



HOME INSPECTION REPORT



PROPERTY ADDRESS

1820 Norman Way, Modesto

ORDERED BY

John Diaz, John Diaz Broker

REPORT NUMBER

681221

DATE OF INSPECTION

July 24, 2026

INSPECTOR

Adrian Duenas

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

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Report Overview

A GENERAL DESCRIPTION OF THE STRUCTURE

This is a Single Family Dwelling - 1 Story. Based on the information provided, the structure was built in 1973. 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 "ACTION ITEMS"

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.

Roofing

1. Leaks were noted in the downspouts and/or gutters. 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.

[\(See Illustration 2D\)](#) [\(See Photo 4\)](#)

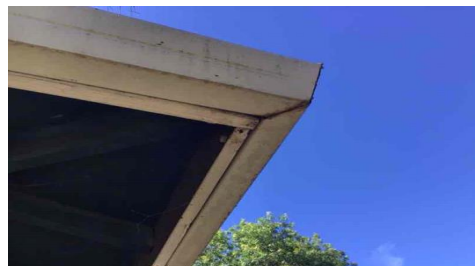


Photo 04

Exterior

2. The door between the garage and the house did not have an automatic closing mechanism. The door between the garage and the interior of the house should be fitted with an automatic closing mechanism. This will reduce the potential of toxic automobile gases entering the house and serves as a fire break.

[\(See Illustration 3G\)](#) [\(See Photo 16\)](#)

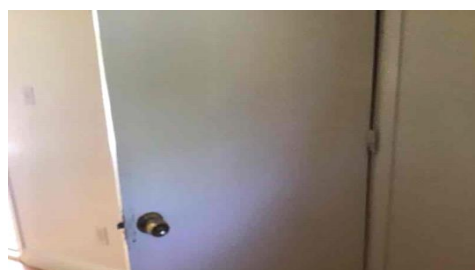


Photo 16

Exterior

3. Water damage was noted at the side garage door. We recommend the services of a licensed general contractor and/or structural pest control company regarding repairs.

[\(See Photo 8\)](#)



Photo 08

4. The wood fencing at the right and left of the property is in need of repairs.

[\(See Photo 9\)](#)



Photo 09

5. Water damage was observed to the roof eaves/sheathing at the left. We recommend the services of a licensed general contractor and/or structural pest control company.

[\(See Photo 3\)](#)



Photo 03

6. Water damage was observed to the rafter tail at the right. We recommend the services of a licensed general contractor and/or structural pest control company.

[\(See Photo 14\)](#)



Photo 14

7. Water damage was observed to the wood siding at the upper rear exterior walls. We recommend the services of a licensed general contractor and/or structural pest control company.

[\(See Photo 15\)](#)



Photo 15

Exterior

8. Portions of the exterior eaves/rafters are unpainted, exposed and subject to damage. We recommend priming prior to applications of a high quality exterior finish.

[\(See Photo 7\)](#)



Photo 07

9. Difficult to operate or non-functional lock at the sliding door should be corrected.

[\(See Photo 17\)](#)



Photo 17

10. The fence gate at the left needs repair and/or adjustment in order to function properly.

[\(See Photo 13\)](#)



Photo 13

Electrical

11. One of the outlets and/or receptacle housings at the front exterior is loose. Based upon our inspection of a representative number of outlets we recommend testing of every outlet. All loose outlets and receptacles should be repaired as necessary.

[\(See Photo 5\)](#)



Photo 05

Electrical

12. A ground fault circuit interrupter (GFCI) outlet at the right exterior and kitchen did not function or did not trip when tested with an outside source and/or the test button. This outlet and circuit should be investigated and repaired.
([See Photo 23](#)) ([See Photo 25](#))

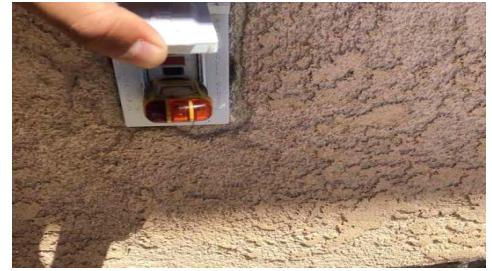


Photo 23

13. A receptacle at the front exterior is faulty or damaged. We recommend it be replaced.
([See Photo 6](#))



Photo 06

Plumbing

14. The gas line/connector at the water heater is flexible and made of brass. Brass is no longer approved for this use because it is prone to deterioration. We recommend the gas line/connectors be replaced with a line/connector meeting present standards.
([See Photo 22](#))



Photo 22

15. The plumbing cap is missing at the right exterior. We recommend replacing the cap to prevent odor.
([See Photo 10](#))



Photo 10

Plumbing

16. The shower faucet handles are leaking at the hall bathroom. We recommend all leaks be repaired.

[\(See Photo 19\)](#)



Photo 19

17. Inspection of the sprinkler system and related equipment is beyond the scope of this inspection. However, the sprinkler valve or pipe at the left rear was noted to be leaking. We recommend all leaks be repaired.

[\(See Photo 1\)](#)



Photo 01

18. The sink faucet is leaking at the master bathroom. We recommend all leaks be repaired.

[\(See Photo 20\)](#)



Photo 20

Interior

19. The installation of smoke detectors where missing or removed is required for added safety.

[\(See Photo 24\)](#)



Photo 24

Interior

20. Cracked, damaged and loose kitchen countertop tiles should be replaced. Water leaking through non-sealed areas can cause damage. Damage caused by water seepage cannot be determined by this visual inspection.
[\(See Photo 18\)](#)



Photo 18

21. Evidence of vermin activity was observed within the structure. It is likely this evidence will extend into inaccessible areas. The owner is advised to contact the appropriate trade for further evaluation and remedial measures if necessary.



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.

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: Bedroom Closet • Method of Inspection: From the Access
Roof Structure	• Truss • Plywood or Orientated Strand Board
Ceiling Structure	• Truss
Wall Structure	• Wood Frame
Floor Structure	• Concrete Slab
Crawlspace/Basement (Access)	• None (Slab)
Foundation	• Slab on grade

COMMENTS:

Due to the design of this building foundation anchor bolts were concealed from view.

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

1. The garage floor slab has typical cracks. This is usually the result of shrinkage and/or settling of the slab. No further recommendations are given.
[\(See Photo 21\)](#)
2. Water stains were evident in the attic 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.

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 Roof.
Chimney	• None • Method of inspection: From The Roof.
Gutters and Downspouts	• Metal • Vinyl • 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 'Action Item'.

- ! 1. Leaks were noted in the downspouts and/or gutters. 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 4)
2. Portions of the surface granulation are deteriorated and minor surface cracks are developing. These may be normal signs of aging. For further evaluation of the condition of the roof we recommend you consult a licensed roofing contractor.
3. Tree branches that are in close proximity to the roof should be trimmed.
4. The roof and/or plumbing/appliance vent flashing should be re-caulked where worn, loose or missing.
5. Debris was noted inside the gutters. We recommend the downspouts and gutters be cleaned out.
6. 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.

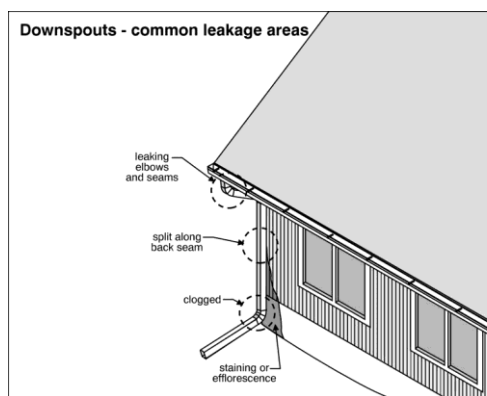


Illustration 2D

Exterior

ITEM DESCRIPTIONS:

Lot Topography	• Level grade
Driveway	• Concrete
Walkway & Sidewalks	• Concrete
Retaining Walls/Abutments	• None
Fencing/Gates	• Wood
Porch/Deck, Patio Covers	• Metal
Stairs/Railings/Landings	• None
Exterior Walls	• Stucco
Fascia, Eaves and Rafters	• Wood • Open Rafters
Windows	• Vinyl
Doors	• Wood • Sliding Glass
Garage/Carport	• Attached
The Swimming Pool Safety Act	• Not Applicable

COMMENTS:

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

- ! 1. The door between the garage and the house did not have an automatic closing mechanism. The door between the garage and the interior of the house should be fitted with an automatic closing mechanism. This will reduce the potential of toxic automobile gases entering the house and serves as a fire break.
(See Illustration 3G) (See Photo 16)
2. The screen for the sliding glass door is missing. The owner should be consulted regarding any screens that may be in storage. We recommend that it be replaced.
(See Photo 12)
- ! 3. Water damage was noted at the side garage door. We recommend the services of a licensed general contractor and/or structural pest control company regarding repairs.
(See Photo 8)
- ! 4. The wood fencing at the right and left of the property is in need of repairs.
(See Photo 9)
- ! 5. Water damage was observed to the roof eaves/sheathing at the left. We recommend the services of a licensed general contractor and/or structural pest control company.
(See Photo 3)
- ! 6. Water damage was observed to the rafter tail at the right. We recommend the services of a licensed general contractor and/or structural pest control company.
(See Photo 14)
- ! 7. Water damage was observed to the wood siding at the upper rear exterior walls. We recommend the services of a licensed general contractor and/or structural pest control company.
(See Photo 15)
- ! 8. Portions of the exterior eaves/rafters are unpainted, exposed and subject to damage. We recommend priming prior to applications of a high quality exterior finish.
(See Photo 7)
- ! 9. Difficult to operate or non-functional lock at the sliding door should be corrected.
(See Photo 17)
- ! 10. The fence gate at the left needs repair and/or adjustment in order to function properly.
(See Photo 13)
11. The sheathing boards are punctured by roofing nails. This condition indicates careless installation of the roof but is generally only a cosmetic issue. No action is required.
12. The walkway shows evidence of minor cracking. The cracks could be sealed for a better appearance and to prevent moisture intrusion.
13. The opening in the base of the side garage door should be covered or the door replaced to eliminate rodent or moisture entry.
(See Illustration 3D)

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.

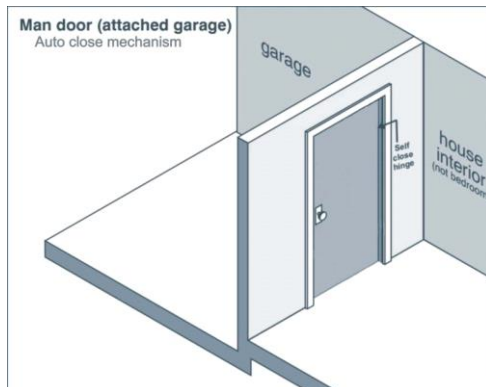


Illustration 3G

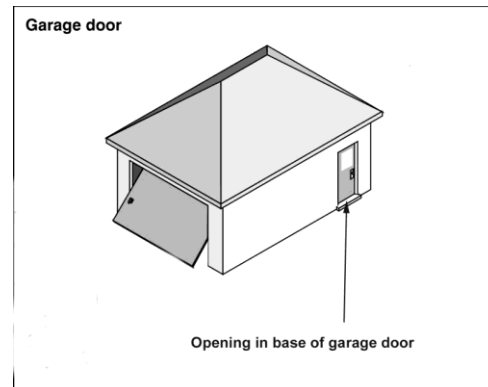


Illustration 3D

Electrical

ITEM DESCRIPTIONS:

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

COMMENTS:

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

- ! 1. One of the outlets and/or receptacle housings at the front exterior is loose. Based upon our inspection of a representative number of outlets we recommend testing of every outlet. All loose outlets and receptacles should be repaired as necessary.
(See Photo 5)
2. One of the lights in the kitchen is inoperative. If the bulb has not failed or the lights switched off, the circuit should be investigated and repaired.
(See Photo 26)
- ! 3. A ground fault circuit interrupter (GFCI) outlet at the right exterior and kitchen did not function or did not trip when tested with an outside source and/or the test button. This outlet and circuit should be investigated and repaired.
(See Photo 23) (See Photo 25)
- ! 4. A receptacle at the front exterior is faulty or damaged. We recommend it be replaced.
(See Photo 6)
5. 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.
6. The installation of the left exterior light fixture is non-standard. It is suspected that installation was performed by someone other than a licensed electrician. We recommend the services of a licensed electrician.
7. The circuitry in the main panel is not labeled. We recommend this be corrected to allow individuals unfamiliar with the equipment to operate it properly when and if necessary.

MAINTENANCE ITEMS & GENERAL INFORMATION

8. Aluminum wiring was noted for the 240 volt circuitry of the home. Aluminum wiring is typically used for 240 volt appliance circuits and no action is 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.

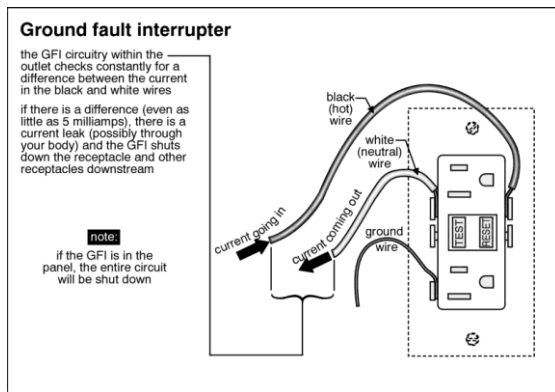


Illustration 4L

Heating System

ITEM DESCRIPTIONS:

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

COMMENTS:

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.

The heating system was activated using its available controls and was found to be operational at the time of inspection.

We recommend a licensed HVAC contractor be retained for further evaluation of the heating unit.

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 ASHRAE 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 ASHRAE 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:

Cooling System

• Air Cooled Central • Manufacturer: Ruud • Location: Roof

COMMENTS:

A temperature drop of 15 degrees was measured between the air return and register. This suggests that the AC unit is operating within acceptable limits.

[\(See Photo 27\)](#)

We recommend a licensed HVAC contractor be retained for further evaluation of the cooling unit.

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

1. The air conditioning unit is older and may require additional maintenance in the future.

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	• Cellulose • Depth (inches):
Exterior Walls Insulation	• Unknown
Crawlspace Insulation	• Not Applicable
Attic/Roof Ventilation	• Roof Vents • Gable vents • Fascia vents
Crawlspace Ventilation	• Not Applicable

COMMENTS:

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
Cleanout	• Location: Exterior
Main Gas Valve	• Location: Exterior Right Side
Water Heaters	• Gas • Location: Garage
Seismic Gas Shut-off	• Not Present
Excess Flow Gas Shut-off	• Not Present

COMMENTS:

Due to the design of this unit/building, most of the supply and drain piping was inaccessible for inspection. For additional information, we recommend a licensed plumbing contractor be consulted.

Due to the design of this unit/building, most of the supply and drain piping was inaccessible for inspection. For additional information, we recommend a licensed plumbing contractor be consulted.

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

- ! 1. The shower faucet handles are leaking at the hall bathroom. We recommend all leaks be repaired.
(See Photo 19)
- ! 2. The sink faucet is leaking at the master bathroom. We recommend all leaks be repaired.
(See Photo 20)
- ! 3. The gas line/connector at the water heater is flexible and made of brass. Brass is no longer approved for this use because it is prone to deterioration. We recommend the gas line/connectors be replaced with a line/connector meeting present standards.
(See Photo 22)
- ! 4. The plumbing cap is missing at the right exterior. We recommend replacing the cap to prevent odor.
(See Photo 10)
- ! 5. Inspection of the sprinkler system and related equipment is beyond the scope of this inspection. However, the sprinkler valve or pipe at the left rear was noted to be leaking. We recommend all leaks be repaired.
(See Photo 1)

MAINTENANCE ITEMS & GENERAL INFORMATION

- 6. 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.

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.

Interior

ITEM DESCRIPTIONS:

Kitchen Appliances Tested	• Electric Range • Exhaust Hood
Wall Finishes	• Drywall/Plaster
Ceiling Finishes	• Drywall/Plaster
Floors	• Carpet • Vinyl
Doors	• Hollow Core • Sliding
Window Style and Glazing	• Sliders • Double Pane
Stairs/Railings	• Not Present
Fireplace/Wood Stove	• None
Cabinets/Countertops	• Wood • Tile
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 • Carbon Monoxide Detector

COMMENTS:

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation 'Action Item'. INTERIOR

- ! 1. The installation of smoke detectors where missing or removed is required for added safety.
([See Photo 24](#))
- 2. The exterior dryer hood/cap is damaged, missing or improper. We recommend the hood/cap be repaired or replaced with a new hooded damper at the termination of the dryer vent.
([See Illustration 9A](#)) ([See Photo 11](#))
- 3. Past repairs were noted at the garage ceiling. We recommend consultation with the sellers regarding the reason for the repairs and what permits and inspections were obtained to complete the work.
- 4. One or more interior closet doors have missing lower track guides at the master bedroom. We recommend that the guides be replaced to restore full operation.
- ! 5. Evidence of vermin activity was observed within the structure. It is likely this evidence will extend into inaccessible areas. The owner is advised to contact the appropriate trade for further evaluation and remedial measures if necessary.

KITCHEN

- ! 6. Cracked, damaged and loose kitchen countertop tiles should be replaced. Water leaking through non-sealed areas can cause damage. Damage caused by water seepage cannot be determined by this visual inspection.
([See Photo 18](#))
- 7. The kitchen countertop or backsplash tile surface is cracked and/or chipped. This is a cosmetic consideration and repairs are optional.
- 8. The kitchen cabinet shows evidence of typical minor wear.

BATHROOMS

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

INSULATION/VENTILATION

- 10. It may be desirable to replace the window screens where missing or damaged.
([See Photo 2](#))

MAINTENANCE ITEMS & GENERAL INFORMATION

INTERIOR

- 11. 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.

12. 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.
13. 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.



Illustration 9A

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

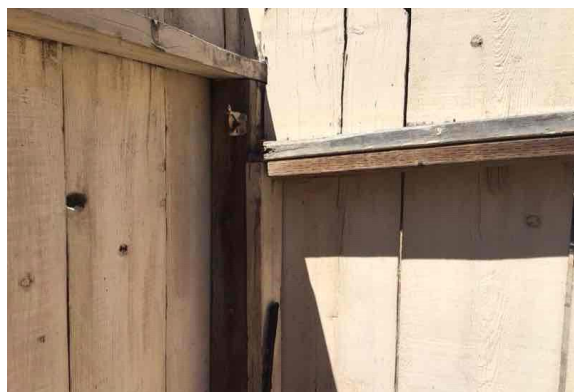


Photo 13



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

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 7/24/2026

Invoice No 1204186P

Bill To:

John Diaz
John Diaz Broker
3001 Taguera Dr
Modesto, CA 95355

Property Information:

Address: 1820 Norman Way
Modesto CA, 95350
Report No: 681221TPR
Escrow#:

Billing Information:

7/24/2026	Home Inspection	\$535.00
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Total Due:	\$535.00
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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