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Home Inspection Report

Prepared For:

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Property Address:

**20785 Buttercup Cir
Groveland, CA 95321**

Inspected on Tue, Jul 22 2025 at 9:00AM

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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:	Two
Approximate Age:	49 years
Age Based On:	Listing
Bedrooms/Baths:	2/2
Furnished:	Yes
Occupied:	Yes
Weather:	Sunny
Temperature:	75°
Soil Condition:	Dry
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Not Present

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:	Generally Maintained Condition: Satisfactory
Retaining Walls:	Not Present
Driveway:	Concrete Condition: Satisfactory
Walkways:	Concrete
Steps/Stoops:	Wood
Patios/Decks:	Wood Condition: Satisfactory

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: Satisfactory
Exterior Trim Material:	Wood Condition: Satisfactory
Windows:	Wood, Vinyl, Aluminum
Entry Doors:	French or double Door Condition: Satisfactory
Decks:	Wood Condition: Satisfactory
Railings:	Wood



Comment 1:

Portions of the home's exterior wood members were paint checked and weathered. Recommend re-painting all affected materials to prevent moisture damage.



Figure 1-1



Figure 1-2

(Exterior continued)



Figure 1-3



Comment 2:

Wood deterioration was noted at several areas of the eaves around the structure. Recommend repairing or replacing all affected materials as needed.



Figure 2-1

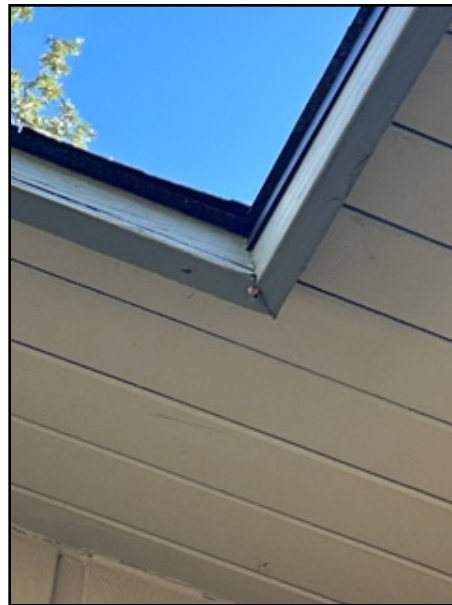


Figure 2-2

(Exterior continued)



Figure 2-3



Figure 2-4



Comment 3:

Rusted/damaged gutters were noted at several areas of the eaves around the structure. Recommend repairs or replacement to properly divert roof water away from the building.



Figure 3-1



Figure 3-2

(Exterior continued)



Figure 3-3



Comment 4:

Wood deterioration was noted at the siding at the right side of the living room. Recommend repairing or replacing all affected materials as needed.



Figure 4-1

(Exterior continued)



Comment 5:
Damaged soffit was noted at the back of the structure.



Figure 5-1



Comment 6:
The joists were not sitting on the beam at the front of the front deck. Recommend repairs as needed.



Figure 6-1

(Exterior continued)


 **Comment 7:**
Wood deterioration was noted at multiple deck boards at the front deck. Recommend repairing or replacing all affected materials as needed.



Figure 7-1



Figure 7-2


 **Comment 8:**
A damaged window was noted at the front of the living room. Recommend replacement by proper trades.



Figure 8-1

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:	Less Than 5 Years
Ventilation Present:	Not Present
Vent Stacks:	Plastic
	Condition: Satisfactory
Chimney :	Metal
	Condition: Satisfactory
Sky Lights:	Yes
	Condition: Satisfactory
Flashings:	Metal
Soffit and Fascia:	Wood
	Condition: Repair or Replace
Gutters & Downspouts:	Metal
	Condition: Repair or Replace



Comment 9:

Suggest removing all debris from the roof. This will help ensure the lifespan of the roofing material.

It is also suggested to remove any areas of tree branches that are touching or hanging over the structure.

(Roofing continued)



Figure 9-1



Comment 10:

Damaged sealant was noted at the service mast collar. Recommend repairs to prevent moisture intrusion at the roof sheathing.



Figure 10-1

(Roofing continued)



Comment 11:

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.



Figure 11-1

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:	Poured Concrete, Wood
Signs of Water Penetration:	Not Present
Prior Waterproofing:	Perimeter Drain
	Condition: Satisfactory
Floor Structure:	Wood Frame
Subflooring:	Plywood
Wall Structure:	Wood Frame

(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
Moisture Condition:	Condition: Satisfactory
	Dry



Comment 12:

Electrical wiring was in contact with the soil beneath the living room. Recommend repairs to prevent damage to wiring.



Figure 12-1

(Crawlspace continued)



Comment 13:

The subarea insulation is installed with paper face visible (upside down). The paper side should always face the heated space.



Figure 13-1



Comment 14:

A live electrical termination was noted beneath the dining room. Recommend concealing this to prevent contact and damage.



Figure 14-1

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:	Overhead
Main Disconnect Location:	Service Panel
Service Panel Location:	Exterior
Service Panel Manufacturer:	Zinsco
	Condition: Further Evaluation Required
Service Line Material:	Copper
	Condition: Satisfactory
Service Voltage:	240 volts
Service Amperage:	200 amps
Service Panel Ground:	Unknown Not Visable
Branch Circuit Wiring:	Stranded Copper, Stranded Aluminum, Conventional Copper
Overcurrent Protection:	Breakers
	Condition: Further Evaluation Required
GFCI/AFCI Breakers:	Not Present
Smoke Detectors In Living Area :	Yes
	Condition: Satisfactory
Smoke Detectors Located In Each Bedroom:	Yes
	Condition: Satisfactory
Carbon Monoxide Detector One Per Level:	Yes
	Condition: Satisfactory



Comment 15:

This house is equipped with a Zinsco/Sylvania electrical panel. These panels are known to have damage due to the fact that they are manufactured with aluminum buss bars. These bars are known to heat up and can potentially break. There were no signs of overheating at the time of inspection.

However, it is suggested to have this panel evaluated by a licensed electrician.

(Electrical continued)



Figure 15-1



Comment 16:

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 16-1

(Electrical continued)


-  **Comment 17:**
Exposed electrical wiring was noted beneath the front deck. Recommend concealing all exterior wiring to prevent contact and damage.



Figure 17-1


-
-  **Comment 18:**
One ceiling light fixture in the kitchen was nonfunctional. This may be due to a burnout bulb.



Figure 18-1

HVAC

HVAC System Type:

Mini split


 **Comment 19:**
Portable air conditioning units are beyond the scope of the general home inspection. No inspection was performed and no warranty is implied.



Figure 19-1

(HVAC continued)



Comment 20:

The upstairs wall heater was tested and functional.



Figure 20-1

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:	Lennox
	Condition: Satisfactory
Heating Fuel:	Electric
	Condition: Satisfactory
Approximate Age:	1 Year
Filter Type:	Washable
	Condition: Satisfactory
Output Temperature:	105°

VERY IMPORTANT

(Heating continued)

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
Condenser Make:	Lennox
Condenser Approximate Age:	1 Year
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, PEX
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:	Exterior
Manufacturer:	Navien
	Condition: Satisfactory
Fuel:	LP Gas
Capacity:	Tankless
Year Water Heater Was Built:	2016
Temp & Pressure Relief Valve:	Present With Blow Off Leg
Fuel Disconnect:	In Same Room
Hot Water Temp At Kitchen Sink:	115°

Bathrooms

Bathroom #1

Location:	Upstairs
Bath Tub:	Free Standing
Shower:	In Tub
Sink(s):	Vessel Bowl
	Condition: Satisfactory

(Bathroom #1 continued)

Toilet:	Standard Tank
	Condition: Satisfactory
Shower Walls:	Not Present
Tub Surround:	Metal
Floor:	Brick
Ventilation Type:	Window
GFCI Protection:	Outlets



Comment 21:

The sink was slow to drain. This may be an issue with the P-trap. Recommend having the drain snaked by proper trades.



Figure 21-1

(Bathroom #1 continued)

**Comment 22:**

The toilet was loose. Suggest removing/replacing wax ring and reinstalling a new wax ring. When the toilet is removed, it is recommended to inspect subfloor for wood deterioration.



Figure 22-1

Bathroom #2

Location:	Downstairs
Bath Tub:	Not Present
Shower:	Stall
Sink(s):	Pedestal
	Condition: Satisfactory
Toilet:	Standard Tank
	Condition: Satisfactory
Shower Walls:	Brick
Tub Surround:	Fiberglass
Floor:	Brick
Ventilation Type:	Ventilator, Window
GFCI Protection:	Outlets

Kitchen

Cabinets:	Wood Condition: Satisfactory
Countertops:	Wood 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.

Oven:	Whirlpool Condition: Satisfactory
Range:	Whirlpool Condition: Satisfactory
Range Hood:	Not labeled Condition: Satisfactory
Refrigerator:	LG
Dishwasher:	Kitchen Aid Condition: Satisfactory
Microwave:	General Electric
Disposal:	Not Present

Laundry

Built In Cabinets:	No
Laundry Sink:	No
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:	Carpet, Brick
Walls:	Textured Over Drywall, Wood panels
Window Types:	Sliders, Fixed
Entry Door Types:	Sliding
	Condition: Satisfactory
Front Door Material:	Vinyl
Interior Door Materials:	Wood
Fireplace:	Gas Burning




Comment 23:

The gas fireplace would not ignite at the time of inspection. Recommend further review by proper trades.



Figure 23-1

(Interior continued)


 **Comment 24:**
Noted that loft and stair railing do not meet current building requirements.

However, this is pre-existing, non-conforming and may or may not need to be updated if there is a permit pulled on the property. This may not be a code in this county, this is information only.

This would include a rail height of 42 inches and picket spacing no more than 4 inches apart.



Figure 24-1

 **Comment 25:**
A section of the ceiling at the living room appears to have been cut out at some point. Some moisture staining was present which may indicate a previous roof leak. No active moisture was present at the time of inspection.

(Interior continued)



Figure 25-1

End Of Inspection Checklist

Is The Oven Off: Yes
Is The HVAC Set Back To Its Temp: Multiple units on at the time of inspection
Condition: Satisfactory
Are All Doors Locked: Yes
All Windows Closed And Latched: Yes
Double Checked All Appliances Are Upstairs Fan On At Time Of Inspection
In The Same Order As When We
Arrived:

Report Summary

Exterior

- 1) Comment 1: Portions of the home's exterior wood members were paint checked and weathered. Recommend re-painting all affected materials to prevent moisture damage.
- 2) Comment 2: Wood deterioration was noted at several areas of the eaves around the structure. Recommend repairing or replacing all affected materials as needed.
- 3) Comment 3: Rusted/damaged gutters were noted at several areas of the eaves around the structure. Recommend repairs or replacement to properly divert roof water away from the building.
- 4) Comment 4: Wood deterioration was noted at the siding at the right side of the living room. Recommend repairing or replacing all affected materials as needed.
- 5) Comment 5: Damaged soffit was noted at the back of the structure.
- 6) Comment 6: The joists were not sitting on the beam at the front of the front deck. Recommend repairs as needed.
- 7) Comment 7: Wood deterioration was noted at multiple deck boards at the front deck. Recommend repairing or replacing all affected materials as needed.
- 8) Comment 8: A damaged window was noted at the front of the living room. Recommend replacement by proper trades.

Roofing

- 9) Comment 9: Suggest removing all debris from the roof. This will help ensure the lifespan of the roofing material.
It is also suggested to remove any areas of tree branches that are touching or hanging over the structure.
- 10) Comment 10: Damaged sealant was noted at the service mast collar. Recommend repairs to prevent moisture intrusion at the roof sheathing.
- 11) Comment 11: 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.

(Report Summary continued)

Structure: Crawlspace

12) Comment 12: Electrical wiring was in contact with the soil beneath the living room. Recommend repairs to prevent damage to wiring.

13) Comment 13: The subarea insulation is installed with paper face visible (upside down). The paper side should always face the heated space.

14) Comment 14: A live electrical termination was noted beneath the dining room. Recommend concealing this to prevent contact and damage.

Electrical

15) Comment 15: This house is equipped with a Zinsco/Sylvania electrical panel. These panels are known to have damage due to the fact that they are manufactured with aluminum buss bars. These bars are known to heat up and can potentially break. There were no signs of overheating at the time of inspection.

However, it is suggested to have this panel evaluated by a licensed electrician.

16) Comment 16: 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 17: Exposed electrical wiring was noted beneath the front deck. Recommend concealing all exterior wiring to prevent contact and damage.

18) Comment 18: One ceiling light fixture in the kitchen was nonfunctional. This may be due to a burnout bulb.

Bathrooms: Bathroom #1

19) Comment 21: The sink was slow to drain. This may be an issue with the P-trap. Recommend having the drain snaked by proper trades.

20) Comment 22: The toilet was loose. Suggest removing/replacing wax ring and reinstalling a new wax ring. When the toilet is removed, it is recommended to inspect subfloor for wood deterioration.

(Report Summary continued)

Fireplace

21) Comment 23: The gas fireplace would not ignite at the time of inspection. Recommend further review by proper trades.

Interior

22) Comment 25: A section of the ceiling at the living room appears to have been cut out at some point. Some moisture staining was present which may indicate a previous roof leak. No active moisture was present at the time of inspection.

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