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Home Inspection Report

Prepared For:

Ace Smith

Property Address:

23264 Seminole Dr

Columbia, CA 95310

Inspected on Mon, Oct 5 2026 at 12:00PM

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

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

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

DEFINITION OF CONDITION TERMS

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

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

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

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

General

Property Type:	Single Family
Stories:	One
Approximate Age:	46 years
Age Based On:	Listing
Bedrooms/Baths:	4/3
Furnished:	Yes
Occupied:	No
Weather:	Sunny
Temperature:	90°
Soil Condition:	Dry
Utilities On During Inspection:	Electric Service, Water Service
People Present:	Listing Agent, Pest Inspector



Comment 1:

The propane was locked off at the time of inspection. The inspector is unable to test any lp gas appliances in this house and offers no guarantee on their condition.

Site

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

Site Grading:	Mostly Level Condition: Satisfactory
Vegetation:	Growing Against Structure Condition: Repair or Replace
Retaining Walls:	Not Present
Driveway:	Concrete, Asphalt Condition: Satisfactory
Walkways:	Concrete
Steps/Stoops:	Concrete, Wood
Patios/Decks:	Concrete, Wood Condition: Repair or Replace

Exterior

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

Exterior Covering:	T1-11 Condition: Repair or Replace
Exterior Trim Material:	Wood Condition: Satisfactory
Windows:	Aluminum
Entry Doors:	Hinge , Slider Condition: Satisfactory
Decks:	Wood Condition: Repair or Replace
Railings:	Wood



Comment 2:
The shrubs are growing too close to the house and need to be trimmed. This will prevent moisture intrusion behind the exterior covering.



Figure 2-1

(Exterior continued)

-
-  **Comment 3:**
Wood deterioration was noted at the siding at the right side of the structure. Recommend repairing or replacing all affected materials as needed.



Figure 3-1

-
-  **Comment 4:**
Wood deterioration was noted at numerous areas of the rear deck. Recommend having this reviewed for repairs or replacement by a licensed contractor.



Figure 4-1



Figure 4-2

(Exterior continued)



Figure 4-3



Figure 4-4



Figure 4-5



Figure 4-6

(Exterior continued)



Comment 5:

Wood deterioration was noted at the siding at the rear deck line. Recommend repairing or replacing all affected materials as needed.



Figure 5-1



Comment 6:

The HVAC plenum was not sealed to the siding. Recommend repairs to prevent moisture damage to wood members



Figure 6-1

(Exterior continued)



Comment 7:

Wood deterioration was noted at areas of the lower siding at the left and front side of the structure. Recommend repairing or replacing all affected materials as needed.



Figure 7-1



Figure 7-2



Comment 8:

Wood deterioration was noted at areas of the roof sheathing at the front of the structure. Recommend repairing or replacing all affected materials as needed.

(Exterior continued)



Figure 8-1

Garage

Garage Type:	Attached
	Condition: Satisfactory
Garage Size:	2 Car
Door Opener:	Manual Opening, Belt Drive
Opener Safety Feature:	Light Beam, Force Sensitive

 **Comment 9:**
Concrete cracking and deflection were noted at the garage slab. Recommend having this review for repairs by proper trades.

(Garage continued)



Figure 9-1



Figure 9-2



Comment 10:

Noted that the garage spring assisted door hinges need to be adjusted, as this door should automatically close.



Figure 10-1

(Garage continued)



Comment 11:

Noted that interior ceiling of the garage has a popcorn type ceiling. Due to the age of this house, it should be noted that asbestos may be present at the removal of this. Proper care should be given prior to removing this ceiling. This could include having a section of the finish tested by a qualified person.

Typically this would be visible by gold flakes left in the finish however this ceiling has been painted.

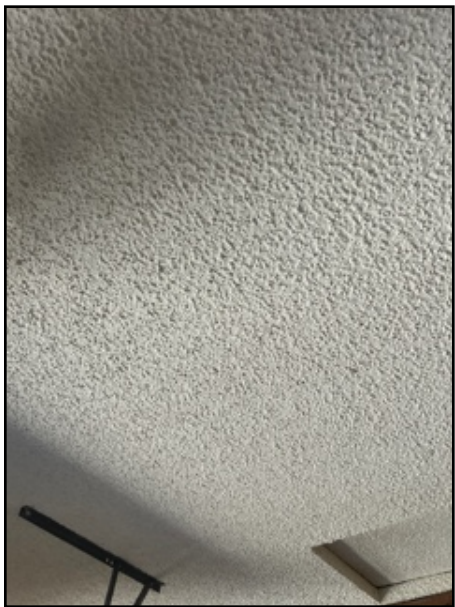


Figure 11-1

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:	Walked Entire Roof
Roof Design:	Gable
Roof Covering:	Composition
	Condition: Satisfactory
Approximate Roof Age:	5-10 Years
Ventilation Present:	Soffit, Gable Ends, Ridge Vents

(Roofing continued)

Vent Stacks:	Plastic
	Condition: Satisfactory
Chimney :	Wood Frame
	Condition: Repair or Replace
Sky Lights:	Not Present
Flashings:	Metal
Soffit and Fascia:	Wood
	Condition: Satisfactory
Gutters & Downspouts:	Metal
	Condition: Satisfactory



Comment 12:
Wood deterioration was noted at the siding at the chimney chase. Recommend repairing or replacing all affected materials as needed.



Figure 12-1

(Roofing continued)



Comment 13:

Damaged sealant was noted around the chimney flue. Recommend repairs to prevent moisture intrusion to the interior.



Figure 13-1



Comment 14:

Suggest removing all debris and leaves from the gutters. Leaves are the leading cause of rot and rust on gutters. This is due to the acidic value when in contact with water and the galvanized gutters. Suggest cleaning gutters out at least twice a year.

(Roofing continued)

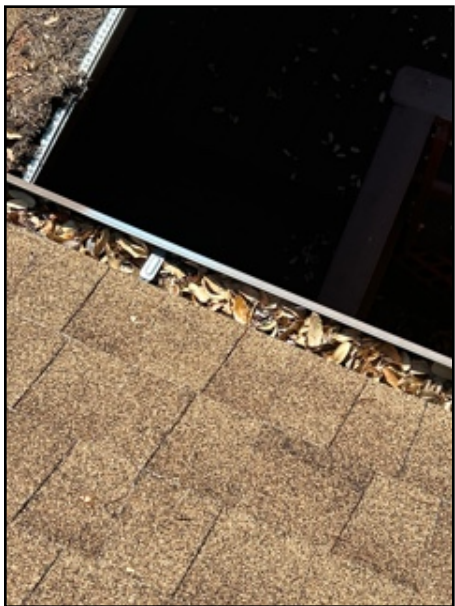


Figure 14-1

Structure

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

Foundation Types:	Crawl Space, Post & Pier
Foundation Material:	Concrete Block, Wood
Signs of Water Penetration:	Dampness, Stains, Efflorescence
Prior Waterproofing:	Perimeter Drain
	Condition: Further Evaluation Required
Floor Structure:	Wood Frame
Subflooring:	Plywood
Wall Structure:	Wood Frame

Attic

Attic Entry:	Garage
Roof Framing Type:	Wood Trusses
Insulation:	Blown In Fiberglass

(Structure continued)

Crawlspace

If the clearance from the ground to the bottom of the joists is less than 36", or other adverse conditions exist, the inspector is not obligated to enter the crawl space.

Inspection Method:	Inside
Underfloor Insulation:	Fiberglass Batts
Ventilation Present:	Yes
	Condition: Satisfactory
Moisture Condition:	Damp



Comment 15:

A loose foundation pier was noted beneath the living room. Recommend repairs by proper trades.



Figure 15-1

(Crawlspace continued)



Comment 16:

The sub area soil was slightly damp. This may be due to a high water table, poor site drainage, or a lack of ventilation. Recommend further review by proper trades.



Figure 16-1

Electrical

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

Type of Service:	Underground
Main Disconnect Location:	Service Panel
Service Panel Location:	Exterior
Service Panel Manufacturer:	General Electric
	Condition: Further Evaluation Required
Service Line Material:	Aluminum
	Condition: Satisfactory
Service Voltage:	240 volts
Service Amperage:	200 amps
Service Panel Ground:	Unknown Not Visable
Branch Circuit Wiring:	Stranded Aluminum, Conventional Copper

(Electrical continued)

Overcurrent Protection:	Breakers
	Condition: Satisfactory
GFCI/AFCI Breakers:	Not Present
Smoke Detectors In Living Area :	Yes
	Condition: Satisfactory
Smoke Detectors Located In Each Bedroom:	Not Present
Carbon Monoxide Detector One Per Level:	Not Present



Comment 17:

One double tapped breaker was noted in the electrical panel. This should be repaired by a qualified person as it could overheat the breakers, potentially causing an issue that could result in a damaged or a weakened breaker.



Figure 17-1

(Electrical continued)



Comment 18:

Multiple breakers were off in the service panel.



Figure 18-1



Comment 19:

Poor labeling noted in the electrical panel. It is suggested to repair this in the event you need to shut off only one breaker instead of the entire system.



Figure 19-1

(Electrical continued)



Comment 20:

Noted that the house is equipped with a whole house generator. This is outside the scope of the general home inspection and was not ran or tested by the inspector.



Figure 20-1



Comment 21:

A scorched receptacle was noted at the back of the living room but was functional at the time of inspection. Recommend further review by a licensed electrician.



Figure 21-1

(Electrical continued)

Sub Panel

Location:	Garage
Service Line Material:	Aluminum
Overcurrent Protection:	Breakers
Branch Circuit Wiring:	Non-Metallic Shielded Copper
	Condition: Satisfactory
GFCI/AFCI Breakers:	Yes
Panel Adequacy:	Adequate

HVAC

HVAC System Type: Package Unit



Comment 22:

The temperature control buttons were not functioning correctly at the thermostat. Recommend for the review by a licensed technician.



Figure 22-1

(HVAC continued)

Heating

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

Location:	Exterior
Type of Equipment:	Forced Air
Manufacturer:	Trane
	Condition: Further Evaluation Required
Heating Fuel:	LP Gas
	Condition: Further Evaluation Required
Approximate Age:	2013
Filter Type:	Disposable
	Condition: Further Evaluation Required
Type of Distribution:	Metal Ducting



Comment 23:

Due to an ambient temperature of 85 degrees or more, inspector was unable to run the heater at the time of inspection.

VERY IMPORTANT

Furnaces over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor. If this system is in this age range it is highly suggested to have it reviewed by a licensed HVAC contractor for efficiency and functionality.

(HVAC continued)

Cooling

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

Energy Source:

Electric

Type of Equipment:

Package unit

Condition: Further Evaluation Required

VERY IMPORTANT

Air conditioners over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor. If this system is in this age range it is highly suggested to have it reviewed by a licensed HVAC contractor for efficiency and functionality.

ADU HVAC

HVAC System Type:

Mini Split

Heating

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

Location:

Exterior

Type of Equipment:

Mini split

Manufacturer:

Fujitsu

Condition: Further Evaluation Required

Heating Fuel:

Electric

Condition: Satisfactory

Approximate Age:

Unknown

(Heating continued)

Filter Type:

Washable

Condition: Satisfactory



Comment 24:

Due to an ambient temperature of 85 degrees or more, inspector was unable to run the heater at the time of inspection.

VERY IMPORTANT

Furnaces over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor. If this system is in this age range it is highly suggested to have it reviewed by a licensed HVAC contractor for efficiency and functionality.

Cooling

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

Energy Source:

Electric

Type of Equipment:

Mini split

Condition: Satisfactory

Condensate Drainage:

To Exterior

Condition: Satisfactory

AC Supply Air Temp:

55°

VERY IMPORTANT

Air conditioners over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor. If this system is in this age range it is highly suggested to have it reviewed by a licensed HVAC contractor for efficiency and functionality.

Plumbing

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

Water Service:	Public
Supply Pipe Material:	Copper
Location of Main Water Shutoff:	At Meter
Sewer System:	Unknown
Waste Pipe Material:	PVC, ABS Plastic
Sump Pump:	Not Present
Location of Fuel Shutoff:	At Meter
Water Pressure At Exterior Spicket	50 psi
:	Condition: Satisfactory

Water Heater

Location:	Garage
Manufacturer:	Rinnai
	Condition: Further Evaluation Required
Fuel:	LP Gas
Capacity:	Tankless
Year Water Heater Was Built:	2011
Temp & Pressure Relief Valve:	Present With Blow Off Leg
Fuel Disconnect:	In Same Room

Water Heater #2

Location:	Hallway
Manufacturer:	State Select
	Condition: Further Evaluation Required
Fuel:	LP Gas
Capacity:	40 gal
Year Water Heater Was Built:	2011
Temp & Pressure Relief Valve:	Present With Blow Off Leg
Fuel Disconnect:	In Same Room

Bathrooms

Bathroom #1

Location:	ADU
Bath Tub:	Not Present
Shower:	Stall
Sink(s):	Single Vanity
	Condition: Satisfactory
Toilet:	Standard Tank
	Condition: Satisfactory
Shower Walls:	Tile
Tub Surround:	Fiberglass
Floor:	Vinyl
Ventilation Type:	Ventilator
GFCI Protection:	Outlets

Kitchen

Cabinets:	Wood
	Condition: Satisfactory
Countertops:	Tile
	Condition: Satisfactory
Sink:	Double
	Condition: Further Evaluation Required
GFI Present:	Not Present



Comment 25:

A leak was noted at the soft copper pipe to the dishwasher beneath the kitchen sink. Recommend repairing or replacing all affected materials as needed.

(Kitchen continued)

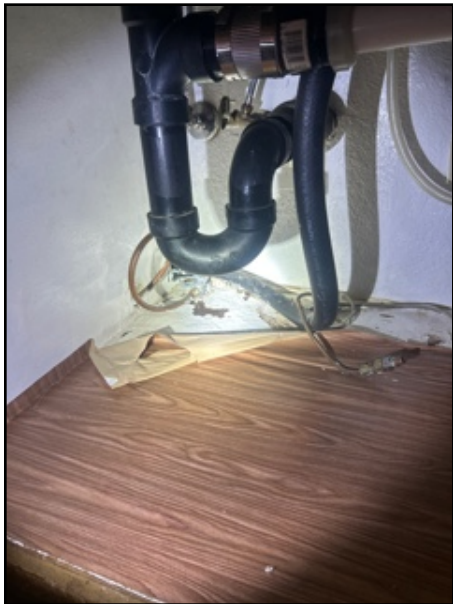


Figure 25-1

Appliances

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

Oven:	Not Present
Range:	Not Present
Range Hood:	Not Present
Refrigerator:	Not Present
Dishwasher:	Not Inspected
Microwave:	Not Present
Disposal:	Badger

Condition: Further Evaluation Required

ADU Kitchen

Cabinets:	Wood Condition: Satisfactory
Countertops:	Tile Condition: Satisfactory
Sink:	Double Condition: Satisfactory
GFI Present:	Yes Condition: Satisfactory

Appliances

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

Refrigerator:	Kenmore
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Laundry

Built In Cabinets:	Not Present
Laundry Sink:	Not Present
Dryer Venting:	To Exterior
GFCI Protection:	Not Present
Dryer Hook Up Type:	Electric

Interior

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

Floors:	Not Present
Walls:	Textured Over Drywall
Window Types:	Single Hung, Sliders, Fixed
Entry Door Types:	Sliding, Hinged Condition: Satisfactory
Front Door Material:	Wood, Aluminum
Interior Door Materials:	Wood

(Interior continued)

Fireplace:

Gas Burning



Comment 26:

Portions of the interior, including the bathrooms and kitchen, were disassembled at the time of inspection.



Figure 26-1



Figure 26-2

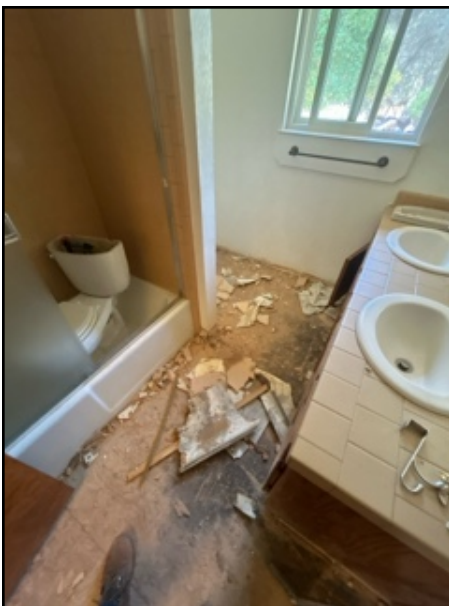


Figure 26-3

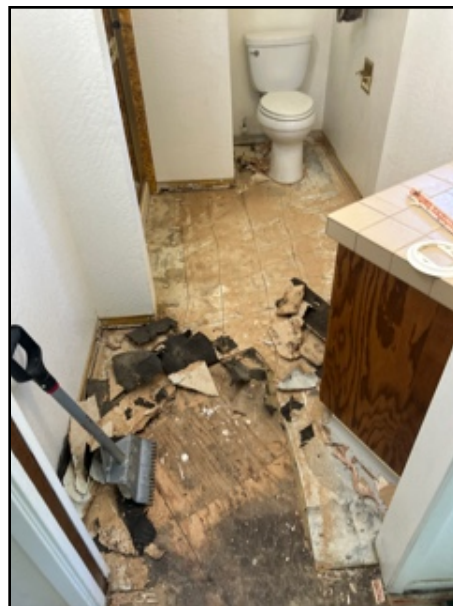


Figure 26-4

(Interior continued)



Figure 26-5



Comment 27:

The entry closet door was noted to strike the ground.



Figure 27-1

(Interior continued)



Comment 28:

A drywall tape joint crack was noted at the wall at the back of the living room. This is not considered a structural or settling crack as it runs parallel to the structure.



Figure 28-1



Comment 29:

A small settlement crack was noted at the wall at the back of the ADU.



Figure 29-1

End Of Inspection Checklist

Are All Doors Locked: Agent
All Windows Closed And Latched: Agent
Double Checked All Appliances Are Yes
In The Same Order As When We
Arrived:

Report Summary

Exterior

- 1) Comment 2: The shrubs are growing too close to the house and need to be trimmed. This will prevent moisture intrusion behind the exterior covering.
- 2) Comment 3: Wood deterioration was noted at the siding at the right side of the structure. Recommend repairing or replacing all affected materials as needed.
- 3) Comment 4: Wood deterioration was noted at numerous areas of the rear deck. Recommend having this reviewed for repairs or replacement by a licensed contractor.
- 4) Comment 5: Wood deterioration was noted at the siding at the rear deck line. Recommend repairing or replacing all affected materials as needed.
- 5) Comment 6: The HVAC plenum was not sealed to the siding. Recommend repairs to prevent moisture damage to wood members
- 6) Comment 7: Wood deterioration was noted at areas of the lower siding at the left and front side of the structure. Recommend repairing or replacing all affected materials as needed.
- 7) Comment 8: Wood deterioration was noted at areas of the roof sheathing at the front of the structure. Recommend repairing or replacing all affected materials as needed.

Garage

- 8) Comment 9: Concrete cracking and deflection were noted at the garage slab. Recommend having this review for repairs by proper trades.
- 9) Comment 10: Noted that the garage spring assisted door hinges need to be adjusted, as this door should automatically close.

Roofing

- 10) Comment 12: Wood deterioration was noted at the siding at the chimney chase. Recommend repairing or replacing all affected materials as needed.
- 11) Comment 13: Damaged sealant was noted around the chimney flue. Recommend repairs to prevent moisture intrusion to the interior.

(Report Summary continued)

12) Comment 14: Suggest removing all debris and leaves from the gutters. Leaves are the leading cause of rot and rust on gutters. This is due to the acidic value when in contact with water and the galvanized gutters. Suggest cleaning gutters out at least twice a year.

Structure: Crawlspace

13) Comment 15: A loose foundation pier was noted beneath the living room. Recommend repairs by proper trades.

14) Comment 16: The sub area soil was slightly damp. This may be due to a high water table, poor site drainage, or a lack of ventilation. Recommend further review by proper trades.

Electrical

15) Comment 17: One double tapped breaker was noted in the electrical panel. This should be repaired by a qualified person as it could overheat the breakers, potentially causing an issue that could result in a damaged or a weakened breaker.

16) Comment 19: Poor labeling noted in the electrical panel. It is suggested to repair this in the event you need to shut off only one breaker instead of the entire system.

17) Comment 21: A scorched receptacle was noted at the back of the living room but was functional at the time of inspection. Recommend further review by a licensed electrician.

HVAC

18) Comment 22: The temperature control buttons were not functioning correctly at the thermostat. Recommend for the review by a licensed technician.

Kitchen

19) Comment 25: A leak was noted at the soft copper pipe to the dishwasher beneath the kitchen sink. Recommend repairing or replacing all affected materials as needed.

Interior

20) Comment 27: The entry closet door was noted to strike the ground.

21) Comment 28: A drywall tape joint crack was noted at the wall at the back of the living room. This is not considered a structural or settling crack as it runs parallel to the structure.

(Report Summary continued)

22) Comment 29: A small settlement crack was noted at the wall at the back of the ADU.

Thank you for reviewing this report , we ask that if you were happy with this inspection and the service Core inspection services preformed to please inform your Realtor. If for any reason you have a question regarding this report please contact us @
coreinspect1@gmail.com