION: Minor moisture present

9.3 MOISTURE BARRIER

DESCRIPTION: No moisture barrier installed

9.4 VENTILATION

DESCRIPTION: Vents

9.5 VENT CONDITION

DESCRIPTION: Good

9.6 INSULATION

DESCRIPTION: Fiberglass

COMMENTS:

 Marginal

Fallen insulation noted.



9.7 SUMP PUMP

DESCRIPTION: Not Present

9.8 ELECTRICAL

DESCRIPTION: 110 VAC

COMMENTS:

☐ Not Inspected

Light fixture not functional at time of inspection; missing bulb.



☐ Marginal

Light fixture not functional; possibly burnt out bulb.



9.9 ACCESS

DESCRIPTION: Wood door

9.10 EVIDENCE OF WOOD DESTROYING INSECTS

DESCRIPTION: Evidence of wood destroying insects is present

COMMENTS:

☐ Informational Item

Chemical tag posted for chemical application on 11/15/2014. Chemical label indicated re-application needed after 5 years. No current evidence of wood destroying insects noted.



10. Attic

10.1 METHOD OF INSPECTION

DESCRIPTION: In the attic



10.2 ROOF FRAMING

DESCRIPTION: Truss

10.3 SHEATHING

DESCRIPTION: Plywood

10.4 VENTILATION

DESCRIPTION: Ridge vents, Blocking Vents

10.5 INSULATION

DESCRIPTION: Batts, Present and in good condition

10.6 APPROXIMATE INSULATION DEPTH

DESCRIPTION: 10'

10.7 WIRING/LIGHTING

DESCRIPTION: 110 VAC

11. Plumbing

11.1 SERVICE LINE

DESCRIPTION: Copper

11.2 MAIN WATER SHUTOFF

DESCRIPTION: Garage

MEDIA:



11.3 WATER LINES

DESCRIPTION: Copper

11.4 DRAIN PIPES

DESCRIPTION: ABS

11.5 VENT PIPES

DESCRIPTION: ABS

11.6 GAS SERVICE LINES

DESCRIPTION: Present

11.7 WATER HEATER OPERATION

DESCRIPTION: Functional

11.8 TYPE

DESCRIPTION: Propane

CAPACITY: On-demand

11.9 MANUFACTURER

DESCRIPTION: Rinnai

MEDIA:



11.10 MODEL NUMBER

DESCRIPTION: RL94i

SERIAL NUMBER: CA - 066427

11.11 APPROXIMATE AGE

DESCRIPTION: 03-2011

AREA SERVED: Whole building

12. Electrical

:While a basic review is made of the electrical outlets and panels, is always recommended to have a licensed electrician review the system to ensure proper voltages and connections, and to provide additional information on the condition of the electrical panels and their components.

12.1 SERVICE SIZE AMPS

DESCRIPTION: 200

VOLTS: 110-240 VAC

12.2 SERVICE

DESCRIPTION: Copper

12.3 120 VAC BRANCH CIRCUITS

DESCRIPTION: Copper

12.4 240 VAC BRANCH CIRCUITS

DESCRIPTION: Copper

12.5 ALUMINUM WIRING

DESCRIPTION: Not present

12.6 CONDUCTOR TYPE

DESCRIPTION: Romex

12.7 GROUND

DESCRIPTION: Present

12.8 GENERATOR

DESCRIPTION: Present: Not tested

MEDIA:



12.9 SOLAR

DESCRIPTION: Not present

12.10 ALARM

DESCRIPTION: Alarm system is present but has not been tested

INFORMATION:

It is recommended to contact the alarm company and/or previous owner for further information regarding the alarm system.

MEDIA:



12.11 PANEL

DESCRIPTION: Main

12.12 MANUFACTURER

DESCRIPTION: Unknown Manufacturer

MEDIA:



12.13 MAXIMUM CAPACITY



DESCRIPTION: 200 Amps

12.14 MAIN BREAKER SIZE

DESCRIPTION: 200 Amps

12.15 BREAKERS

DESCRIPTION: Labeling present

12.16 FUSES

DESCRIPTION: Blade type

12.17 GFCI

DESCRIPTION: Present

12.18 AFCI

DESCRIPTION: Not present

12.19 IS THE PANEL BONDED

DESCRIPTION: Yes

12.20 PANEL

DESCRIPTION: Subpanel

12.21 PANEL 2

DESCRIPTION: Subpanel

12.22 PANEL 3

DESCRIPTION: Subpanel

12.23 MANUFACTURER

DESCRIPTION: Siemens

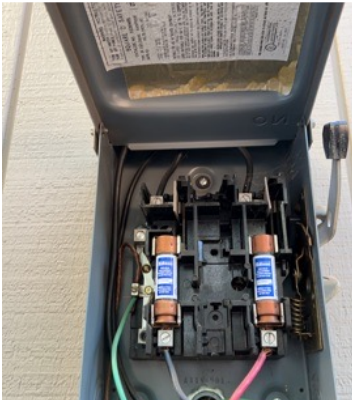
MEDIA:



12.24 MANUFACTURER 2

DESCRIPTION: Square D

MEDIA:



12.25 MANUFACTURER 3

DESCRIPTION: Challenger

MEDIA:



COMMENTS:

 Review by Tradesperson Recommended

Open 'knock-out' hole- insert 'blank-out' cap to close off opening



12.26 MAXIMUM CAPACITY

DESCRIPTION: 125 Amps

12.27 MAXIMUM CAPACITY 2

DESCRIPTION: 50 Amps

12.28 MAXIMUM CAPACITY 3

DESCRIPTION: 200 Amps

12.29 MAIN BREAKER SIZE

DESCRIPTION: 125 Amps

12.30 MAIN BREAKER SIZE 2

DESCRIPTION: 50 Amps

12.31 MAIN BREAKER SIZE 3

DESCRIPTION: 200 Amps

12.32 BREAKERS

DESCRIPTION: Labeling present

12.33 BREAKERS 2

DESCRIPTION: Labeling present

12.34 BREAKERS 3

DESCRIPTION: Labeling present

MEDIA:



12.35 FUSES

DESCRIPTION: Blade type

12.36 FUSES 2

DESCRIPTION: Fuse Type

MEDIA:



12.37 FUSES 3

DESCRIPTION: Blade type

12.38 GFCI

DESCRIPTION: Present

12.39 GFCI 2

DESCRIPTION: Present

12.40 GFCI 3

DESCRIPTION: Present

12.41 AFCI

DESCRIPTION: Not present

12.42 AFCI 2

DESCRIPTION: Not present

12.43 AFCI 3

DESCRIPTION: Not present

12.44 IS THE PANEL BONDED

DESCRIPTION: Yes

12.45 IS THE PANEL BONDED 2

DESCRIPTION: Yes

12.46 IS THE PANEL BONDED 3

DESCRIPTION: Yes

13. Heat & Air System

13.1 HEAT SYSTEM OPERATION

DESCRIPTION: Functional

13.2 MANUFACTURER

DESCRIPTION: Payne

MEDIA:



13.3 LOCATION

DESCRIPTION: Subarea

13.4 TYPE

DESCRIPTION: Forced air

13.5 FUEL TYPE

DESCRIPTION: Propane

13.6 AREA SERVED

DESCRIPTION: Whole building

APPROXIMATE AGE: Unknown

13.7 THERMOSTATS

DESCRIPTION: In hallway

MEDIA:



13.8 A/C PRESENT

DESCRIPTION: Yes

13.9 A/C SYSTEM OPERATION

DESCRIPTION: Functional

COMMENTS:

☒ Review by Tradesperson Recommended

Due to season/ ambient temperature at time of inspection, A/C system was tested for functionality of condensers, however, no comments can be determined regarding the cooling efficiency of the system.

13.10 EXTERIOR UNIT

DESCRIPTION: Pad mounted

COMMENTS:

☐ Cosmetic Only

Exterior box has surface rust.



13.11 AREA SERVED

DESCRIPTION: Whole building

APPROXIMATE AGE: Unknown

13.12 FUEL TYPE

DESCRIPTION: Electric

13.13 TYPE

DESCRIPTION: Central A/C

13.14 LABELING / UNIT INFO

DESCRIPTION: Payne

SERIAL #: 4705X25594

MODEL #: PA10JA048 – H

MEDIA:



13.15 THERMOSTATS

DESCRIPTION: In hallway

14. GENERAL NOTE REGARDING CEILINGS AND WALLS

It is typical for there to be some minor cosmetic blemishes / paint inconsistencies in most homes. These types of minor blemishes have not been noted.

15. Entry/ Living Room/ Hallways

15.1 CLOSET

DESCRIPTION: Storage closet, Coat closet, Linen closet

15.2 CEILING

DESCRIPTION: Texture paint

15.3 WALLS

DESCRIPTION: Texture paint

COMMENTS:

☐ Cosmetic Only

Cosmetic blemishes/damage was noted at hallway trim.



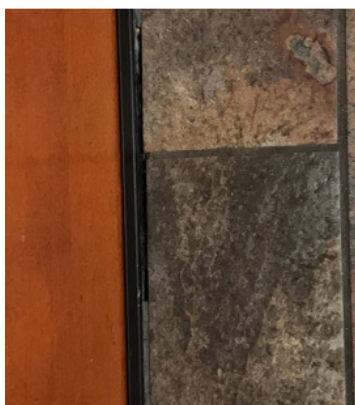
15.4 FLOOR

DESCRIPTION: Hardwood, Tile

COMMENTS:

☐ See Structural Pest Report

A void was noted between the entry door threshold and tile flooring.



15.5 DOORS

DESCRIPTION: Wood: Half light, French doors

15.6 DOOR SCREENS

DESCRIPTION: None present

15.7 WINDOWS

DESCRIPTION: White vinyl, double pane, low E, Stationary etched glass

15.8 WINDOW SCREENS

DESCRIPTION: Vinyl/mesh

15.9 ELECTRICAL

DESCRIPTION: 110 VAC

COMMENTS:

 Marginal

Loose switch or outlet should be resecured



15.10 FIXTURES

DESCRIPTION: Ceiling lights, Recessed lighting

15.11 HVAC SOURCE

DESCRIPTION: Air exchange ventilation

15.12 SMOKE DETECTOR

DESCRIPTION: None installed

COMMENTS:

 Defective

Smoke detectors are required to be installed on each level of interior living space.



15.13 CARBON MONOXIDE DETECTOR

DESCRIPTION: None installed

COMMENTS:

 Defective

Carbon monoxide detectors are required to be installed on each level of the interior living space.

15.14 STAIRCASE

DESCRIPTION: Wood, Carpet, Wood Grip Rail

COMMENTS:

 Cosmetic Only

Carpet was noted to be stained/soiled.



16. Kitchen

Appliances such as non-mounted microwaves and refrigerators are considered personal belongings and are not attached to the structure. These appliances have not been tested or included in this report

16.1 COOKING APPLIANCES

DESCRIPTION: LG

MEDIA:



COMMENTS:

 Acceptable

This item was noted to be an acceptable condition; functioning at time of inspection.

16.2 REFRIGERATOR

DESCRIPTION: LG

MEDIA:



COMMENTS:

☒ Acceptable

This item was noted as acceptable; functional at time of inspection.

16.3 MICROWAVE/VENTILATOR

DESCRIPTION: LG

MEDIA:



COMMENTS:

☒ Acceptable

Over all condition is good.

16.4 DISPOSAL

DESCRIPTION: In-Sinkerator

MEDIA:



COMMENTS:

☒ Acceptable

This item was marked as acceptable; functional at time of inspection.

16.5 DISHWASHER

DESCRIPTION: LG

MEDIA:



COMMENTS:

☒ Acceptable

This item was marked as acceptable; functional at time of inspection.

16.6 AIR GAP PRESENT

DESCRIPTION: Yes

16.7 SINK

DESCRIPTION: Stainless Steel

16.8 PLUMBING/FIXTURES

DESCRIPTION: PVC

16.9 ELECTRICAL

DESCRIPTION: 110 VAC GFCI

16.10 COUNTER TOPS

DESCRIPTION: Granite

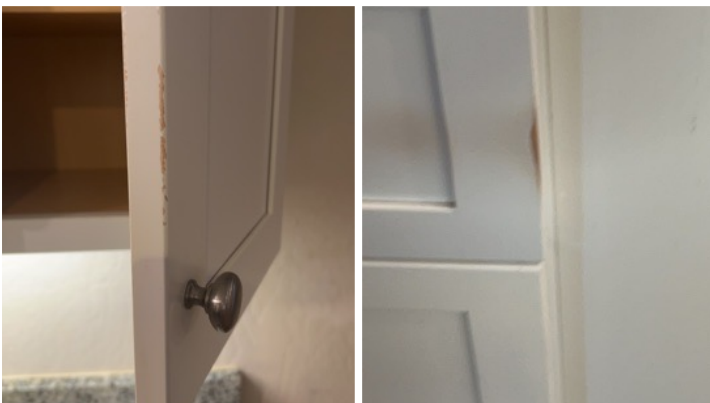
16.11 CABINETS

DESCRIPTION: Wood

COMMENTS:

☒ Cosmetic Only

Cosmetic blemishes noted at kitchen cabinets.



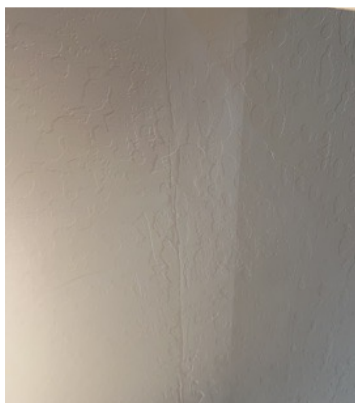
16.12 CEILING

DESCRIPTION: Texture paint

COMMENTS:

☒ Cosmetic Only

Cracks present



16.13 WALLS

DESCRIPTION: Texture paint, Granite backsplash

16.14 FLOOR

DESCRIPTION: Hardwood

16.15 DOORS

DESCRIPTION: None present

16.16 WINDOWS

DESCRIPTION: White vinyl, double pane, low E

16.17 WINDOW SCREENS

DESCRIPTION: Vinyl/mesh

16.18 FIXTURES

DESCRIPTION: Ceiling light, Recessed lighting, Under cabinet lighting

16.19 PANTRY



DESCRIPTION: Large

16.20 HVAC SOURCE

DESCRIPTION: Air exchange ventilation, Toe kick

17. Dining Room

17.1 CLOSET

DESCRIPTION: None

17.2 CEILING

DESCRIPTION: Texture paint

COMMENTS:

☐ Cosmetic Only

Cracks present at sheetrock

Cracks present



17.3 WALLS

DESCRIPTION: Texture paint

COMMENTS:

☐ Cosmetic Only

Cosmetic blemishes noted.

cosmetic damage was noted at walls.



17.4 FLOOR

DESCRIPTION: Hardwood

17.5 DOORS

DESCRIPTION: French doors

17.6 DOOR SCREENS

DESCRIPTION: None present

17.7 WINDOWS

DESCRIPTION: None present

17.8 ELECTRICAL

DESCRIPTION: 110 VAC

COMMENTS:

☒ Cosmetic Only

The electrical cover plate is loose.



17.9 FIXTURES

DESCRIPTION: Recessed lighting

17.10 HVAC SOURCE

DESCRIPTION: Air exchange ventilation

17.11 SMOKE DETECTOR

DESCRIPTION: None installed

17.12 CARBON MONOXIDE DETECTOR

DESCRIPTION: None installed

18. Fireplace/Wood Stove

18.1 FREESTANDING STOVE

DESCRIPTION: Pellet stove

MEDIA:



18.2 FIREPLACE CONSTRUCTION

DESCRIPTION: Brick

18.3 TYPE

DESCRIPTION: Pellet

18.4 SMOKE CHAMBER

DESCRIPTION: Metal

18.5 FLUE

DESCRIPTION: Metal

18.6 DAMPER

DESCRIPTION: Metal

18.7 BLOWER

DESCRIPTION: Present

18.8 HEARTH

DESCRIPTION: Not up to current code

COMMENTS:

 Marginal

(Any firebox less than six feet in square footage must have a hearth extending forth by a minimum of 16 inches. This hearth must also span eight inches on either side of the firebox. Hearths measuring over six square feet must include a hearth that juts forward at least 20 inches and extends 12 inches to each side. The building materials permissible for a California fireplace hearth include: Brick, Concrete, Quarry Tile, Marble, Slate, Stone, Terrazzo)



19. Laundry Room/Area

Appliances such as washing machines and dryers are considered personal belongings and are not attached to the structure. These appliances have not been tested or included in this report.

19.1 CLOSET

DESCRIPTION: None

19.2 CEILING

DESCRIPTION: Texture paint

19.3 WALLS

DESCRIPTION: Texture paint

COMMENTS:

 Cosmetic Only

Cosmetic blemishes/damage was noted at laundry room, trim and walls.



19.4 FLOOR

DESCRIPTION: Tile

COMMENTS:

 [See Structural Pest Report](#)

A void was noted between the door threshold and tile flooring.



19.5 DOORS

DESCRIPTION: Hollow core wood interior, Exterior door

19.6 WINDOWS

DESCRIPTION: None present

19.7 ELECTRICAL

DESCRIPTION: 110 VAC/220 VAC

19.8 CABINETS

DESCRIPTION: Wood

COMMENTS:

☒ Cosmetic Only

Cabinet doors are in need of adjustment.



19.9 LAUNDRY TUB

DESCRIPTION: Not present

19.10 WASHER HOSE BIB

DESCRIPTION: Gate valves

19.11 WASHER AND DRYER ELECTRICAL

DESCRIPTION: 110-220 VAC

19.12 DRYER VENT

DESCRIPTION: Metal flex

19.13 DRYER VENT ROUTED TO EXTERIOR



DESCRIPTION: Yes

19.14 DRYER GAS LINE

DESCRIPTION: Not present

19.15 WASHER DRAIN

DESCRIPTION: Wall mounted drain

19.16 FIXTURES

DESCRIPTION: Ceiling Light

20. Bedroom #1

20.1 CLOSET

DESCRIPTION: Large w/ bypass closet doors

20.2 CEILING

DESCRIPTION: Texture paint

20.3 WALLS

DESCRIPTION: Texture paint

20.4 FLOOR

DESCRIPTION: Carpet, Cedar

20.5 DOORS

DESCRIPTION: Hollow core wood interior

20.6 DOOR SCREENS

DESCRIPTION: Vinyl/mesh

20.7 WINDOWS

DESCRIPTION: White vinyl, double pane, low E

20.8 WINDOW SCREENS

DESCRIPTION: Vinyl/mesh

20.9 ELECTRICAL

DESCRIPTION: 110 VAC

20.10 FIXTURES

DESCRIPTION: Ceiling fan/light

20.11 HVAC SOURCE

DESCRIPTION: Air exchange ventilation

20.12 SMOKE DETECTOR

DESCRIPTION: Present

MEDIA:





21. Bedroom #2

21.1 CLOSET

DESCRIPTION: Large

21.2 CEILING

DESCRIPTION: Texture paint

21.3 WALLS

DESCRIPTION: Texture paint

21.4 FLOOR

DESCRIPTION: Carpet

21.5 DOORS

DESCRIPTION: Hollow core wood interior

21.6 WINDOWS

DESCRIPTION: White vinyl, double pane, low E

21.7 WINDOW SCREENS

DESCRIPTION: Vinyl/mesh

21.8 ELECTRICAL

DESCRIPTION: 110 VAC

21.9 FIXTURES

DESCRIPTION: Ceiling fan/light

21.10 HVAC SOURCE

DESCRIPTION: Air exchange ventilation

21.11 SMOKE DETECTOR

DESCRIPTION: Present

MEDIA:



22. Master Bedroom

22.1 CLOSET

DESCRIPTION: Walk In, Large

22.2 CEILING

DESCRIPTION: Texture paint

22.3 WALLS

DESCRIPTION: Texture paint

22.4 FLOOR

DESCRIPTION: Carpet

22.5 DOORS

DESCRIPTION: French doors

22.6 WINDOWS

DESCRIPTION: White vinyl, double pane, low E

COMMENTS:

 Marginal

Foam weather stripping has been installed at window.



22.7 WINDOW SCREENS

DESCRIPTION: Vinyl/mesh

22.8 ELECTRICAL

DESCRIPTION: 110 VAC

COMMENTS:

 Cosmetic Only

Install missing junction box cover plates



22.9 FIXTURES

DESCRIPTION: Ceiling fan/light

22.10 HVAC SOURCE

DESCRIPTION: Air exchange ventilation

22.11 SMOKE DETECTOR

DESCRIPTION: Present

MEDIA:



23. Bathroom #1, Downstairs Half Bath

23.1 CLOSET / STORAGE

DESCRIPTION: None



23.2 CEILING

DESCRIPTION: Texture paint

23.3 WALLS

DESCRIPTION: Texture paint, Wainscoting

23.4 FLOOR

DESCRIPTION: Tile

23.5 DOORS

DESCRIPTION: Hollow core wood interior

23.6 WINDOWS

DESCRIPTION: None present

23.7 FIXTURES

DESCRIPTION: Vanity lights

23.8 ELECTRICAL

DESCRIPTION: 110 VAC GFCI

23.9 COUNTER/CABINET

DESCRIPTION: Porcelain / Wood

23.10 SINK/BASIN

DESCRIPTION: Porcelain



23.11 TOILETS

DESCRIPTION: American Standard

23.12 VENTILATION

DESCRIPTION: Electric ventilation fan

23.13 HVAC SOURCE

DESCRIPTION: Air exchange Ventilation

24. Bathroom #2: Upstairs Hallway

24.1 CLOSET / STORAGE

DESCRIPTION: None

24.2 CEILING

DESCRIPTION: Texture paint

24.3 WALLS

DESCRIPTION: Texture paint

24.4 FLOOR

DESCRIPTION: Tile

24.5 DOORS

DESCRIPTION: Hollow core wood interior

24.6 WINDOWS

DESCRIPTION: Aluminum slider, Obscured

24.7 WINDOW SCREENS

DESCRIPTION: Vinyl/mesh

COMMENTS:

 Marginal

Sun damage was noted at screen.



24.8 FIXTURES

DESCRIPTION: Ceiling light, Vanity lights

24.9 ELECTRICAL

DESCRIPTION: 110 VAC GFCI

24.10 COUNTER/CABINET

DESCRIPTION: Granite and wood

24.11 SINK/BASIN

DESCRIPTION: Porcelain

24.12 TUB/SURROUND



DESCRIPTION: Porcelain tub and ceramic tile surround

24.13 TOILETS

DESCRIPTION: American Standard

24.14 VENTILATION

DESCRIPTION: Electric ventilation fan, Window

24.15 HVAC SOURCE

DESCRIPTION: Air exchange Ventilation

25. Master Bathroom

25.1 CLOSET / STORAGE

DESCRIPTION: None

25.2 CEILING

DESCRIPTION: Texture paint

25.3 WALLS

DESCRIPTION: Texture paint

25.4 FLOOR

DESCRIPTION: Tile

25.5 DOORS

DESCRIPTION: Hollow core wood interior

25.6 WINDOWS

DESCRIPTION: Aluminum slider, White vinyl, double pane, low E

25.7 WINDOW SCREENS

DESCRIPTION: Vinyl/mesh

COMMENTS:

☒ Cosmetic Only

Sun damage was noted at screen.



25.8 FIXTURES

DESCRIPTION: Ceiling lights, Wall lights

25.9 ELECTRICAL

DESCRIPTION: 110 VAC GFCI

25.10 COUNTER/CABINET

DESCRIPTION: Granite and wood

25.11 SINK/BASIN

DESCRIPTION: 2 Porcelain Sinks

COMMENTS:

 Defective

Missing drain stopper noted.



25.12 SHOWER/SURROUND

DESCRIPTION: Fiberglass shower pan and custom tile surround W/ glass door

25.13 SPA TUB/SURROUND

DESCRIPTION: Fiberglass tub and ceramic tile surround

COMMENTS:

 Not Inspected

No access noted to underside of jetted tub; this does not allow inspection of plumbing or access if plumbing is leak leaking.

25.14 TOILETS

DESCRIPTION: American Standard

COMMENTS:

 See Structural Pest Report

The toilet is loose at the floor and may require replacement of the wax seal



25.15 VENTILATION

DESCRIPTION: Electric ventilation fan, Window

25.16 HVAC SOURCE

DESCRIPTION: Air exchange Ventilation

26. Garage/Carport?

26.1 PRESENT

DESCRIPTION: YES

27. Garage/Carport

27.1 NOTE

DESCRIPTION: Wood, Some portions are inaccessible due to occupant belongings

MEDIA:



27.2 TYPE OF STRUCTURE

DESCRIPTION: Attached

CAR SPACES: 2

27.3 GARAGE DOORS

DESCRIPTION: Wood, Overhead

27.4 DOOR OPERATION

DESCRIPTION: Mechanized

27.5 DOOR OPENER

DESCRIPTION: Genie

27.6 PERSONELL DOORS

DESCRIPTION: Wood, Fiberglass

27.7 WINDOWS

DESCRIPTION: Aluminum double pane

27.8 WINDOW SCREENS

DESCRIPTION: Vinyl/mesh

27.9 CEILING

DESCRIPTION: Unfinished sheet rock

COMMENTS:

☐ Cosmetic Only

Visible tape joints.



☐ Cosmetic Only

Cracks present



27.10 WALLS

DESCRIPTION: Unfinished Sheetrock

COMMENTS:

☐ Cosmetic Only

Visible tape joints.



27.11 CLOSET

DESCRIPTION: None

27.12 FLOOR/FOUNDATION

DESCRIPTION: Poured slab

COMMENTS:

☒ Informational Item

A drain has been installed in concrete slab.



☐ Cosmetic Only

Cracks noted.



☒ Cosmetic Only

Staining noted

Staining noted.



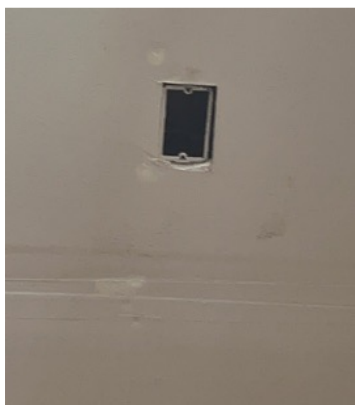
27.13 ELECTRICAL

DESCRIPTION: 110 VAC

COMMENTS:

☒ Marginal

Install missing cover plate.



 Marginal

Ground portion of receptacle is broken; this does not affect the functionality of the outlet.



27.14 FIXTURES

DESCRIPTION: Ceiling lights

27.15 CABINETS

DESCRIPTION: Wood

Summary

HOME INSPECTION REPORT

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

**Marginal**

Item is not fully functional and requires repair or servicing.

**Defective**

Item needs immediate repair or replacement. It is unable to perform its intended function.

**See Structural Pest Report****Further Testing Recommended****Future Monitoring is Recommended****Review by Tradesperson Recommended**

This item is recommended for review by tradesperson.

**Health and Safety Item**

6. Lots and Grounds

6.5 FRONT ENTRY DECK

COMMENTS:

 See Structural Pest Report

Organic surface fungus noted at deck wood members.





[See Structural Pest Report](#)

Wood deterioration is present

Wood deterioration is present



7. Exterior

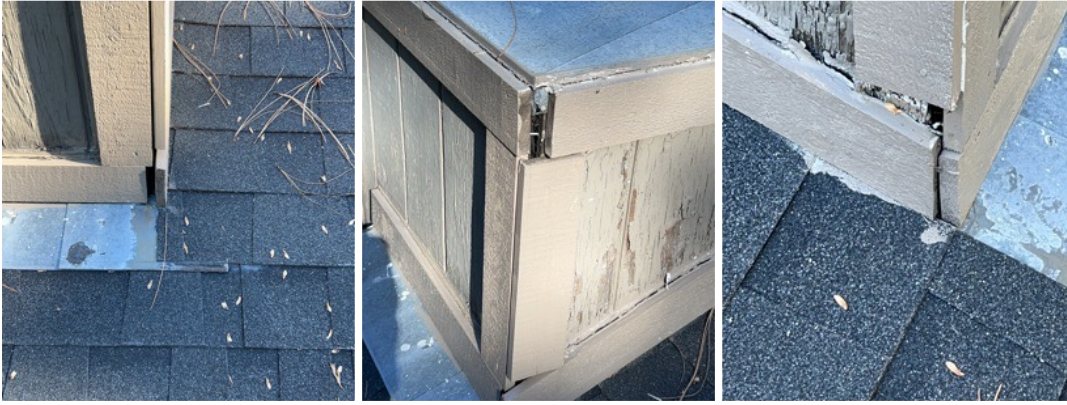
7.2 TRIM

COMMENTS:

[See Structural Pest Report](#)

Missing trim.

Portions of the trim was noted to be missing.



9. Subarea

9.6 INSULATION

COMMENTS:

 Marginal

Fallen insulation noted.



9.8 ELECTRICAL

COMMENTS:

 Marginal

Light fixture not functional; possibly burnt out bulb.



12. Electrical

12.25 MANUFACTURER 3

COMMENTS:

 Review by Tradesperson Recommended

Open 'knock-out' hole- insert 'blank-out' cap to close off opening



13. Heat & Air System

13.9 A/C SYSTEM OPERATION

COMMENTS:

 Review by Tradesperson Recommended

Due to season/ ambient temperature at time of inspection, A/C system was tested for functionality of condensers, however, no comments can be determined regarding the cooling efficiency of the system.

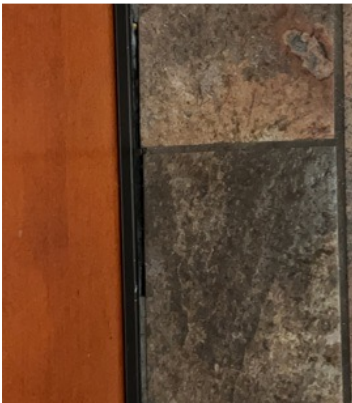
15. Entry/ Living Room/ Hallways

15.4 FLOOR

COMMENTS:

 See Structural Pest Report

A void was noted between the entry door threshold and tile flooring.



15.9 ELECTRICAL

COMMENTS:

 Marginal

Loose switch or outlet should be resecured



15.12 SMOKE DETECTOR

COMMENTS:

 Defective

Smoke detectors are required to be installed on each level of interior living space.



15.13 CARBON MONOXIDE DETECTOR

COMMENTS:

 Defective

Carbon monoxide detectors are required to be installed on each level of the interior living space.

18. Fireplace/Wood Stove

18.8 HEARTH

COMMENTS:

 Marginal

(Any firebox less than six feet in square footage must have a hearth extending forth by a minimum of 16 inches. This hearth must also span eight inches on either side of the firebox.
Hearths measuring over six square feet must include a hearth that juts forward at least 20 inches and extends 12 inches to each side. The building materials permissible for a California fireplace hearth include:
- Brick
- Concrete
- Quarry
- Tile
- Marble
- Slate
- Stone
- Terrazzo)



19. Laundry Room/Area

19.4 FLOOR

COMMENTS:

 See Structural Pest Report

A void was noted between the door threshold and tile flooring.



22. Master Bedroom

22.6 WINDOWS

COMMENTS:

 Marginal

Foam weather stripping has been installed at window.



24. Bathroom #2: Upstairs Hallway

24.7 WINDOW SCREENS

COMMENTS:

 Marginal

Sun damage was noted at screen.



25. Master Bathroom

25.11 SINK/BASIN

COMMENTS:

 Defective

Missing drain stopper noted.



25.14 TOILETS

COMMENTS:

 See Structural Pest Report

The toilet is loose at the floor and may require replacement of the wax seal



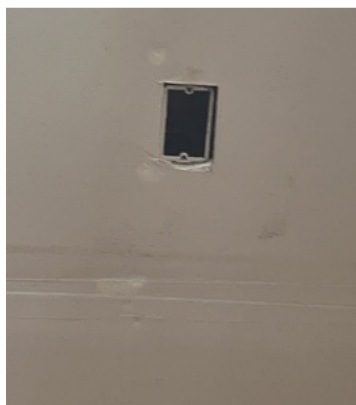
27. Garage/Carport

27.13 ELECTRICAL

COMMENTS:

 Marginal

Install missing cover plate.



 Marginal

Ground portion of receptacle is broken; this does not affect the functionality of the outlet.

