



HOME INSPECTION REPORT



PROPERTY ADDRESS

2623 Anywhere Street, Hometown

ORDERED BY

Jim , 2623 Anywhere Street

REPORT NUMBER

672013

DATE OF INSPECTION

February 26, 2026

INSPECTOR

Travis Palser

A handwritten signature in black ink, appearing to read 'TP', is written over a horizontal line.

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Report Overview

A GENERAL DESCRIPTION OF THE STRUCTURE

This is a one story single family dwelling. Based on the information provided, the structure was built in 1960. Ongoing maintenance is required and improvements to the systems of the home will be needed over time.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.

! - IMMEDIATE RECOMMENDED IMPROVEMENTS

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations. No relative importance should be placed on the photographs provided in this report. The photographs in this report do not necessarily illustrate all of the damage in any particular finding. Also, not all problem areas will be supported by photographs. If more than one photograph is available for a particular item, additional photographs can be found at the end of the report in the section entitled 'Photographs'. Please contact HomeGuard if you have any questions.

Structure

1. Vertical cracking was observed in the foundation walls of the structure indicating movement and/or settlement of the structure may have occurred. The rate of movement cannot be predicted during a one-time inspection. A thorough evaluation of this condition is beyond our qualifications. For additional information we recommend contacting a licensed foundation contractor for further evaluation. (See Photo 1) (See Photo 2)

Estimated Repair Range: \$300 - \$1500



Photo 01

2. The subfloor wood members at the front of the crawlspace show evidence of water damage. We recommend the services of a licensed structural pest control operator for investigation of this condition. (See Photo 17) (See Photo 16)

Estimated Repair Range: \$750 - \$1500



Photo 17

3. The exterior crawl space access door and/or framing is deteriorated. We recommend all deteriorated wood members be replaced. (See Photo 7) (See Photo 3)

Estimated Repair Range: \$200 - \$400



Photo 07

Structure

4. One or more roof supports, rafters or joists adjacent to the attic access are disconnected, cracked, and/or damaged. This may affect the integrity of the roof. We recommend this area be investigated and improved by a qualified licensed contractor. (See Photo 8)

Estimated Repair Range: \$1600 - \$4500



Photo 08

Roofing

5. Leaks were noted in the downspouts and/or gutters at the rear. During wet weather conditions these areas are more obvious and during dry weather conditions they are noted from the stains at the areas where the leaks have occurred. We recommend all leaks be repaired. (See Illustration 2D) (See Photo 37)

Estimated Repair Range: \$300 - \$700

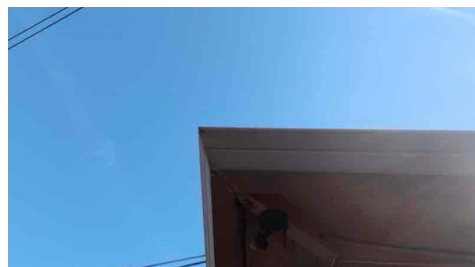


Photo 37

6. A missing downspout leader at the right side gutters should be replaced to direct the flow of water away from the structure. (See Photo 38)

Estimated Repair Range: \$100 - \$450

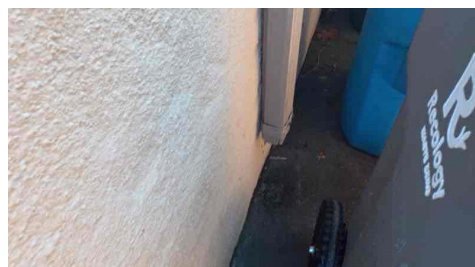


Photo 38

Exterior

7. The automatic reverse safety feature of the garage door opener did not activate when the door made contact with a 2x2-inch block placed under the center of the door during testing. This feature is an important safety requirement designed to prevent injury or damage if an obstruction is present. The photo-eye sensors were tested separately and found to be operational. We recommend that the garage door opener be adjusted, repaired, or replaced as necessary to restore proper function of the automatic reverse mechanism. A qualified garage door service technician should evaluate and correct this condition for improved safety. (See Photo 19)

Estimated Repair Range: \$100 - \$200



Photo 19

Exterior

8. Damaged, open or missing wall and/or ceiling finishes of attached garages should be repaired and sealed where they abut the interior of a house. This reduces the potential of toxic automobile gases entering the house and serves as a fire break. Current standards require all walls/ceilings common to the finished living spaces be covered with 5/8" fire resistant sheetrock double taped at all seams. (See Illustration 3A) (See Photo 30)

Estimated Repair Range: \$1200 - \$2800



Photo 30

9. Evidence of water damage was noted at the patio cover. Consult a licensed structural pest control company regarding necessary repairs. (See Photo 26)

Estimated Repair Range: \$600 - \$2600



Photo 26

10. The cracked, heaved, or uneven walkway sections at the left side pose a potential trip hazard. We recommend corrective action to improve safety and reduce the risk of injury. A qualified contractor should assess the affected areas and perform necessary repairs to ensure a level walking surface. (See Photo 28)

Estimated Repair Range: \$600 - \$2400

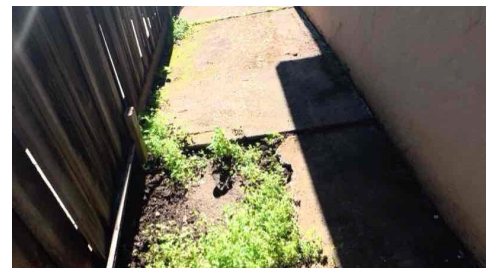


Photo 28

11. Water damage was observed to the wood siding at the rear addition exterior walls. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 35)

Estimated Repair Range: \$2500 - \$5000



Photo 35

Exterior

12. Water damage was observed to the exterior window trim at the rear addition. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 34)

Estimated Repair Range: \$250 - \$750



Photo 34

13. The door between the garage and the house did not have an automatic closing mechanism. For improved safety the door between the garage and the interior of the house should be fitted with an automatic closing mechanism, and be rated for a minimum of one hour of fire resistance. This will reduce the potential of toxic automobile gases entering the house and serves as a fire break. (See Photo 29)

Estimated Repair Range: \$395 - \$819



Photo 29

14. The patio cover is improperly attached to the structure with nails/screws. This condition could pose a safety hazard with lateral forces or seismic activity. We recommend the patio cover be secured to the structure with proper flashing and bolts according to local building codes. (See Photo 27)

Estimated Repair Range: \$800 - \$1500



Photo 27

Exterior

15. The home has fewer than two drowning prevention safety features that are in good repair, fully operable as designed, and, if applicable, appropriately labeled, as required by Section 115922 of the California Health and Safety Code.

They are as follows:

- (1) An enclosure that isolates the swimming pool or spa from the private single-family home.
- (2) A removable mesh fencing in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.
- (3) An approved safety pool cover.
- (4) Exit alarms on the private single-family home's doors and windows that provide direct access to the swimming pool or spa.
- (5) A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on all private single-family home's doors providing direct access to the swimming pool or spa.
- (6) An alarm that, when placed in a swimming pool or spa, 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 features set forth above and has been independently verified by an approved testing laboratory.
- (8) EXCEPTION: Hot tubs or spas with locking safety covers that comply with the American Society for Testing and Materials (ASTM F1346).

The owner is advised to contact the appropriate trades to rectify this condition. (See Photo 39)

Estimated Repair Range: \$800 - \$2000



Photo 39

Electrical

16. Running splices, which are improper connections outside of a junction box, were observed in the garage. We recommend connections be joined with approved connectors inside a junction box to prevent accidental contacts or mechanical damage. (See Photo 18) (See Photo 13)

Estimated Repair Range: \$150 - \$300



Photo 18

17. Exposed electric connections or open junction boxes at the crawlspace adjacent to the hall bathroom should be corrected. All electric connections should be made inside approved junction boxes fitted with proper cover plates. (See Photo 9)

Estimated Repair Range: \$141 - \$419



Photo 09

Electrical

18. Ungrounded "3-prong" outlets at the interior should be improved. A grounded cable or ground wire could be installed at these outlets, the outlet labeled as ungrounded or the original "2-prong" receptacle could be reinstalled. Based upon our inspection of a representative number of outlets, we recommend testing of every outlet. Repairs or rewiring are recommended at all deficient locations. For additional information we recommend a licensed electrician be consulted. (See Illustration 4O) (See Photo 20)

Estimated Repair Range: \$150 - \$250

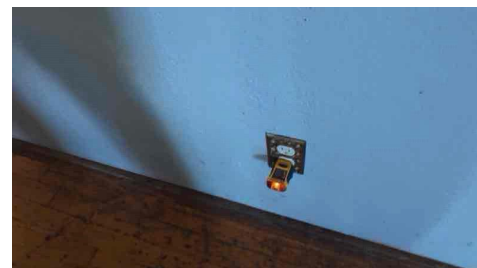


Photo 20

19. Abandoned wiring was noted in the crawlspace adjacent to the hall bathroom. We recommend the wiring be disconnected at its source or terminated in an approved manner in a covered junction box. (See Photo 10) (See Photo 13)

Estimated Repair Range: \$141 - \$419



Photo 10

20. A switch at the hall bathroom is faulty or damaged. We recommend it be replaced. (See Photo 6)

Estimated Repair Range: \$100 - \$203



Photo 06

Heating System

21. The heater thermostat was observed to be damaged at the time of inspection. Some of the controls were not functioning as intended, which may prevent proper operation and temperature regulation. We recommend repair or replacement by a qualified HVAC contractor as needed. (See Photo 5)

Estimated Repair Range: \$250 - \$500



Photo 05

Plumbing

22. The drain piping at the rear right side of the crawlspace does not have sufficient slope for proper drainage. We recommend this condition be corrected. (See Photo 14)

Estimated Repair Range: \$909 - \$1106



Photo 14

23. The water heater tank has been strapped in an improper manner and/or with improper material. We recommend the restraint be improved as per state codes. Specifically California state code is as follows.
1. All water heaters gas or electric must be strapped.
 2. Up to 52 gallons two straps are required, one in upper one-third and one in the lower one-third of the fixture. 52 gallons and above require three, one in upper one-third, one in middle and one in lower one-third.
 3. Straps may consist of either metal bands/tape at least 24 gauge or half-inch diameter metal conduit.
 4. Straps must wrap around the body of the water heater and any gaps between the wall and tank should be blocked to prevent movement.
 5. Straps should be secured to adjacent wall or stud and from opposing directions
 6. Straps should be secured to the wall or studs using 1/4" diameter by 3" long lag bolts with washers. (See Illustration 8N) (See Photo 23)

Estimated Repair Range: \$150 - \$450



Photo 23

24. There is a cracked and leaking plastic drain pipe at the crawlspace under the hall bathroom. This is a potential health hazard. We recommend the piping in question be repaired or replaced. (See Photo 11) (See Photo 12)

Estimated Repair Range: \$450 - \$1200



Photo 11

25. The angle stop valve or supply line at the kitchen wall is leaking. We recommend all leaks be repaired. (See Photo 24)

Estimated Repair Range: \$120 - \$500



Photo 24

Interior

26. The ceiling at the rear bedroom shows evidence of water stains. It is recommended that the source of these stains be identified and corrected and the surface be refinished. (See Photo 22)

Estimated Repair Range: \$500 - \$1200



Photo 22

27. The railing at the rear addition is loose. We recommend it be repaired or replaced. (See Photo 25)

Estimated Repair Range: \$350 - \$900



Photo 25

28. One or more of the windows at the living room are not fully serviceable because their lift mechanism is missing or damaged. We recommend these windows be repaired and their full functional use restored. (See Photo 21)

Estimated Repair Range: \$250 - \$535



Photo 21

29. California law requires that all homes have a State Fire Marshall approved Carbon Monoxide Detector be installed outside of the sleeping areas in the hallway and on each level of the home including basements. At the time of this inspection a Carbon Monoxide Detector could not be located. We recommend consulting with the owner to see if a Carbon Monoxide Detector exists and if not they should be installed in all required locations. (See Photo 4)

Estimated Repair Range: \$150 - \$300



Photo 04

Pool/Spa

30. Portions of the pool decking have settled and/or heaved relative to the pool structure/coping. The settled and/or heaved areas present a trip hazard. This condition should be corrected to improve safety. The decking should be monitored for further settlement and/or heaving. Exterior grade sealer will help to limit moisture intrusion. We recommend consulting a licensed pool contractor and/or a licensed soils and drainage engineer for further evaluation and repairs. (See Photo 41)

Estimated Repair Range: \$2000 - \$8000



Photo 41

31. Electrical components and/or wiring was noted within five feet of the pool. It is recommended that all electrical components be relocated according to present safety standards. We recommend further evaluation and repair by a licensed electrician. (See Photo 43)

Estimated Repair Range: \$800 - \$3000

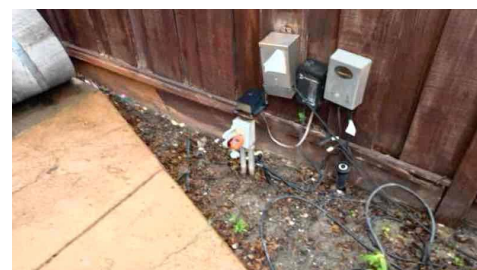


Photo 43

32. The pool/spa has less than two drains and/or returns as required by current safety standards. Standards change over time and from municipality to municipality. Older pool and spa systems can be retrofitted with specialty covers which is considered an improvement. We recommend the services of a licensed pool contractor. (See Photo 40)

Estimated Repair Range: \$800 - \$3000



Photo 40

33. The lights at the pool did not respond to normal operating controls. We recommend the lights and related circuits be further evaluated and repaired by a licensed pool/spa contractor. (See Photo 42)

Estimated Repair Range: \$500 - \$900



Photo 42

The Scope of the Inspection

All components designated for inspection in the ASHI standards of practice are inspected, except as may be noted in the "Limitations" section within the report. This inspection will not disclose compliance with regulatory requirements (codes, regulation laws, ordinances, etc.)

This inspection is visual only. Only a representative sample of the building and system components was viewed. No destructive testing or dismantling of building components was performed. The strength, adequacy, effectiveness, or efficiency of any system or components was not determined. Not all recommended improvements will be identified in this inspection.

Unexpected repairs should still be anticipated. This inspection should not be considered a guarantee or warranty of any kind. The purpose of our inspection is to provide a general overview of the structure reflecting the conditions present at the time of this inspection. The inspection is performed by visual means only, reflecting only the opinions of the inspector. Nothing in the report, and no opinion of the inspector, should be construed as advice to purchase, or to not purchase, the property. It is the goal of this inspection to put the buyer in a better position to make a buying decision

Our inspection does not address, and is not intended to address, the possible presence of hazardous plants or animals or danger from known and unknown environmental pollutants such as, but not limited to, asbestos, mold, radon gas, lead, urea formaldehyde, underground storage tanks, soil contamination and other indoor and outdoor substances, water contamination, toxic or flammable chemicals, water or airborne related illness or disease, and all other similar or potentially harmful substances and conditions. This property was not inspected for the presence or absence of health related molds or fungi. We are neither qualified, authorized nor licensed to inspect for health related molds or fungi. If you desire information about the presence or absence health related molds, you should contact the appropriate specialist. Be aware that many materials used in building construction may potentially contain hazardous substances. Furthermore, other environmental concerns may exist elsewhere. An environmental specialist should be contacted if additional information is desired about these issues.

PLEASE NOTE: The inspector is NOT required to determine whether items, materials, conditions or components are subject to recall, controversy, litigation, product liability, or other adverse claims or conditions.

PLEASE NOTE: Important disclosure information and other inspection reports may exist. All present and prior disclosures along with other inspection reports should be reviewed and any adverse conditions and/or concerns that may not be mentioned in our report should be addressed prior to the close of escrow. Furthermore, there may be conditions known by the seller that have not been disclosed to us.

PLEASE NOTE: Work performed by others will be reinspected, upon request, for an additional fee for each trip out to the property.

Pictures are provided to assist in clarifying some of the findings made in the report. No relative importance should be placed on these pictures. There are likely to be significant comments that do not have pictures associated with them. Please read the report thoroughly. Sections of this building appear to have been remodeled. We recommend consultation with the owner or local municipality to determine whether the necessary permits were obtained, inspections performed and final signatures received.

The Repair Estimator has been prepared by HomeGuard, Incorporated as a courtesy to assist in budgeting for potential repairs from the "IMMEDIATE RECOMMENDED IMPROVEMENTS" identified during the inspection. The pricing reflects typical retail repair costs for work performed within the subject property's county as of 2026.

These estimates are for planning purposes only and are not intended to serve as contractor bids or guarantees of cost. Actual pricing may vary based on access, material selection, labor rates, site conditions, and the scope of work required. HomeGuard, Incorporated does not perform or warrant these repairs unless separately contracted through our repair division. Interested parties are advised to obtain formal bids from qualified contractors. HomeGuard, Incorporated assumes no responsibility for the work performed by others or for any variations in cost.

BINDING ARBITRATION PROVISION

Any controversy or claim arising out of or relating to the inspection performed by HomeGuard Incorporated shall be settled by final and binding arbitration filed by the aggrieved party with and administered by the American Arbitration Association (hereafter referred to as "AAA") in accordance with its Construction Arbitration Rules in effect at the time the claim is filed. The Rules, information and forms of the AAA may be obtained and all claims shall be filed at any office of the AAA or at Corporate Headquarters, 335 Madison Avenue, Floor 10, New York, New York 10017-4605. Telephone: 212-716-5800, Fax: 212-716-5905, Website: <http://www.adr.org/>. The arbitration of all disputes shall be decided by a neutral arbitrator, and judgment on the award rendered by the arbitrator may be entered in any court having competent jurisdiction thereof. Any such arbitration will be conducted in the city nearest to the property that was inspected by HomeGuard Incorporated having an AAA regional office. Each party shall bear its own costs and expenses and an equal share of the administrative and arbitrators' fees of arbitration. This arbitration Agreement is made pursuant to a transaction involving interstate commerce, and shall be governed by the Federal Arbitration Act, 9 U.S.C. Sections 1-16. THE PARTIES UNDERSTAND THAT THEY WOULD HAVE HAD A RIGHT OR OPPORTUNITY TO LITIGATE THROUGH A COURT AND TO HAVE A JUDGE OR JURY DECIDE THEIR CASE, BUT THEY CHOOSE TO HAVE ANY AND ALL DISPUTES DECIDED THROUGH ARBITRATION. BY SIGNING THIS AGREEMENT, THE PARTIES ARE GIVING UP ANY RIGHT THEY MIGHT HAVE TO SUE EACH OTHER.

Structure

ITEM DESCRIPTIONS:

Attic (Access)	• Location: Hallway • Attic Method Of Inspection: From the Access
Roof Structure	• Rafters • Solid Plank
Ceiling Structure	• Joist
Wall Structure	• Wood Frame
Floor Structure	• Wood Joist • Wood Columns • Wood Floor Beams • Board and Plank Subfloor
Crawlspace/Basement (Access)	• Location: Exterior
Foundation	• Poured Concrete Perimeter • Slab on grade

COMMENTS:

The sill appeared to be adequately secured (anchor bolts or straps) to the foundation, unless noted otherwise.

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

- ! 1. Vertical cracking was observed in the foundation walls of the structure indicating movement and/or settlement of the structure may have occurred. The rate of movement cannot be predicted during a one-time inspection. A thorough evaluation of this condition is beyond our qualifications. For additional information we recommend contacting a licensed foundation contractor for further evaluation. (See Photo 1) (See Photo 2)
- ! 2. The subfloor wood members at the front of the crawlspace show evidence of water damage. We recommend the services of a licensed structural pest control operator for investigation of this condition. (See Photo 17) (See Photo 16)
- ! 3. The exterior crawl space access door and/or framing is deteriorated. We recommend all deteriorated wood members be replaced. (See Photo 7) (See Photo 3)
- ! 4. One or more roof supports, rafters or joists adjacent to the attic access are disconnected, cracked, and/or damaged. This may affect the integrity of the roof. We recommend this area be investigated and improved by a qualified licensed contractor. (See Photo 8)
5. Water stains were evident in the attic and/or garage at the time of inspection. It is unknown whether these stains are from a past or present leak. We recommend consulting the home owner for further information in regards to past or present repairs to the roof.
6. All debris and/or trash should be removed from the crawl space. This will aid in future inspections.
7. Portions of the structure appear to be constructed over a "sleeper-floor" and were inaccessible for inspection partly due to insufficient clearance and/or access. The local building department is the final judge of building standards. Reportable conditions could be concealed in these areas. Further investigation by appropriate trades is recommended and may require destructive testing.
8. Past repairs have been performed in the crawl space. We recommend consultation with the owners regarding the extent of the repairs and any permits that may have been obtained and/or signed off.

LIMITATIONS:

This is a visual inspection to the accessible areas only. Assessing the structural integrity of a building is beyond the scope of a typical inspection. A certified professional engineer is recommended where there are structural concerns about the building.

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components was inspected.
- Furniture and/or storage restricted access to some of the structural components.
- The attic was viewed from the attic access hatch only due to insulation covering the wood members. If further inspection of this area is desired catwalks or planks will need to be installed over the exposed ceiling joists. When access has been provided we will return and further inspect this area.
- Insulation within the roof attic cavity obstructed the view of some structural members, plumbing and electrical components.

Roofing

ITEM DESCRIPTIONS:

Roof	• Composition shingle • Method of inspection: From the UAV
Chimney	• None
Gutters and Downspouts	• Metal • Installation Of Gutters/Downspouts: Full • Downspouts Discharge Location: Above Grade

COMMENTS:

We recommend reviewing a roof inspection report performed by a licensed roof inspector on this structure.

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

1. Portions of the surface granulation are deteriorated and surface cracks are developing. For further evaluation of this condition, we recommend consulting with a licensed roof contractor. (See Photo 36)
- ! 2. Leaks were noted in the downspouts and/or gutters at the rear. During wet weather conditions these areas are more obvious and during dry weather conditions they are noted from the stains at the areas where the leaks have occurred. We recommend all leaks be repaired. (See Illustration 2D) (See Photo 37)
- ! 3. A missing downspout leader at the right side gutters should be replaced to direct the flow of water away from the structure. (See Photo 38)
4. A gap was observed at the top of the rear jack flashing. Gaps around all jack (cone) flashing should be sealed to prevent moisture entry.
5. The roof and/or plumbing/appliance vent flashing should be re-caulked where worn, loose or missing.
6. Debris was noted inside the gutters. We recommend the downspouts and gutters be cleaned out.
7. The downspouts discharge water adjacent to the structure. Water should be directed to flow at least 5 feet away from the building at the point of discharge. The installation of underground drainage where applicable will help control surface drainage.

LIMITATIONS:

This is a visual inspection to the accessible areas only. Roofing life expectancies can vary depending on several factors. Any estimates on remaining life are approximations only. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc.

- We did not go on the surface of the roof. The roof was inspected from a unmanned aerial vehicle (UAV). Our comments are based only upon a limited visual inspection.

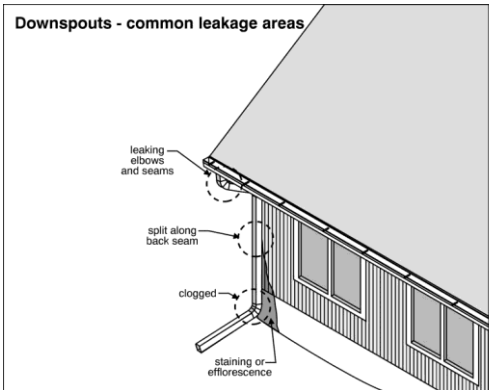


Illustration 2D

Exterior

ITEM DESCRIPTIONS:

Lot Topography	• Level grade
Driveway	• Concrete
Walkway & Sidewalks	• Concrete
Retaining Walls/Abutments	• None
Fencing/Gates	• Wood
Porch/Deck, Patio Covers	• Wood • Concrete
Stairs/Railings/Landings	• Concrete
Exterior Walls	• Wood Siding • Stucco
Fascia, Eaves and Rafters	• Wood • Open Rafters
Windows	• Wood • Vinyl
Doors	• Wood • Metal
Garage/Carport	• Attached
Garage Door	• Metal • Automatic Opener Installed
The Swimming Pool Safety Act	• See Below

COMMENTS:

A pool isolation fence, as described in Section 115923 of the Health and Safety Code, is the most studied and effective drowning prevention safety feature for preventing a child from accessing a pool or spa unsupervised, according to the American Academy of Pediatrics Policy Statement, "Prevention of Drowning," published in 2019.

In-Ground Pool and/or Spa: This home includes an in-ground pool and/or spa. As part of this inspection, we are required to conduct a noninvasive physical examination of the pool and the dwelling to identify which, if any, of the seven drowning prevention safety features listed in subdivision (a) of Section 115922 of the California Health and Safety Code are present. The inspection determines whether the pool or spa has fewer than two of the required safety features and assesses if those features are properly installed, in good repair, operable as designed, and, if applicable, appropriately labeled, as required by Section 115922. However, we are not qualified to determine whether any pool safety features meet the ASTM International or American Society of Mechanical Engineers specifications referenced in the code. We recommend consultation with a licensed pool technician for further evaluation if needed.

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

- ! 1. Damaged, open or missing wall and/or ceiling finishes of attached garages should be repaired and sealed where they abut the interior of a house. This reduces the potential of toxic automobile gases entering the house and serves as a fire break. Current standards require all walls/ceilings common to the finished living spaces be covered with 5/8" fire resistant sheetrock double taped at all seams. (See Illustration 3A) (See Photo 30)
- ! 2. The door between the garage and the house did not have an automatic closing mechanism. For improved safety the door between the garage and the interior of the house should be fitted with an automatic closing mechanism, and be rated for a minimum of one hour of fire resistance. This will reduce the potential of toxic automobile gases entering the house and serves as a fire break. (See Photo 29)
- ! 3. The automatic reverse safety feature of the garage door opener did not activate when the door made contact with a 2x2-inch block placed under the center of the door during testing. This feature is an important safety requirement designed to prevent injury or damage if an obstruction is present. The photo-eye sensors were tested separately and found to be operational. We recommend that the garage door opener be adjusted, repaired, or replaced as necessary to restore proper function of the automatic reverse mechanism. A qualified garage door service technician should evaluate and correct this condition for improved safety. (See Photo 19)
- ! 4. Evidence of water damage was noted at the patio cover. Consult a licensed structural pest control company regarding necessary repairs. (See Photo 26)
- ! 5. The cracked, heaved, or uneven walkway sections at the left side pose a potential trip hazard. We recommend corrective action to improve safety and reduce the risk of injury. A qualified contractor should assess the affected areas and perform necessary repairs to ensure a level walking surface. (See Photo 28)
- ! 6. Water damage was observed to the wood siding at the rear addition exterior walls. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 35)
- ! 7. Water damage was observed to the exterior window trim at the rear addition. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 34)

- ! 8. The patio cover is improperly attached to the structure with nails/screws. This condition could pose a safety hazard with lateral forces or seismic activity. We recommend the patio cover be secured to the structure with proper flashing and bolts according to local building codes. (See Photo 27)
- ! 9. The home has fewer than two drowning prevention safety features that are in good repair, fully operable as designed, and, if applicable, appropriately labeled, as required by Section 115922 of the California Health and Safety Code. They are as follows:
- (1) An enclosure that isolates the swimming pool or spa from the private single-family home.
 - (2) A removable mesh fencing in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.
 - (3) An approved safety pool cover.
 - (4) Exit alarms on the private single-family home's doors and windows that provide direct access to the swimming pool or spa.
 - (5) A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on all private single-family home's doors providing direct access to the swimming pool or spa.
 - (6) An alarm that, when placed in a swimming pool or spa, 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 features set forth above and has been independently verified by an approved testing laboratory.
 - (8) EXCEPTION: Hot tubs or spas with locking safety covers that comply with the American Society for Testing and Materials (ASTM F1346).
- The owner is advised to contact the appropriate trades to rectify this condition. (See Photo 39)
10. The gaps in the exterior trim/siding should be caulked as necessary.
11. There are minor sized cracks in the exterior stucco that should be patched and sealed as part of preparation for the next painting. Flexible patching materials are recommended rather than rigid patching compounds.
12. There are some larger than normal sized cracks in the driveway. The cracks could be sealed for a better appearance and to prevent moisture intrusion.
13. The porch at the front is cracked and/or heaved. We recommend the heaved and cracked areas be repaired or replaced as necessary.

MAINTENANCE ITEMS & GENERAL INFORMATION

14. This home was constructed without the use of a weep screed at the base of the stucco. Although this was an accepted construction method it can allow condensation to build up and not drain properly. For further information we recommend appropriate trades be consulted.

LIMITATIONS:

This is a visual inspection to the accessible areas only.

- A representative sample of exterior components was inspected.
- The inspection does not include an assessment of geological conditions, site stability and property surface and/or underground drainage runoff.

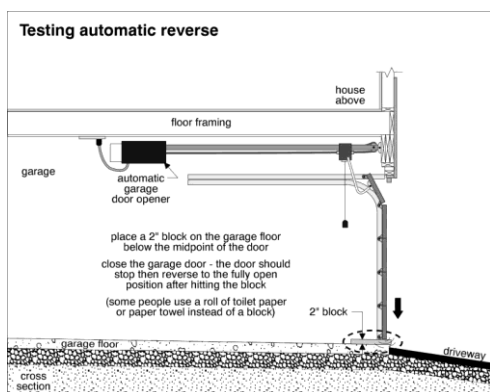


Illustration 3V

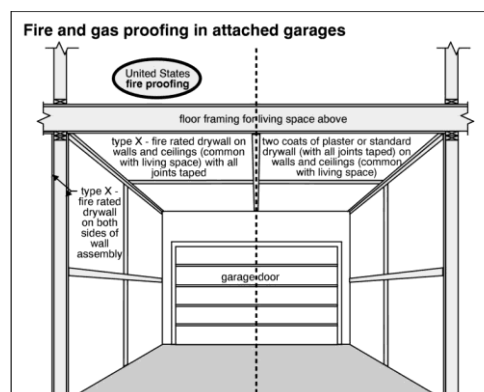


Illustration 3A

Electrical

ITEM DESCRIPTIONS:

Service	• 120/240 volt main service
Service Entrance	• Overhead Service Wires
Service Ground	• Copper Ground Wire • Water Pipe Connections • Ground Rod Connections
Main Disconnect	• Breakers • Main Service Rating: 100 Amps
Main Distribution Panel	• Breakers • Location: Exterior Right Side • Panel Rating (Amps): 125
Branch/Auxiliary Panel	• None
Distribution Wiring	• Copper Wire
Outlets, Switches & Lights	• Grounded • Ungrounded
Ground Fault Circuit Interrupters	• Bathroom • Kitchen

COMMENTS:

Evidence of remodeling or modifications to the electrical system were evident. Inquire with the owner as to their nature and any permits that may have been required. Evaluation of permits, identifying the extent of modifications and code compliance are beyond the scope of this inspection.

Dedicated 240 volt circuits have been provided for all 240 volt appliances within the home.

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

- ! 1. Running splices, which are improper connections outside of a junction box, were observed in the garage. We recommend connections be joined with approved connectors inside a junction box to prevent accidental contacts or mechanical damage. (See Photo 18) (See Photo 13)
- ! 2. Exposed electric connections or open junction boxes at the crawlspace adjacent to the hall bathroom should be corrected. All electric connections should be made inside approved junction boxes fitted with proper cover plates. (See Photo 9)
- ! 3. Ungrounded "3-prong" outlets at the interior should be improved. A grounded cable or ground wire could be installed at these outlets, the outlet labeled as ungrounded or the original "2-prong" receptacle could be reinstalled. Based upon our inspection of a representative number of outlets, we recommend testing of every outlet. Repairs or rewiring are recommended at all deficient locations. For additional information we recommend a licensed electrician be consulted. (See Illustration 4O) (See Photo 20)
- ! 4. Abandoned wiring was noted in the crawlspace adjacent to the hall bathroom. We recommend the wiring be disconnected at its source or terminated in an approved manner in a covered junction box. (See Photo 10) (See Photo 13)
- ! 5. A switch at the hall bathroom is faulty or damaged. We recommend it be replaced. (See Photo 6)
6. We have observed a "Zinsco/Sylvania" electrical service panel(s) on the property. This type of panel has a history of circuit breakers failing to trip or overheating in response to an over current or short circuit. Failure of a circuit breaker to trip does not afford the protection that is intended and required. These brands have been obsolete for decades, and are a safety hazard. We recommend a licensed electrician be retained for additional information and recommendations. An electrician is likely to recommend full replacement of the panel. (See Photo 31) (See Photo 33)
7. The water heater cold and hot water lines do not appear to be bonded to the gas lines. The local building department may presently require that the lines be bonded. We recommend consulting the local building authority regarding this condition.
8. The circuitry in the main panel is not fully labeled. We recommend this be corrected to allow individuals unfamiliar with the equipment to operate it properly when and if necessary.

DISCRETIONARY IMPROVEMENTS AND/OR UPGRADES

9. The installation of ground fault circuit interrupter "GFCI" devices is advisable on exterior, garage, bathroom, laundry, and some kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with "GFCI"s. A ground fault circuit interrupter "GFCI" offers protection from shock or electrocution. Please note that "GFCI" may already be in one or more of these areas. See "description" section above for exact location of any "GFCI" which may be present on this property. (See Illustration 4L)
10. Today's electrical standard now requires a device called an arc-fault circuit interrupter "AFCI". As defined in proposals for the 1999 NEC, an "AFCI" is a device that provides protection from effects of arc faults by recognizing characteristics unique to arcing, and then de-energizing the circuit upon detection of an arc fault. Its basic application is protection of 15 amp and 20 amp branch circuits in single and multi-family residential occupancies. These devices are now installed in the habitable bedrooms of new construction.

LIMITATIONS:

This is a visual inspection to the accessible areas only. The inspection does not include (if applicable) low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers, central vacuum systems, exterior sprinkler systems, exterior landscape lighting or exterior motion sensor lights. Also smoke detectors out of reach were only visually inspected unless noted otherwise. We recommend these systems be checked by interested parties for proper operation when possible.

- Due to inaccessibility of concealed wiring or undocumented improvements of the structure, we are unable to predict whether the number of circuits within a home will be sufficient for the needs of the occupants during a typical home inspection. If fuses blow or breakers trip regularly, this may indicate that additional loads or remodeling modifications may have been added to existing circuits.
- Inspection of the installation, wiring and function of an electrical vehicle charger is excluded from this report. We recommend consulting the vehicles manufacturer specifications for further information on installation, testing and operation.
- Electrical components concealed behind finished surfaces could not be inspected.
- According to "ASHI" standards only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage may have restricted access to some electrical components.
- Exterior light fixtures on motion or light sensors were not tested.
- One or more added recessed light fixtures appear to have been installed in the ceiling as noted from the attic. Some recessed light fixtures require a certain amount of clearance between the insulation and the metal fixtures, however due to inaccessibility, clearance issues or time limitations we were unable to fully evaluate every light fixture. For additional information we recommend further evaluation of the fixtures by a licensed electrical contractor.

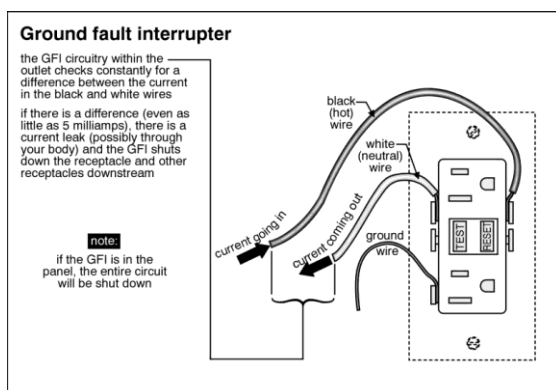


Illustration 4L

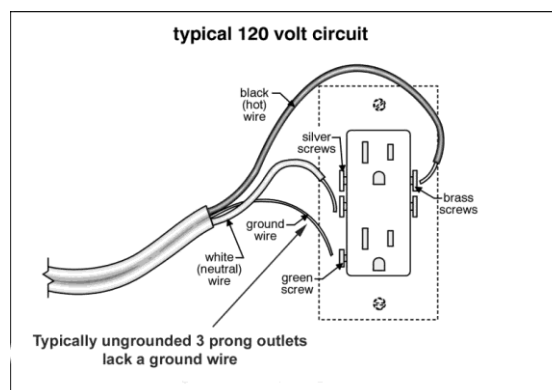


Illustration 4O

Heating System

ITEM DESCRIPTIONS:

Primary Source Heat	• Gas
Heating System	• Forced Air • Manufacturer: Carrier • Location: Garage
Distribution/Ducting	• Ductwork

COMMENTS:

The heating system was activated using its available controls and was found to be operational at the time of inspection. The typical life cycle for a heating unit such as this is 20-25 years. The heating system is older and may be approaching the end of its life cycle. Some units will last longer; others can fail prematurely. Please be aware that shutting the gas off to this unit for any reason could cause the heat exchanger to contract and crack.

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

- ! 1. The heater thermostat was observed to be damaged at the time of inspection. Some of the controls were not functioning as intended, which may prevent proper operation and temperature regulation. We recommend repair or replacement by a qualified HVAC contractor as needed. (See Photo 5)
2. The heating system air filter is dirty. We recommend it be serviced or replaced.

MAINTENANCE ITEMS & GENERAL INFORMATION

3. This home is heated with a mid efficiency forced air furnace. In this type of furnace, air is circulated by a blower motor through a heat exchanger, which is heated by the burner unit at the base. An induced draft motor is used to force the exhaust from the furnace to the exterior
4. Dented HVAC ductwork was observed at the crawlspace. Deformed sections may restrict airflow, reducing system efficiency and overall comfort. We recommend a qualified HVAC technician fully evaluate all ductwork, repair or replace damaged sections, and restore proper duct shape and support throughout.

LIMITATIONS:

This is a visual inspection to the accessible areas only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection.

- As per ASHI standards determining furnace heat supply adequacy or inadequacy, distribution balance or sizing of the unit or units is not a part of this inspection.
- The wall mount and/or window mounted air conditioning unit (if applicable) was not inspected and are excluded from this report.
- Heating and/or air conditioning registers where accessible were visually inspected. Manual operation of the registers was not performed.
- As per ASHI standards the heat exchanger of the furnace was not inspected and interior portions of the heater were restricted. For additional information we recommend the services of a licensed heating contractor. As a free public service, the local utility company will perform a "safety" review of the heat exchanger and other gas operated components. We recommend that you take advantage of this service before the next seasonal operation.
- Inspection of the heater and/or air conditioner thermostat is limited to operating the unit(s) on and off function only. Testing of the thermostat timer, temperature accuracy, clock, set back functions, etc. were not performed.

Cooling/Heat Pump System

ITEM DESCRIPTIONS:

Primary Source A/C	• 240 Volt Power Supply
Cooling System	• Air Cooled Central • Manufacturer: Carrier • Location: Exterior Left Side

COMMENTS:

A temperature drop of 16 degrees was measured between the air return and register. This suggests that the AC unit is operating within acceptable limits.

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

1. The outdoor condenser unit of the air conditioning system requires cleaning. Vegetation in the vicinity of the outdoor unit of the air conditioning compressor unit should be cut away from the unit.
2. There is no stand or platform for the air conditioning unit and the base of the housing is in contact with the ground. We recommend it be properly mounted to a platform to prolong the life of the unit.

LIMITATIONS:

This is a visual inspection to the accessible areas only. Air conditioning and heat pump systems, like most mechanical components, can fail at any time.

Insulation/Ventilation

ITEM DESCRIPTIONS:

Attic/Roof Insulation	• Fiberglass • Depth (inches): 4-6"
Exterior Walls Insulation	• Unknown
Crawlspace Insulation	• None
Attic/Roof Ventilation	• Roof Vents • Eave vents
Crawlspace Ventilation	• Exterior wall vent(s)

COMMENTS:

During any planned re-roofing or renovation projects, insulation and ventilation levels should be reviewed and upgraded as needed. Enhancing these systems can improve energy efficiency and indoor comfort. Please note that insulation upgrades are typically considered an improvement rather than a required repair.

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

1. One or more of the ventilation screens for the crawl space is torn, damaged or missing. We recommend the damaged or missing ventilation screens be repaired or replaced as necessary.
2. Loose, damaged or missing insulation on the attic ceiling or wall should be re-secured or replaced as necessary.

LIMITATIONS:

This is a visual inspection to the accessible areas only.

- Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests were performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is beyond the scope of this inspection.
- Any estimates of insulation "R" values or depths are rough average values.

Plumbing

ITEM DESCRIPTIONS:

Main Water Valve	• Location: Exterior Front
Supply Piping	• Metallic Material
Drain/Waste/Vent	• Plastic Material • Metallic Material
Cleanout	• Location: Exterior Front
Main Gas Valve	• Location: Exterior Right Side
Water Heaters	• Manufacturer: Reliance • Capacity: 48 Gallons • Approximate Age (years): 11 • Gas
	• Location: Garage
Seismic Gas Shut-off	• Not Present
Excess Flow Gas Shut-off	• Not Present

COMMENTS:

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

- ! 1. The angle stop valve or supply line at the kitchen wall is leaking. We recommend all leaks be repaired. (See Photo 24)
2. The sink was observed to be slow-draining at the primary bathroom, indicating a potential obstruction within the drain line. We recommend further evaluation and necessary repairs by a qualified plumber to ensure proper drainage and full functionality of this area.
3. The toilet at the hall bathroom is loose and should be properly re-secured, tightened and caulked. (See Illustration 8J)
- ! 4. The drain piping at the rear right side of the crawlspace does not have sufficient slope for proper drainage. We recommend this condition be corrected. (See Photo 14)
- ! 5. The water heater tank has been strapped in an improper manner and/or with improper material. We recommend the restraint be improved as per state codes. Specifically California state code is as follows.
 1. All water heaters gas or electric must be strapped.
 2. Up to 52 gallons two straps are required, one in upper one-third and one in the lower one-third of the fixture. 52 gallons and above require three, one in upper one-third, one in middle and one in lower one-third.
 3. Straps may consist of either metal bands/tape at least 24 gauge or half-inch diameter metal conduit.
 4. Straps must wrap around the body of the water heater and any gaps between the wall and tank should be blocked to prevent movement.
 5. Straps should be secured to adjacent wall or stud and from opposing directions
 6. Straps should be secured to the wall or studs using 1/4" diameter by 3" long lag bolts with washers. (See Illustration 8N) (See Photo 23)
- ! 6. There is a cracked and leaking plastic drain pipe at the crawlspace under the hall bathroom. This is a potential health hazard. We recommend the piping in question be repaired or replaced. (See Photo 11) (See Photo 12)
7. The metallic supply piping may be nearing the end of its effective service life. Older piping is subject to corrosion on the interior and/or exterior which may result in a loss of water pressure, clogging, and eventual leakage. We recommend the piping be further evaluated by a licensed plumbing contractor to determine if replacement or repair is necessary.
8. The installation of a sediment trap at the water heater and furnace appliance gas line is recommended.
9. There is evidence of heavy corrosion and rust, but no leakage on the exterior of the exposed and accessible metal supply piping at the front of the crawlspace. This piping should be monitored for leakage and repaired as necessary. Upgrading this piping and connections should also be considered.

MAINTENANCE ITEMS & GENERAL INFORMATION

10. The typical life cycle for a water heater is 8-12 years. As is not uncommon in homes of this age, the water heating system is older and may be approaching the end of its useful life. Some units will last longer; others can fail prematurely. Although operating, the need for replacement should be expected in the near future. Please be aware that shutting the gas off to this unit for any reason may cause this unit to fail.

DISCRETIONARY IMPROVEMENTS AND/OR UPGRADES

11. During the process of plumbing fixture renovation, we recommend that exposed older piping be replaced.

LIMITATIONS:

This is a visual inspection to the accessible areas only. We do not determine whether the properties' water supply and sewage disposal are public or private. Testing of the sinks, tubs and shower fixtures is limited to running hot and cold water for a brief moment, we cannot detect backups or obstructions in the homes main drain or sewer lateral systems.

- Water and gas shut-off valves, including but not limited to seismic, excess flow shut-off valves and gas fireplace valves where applicable, were not operated or tested. Identification of these devices is limited to the accessible areas only.
- Portions of the plumbing system concealed by finishes and/or storage (below sinks, below the structure and beneath the yard) were not inspected.
- Water quantity and quality are not tested. The effect of lead content in solder and/or supply lines is beyond the scope of the inspection.
- Inspection of any water conditioning system (filters, purifiers, softeners, etc.) is beyond the scope of this inspection and are excluded from this report.
- Inspection of any lawn sprinkler system is beyond the scope of this inspection and are excluded from this report (unless noted otherwise).
- The interior portions of the water heater were restricted. For additional information we recommend the services of a licensed plumbing contractor. As a free public service, the local utility company will perform a "safety" review of the interior of the water heater and other gas operated components. We recommend that you take advantage of this service before the next seasonal operation.
- HomeGuard Incorporated does not determine if any fixtures or toilets are water conserving.
- The laundry hookups were inaccessible due to owner storage or cabinet/shelf coverings. We recommend the hookups be inspected by appropriate trades when access has been provided.

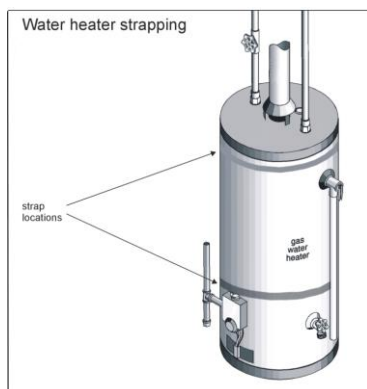


Illustration 8N (Please note this diagram refers to two strap installations)

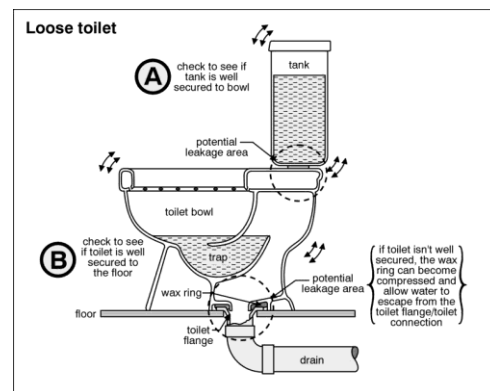


Illustration 8J

Interior

ITEM DESCRIPTIONS:

Kitchen Appliances Tested	• Gas Range • Dishwasher • Waste Disposer • Exhaust Hood
Wall Finishes	• Drywall/Plaster
Ceiling Finishes	• Drywall/Plaster
Floors	• Tile/Stone • Wood
Doors	• Hollow Core • Pocket • Sliding
Window Style and Glazing	• Double/Single Hung • Sliders • Single Pane • Double Pane
Stairs/Railings	• Present
Fireplace/Wood Stove	• None
Cabinets/Countertops	• Wood • Tile • Laminate
Laundry Facilities/Hookup	• 240 Volt Circuit for Dryer • 120 Volt Circuit for Washer • Hot and Cold Water Supply for Washer • Waste Standpipe for Washer • Dryer vent noted
Other Components Inspected	• Smoke Detector • Door Bell

COMMENTS:

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

INTERIOR

- ! 1. The ceiling at the rear bedroom shows evidence of water stains. It is recommended that the source of these stains be identified and corrected and the surface be refinished. (See Photo 22)
- ! 2. The railing at the rear addition is loose. We recommend it be repaired or replaced. (See Photo 25)
- ! 3. One or more of the windows at the living room are not fully serviceable because their lift mechanism is missing or damaged. We recommend these windows be repaired and their full functional use restored. (See Photo 21)
- ! 4. California law requires that all homes have a State Fire Marshall approved Carbon Monoxide Detector be installed outside of the sleeping areas in the hallway and on each level of the home including basements. At the time of this inspection a Carbon Monoxide Detector could not be located. We recommend consulting with the owner to see if a Carbon Monoxide Detector exists and if not they should be installed in all required locations. (See Photo 4)
- 5. Some of the interior floors were noted to squeak when walked on. This does not affect the functional use of the floor. Squeaks can usually be eliminated by additional attachment of the subfloor to the floor joist.
- 6. The tile floor surface at the hall bathroom adjacent to the toilet is cracked and/or chipped. This is a cosmetic issue and repairs may be optional.
- 7. Cracks were observed in the living room interior wall. This is a common occurrence and may result from normal building settlement or material movement over time. Cosmetic repairs can be performed as needed by a qualified contractor. However, if the cracks worsen, new cracks develop, or additional movement is observed, further evaluation by a structural professional is recommended to rule out any underlying structural concerns.
- 8. One or more interior closet doors have missing lower track guides at the rear bedroom. We recommend that the guides be replaced to restore full operation.
- 9. The window at the primary bedroom wall exhibits conditions and/or symptoms that indicate a possible breached seal or failed thermal pane. This has or can result in condensation and/or moisture developing between the panes of glass that will effect the cosmetic appearance of the windows and their insulating performance. We recommend all insulated glass units be further evaluated by a licensed glazier and repaired or replaced as required.

BATHROOMS

- 10. The basin drain stopper at the primary bathroom was missing or not functioning properly. We recommend adjustment, repair or replacement.

INSULATION/VENTILATION

- 11. One or more of the lights in the kitchen hood are inoperative or removed. We recommend the bulb be replaced and operation verified. If the bulb has not failed, the hood should be investigated and improved as necessary.

MAINTENANCE ITEMS & GENERAL INFORMATION**INTERIOR****12. ENVIRONMENTAL ISSUES:**

Issues Based on the age of this home, there is a possibility the structure may contain asbestos such as ceiling texture, insulation on the distribution piping and/or transit piping and siding. This can only be verified by laboratory analysis. The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" damaged, crumbling, or in any state that allows the release of fibers. If replacement necessitates the removal of the acoustic ceiling or insulation, a specialist should be engaged. If any sections of this insulation are indeed friable, or become friable over time, a specialist should be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). Due to the age of construction, it is likely that there are other materials within the home that contain asbestos but are not identified by this inspection report.

13. Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission CPSC at www.cpsc.gov for further guidance.

14. The evaluation of the thermal pane windows ("dual pane/glazed") is limited to accessible windows exhibiting noticeable conditions at the time of our inspection, such as condensation and/or evidence of moisture developing between the panes of glass. Due to the known design and/or characteristics associated with thermal pane windows, conditions may be discovered at a later date, however seal failure can occur at any time.

LIMITATIONS:

This is a visual inspection to the accessible areas only. Assessing the quality of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments are general, except where functional concerns exist. Due to texturing and painting of interior surfaces there is no possible way of determining point of origin of any gypsum (sheetrock) material without destructive testing. HomeGuard Incorporated does not perform any destructive testing. Smoke detectors and carbon monoxide detectors were not manually tested. The sensors of these units are not tested. Both smoke detectors and carbon monoxide detectors have a limited life span and should be replaced according to the manufactures instructions.

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.
- No access was gained to the wall cavities of the home.
- The above listed kitchen appliances were operated unless noted otherwise. These appliances were not inspected for installation according to manufacturer specifications and were not evaluated for performance, efficiency or adequacy during their operation. No refrigerators whether "built in" or portable are operated, inspected or tested.
- All appliances not "built in" to the structure such as washing machine, dryer, refrigerator and/or countertop microwaves were not inspected and are excluded from this report. No refrigerators whether "built in" or portable are operated, inspected or tested.
- Fireplace screens or doors were not inspected (unless otherwise noted) and are excluded from this report.
- Testing of the oven cleaning function is beyond the scope of this inspection. For proper operation and testing of this function we recommend consultation with the existing homeowner.
- The operation of the dishwasher was limited to a filling and draining cycle only, however due to time limitations timers, dryer cycles and/or higher functions were not tested. For additional information in regards to the operation and full function of the dishwasher we recommend consultation with the owner or appropriate trades.
- The washing machine faucets were visually inspected however they were not tested.

Pool/Spa

ITEM DESCRIPTIONS:

Pool/Spa Exteriors	• In-Ground Pool • Decking Type: Concrete • Decking Type: Coping
Pool/Spa Interiors	• Surface Finish: Plaster • Pool Drain/Return: One • Skimmers: One • Pool/Spa Lights: Two • Sweep: One
Pool/Spa Equipment	• Gas Heater • Pump: One • Pool Control Panel • Timer: Digital • Filter: Cartridge

COMMENTS:

Due to the defects and/or safety hazards noted herein, we recommend that the pool/spa and all its equipment be fully evaluated by a licensed pool contractor before further use.

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

- ! 1. Portions of the pool decking have settled and/or heaved relative to the pool structure/coping. The settled and/or heaved areas present a trip hazard. This condition should be corrected to improve safety. The decking should be monitored for further settlement and/or heaving. Exterior grade sealer will help to limit moisture intrusion. We recommend consulting a licensed pool contractor and/or a licensed soils and drainage engineer for further evaluation and repairs. (See Photo 41)
- ! 2. Electrical components and/or wiring was noted within five feet of the pool. It is recommended that all electrical components be relocated according to present safety standards. We recommend further evaluation and repair by a licensed electrician. (See Photo 43)
- ! 3. The pool/spa has less than two drains and/or returns as required by current safety standards. Standards change over time and from municipality to municipality. Older pool and spa systems can be retrofitted with specialty covers which is considered an improvement. We recommend the services of a licensed pool contractor. (See Photo 40)
- ! 4. The lights at the pool did not respond to normal operating controls. We recommend the lights and related circuits be further evaluated and repaired by a licensed pool/spa contractor. (See Photo 42)
- 5. Less than two of the California required drowning prevention safety features were installed at the time of the inspection. Please refer to the Exterior Section of this report for more information.
- 6. Debris, organic and/or otherwise was noted at the pool/spa interior. We recommend all debris be removed and the pool/spa be serviced by a licensed pool operator.
- 7. The pools plaster surface shows signs of etching indicating a prolonged chemical imbalance. We recommend the services of certified pool operator for corrections.

LIMITATIONS:

This is a visual inspection to the accessible areas only.

- Water quality and the chemical balance of a pool/spa is beyond the scope of this inspection. We recommend interested parties obtain the services of a licensed pool operator to maintain the water and chemicals required for use.
- Testing the function of automated or manual valves and automatic safety controls is beyond the scope of this inspection.
- We recommend obtaining a copy of any service manuals and warranties for all the pool/spa equipment. Interested parties should consult with the sellers and/or manufacturers for more information.
- Any components located below the water level were not evaluated or tested and are beyond the scope of this inspection.
- It is beyond the scope of this inspection to ascertain if the pool is fully bonded according to current standards. Existing standards require all conductive surfaces within and surrounding the pool/spa be properly bonded, including structural components of the pool shell, metal surfaces such as rails, slides, diving boards, fences, metal conduit, pool equipment, and even conductive decking materials. Standards do change over time and in different jurisdictions. It is recommended that interested parties consult with their local building authority for more information. A licensed pool operator or contractor can be contacted for a thorough evaluation of the bonding system.
- It is beyond the scope of this inspection to determine if a pool is leaking and we do not perform any sort of test to determine this. If interested parties would like more information on leak tests, they should contact a licensed pool operator or contractor.

Photographs

No relative importance should be placed on the photographs provided in this report. The photographs in this report do not necessarily illustrate all of the damage in any particular finding. Also, not all problem areas will be supported with photographs. Please contact HomeGuard if you have any questions.



Photo 01



Photo 02



Photo 03



Photo 04



Photo 05



Photo 06



Photo 07



Photo 08



Photo 09



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32

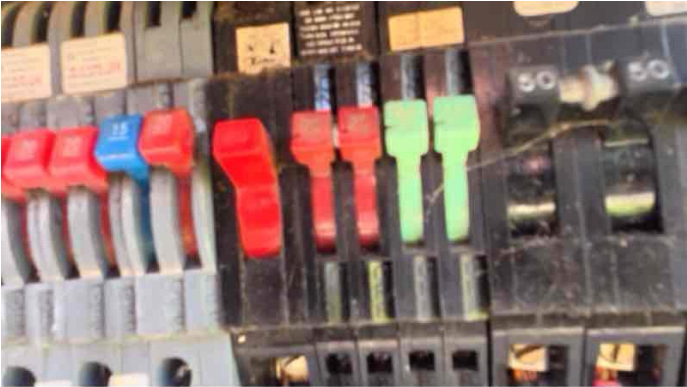


Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42

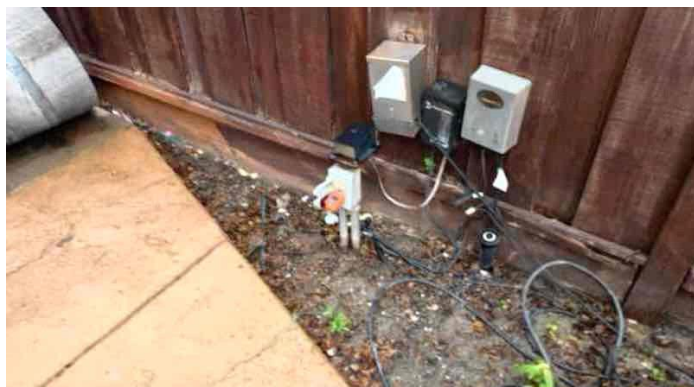


Photo 43

Maintenance Advice

UPON TAKING OWNERSHIP

After taking ownership of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements.

- ☐ Change the locks on all exterior entrances, for improved security.
- ☐ Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Considerations could also be given to a security system.
- ☐ Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- ☐ Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of a fire.
- ☐ Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- ☐ Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- ☐ Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- ☐ Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- ☐ Install rain caps and vermin screens on all chimney flues, as necessary.
- ☐ Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attend the home inspection, these items have been pointed out to you.

REGULAR MAINTENANCE

EVERY MONTH

- ☐ Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- ☐ Examine heating/cooling air filters and replace or clean as necessary.
- ☐ Inspect and clean humidifiers and electronic air cleaners.
- ☐ If the house has hot water heating, bleed radiator valves.
- ☐ Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- ☐ Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- ☐ Repair or replace leaking faucets or shower heads.
- ☐ Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- ☐ Examine the roof for evidence of damage to roof covering, flashings and chimneys.
- ☐ Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- ☐ Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- ☐ Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- ☐ Survey the basement and/or crawl space walls for evidence of moisture seepage.
- ☐ Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- ☐ Ensure that the grade of the land around the house encourages water to flow away from the foundation.

- ☐ Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- ☐ Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood windows frames. Paint and repair window sills and frames as necessary.
- ☐ Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- ☐ Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- ☐ Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- ☐ Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- ☐ Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- ☐ Replace or clean exhaust hood filters.
- ☐ Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- ☐ Replace smoke detector batteries.
- ☐ Have the heating, cooling and water heater systems cleaned and serviced.
- ☐ Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- ☐ Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- ☐ If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- ☐ If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventive treatments may be recommended in some cases.

PREVENTION IS THE BEST APPROACH

Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes. Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!



You trusted HomeGuard to inspect your home.

Now trust us to help you maintain it.

Visit homeguard.com/plus for details.



Invoice

Invoice Date 2/27/2026

Invoice No: 1177194P

Bill To:

Jim
2623 Anywhere Street
Hometown, CA 99999

Property Information:

Address: 2623 Anywhere Street
Hometown, CA 99999
Report No: 672013TPRS
Escrow#:

Billing Information:

2/26/2026	Home Inspection	\$835.00
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Total Due:	\$835.00
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DUE UPON RECEIPT

Please remit to 510 Madera Ave., San Jose, CA 95112

There is a \$25 fee for all returned checks