



SUMMARY

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92021

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07/31/2025

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4.2.1 Coverings

UNDERLAYMENT - TILE



Recommendation

Tile roofs have a lifespan of 60-70 years. What fails is the underlayment it has a lifespan of 24-26 years. I would recommend having a roof tune-up perform what this entails is to replace any broken or slid down tiles, replace or repair the concrete ridge and rake caps, sealing all vent and stove pipes, cleaning and cutting the valleys, and pulling a few tiles to check the condition of the underlayment to determine when it will need to be replaced.

Recommendation

Contact a qualified roofing professional.



4.3.1 Flashings

TAR USED AS FLASHING



Recommendation

Tar was used as flashing. This is considered to be substandard and not necessary when flashing is installed properly. Recommend further evaluation and needed repairs be made by a qualified licensed roofing contractor.❖❖

Recommendation

Contact a qualified roofing professional.



4.3.2 Flashings

TILE ROOF- FAILED MORTAR BOND



Recommendation

Mortar bond/flashings was displaced or missing at roof to wall or hip/ridge locations. Failed mortar bond, can allow excessive rain below the tiles and may cause a leak. Recommend an evaluation and any necessary work be performed by a licensed roofing contractor.

Recommendation

Contact a qualified roofing professional.



4.4.1 Skylights, Chimneys & Other Roof Penetrations

SKYLIGHT - GLAZING CRACKED

PRIMARY BATH

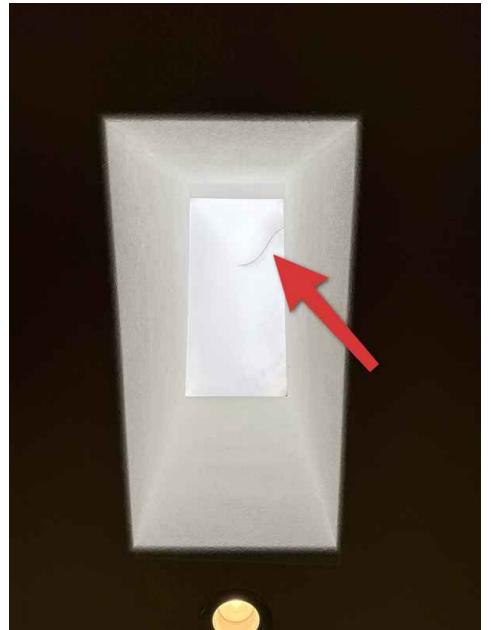
Glass in one or more skylights was cracked. Recommend that a qualified contractor replace glass as necessary.

Recommendation

Contact a qualified roofing professional.



Safety Hazard



4.4.2 Skylights, Chimneys & Other Roof Penetrations

PREVIOUS PROTRUSION NOT SEALED

There was a previous protrusion through the roof surface that has since been removed. After removal, the area was not sealed, flashed, or appropriately patched, allowing for a hole to be present. Repairs to properly "finish" the past protrusion is recommended to be performed by a qualified roofing contractor.

Recommendation

Contact a qualified professional.



Recommendation



4.5.1 Roof Drainage Systems

DOWNSPOUT POOR TERMINATION

FRONT

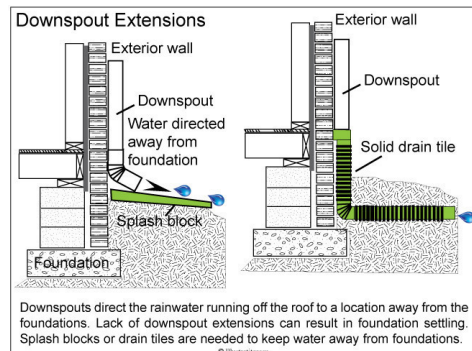


Recommendation

There were downspouts present that were discharging within five feet of the foundation of the home. Current standards require downspouts to be diverted at least five feet from the foundation of the home to prevent the grounds surrounding the foundation from becoming saturated. Saturated grounds can allow water / moisture to enter basement and crawl space areas, and in extreme cases can allow for settlement of the home. Properly extending all downspouts at least five feet away from the home is recommended to be conducted by a gutter contractor or other qualified person.

Recommendation

Contact a qualified professional.



5.1.1 Grading LOW AREAS

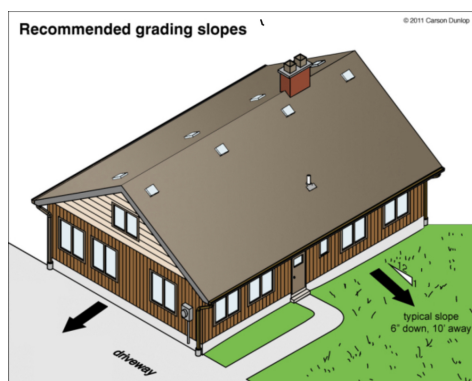


Recommendation

Grading and drainage is either negative or neutral adjacent to the residence, and moisture intrusion will remain a possibility. The soil or the hard surfaces should slope away from the residence to a distance of at least six feet, to keep moisture away from the footings. We can elaborate on this issue. Refer to a licensed geo technical and or licensed grading and drainage contractor.

Recommendation

Contact a qualified professional.



5.2.1 Vegetation

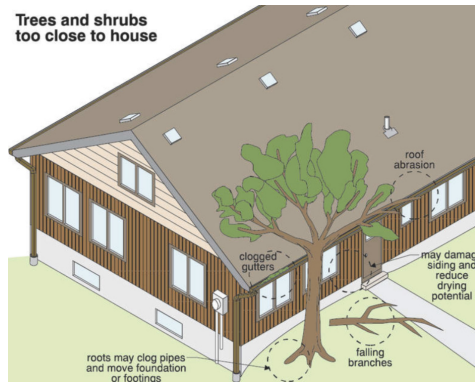
TREE NEAR / CONTACTING BUILDING

Recommendation

Trees were in contact with or were close to the building at one or more locations. Damage to the building can occur, especially during high winds, or may have already occurred (see other comments in this report if applicable). Recommend that a qualified tree service contractor or certified arborist remove trees as necessary to prevent damage to the building exterior.

Recommendation

Contact a qualified tree service company.



5.4.1 Porches / Steps / Stoops

HANDRAILS MISSING MORE THAN 3 STEPS

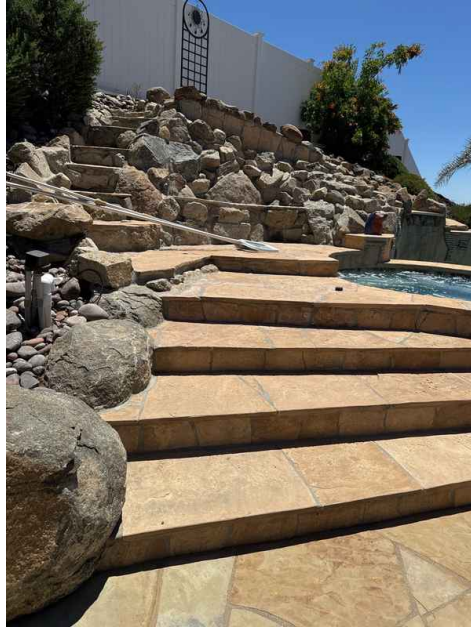
Safety Hazard

REAR

Handrails at one or more flights of stairs were missing. This is a potential fall hazard. Handrails should be installed at stairs with four or more risers or where stairs are greater than 30 inches high. Recommend that a qualified contractor install handrails where missing and per standard building practices.

Recommendation

Contact a qualified general contractor.



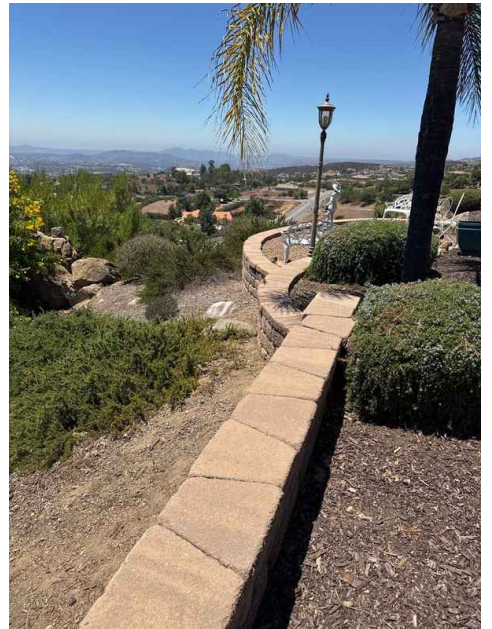
5.6.2 Retaining Walls **WALKOFF HAZARD(S)**

LEFT SIDE/RIGHT SIDE

A walk off or drop off hazard was noted in one or more areas. Recommend installing guard rails for added safety.

Recommendation
Contact a qualified professional.

 Recommendation



6.1.2 Exterior Walls / Trim **STUCCO - STAINING**

Stains noted on the stucco at one or more locations. This condition is typically a result of a lack of proper roof drainage or other moisture related issues. Recommend further evaluation by a licensed environmental contractor and/or stucco contractor to determine any corrections necessary at this time.

 Recommendation

Recommendation

Contact a stucco repair contractor



6.1.3 Exterior Walls / Trim

STUCCO DAMAGE - MOISTURE

FRONT

Moisture damaged stucco noted in areas. In damp climates, moisture can enter cracks or damaged areas and further deteriorate the stucco. Also the wall behind the stucco can become damaged from moisture. Recommend further evaluation and repair by a licensed stucco contractor.

Recommendation

Contact a stucco repair contractor



Recommendation



7.5.3 Ceiling

WATER STAINS - DRY

FIRST FLOOR OFFICE

Water stains were noted on the ceiling which can be from a previous plumbing leak. These stains were tested for moisture and were found to be dry at the time of the inspection. Recommend asking the seller as to history, or if repairs have been performed. Otherwise, a licensed contractor should be consulted to determine whether additional repairs are needed at the time.

Recommendation

Contact a qualified professional.



Recommendation



8.3.1 Occupant Doors

DOOR NOT FIRE RESISTANT

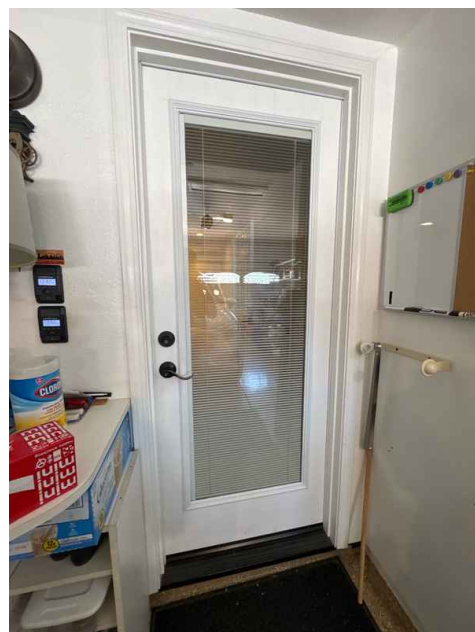


Safety Hazard

The door between the garage and the house did not appear to be fire resistant, or the inspector was unable to verify that it was via a label. This is a potential safety hazard. House to garage doors, to prevent fire and fumes from spreading from the garage into interior living space, should be constructed of fire-resistant materials. Doors, generally considered to be suitable for the purpose, are solid core wood (at least 1 3/8 inches thick), steel, honeycomb steel or a door that has been factory labeled as fire rated. Recommend that a qualified contractor replace or repair the door and, at that time, make any other corrections that might be required to provide suitable fire resistance between the garage and the dwelling per standard building practices.

Recommendation

Contact a qualified door repair/installation contractor.



8.3.2 Occupant Doors

SELF-CLOSING DEVICE MISSING

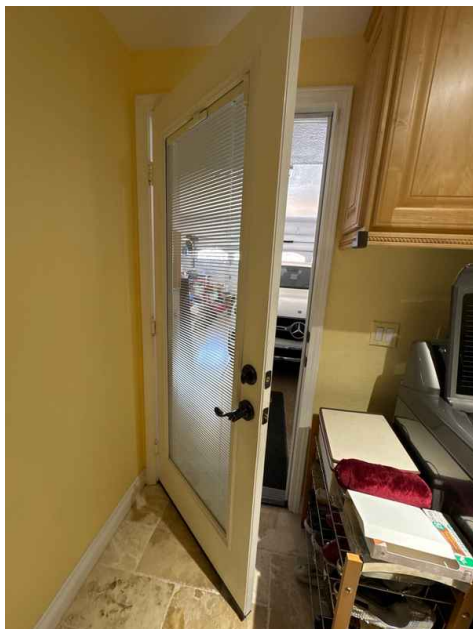


Safety Hazard

The self-closing device on the door between the garage and the house is not installed / missing. These devices are installed to keep the door closed to prevent possible fire and fumes from the garage from spreading to the house. Recommend that a qualified person repair as necessary.

Recommendation

Contact a qualified professional.



9.1.1 Excluded Items

WATER SOFTNER / TREATMENT DEVICE



Recommendation

Note: A water softener system / water treatment device was installed on the premises. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Water softeners typically work by removing unwanted minerals (e.g. calcium, magnesium) from the water supply. They prevent build-up of scale inside water supply pipes, improve lathering while washing, and prevent spots on dishes. Recommend consulting with the property owner about this system to determine its condition, required maintenance, age, expected remaining life, etc.

Recommendation

Contact a qualified professional.



9.1.2 Excluded Items

IRRIGATION / SPRINKLERS



Recommendation

Note: This property appeared to have a yard irrigation (sprinkler) system and is excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation. When this system is operated, recommend verifying that water is not directed at building exteriors, or directed so water accumulates around building foundations. Sprinkler heads may need to be adjusted, replaced or disabled. Consider having a qualified plumber verify that a backflow prevention device is installed per standard building practices to prevent cross-contamination of potable water. Recommend that a qualified specialist evaluate the irrigation system for other defects (e.g. leaks, damaged or malfunctioning sprinkler heads) and repair if necessary.

Recommendation

Contact a qualified professional.



9.1.3 Excluded Items

WATER FILTER / REVERSE OSMOSIS

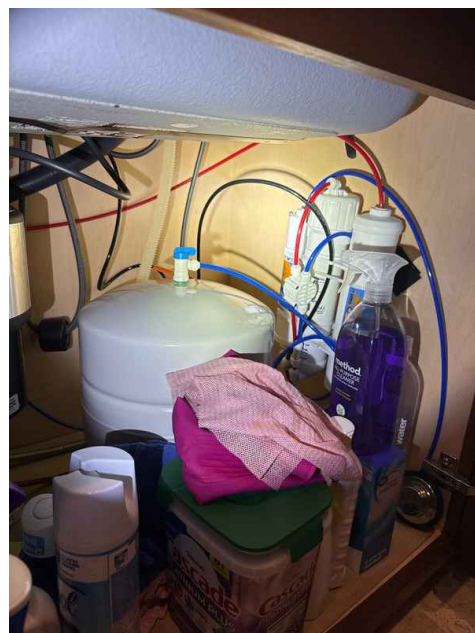


Recommendation

Note: A water filtration / reverse osmosis system was installed on the premises. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Filter cartridges typically need replacing periodically. Cleaning and other maintenance may also be needed. Recommend consulting with the property owner about this system to determine its condition, required maintenance, age, expected remaining life, etc.

Recommendation

Contact a qualified professional.



9.1.5 Excluded Items

DRAIN LINE SCOPE RECOMMENDED



Recommendation

Our inspection of the drain waste lines is limited to running water down each sink, tub and shower drain and look for slow or clogged drains at each fixture. This test is very limited and does not ensure that the main drain line is not blocked or clogged and truly functional. Only a sewer line video scope can provide an accurate and detailed inspection of the main sewer line. Problems with the main sewer line can be very expensive to repair and should be identified during your contingency period. This service can be provided by our company at request and is highly recommended.

Recommendation

Contact a qualified professional.

9.2.1 Service

MAIN WATER SHUT-OFF DIFFICULT LOCATION

GARAGE

The main water supply shut-off was located in a difficult location to access at time of inspection. Recommend that the client familiarize themselves with the location and make repairs to provide easier access.



Recommendation



9.3.1 Supply Lines

GATE VALVE STYLE -SHUTOFF

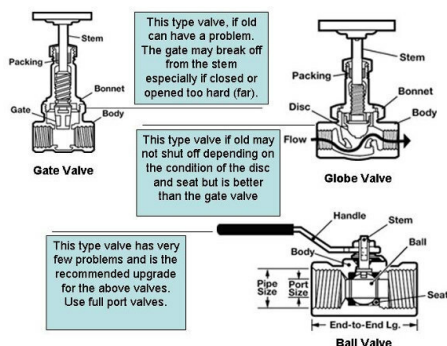
The home appears to be equipped with an older-style shut off valve at one or more areas. Gate valves are known to be less effective than a newer-style ball valve. Advise consulting a licensed plumbing contractor for replacement as necessary.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



9.6.1 Sinks / Fixtures

FLEXIBLE PIPE

PRIMARY BATH/HALLWAY BATH

Ribbed, flexible drain pipe was used at the sink. This type of drain pipe accumulates debris more easily than smooth wall pipe and is likely to clog. Recommend that a qualified plumber replace flexible piping with standard plumbing components (smooth wall pipe) to prevent clogged drains.



Recommendation

Recommendation
Contact a qualified plumbing contractor.



9.6.2 Sinks / Fixtures

DRAIN LEAK

HALLWAY BATH

One or more leaks were found at the sink drain. A qualified plumber should repair as necessary.

Recommendation
Contact a qualified plumbing contractor.



Safety Hazard



9.6.4 Sinks / Fixtures

SHUT-OFF VALVES CORRODED

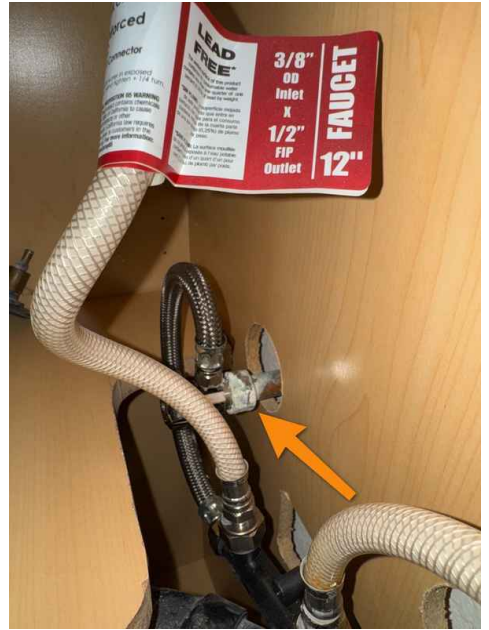
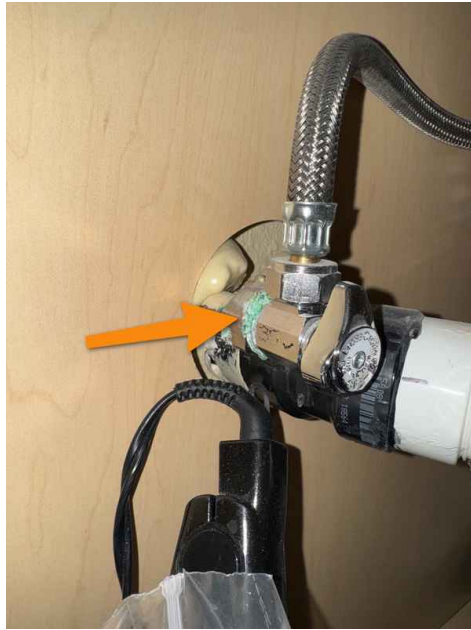
PRIMARY BATHBEDROOM 3 BATH/HALLWAY BATH

Shut-off valves were corroded. This indicates a past leak and could possibly leak again in the future. Recommend repairs be made by a qualified licensed plumbing contractor.

Recommendation
Contact a qualified plumbing contractor.



Recommendation



9.8.1 Bathtub / Shower

DIVERTER - TUB SPOUT LEAKS WITH SHOWER ON

HALLWAY BATH

The tub diverter(s) did not function properly at the time of the inspection. Water sprays from shower head and tub spout at the same time. This is typically due to corrosion and or hard water build-up. Recommend further evaluation by a licensed plumber before the end of your contingency period to determine repairs necessary at this time.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



9.9.2 Laundry

LAUNDRY HOSE UPGRADE

Recommendation

The laundry area is equipped with rubber supply lines. This type of line is prone to dry rot and failure. Advise upgrades to new steel braided hoses to prevent this condition.

Recommendation

Contact a handyman or DIY project



9.9.3 Laundry

RECOMMEND GFCI UPGRADE - LAUNDRY

Recommendation

This house was built prior to the requirement for the installation of GFCI receptacles in certain locations in the house. The locations where GFCI receptacles are required has increased, but it is not required to retrofit older homes unless a remodel takes place. For safety, it is advisable to upgrade all receptacles within 6 feet of a plumbing fixture, in garage, all kitchen counter top outlets, and at exterior, to GFCI protected outlets. A complete list of GFCI installation requirements and the dates that they were first required can be viewed at [GFCI Requirements](#)

Recommendation

Contact a qualified electrical contractor.



10.1.1 Excluded Items

CABLE / SATELLITE / TELEPHONE / INTER COMMUNICATION / ALARM SYSTEMS



Recommendation

Note: If present, cable, satellite, telephone, inter communication and alarm systems are not inspected. Evaluating these systems are beyond the scope of a property inspection. Their condition is unknown, and they are excluded from this inspection. Recommend that a qualified specialist review these systems and make repairs if necessary.

Recommendation

Contact a qualified professional.



10.3.1 Panels

LABELS - ILLEGIBLE



Safety Hazard

Some labels are present, but illegible or confusing. Recommend correction by a licensed electrical contractor or qualified professional for safety.

Recommendation

Contact a qualified professional.



10.3.3 Panels

CHALLENGER PANEL**Safety Hazard**

Challenger panels built and installed in the 1980s and 1990s were found to have an issue where they were overheating under normal conditions at the metal "bus bar." This led to expansion and contraction of the bus bar, and electrical arcing between the bus bar. Over time, these components could melt down, causing a shock or fire hazard. Challenger breaker panels started facing recalls in 1988. Recommend consulting with a licensed electrician for options on replacement.

Recommendation

Contact a qualified electrical contractor.



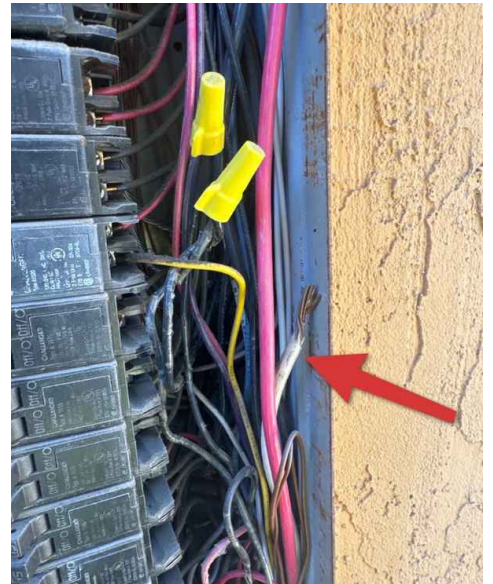
10.4.1 Panel Wiring & Breakers

LOOSE WIRES NOT TERMINATED**Safety Hazard**

One or more wires inside the panel were loose, and were not terminated. This poses a safety hazard for shock and/or fire. Recommend that a qualified electrician remove any abandoned wiring or repair as necessary. For example, by trimming wires to length and installing wire nuts.

Recommendation

Contact a qualified electrical contractor.



10.5.1 GFCI / AFCI Protection

GFCI ISSUES**Safety Hazard****PRIMARY BATH**

One or more ground fault circuit interrupter (GFCI) receptacles (outlets) were not functioning properly (would not trip / would not reset / still energized when tripped). Recommend repairs be made by a qualified licensed electrical contractor. For example, replacing with new GFCI receptacle outlet.

Recommendation

Contact a qualified electrical contractor.



10.5.2 GFCI / AFCI Protection

MISSING GFCI PROTECTION - EXTERIOR



Safety Hazard

FRONT

One or more locations at this property were noted as not having GFCI protection or the i was unable to verify if GFCI protection existed at these locations. Adoption of GFCI outlets was generally phased in over numerous years/decades. Recommend client evaluate upgrading these areas to GFCI protection at their discretion.

General guidelines for GFCI-protected receptacles include the following locations:

1. Outdoors (since 1973)
2. Bathrooms (since 1975)
3. Garages(since 1978)
4. Kitchens (since 1987)
5. Crawl spaces and unfinished basements (since 1990)
6. Wet bar sinks (since 1993)
7. Laundry and utility sinks (since 2005)



Recommendation

Contact a qualified electrical contractor.

10.6.1 Switches / Receptacles

RECEPTACLE LOOSE



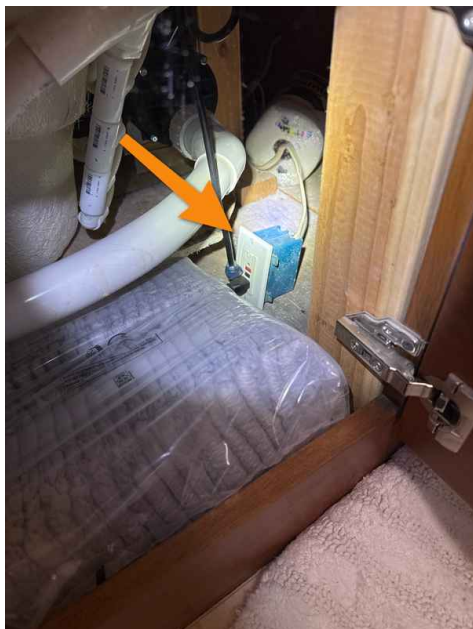
Recommendation

PRIMARY BATH

One or more receptacles were not properly secured and loose. Recommend a licensed electrician repair as necessary.

Recommendation

Contact a qualified electrical contractor.



10.7.1 Lighting & Fans **LAMPS INOPERABLE**

BEDROOM ONE

One or more light fixtures were inoperable (didn't turn on when nearby switches were operated) and/or were very dim. Recommend further evaluation by replacing bulbs and/or consulting with the property owner (perhaps on a switch that was not identified). If replacing bulbs doesn't work and/or no other switch(es) can be found, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.

Recommendation

Contact a qualified electrical contractor.



Recommendation



10.7.2 Lighting & Fans **LIGHTING LOOSE - INTERIOR**

KITCHEN

One or more light fixtures were loose and/or damaged. Recommend that a qualified electrician repair or replace light fixtures as necessary.

Recommendation

Contact a qualified electrical contractor.



Recommendation



12.1.1 General comments

SERVICE HEATING / COOLING SYSTEM



Recommendation

The last service date of the forced air heating / cooling system appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor service this system and make repairs if necessary. Because this system has a compressor and refrigerant system, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the contractor when it's serviced.

Recommendation

Contact a qualified HVAC professional.

12.2.1 Heating / Forced Air

LIFESPAN (AGED)



Safety Hazard

1993/1992

The unit was at or past its typical service life. Major repairs or replacement should be anticipated in the future due to the age of the unit(s). Depending on prior maintenance and other factors, the unit(s) could last anywhere from months to years, and the remaining life is undeterminable. ***Due to its age, servicing is recommended to be conducted by an HVAC contractor.***

Recommendation

Contact a qualified HVAC professional.

12.2.2 Heating / Forced Air

SEDIMENT TRAP (DRIP LEG)

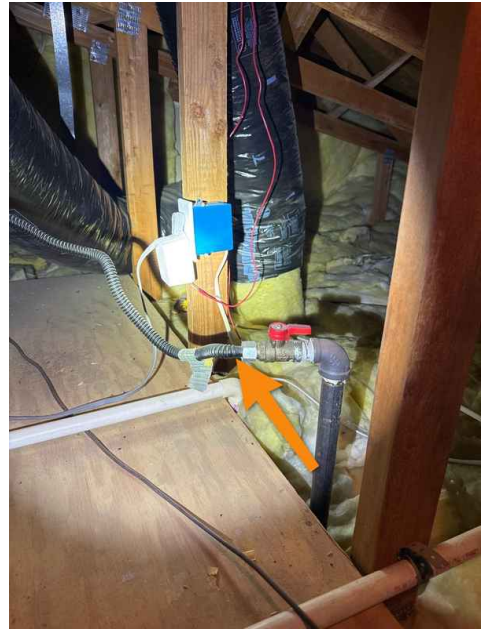
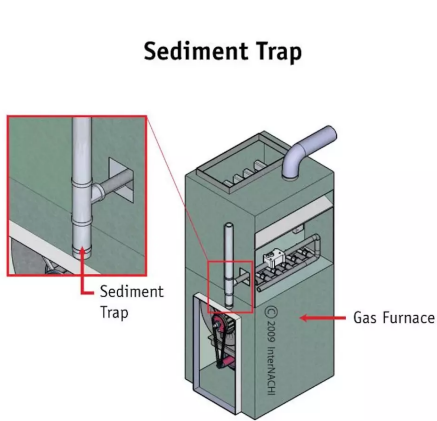


Recommendation

The furnace gas piping is not equipped with a sediment trap. Advise installation by a licensed HVAC or qualified professional to comply with today's HVAC safety standards.

Recommendation

Contact a qualified HVAC professional.



12.2.3 Heating / Forced Air

FLEXIBLE GAS LINE PASSES THROUGH FURNACE WALL

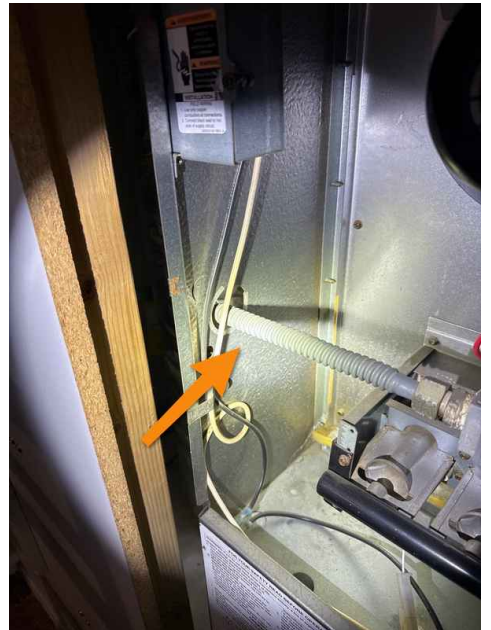


Recommendation

The flexible gas line passes through the sidewall of the furnace. This soft flex gas line is easily damaged if it contacts the sharp edge of the furnace wall. We recommend that a licensed HVAC contractor and repair as necessary to comply with today's safety standards.

Recommendation

Contact a qualified professional.



12.3.1 Air Conditioner

NO CONDENSATION CATCH PAN INSTALLED



Recommendation

No condensation catch pan installed under the evaporative case. In the event the condensate drain line becomes clogged water from the condensate line will overflow onto whatever is below/around the unit, potentially causing water damage. Recommend a qualified licensed HVAC contractor evaluate the unit and add if allowed.

Recommendation

Contact a qualified HVAC professional.



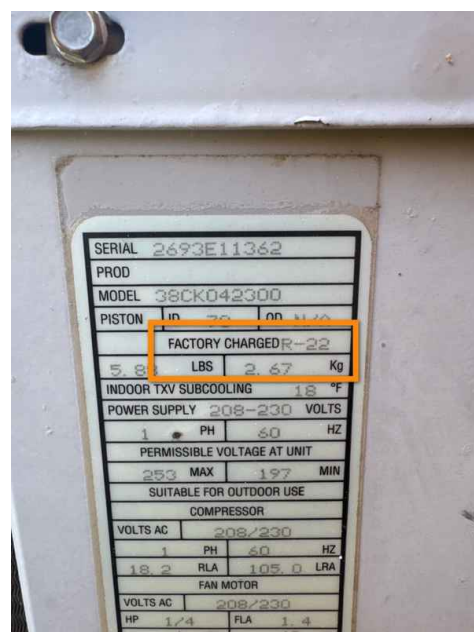
 Safety Hazard

By industry lifespan standards, one or more hvac components appeared to be at or near its useful lifespan (~15 years) and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future or discussing replacement options with a qualified HVAC technician to determine applicable costs.

Contact a qualified HVAC professional.

Recommendation

Contact a qualified HVAC professional.



12.3.5 Air Conditioner

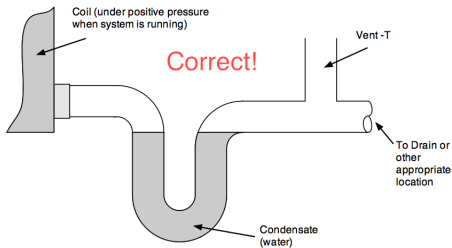
CONDENSATE DRAIN LINE TRAP MISSING

Recommendation

The P trap for the primary condensation drain was missing. The intended purpose of the p-trap is to allow condensate to flow from the equipment while simultaneously preventing air leakage into or out of the unit. Recommend further evaluation and repair by a qualified professional.

Recommendation

Contact a qualified HVAC professional.



12.3.6 Air Conditioner

SECONDARY DRAIN NOT INSTALLED

Recommendation

The secondary condensation drain (or equivalent) at the evaporative coil was not installed at the time of the inspection. This may not have been required at the time of installation. However, this is a recommended retrofit. The secondary condensation drain acts as a redundancy to prevent leaks in the event the primary drain becomes clogged. Advise consulting a licensed HVAC contractor for necessary correction.

Recommendation

Contact a qualified HVAC professional.



13.1.1 Fireplaces, Stoves & Inserts

GAPS FACE / FIREBOX

PRIMARY BEDROOM



Safety Hazard

The opening where the fireplace gas line penetrates the refractory panel is not sealed. Super-heated gasses can enter the wall cavity. Fire hazard. Recommend that a qualified contractor repair as necessary.

Recommendation

Contact a qualified fireplace contractor.



13.1.2 Fireplaces, Stoves & Inserts

ALUMINUM FLEX

An aluminum-type gas line was noted installed at one or more location. This style of gas line was common at the time of construction, but are considered unsafe by today's building standards. Advise consulting a licensed contractor for necessary replacement.

Recommendation

Contact a qualified professional.



13.2.1 Chimney(s)

CHIMNEY LINER DIRTY

Chimney liner had layer of creosote/soot/dust, so inspection of the underlying structure was limited. Recommend qualified chimney sweep company inspect and/or clean.

Recommendation

Contact a qualified chimney sweep.





14.1.1 Access

ACCESS PANEL DAMAGED



Recommendation

The drywall access panel was damaged. Replacement of the panel is recommended to be performed by a qualified professional.

Recommendation

Contact a handyman or DIY project



14.1.2 Access

NOT FULLY EVALUATED – INSULATION



Recommendation

Insulation has been installed on the attic floor and/or the roof sheeting. The insulation obscures the attic floor and/or roof structure. The inspector makes no attempt to move or remove it for evaluation purposes. All areas and components obscured by the insulation are excluded from this inspection.

16.2.1 Fences / Gates / Barriers

FEWER THAN TWO DROWNING PREVENTION SAFETY FEATURES



Safety Hazard

Effective January 1, 2018 the California Business and Professions Code Section 7195 require home inspectors to state the following in their reports when there are fewer than Two drowning prevention safety features:

CALIFORNIA HEALTH AND SAFETY CODE SECTION 115920-115929 now recommends a pool be equipped with at least Two of the following seven drowning prevention safety features:

- (1) The pool shall be isolated from access to a home by an enclosure that meets the requirements of Section 115923.
- (2) The pool shall incorporate removable mesh pool fencing that meets American Society for Testing and Materials (ASTM) Specifications F 2286 standards (the inspector is not able to determine if the ASTM specifications are met)
- (3) The pool shall be equipped with an approved safety pool cover.
- (4) The residence shall be equipped with exit alarms on those doors providing direct access to the pool.
- (5) All doors providing direct access from the home to the swimming pool shall be equipped with a self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor.
- (6) Swimming pool alarms that, when placed in pools, will sound upon detection of accidental or unauthorized entrance into the water.
- (7) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the devices set forth above.

Recommend installing two or more of the choices above. A qualified person should evaluate and repair or replace as necessary, and as per standard building practices.

Recommendation
Contact a qualified professional.

