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SUMMARY REPORT

Client: Max Byfurlin
Inspection Address: 41648 Comstock Ln., Big Bear Lake, CA. 92315
Inspection Date: 2/17/2024 Start: 7:30 am End: 10:00 am
Inspected by: Sean Treguboff

This Summary Report is intended to provide a convenient and cursory preview of the conditions and components that we have identified within our report as needing service. It is obviously not comprehensive, and should not be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of components or features that may not appear in this summary. Also, the service recommendations that we make in this summary and throughout the report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

Components and Conditions Needing Service

Exterior

House Wall Finish

House Wall Finish Observations

- Sanding and repainting needed on the wood siding and trim around the house and garage doors



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Sanding and repainting needed on the wood siding and trim around the house and garage doors - *Continued*



- One section of the wood siding on the side of the garage has a cut out that should be repaired



Exterior Components

Fences & Gates

- The right gate needs typical maintenance-type service to open and close or latch easily

Fascia & Trim

- The fascia and trim need typical maintenance-type service -see report for comments



- Wood damage noted on some section of the eaves- confirm with termite control co



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Sliding Glass Doors

- Recommend repairs- servicing the slider door lock



- No screen door -recommend installation

Exterior Wooden Doors

- The back porch side door should be replaced

Screens

- A few of the window screens are missing -recommend replacements -see report

Outlets

- All of the exterior outlets should be upgraded to have ground-fault protection



Lights

- Recommend servicing the wall lights off the garage doors



Plumbing

Potable Water Pipes

Galvanized Water Pipes

- No hot water at time of inspection- recommend rechecking before the close of escrow

Gas

Gas Main

- The gas is off at the main which prevented any of the gas related items from being tested-see report

Gas Pipes

- Gas is off at time of inspection- recommend rechecking gas related appliances- fixtures when gas is on

Water Heaters

Gas Shut-Off Valve and Connector

- Gas pilot is off at time of inspection- recommend turning on and recheck before the close of escrow

Heat

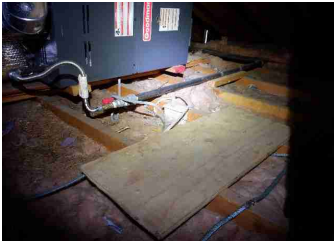
Heat System 1

Forced-Air Furnace

- The gas is off at time of inspection- recommend having gas co turn on and check before escrow
- The furnace is not braced or strapped- consult with a HVAC expert for corrections
- The garage has the old heating system in the garage that needs to be removed



- Lack of a proper platform in front of the unit- recommend improvements- see report



Return-Air Compartment and Filter

- The filter is dirty and should be changed because this can have an adverse effect on air-quality



Flexible Ducts

- One duct to the kitchen had been taken away and needs to be reconnected



Chimney

Living Room Chimney Chimney Stack or Walls

- Moisture stains noted on chimney stack within the attic space that should be evaluated



Chimney Flashings

- Due to ceiling damage in the living room the chimney flashing will need to be further evaluated- see report

Gas Log Starter

- The gas is off at the main and the log starter should be demonstrated by gas co when gas is on
- The gas starter rod is too close to the opening of the firebox -have set back for safety reasons



Dining Room Chimney

Fireplace

- Efflorescence on the fireplace floor confirms evidence of moisture intrusion that should be evaluated



Gas Log Starter

- The gas is off at the main and the log starter should be demonstrated by the gas co when gas is on
- The gas starter is too close to the opening of the fire box -have set back for safety reasons

The gas starter is too close to the opening of the fire box -have set back for safety reasons - *Continued*



Other Chimney

Gas Log Starter

- The gas is off at the main and the log starter should be demonstrated by the gas co

Interior

Entry

Lights

- A wall light in the entry is missing and needs to be replaced

Living

Walls and Ceiling

- There is moisture damage on the living room ceiling that should be further evaluated-see report



Dining

Doors

- The exterior door in the dining room does not open and should be serviced -see report

Bedrooms

Master Bedroom-Bedroom 1

Doors

- Damaged door jamb - repairs needed



Closets

- One missing closet door noted- recommend replacement



Smoke Detectors

- There is no smoke detector in the bedroom and one may not be required but this should be installed

Bedroom 2

Smoke Detectors

- There is no smoke detector in the bedroom and one may not be required but this should be installed

Bedroom 3

Smoke Detectors

- There is no smoke detector in the bedroom and one may not be required but this should be installed

Bathrooms

Master Bathroom

Sink Faucet Valves & Connectors Trap & Drain

- The mechanical sink stopper is incomplete and should be serviced



Stall Shower

- The shower head is broken- replacement needed



Lights

- The bathroom ceiling heat lights are missing- have replaced

The bathroom ceiling heat lights are missing- have replaced - *Continued*



Outlets

- The bathroom sink outlet is functional -recommend upgrading to have ground-fault protection

Powder Room

Outlets

- The bathroom sink outlet is functional- recommend having upgraded to ground-fault protection

Hallway Bathroom

Walls & Ceiling

- Sections of walling have been removed beneath cabinetry- replacements needed



Sink Faucet Valves & Connectors Trap & Drain

- The mechanical sink stopper is incomplete and should be serviced



Outlets

- The bathroom sink outlet is functional - recommend having upgraded to ground-fault protection

Common

Kitchen

Doors

- Missing pocket door between kitchen and laundry room noted

Missing pocket door between kitchen and laundry room noted - *Continued*



Cabinets

- The floor of the kitchen sink cabinet is damaged and should be replaced



Faucet

- No water at time of inspection- recommend rechecking- see report
- The kitchen faucet is loose and should be secured

Garbage Disposal

- The garbage disposal is incorrectly powered - repairs needed



Dishwasher

- Dishwasher was not tested at time of inspection- no water at time of inspection- see report



Lights

- Faulty wall switch for the ceiling light over the sink-have replaced

Faulty wall switch for the ceiling light over the sink-have replaced - *Continued*



Outlets

- All outlets in the kitchen should be upgraded to have ground-fault protection -see report

Hallway

Lights

- One ceiling light in the hallway did not respond and should be serviced



Carbon Monoxide Alarms

- California residents must have carbon monoxide detectors in their homes -see report

Laundry

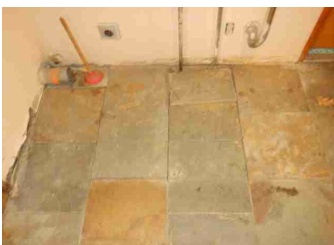
Doors

- The laundry room door to the exterior is damaged and should be repaired or replaced



Floor

- The tiled floor in the laundry room has cosmetic damage and needs repairs or replacement



Walls and Ceiling

- Wall damage noted at the base of the east wall- repairs needed



Lights

- A ceiling light in the laundry room closet did not respond and should be serviced

Dryer Vent

- The back-draft on the exterior dryer vent cover damaged and needs to be replaced



Garage

Walls and Ceiling

- One section of wall damage- have repaired



Single-Glazed Windows

- The window in the garage will need service to work well

Firewall

- The access cover to the attic area should be sheathed with metal or drywall

Entry Door Into the House

- The house entry door from the garage is not self-closing and should be serviced -see report
- This solid door is at 1 3-8 inch door not a 1 5-8 inch door- have changed out

Lights

- The garage light does not respond and should be serviced -missing bulb

Outlets

- All of the outlets in the garage should be upgraded to have ground-fault protection for safety