



Duncan Inspection Services

1224 Cardiff Ct
 Modesto, CA 95350
 Ph#: (209) 470-7732

Inspection #:	202601-08182	Inspector:	Duncan Lyons
Date:	1/13/2026	Clients Agent:	Andrew Quintong
Dwelling Address:	8200 Jantzen Rd #156 Modesto, CA 95357	Real Estate Company:	Green Valley Homes
Client Name:	Elida Refana		



We attempt to give the client a comprehensive, clear-cut, unbiased view of the home. The purpose of the inspection is to identify "MAJOR" problems associated with the property although minor items may also be mentioned. Areas that may be of concern to us may not be of concern to the client, and some items that may be of concern to the client may be considered minor to us; therefore, it is advisable to read the entire report. **Where repairs or replacements are suggested, we recommend licensed professionals in that field be called upon to make those repairs.** We advise client to obtain all paperwork from these professionals concerning the work performed. These professionals will be happy to provide you with written statements concerning their work. We further recommend maintaining all paperwork on repairs for future reference. We will perform verification of repairs at an additional fee, upon request.

This inspection does NOT take into account product / component or system recalls. It is beyond the scope of this inspection to determine if any system or component is currently or will be part of any recall in the future. Client may wish to subscribe or contact the Consumer Product safety Commission web site for recall information regarding any system or component.



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TABLE OF CONTENTS

SECTION	PAGE
DEFINITION OF TERMS	3
GENERAL INFORMATION	4
GENERAL CONDITIONS	5
Exterior	6
Roof.....	9
Plumbing.....	11
Electrical	12
Heating.....	14
Air Conditioning.....	16
Water Heater	18
Attic.....	19
Crawlspace.....	20
Entry Way / Hall	22
Kitchen.....	23
Bathroom.....	25
Bathroom #2.....	27
Laundry Area	28
Dining Room.....	30
Living Room	31
Family Room	32
Bedroom.....	33
Bedroom #2.....	34
Walkthrough Checklist	35
SUMMARY ITEMS	36



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DEFINITION OF TERMS

You are encouraged to read all of the pages of your complete inspection report carefully. For the purpose of this report, the directional references to the 'front', 'right', 'left' and 'back' are used to describe sides of the structure as viewed from the street or front of the house; with front being the side facing the road/street. Listed below is a guide to definitions which precede some of the report comments.

Serviceable - The system/item/component is operating properly and/or serving/performing its intended function and is consistent with systems/items/components of like age. In some cases there may be a minor defect (i.e. missing light globe) or maintenance needed and yet still be fully 'Serviceable'.

REVIEW - In the professional opinion of the Inspector the system, item or components was found to be defective, has deficiencies, was inoperable or not fully functional and should be repaired or replaced by a qualified/licensed professional, as necessary, to return to full functionality.

SAFETY -A potential or current safety or health hazard concern exists and requires immediate attention/repairs. The unsafe risk may be due to damage, deterioration, improper installation or a change in accepted residential construction standards and should be properly corrected by a qualified or licensed professional.

REPAIR -This item requires or should be considered for repairs of the system or component now, or as necessary, by a licensed/qualified professional to restore the component to its intended integrity and functionality. Costs associated with necessary repairs may be significant. Damage to inaccessible areas may not be apparent without invasive inspection.

NOT INSPECTED--This system/item/component was not inspected as the fuel/energy source or utility was off, we could not access the item or it was not within the scope or Standards of Practice of an ASHI or NAHI Certified home inspection.

MAINTENANCE - System, item or components are operating properly but may require adjustments, routine maintenance now and in a regular, ongoing manner (which is required on all homes due to normal wear and usage) to ensure proper operation, prevent further deterioration or extend the useful life expectancy.

Observed: Making a visual examination of a system or component and reporting on its condition.

The full report describes each of the structure's systems and also details any recommendations we may have for maintenance or improvements.

***NOTE:** Please understand that the recommendations in our report are just that, recommendations, as we have no legal authority to require anyone to make repairs. Your Real Estate Professional and your real estate purchase contract will guide you in making repair decisions and requests of the property seller's.

This report may contain digital photographs of some items and components. These images are for your convenience only and do not represent all items or components that are or may be deficient. **ALL DEFECTS ARE NOT PHOTOGRAPHED; it is strongly recommended that the entire written Report be reviewed.**



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GENERAL INFORMATION

MAJOR SYSTEMS Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos, radon, lead-based products, or other potentially hazardous materials is not within the scope of this report. Judging the sufficiency of water flow in plumbing or the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. Dismantling and/or extensive inspection of internal components of any appliance, including heaters and heat exchangers, is beyond the scope of this report. The local utility company may conduct such an inspection upon request. There is a time period from inspection to closing that varies with each property. We can only state the condition at time of inspection.

WATER ENTRY AND LEAKS from various causes are common problems that occur from time to time in many houses. It is important that this condition be corrected promptly because it can create a condition where, in addition to possible structural damage, it can promote mold or fungus growth. Exposure to some of these microorganisms that thrive in moist conditions can cause adverse health effects in some people. If past or present water intrusion or staining is noted in this report, corrective action needs to be taken to ensure that the structure is watertight. **The presence and extent of mold is often not visible to the inspector. The presence of, and types of mold, can only be determined by laboratory testing of air and material samplings taken from the house. A mold inspection is not part of this general home inspection, which is non-invasive and unable to see into areas such as wall cavities or under floor coverings. If this is a concern, an inspection for the presence of, and types of, mold should be arranged.**

An information pamphlet that provides general guidelines on health concerns, mold detection and prevention, as well as cleanup of mold-contaminated materials can be obtained at no cost from the California Department of Health Services, (510) 622-4500, or downloaded from their web site, www.cal-iaq.org/mold0107.htm, or from this office.

FUTURE FAILURE: Items in the home can and do experience failure without prior indications. The inspector reports on the condition of the home at the time of inspection. We cannot determine if or when an item will experience failure. Therefore, we cannot be held responsible for future failure.

Carbon monoxide and smoke detectors have been proven to save lives. Client is advised to install carbon monoxide and smoke detectors if not already present in home. Suggest consulting with your local municipality and manufacture specifications as to the proper location and installation of these units.

THIS REPORT CONTAINS IMPORTANT INFORMATION. PLEASE READ IT CAREFULLY.

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GENERAL CONDITIONS

1001.	Inspector	Duncan Lyons. NAHI CRI Member # 200456
1002.	In Attendance	Seller(s). The inspection was performed in accordance with the terms outlined in the Inspection Agreement. The buyer was not present at the time of inspection. As property conditions can change from the date of inspection to the date of closing, it is suggested that the client reference this report during a final walk through.
1003.	Occupancy	The property is occupied. This is a limited review of many areas in this home. Home was occupied at time of inspection. Efforts were made to inspect as much as possible, however due to the presence of personal items, many areas are not visible or accessible. Furniture, clothes, and other personal items are not moved for the inspection. Where it is mentioned that the review of an area is limited due to personal property, we suggest the client review this area during the final walkthrough.
1004.	Property Information	Manufactured home
1005.	Levels	1 story structure.
1006.	Estimated Age	This structure is approximately 52 years of age as stated by the seller. We recommend checking local records to verify age. This is not a new structure; therefore it will not be "perfect" and it is likely that a variety of the building techniques no longer used today were applied to some of the components and systems of the building. These techniques are not necessarily 'better' or 'worse' than today's methods, however; the components may not meet today's standards. Since this is not a code inspection, we will focus on fire, health and safety issues. All properties will exhibit some degree of wear and we evaluate property conditions based upon considerations of normal wear for its age and function.
1007.	Weather Conditions	Clear; Cold; Damp. Temperature at the start of inspection was approximately 51.
1008.	Start Time	10:50 AM
1009.	Stop Time	12:45 PM

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Exterior

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Clients should routinely observe exterior components and keep them well painted, stained or sealed to prevent deterioration and water entry.

When poorly finished, damaged, decayed or open/unsealed areas exist, or when windows, door, and other through wall openings and projections are not kept well sealed, hidden damage can exist or occur. Our inspection does not include the confirmation of waterproofing flashing. The flashing is concealed behind the exterior siding and is not visible. Inspection of these items would require special arrangements and additional cost.

This inspection of the exposed foundation/structure is not a 'Code Compliance' inspection nor are 'Manufacturer's Specifications' for installation/repairs a part of this inspection. Code compliance/manufacturer's specifications or any product/component or item should be verified through the local building authorities, the company who manufactured the product or item, or with seller prior to closing.

Step #	Component	Comment
1101.	Driveway	Concrete. Common cracks observed, primarily a cosmetic concern. Suggest sealing all concrete slab joints as well as any cracks in concrete/asphalt/brick surfaces to prevent water penetration as a routine maintenance effort.
1102.	Walkways	Concrete; Paver/Tile. Common cracks observed.
1103.	Exterior Wall Cladding	Siding on this home is covered with metal/vinyl. The inspector is unable to view the condition of covered areas. It is important to keep siding well caulked and sealed to prevent moisture penetration.

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1104. Eaves / Soffits / Fascias **Review.** Wood. Wood deterioration observed at front. Suggest repairs/replacement as needed. Suggest reviewing latest pest control report for a more detailed evaluation.



1105. Trim Serviceable. Trim on this home is covered with metal/vinyl. The inspector is unable to view the condition of covered areas. It is important to keep trim well caulked and sealed to prevent moisture penetration.
1106. Window & Frames Serviceable. Aluminum frame; Vinyl frame; Casement. No evidence of damage, deterioration or water penetration was observed. Probing is NOT required when probing would damage any finished surface or where no deterioration is visible. Flashings are covered by the siding and cannot be seen or inspected.
1107. Exterior Door(s) Sliding glass; Metal clad. All door/window/trim junctions should be sealed regularly as these areas can hold water and leak resulting in damage. This is a common maintenance item that is often neglected by homeowners; you should make this a part of your routine seasonal maintenance checklist.
1108. Gutters / Downspouts Not Present.
1109. Fences / Gates Not Inspected.
1110. Electrical Ground Fault Circuit Interrupters (GFCI) may not have been required when the home was built. Suggest client consider upgrading with GFCI's at all receptacles near water sources, such as the kitchen, the bathrooms, the garage, and exterior receptacles to enhance safety. Upgrades should be performed by a licensed electrician.
1111. Electric Meter(s) Main disconnect is located at the right side

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1112.	Gas Meter(s)	Serviceable. Located at the rear. Gas shut off located at meter. When gas appliances are present, we suggest that the client install a carbon monoxide detector as a discretionary safety improvement.
1113.	Exterior Faucets	Serviceable. Right.
1114.	Sprinkler	Not Inspected.
1115.	Bell / Chime	Serviceable. Located at Front.
1116.	Lot / Grade Drainage	Serviceable. Flat lot.
1117.	Foundation / Type	Serviceable. Crawlspace.
1118.	Retaining Wall(s)	Not Present.
1119.	Patio	Not Present.
1120.	Deck	Not Present.
1121.	Balcony	Not Present.
1122.	Porch	Serviceable. Wood.
1123.	Stairs	Serviceable. Wood.
1125.	Exterior Comments	None.
1126.	General Safety & Information	For your personal safety and security: we strongly recommend that all keyed door locks and deadbolts be re-keyed or changed upon your taking possession of this property. Due to this recommendation; such things as loose, missing or improperly working locks/deadbolts may not be mentioned in our reporting. It is important that all windows have properly working locks as a security precaution. If safety latches are, or can be, installed they should be. These latches usually prevent the window from being opened more than 3 or 4-inches. Windows should be checked periodically to make certain that the locks are locked and working. There were no major structural defects observed in the accessible exterior areas of this property, unless otherwise noted in the report.

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Roof

Our evaluation of the Roof is performed by walking/climbing onto the roof (unless otherwise noted in the report) to determine if portions are missing and/or deteriorating. Portions of underlayment (tarpaper) and decking are hidden from view and cannot be seen (without removing all of the shingles or tile) during a visual inspection. Leaks are not always visible to the inspector, nor can the inspector determine the watertight integrity of a roof by visual inspection and is NOT a guarantee not to leak in the future. The only way to determine whether a roof is absolutely water tight is to observe it during a period of prolonged rainfall (normally this situation is not present during or prior to our inspection) or to perform a manual water test with water hoses. All roofs may leak under certain weather conditions, such as wind or rain. We CANNOT determine if the roof is installed properly and/or according to manufacturer's specifications and guidelines. As per NAHI and ASHI Standards of Practice, we DO NOT estimate the remaining useful life of the roofing materials. To determine the approximate remaining life left on the roofing materials, we recommend verifying the installation date and manufacturer warranty with the sellers, prior to closing. We recommend any and all roof repairs or replacement be performed by a qualified, licensed roofing contractor. We must develop an opinion about the serviceability of a roof by making certain assumptions about the components we cannot see. We do this based upon the workmanship level and conditions of the things that we can see.

Step #	Component	Comment
1201.	Methods Used To Inspect	The roof was inspected from the roof edge, top of a ladder.
1202.	Material/Type	Composition shingles.
1203.	Exposed Flashings	Metal; Rubber. Recommend re-sealing all flashings and through the roof vents as a part of routine maintenance.
1204.	Skylights	Serviceable. Flashing appears to be properly installed at skylight(s)

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Plumbing

Our focus in the plumbing portion of the inspection is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under the kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. All shut-off valves or angle stops should be turned regularly to ensure free movement in case of emergency. The water supply system was tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible.

Step #	Component	Comment
1501.	Water Supply System	Water supply appears to be connected to the public system.
1502.	Shut Off Valve Location	Review. Leak. Main shut-off is located at the right side. Leak observed at the main shut-off valve. Recommend review by a licensed plumber for repair or replacement, as necessary.



Since main shut-off valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. For this reason main shut-off valves are not tested during a home inspection. We suggest caution when operating shut-offs that have not been turned for a long period of time. All shut-off valves and angle stops should be turned regularly to ensure free movement in case of emergency.

1503.	Water Pressure	Not Tested.
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1504.	Supply Lines	Plastic Pex tubing; Galvanized. Galvanized water lines rust from the inside out and can become restricted over time. When low water flow is observed at plumbing fixtures, some restriction may have occurred. We suggest further review by a licensed plumbing contractor prior to closing for repairs/replacement as needed to ensure proper water flow.
1505.	Drain Waste Lines & Vent Pipes	Serviceable. ABS; As visible. Only accessible/visible plumbing can be reviewed. All plumbing waste lines are tested by running each fixture's water into the sewage system. No solids are put into the system. We suggest the Customer consult with the Seller regarding any potential in-house, sewer or septic line blockage history. There were no waste or drain line leaks observed, unless otherwise noted in this report.
1506.	Waste Disposal System	The waste disposal system appears to be connected to public sewer systems. Because of isolated instances where they system has not been connected to the public sewer system but remains an on-site system, client may wish to confirm sewer connection with the local building department or the property owner prior to closing.
1509.	Plumbing Comments	Comment. As of January 1 2017 all home in California are required to have water saving faucets, shower heads and toilets. Although testing and measuring the flow rate at the plumbing fixtures is not within the scope of this inspection, it is the inspectors opinion that some or all of the fixtures in this house DO NOT meet this requirement. Replacement of all these plumbing fixtures may be costly.

Electrical

Our review of the electrical system is limited to that which is visible and accessible at the time of inspection. Determining the actual capacity of the system requires load calculations, which are not within the scope of this report. Underground circuits and concealed components of the system are not inspected.

Step #	Component	Comment
1601.	Main Service Drop	Service entrance is underground; Service entrance cables are not visible.
1602.	Main Electrical Panel	The main electrical panel is located in right side. Electrical disconnect is present. System appears to be properly grounded.
1603.	Main Panel Comments	None.
1604.	Wiring Method	Romex. Lighting branch circuit wiring is copper.
1605.	Service Amperage and Voltage	120 & 240 volts. Service panel rating is approximately 100 amps.

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1606. Sub-Panel Comments Serviceable. The sub-panel(s) is located in exterior right.



1607. Smoke Detectors **Review.** Some smoke detectors did not respond to test, recommend repairing or replacing for safety
1608. Carbon Monoxide Detectors **Review.** The carbon monoxide detector did not respond to test, recommend repairing or replacing for safety
1610. Electrical Comments None.
1611. Alarm system Not Present.

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Heating

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos, radon, lead based products, or other potentially hazardous materials is not within the scope of this report. Judging the adequacy of the cooling efficiency of air conditioning and heating is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. We urge you to evaluate these systems prior to closing. **DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY MAY CONDUCT SUCH AN INSPECTION UPON REQUEST.**


Step #	Component	Comment
1701.	Location of unit	The heating system is located in exterior right.
1702.	Heating System Design Type/Brand	Gas forced air. Manufactured by Armstrong. Due to inaccessibility of many of the components of this unit, the review is limited. Holes or cracks in the heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper and safe operation of this unit.
1703.	Energy Source	Natural gas; Shutoff valve provided.
1704.	Burner Chambers	Partially visible. Normal surface rust/corrosion observed, no signs of flaking or excessive deterioration noted, recommend normal cleaning maintenance. Annual service is recommended.
1705.	General Conditions	Review. The furnace was inoperable at the time of inspection. Did not respond to normal operating controls. Recommend review by a licensed contractor for repair or replacement, as necessary, prior to close.
1706.	Exhaust Venting	Serviceable. Metal; Where visible.
1707.	Thermostat	Serviceable. The thermostat is located at the kitchen.
1708.	Air Filters	We recommend changing or cleaning the filter monthly during the heating/cooling season.

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Air Conditioning

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Judging the adequacy of the cooling efficiency of air conditioning and heating is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. We urge you to evaluate these systems prior to closing.

DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE IS NOT WITHIN THE SCOPE OF THIS INSPECTION.

Step #	Component	Comment
1801.	Location of unit	The Air conditioning system is located at the right side
1802.	Air Conditioning Design Type/Brand	Split system.
1803.	General Conditions	<p>Review. The fins on the condenser unit have been deformed over a significant area. With this condition, efficiency and life expectancy go down and operation costs go up. We suggest consulting a qualified HVAC company for further evaluation and any necessary repairs.</p> 
1803a.	General Conditions #2	<p>Not Operated. Temperature at condenser was 51° at time of inspection. As most manufacturers warn against operating air conditioning units when outside temperatures are under 65 degrees, this unit was not tested. Because unit was not tested, we can not warranty the presence of all components. We recommend verifying operation with HVAC contractor or seller when temperatures allow if client has concerns about operation of this system.</p>

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1804.	Temperature Difference	Not Tested.
1805.	Energy Source	Electric with disconnect provided.
1806.	Air Filters	We recommend changing or cleaning the filter monthly during the heating/cooling season.
1807.	Distribution / Ducting	Ducts/Registers. The adequacy, efficiency or even distribution of air throughout a building cannot be addressed by a visual inspection. The inspector does not perform pressurization or smoke tests on the duct system. As a result, no representation is made regarding the duct systems compliance with Title 24 of the California Energy Efficiency Standards for Residential and Nonresidential Buildings. Normal servicing and maintenance is recommended on a yearly basis to ensure that duct leakage is held to a minimum.
1808.	Thermostat	The thermostat is located at the kitchen.
1810.	Air Conditioning Comments	For several years, the minimum efficiency standard for newly-manufactured HVAC equipment has been 10 SEER (Seasonal Energy Efficiency Ratio). On January 23, 2006, the law has required manufactures to stop producing anything less than a 13 SEER. Once there are no remaining 10 SEER parts, if the outside unit rated 10 SEER or lower needs to be replaced it will be necessary to upgrade to a 13 SEER unit. This may require a modification to the inside unit to ensure proper compatibility between the inside unit and outside unit. How contractors go about making the two units compatible can vary, depending primarily on the age of a system. Complying with 13 SEER may mean spending more upfront, but the energy savings add up to smaller energy bills going forward. Once your home is 13 SEER efficient, it's likely you'll see real savings on your monthly utility bill. Actual savings will vary depending on the age, efficiency, usage and condition of the unit. Additional information is available at www.doe.gov or www.13seersolutions.com

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Water Heater

Since a temperature pressure relief valve is operated infrequently, it is not unusual for them to leak or break when operated after a period of inactivity. For this reason the TPR valve is not tested during a home inspection. We suggest caution when operating TPR valves that have not been tested for a long period of time. When installed new the TPR valve should be tested regularly to ensure free movement in case of emergency. In some cases the water heater is covered with an insulated blanket; when this is noted client is informed that the review of the water heater is limited.

Inspection performed at water heaters represents a general review of their apparent operational behavior without dismantling, not a detailed inspection of unobservable internal components and their condition.

Water heaters should be drained periodically. Burners should be cleaned and adjusted for efficient operation. We also recommend that all safety and drain valves be checked during regular heater maintenance. Reduced settings will usually result in extended life and reduced operating cost.

Step #	Component	Comment
2101.	Location of unit	The water heater is located in the exterior right.
2102.	Brand / Capacity / Age	40 gallon. Manufactured by Rheem. Per label, manufacture date of this unit is in 20177.
2103.	Supply Lines	Serviceable. Pex
2104.	Energy Source	Gas shut-off valve was observed near this appliance.
2105.	Temperature / Pressure Release Valve	Serviceable.
2106.	Combustion Chamber	Closed System. Unable to inspect combustion chamber due to closed system.
2107.	Water Heater Condition	The water heater appears to be properly strapped for earthquake safety.
2108.	Flue Venting	Serviceable. Metal; Where visible.
2109.	Overflow Pan / Drain Line	Drain line from overflow pan is missing, repairs/corrections are needed for proper operation of emergency feature.
2110.	Water Heater Comments	None.

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Attic

Entering attics that are heavily insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing.

The primary scope of this inspection identifies evidence of past or current leakage, the presence of insulation and types of ventilation and a visual review of the structural components. Our examination of the structural components is a review of the visual components and is not a technically exhaustive examination.

Water stains around roof penetrations such as chimneys and plumbing vents are very common. It is usually impractical to determine if these stains are active unless they are leaking at the time of the inspection thus when stains are present further monitoring is advised. Viewing during a rain storm and extensive moisture testing would increase the chances of determining whether leaks exist or the current status of staining. Older roofs are, of course, more prone to water infiltration but new roofs can develop leaks as well. Regular monitoring and maintenance of all roofs is advised. We suggest checking roof surfaces each spring and fall and after each severe storm.

Most homes can benefit from additional insulation. The Department of Energy website at www.eren.doe.gov/consumerinfo can help you determine recommended upgrades and the payback period for insulation improvements.

Step #	Component	Comment
2201.	Access location / Inspection method	Due to the construction design of this house, the space between the ceiling and roof was not visually inspected, as this area is not visible or accessible to the inspector. If client has concerns regarding this area of the home, a specialist should be contacted for further evaluation and information.

Duncan Inspection Services

Crawlspace

Water seepage and moisture penetration are common problems in crawlspaces usually resulting from inadequate water management above ground. Improving drainage and grading can correct most causes. Our review of the crawlspace cannot always detect the past or future possibility of water in this area. If you are concerned about this possibility, we suggest that you inquire with the owner. NOTE: The presence of a sump pump can suggest water has or may enter the crawlspace. Most causes of moisture or water penetration at the foundation can be corrected by improving the drainage at the exterior. Prolonged or heavy rains may occasionally bring seepage. Moisture in a crawlspace can promote wood decay, therefore crawlspaces should be adequately ventilated and vents should be left open year round.

Step #	Component	Comment
2301.	Methods Used To Inspect	The crawlspace was accessed from the exterior hatch.
2302.	Floor	Dirt; Dirt and gravel.
2303.	Walls	Skirting
2304.	Joists	Not Present.
2305.	Sub Floor	Particle board. Limited review due to vapor barrier, client is advised to verify condition with sellers prior to close.
2306.	Support Posts / Columns	Serviceable. Steel screw jacks.
2307.	Beams	Serviceable. Metal.
2308.	Electrical	Serviceable.
2309.	Ventilation	Serviceable.
2310.	Insulation	Limited review due to vapor barrier, client is advised to verify condition with sellers prior to close.
2311.	Vapor Barrier	Serviceable. Plastic.
2312.	Distribution / Ducting	Serviceable. Ducts/Registers.
2313.	Visible Plumbing	ABS. No leaks observed at the time of the inspection.

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Entry Way / Hall

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double-check these items, if concerned. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. All accessible areas are checked as noted in report. Note: As pointed out in the inspection agreement, materials regularly used in residential construction may contain potentially hazardous substances such as asbestos and formaldehyde. Our report will not identify those substances since laboratory testing is necessary to detect their presence.

Step #	Component	Comment
3001.	Floors	Linoleum.
3002.	Walls	Serviceable. Paneled.
3003.	Ceilings	Serviceable. Paneling.
3004.	Doors	Serviceable.
3005.	Closet / Wardrobe	Serviceable. Hollow core.
3006.	Windows	Not Present.
3007.	Heat / Cooling Source	Not Present.
3008.	Electrical	Serviceable.
3009.	Stairs	Not Present.
3011.	Entry Way / Hall Comments	Comment. Efforts were made to inspect as much as possible, however due to the presence of personal items, many areas inside this home are not visible or accessible. Furniture, clothes, and other personal items are not moved for the inspection. Where it is mentioned that the review of an area is limited due to personal property, we suggest the client review this area during the final walkthrough.

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Kitchen

The kitchen inspection is a combination of visual and functional. Appliances are operated, if power is supplied. Calibrations to cooking systems are not evaluated nor life expectancies given to dishwashers. Note: Dishwashers can fail at any time due to their complexity. Our review is to determine if the system is free of leaks and excessive corrosion.

Step #	Component	Comment
3101.	Floor	Linoleum.
3102.	Walls	Serviceable. Paneled; Wallpaper.
3103.	Ceiling	Serviceable. Paneling.
3104.	Ceiling fan	Not Present.
3105.	Doors	Not Present.
3106.	Windows	Serviceable. Aluminum frame.
3107.	Heat / Cooling Source	Serviceable. Central heating/cooling.
3108.	Electrical	Review. Light fixtures at kitchen were inoperative at time of inspection. Suggest client verify fixture for proper operation prior to closing. Ground Fault Circuit Interrupters (GFCI) may not have been required when the home was built. Suggest client consider upgrading with GFCI's at all receptacles near water sources, such as the kitchen, the bathrooms, the garage, and exterior receptacles to enhance safety. Upgrades should be performed by a licensed electrician.
3109.	Cabinets	Serviceable.
3110.	Counter Tops	Review. Laminated. Moisture damage observed. Recommend review by a licensed/qualified professional for repair or replacement as necessary.



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3111.	Sinks	Serviceable.
3112.	Faucets	Serviceable.
3113.	Traps / Drains / Supply	Serviceable. Flow and drainage were serviceable at the time of inspection.
3114.	Disposals	Serviceable. Make: In-Sink-Erater. The disposal was operative. The disposal power cord was safely wired and clamped at the base of the unit.
3115.	Dishwasher(s)	Serviceable. Make: Amana. Dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the 'normal wash' cycle only. We recommend you operate this unit prior to closing.
3116.	Trash Compactor	Not Present.
3117.	Stove / Cook Top	Serviceable. Built-in; Gas (with shutoff valve).
3118.	Ovens	Serviceable. Gas (with shutoff valve).
3119.	Hood / Fan / Light	Serviceable. Exterior vented.
3120.	Microwave	Not Inspected. Portable. We do not test portable microwaves.
3121.	Pantry/Closet	Not Present.
3123.	Kitchen Comments	None.

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Bathroom

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency.

Step #	Component	Comment
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3201.	Location	Master Bath.
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3202.	Floor	Review. Linoleum. Damaged floor observed in the bathroom, recommend corrections as needed. Recommend review by a licensed/qualified professional for repair or replacement as necessary.
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3203.	Walls	Serviceable. Paneled
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3204.	Ceiling	Serviceable. Paneling.
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3205.	Doors	Serviceable. Pocket.
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3206.	Closet / Wardrobe	Serviceable. Hollow core.
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3207.	Windows	Serviceable. Aluminum frame.
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3208.	Heat / Cooling Source	Serviceable. Central heating/cooling.
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|-------|---------------|---|
| 3209. | Electrical | Ground Fault Circuit Interrupters (GFCI) may not have been required when the home was built. Suggest client consider upgrading with GFCI's at all receptacles near water sources, such as the kitchen, the bathrooms, the garage, and exterior receptacles to enhance safety. Upgrades should be performed by a licensed electrician. |
| 3210. | Exhaust Fan | Serviceable. |
| 3211. | Tub/Whirlpool | Serviceable. Tub. |
| 3212. | Tub Surround | Serviceable. Fiberglass. |
| 3213. | Tub Enclosure | Not Present. |
| 3214. | Tub Faucet | Review. Leak. The tub faucet leaks. Recommend further review for correction as necessary. |



- | | | |
|-------|-----------------|---|
| 3215. | Shower Base | Serviceable. Shower pans are not filled and tested for leaks during the inspection as this is a visible inspection of accessible areas only. Visible examination of the shower pan and surrounding areas was inspected for leaks. No visible leaks were noted at the time of the inspection. |
| 3216. | Shower Surround | Serviceable. Fiberglass. Suggest all edges and tub/shower walls be caulked and sealed to prevent moisture penetration. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection. |
| 3217. | Shower Door | Review. Tempered safety glass installed for safety. Door hardware is damaged. |
| 3218. | Shower Faucet | Serviceable. |
| 3219. | Sinks | Left sink was full of personal property and therefore was not inspected or tested. |
| 3220. | Sink Faucets | Serviceable. |

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3221.	Traps / Drains / Supply	Serviceable. Flow and drainage were serviceable at the time of inspection.
3222.	Toilet	Serviceable. The toilet flushed and drained properly and there was no evidence of leaking at time of inspection.
3223.	Counter / Cabinets	Serviceable. Solid surface. Suggest caulking as necessary.
3227.	Bathroom Comments	None.

Bathroom #2

Step #	Component	Comment
3201.2.	Location	Located at the laundry area.
3202.2.	Floor	Linoleum. Vinyl flooring is damaged in various locations - primarily a cosmetic concern, recommend corrections as needed.
3203.2.	Walls	Serviceable. Wallpaper.
3204.2.	Ceiling	Serviceable. Paneling.
3205.2.	Doors	Hollow core. Door is damaged. Recommend review for repair or replacement as necessary.
3206.2.	Closet / Wardrobe	Not Present.
3207.2.	Windows	Serviceable. Aluminum frame.
3208.2.	Heat / Cooling Source	Serviceable. Central heating/cooling.
3209.2.	Electrical	Ground Fault Circuit Interrupters (GFCI) may not have been required when the home was built. Suggest client consider upgrading with GFCI's at all receptacles near water sources, such as the kitchen, the bathrooms, the garage, and exterior receptacles to enhance safety. Upgrades should be performed by a licensed electrician.
3210.2.	Exhaust Fan	Review. Exhaust fan is inoperable; corrections are needed to prevent moisture from collecting in this area.
3211.2.	Tub/Whirlpool	Not Present.
3212.2.	Tub Surround	Not Present.
3213.2.	Tub Enclosure	Not Present.
3214.2.	Tub Faucet	Not Present.
3215.2.	Shower Base	Serviceable. Shower pans are not filled and tested for leaks during the inspection as this is a visible inspection of accessible areas only. Visible examination of the shower pan and surrounding areas was inspected for leaks. No visible leaks were noted at the time of the inspection.
3216.2.	Shower Surround	Serviceable. Fiberglass. Suggest all edges and tub/shower walls be caulked and sealed to prevent moisture penetration. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.

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3217.2.	Shower Door	Serviceable. Tempered safety glass installed for safety.
3218.2.	Shower Faucet	Serviceable.
3219.2.	Sinks	Serviceable.
3220.2.	Sink Faucets	Serviceable.
3221.2.	Traps / Drains / Supply	Serviceable. Flow and drainage were serviceable at the time of inspection.
3222.2.	Toilet	Review. The toilet bowl is loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this unit is suggested to prevent water leakage and damage to the sub-floor area. This type of damage is not always visible or accessible to the inspector at time of inspection. Recommend review by a qualified plumber for repair or replacement, as necessary.
3223.2.	Counter / Cabinets	Serviceable. Solid surface. Suggest caulking as necessary.
3227.2.	Bathroom Comments	None.

Laundry Area

The supply hoses to the washer are not disconnected during the inspection, nor are the valves operated. These can leak at any time and should be considered a part of normal maintenance. To avoid floor damage, the washer and dryer are not moved if present during the inspection. Therefore, a limited review of area behind washer/dryer is conducted. We recommend checking this area once the machines have been removed, prior to close of escrow. It is beyond the scope of the inspection to inspect the washer and dryer. If these appliances are included in the sale of the property, we suggest consulting the sellers as to proper operation prior to close. We suggest that you clean exhaust pipes upon occupancy and then regularly to enhance safety/performance.

Water hoses that discharge into laundry tubs can cause contamination by creating a 'cross connection' if they discharge below the tub rim. We suggest you keep these elevated above the flood rim of the tub.

Step #	Component	Comment
3401.	Floor	Vinyl flooring is damaged in various locations - primarily a cosmetic concern, recommend corrections as needed.
3402.	Walls	Serviceable. Paneled.
3403.	Ceiling	Serviceable. Paneling.
3404.	Doors	Serviceable. Hollow core.
3405.	Closet / Wardrobe	Serviceable. Hollow core.
3406.	Windows	Not Present.
3407.	Cabinets	Serviceable.
3408.	Laundry Tub / Sink	Not Present.
3409.	Faucets	Not Present.

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3410.	Heat / Cooling Source	Serviceable. Central heating/cooling.
3411.	Electrical	Serviceable.
3412.	Washer Hookups	Washer hook-ups observed. We do not disconnect the supply hoses to the washer, nor do we operate the valves. These can leak at any time and should be considered a part of normal maintenance.
3413.	Dryer Hookups	<p>Serviceable. Electric. 220/240 Volt outlet observed with current provide to both legs. It is beyond the scope of this inspection to test voltage.</p> <p>Dryer vent connection observed. There was no testing performed and only a visual examination of the area, including the dryer venting. We cannot verify that the dryer ducting is clear of build-ups or interior obstructions from our visual inspection. We suggest; that if the Customer is concerned, they contact an appropriate specialist to have the duct cleaned.</p>
3414.	Exhaust Fan	Not Present.
3416.	Laundry Area Comments	None.
3417.	General information	<p>A few ideas to improve or get the optimal energy efficiency are: 1) set the wash temperature to cold instead of hot and save 50% on energy, 2) wash only full loads, 3) dry towels and heavy articles in separate loads, 4) do not overload or over-dry clothing, 5) clean the lint trap after every load to improve circulation, 6) do all of your laundry at once to take advantage of an already warm dryer, 7) use a cool-down cycle to finish drying clothing with residual dryer heat. *NOTE: Energy and water savings can be achieved by using a front loader washer and cold water. Many of today's detergents are designed to be most effective with less water and cold water. We suggest the Customer consider upgrading to a metal exhaust vent pipe for the dryer instead of flexible plastic or mylar ducting; which has been implicated in house fires. The use of metal ducts is now the widely accepted standard, recommended by the Underwriters Laboratory, Association of Home Appliance Manufacturers, the Consumer Products Safety Commission and all dryer manufacturers and most city building codes. The use of an all-metal (rigid or semi-rigid) dryer exhaust duct helps to achieve optimal air flow, reducing lint build-up and extending the life of the dryer, due to lower operating temperatures.</p>

Duncan Inspection Services**Dining Room**

Step #	Component	Comment
3521.	Floors	Serviceable. Carpet.
3522.	Walls	Serviceable. Paneled.
3523.	Ceilings	Serviceable. Paneling.
3524.	Ceiling fan	Not Present.
3525.	Doors	Not Present.
3526.	Closet / Wardrobe	Not Present.
3527.	Windows	Serviceable. Aluminum frame.
3528.	Heat / Cooling Source	Serviceable. Central heating/cooling.
3529.	Electrical	Review. Light fixture in the dining room was inoperative at time of inspection. Suggest client verify fixture for proper operation prior to closing.
3531.	Dining Room Comments	None.

Duncan Inspection Services

Living Room

Step #	Component	Comment
3541.	Floors	Carpet.
3542.	Walls	Serviceable. Paneled.
3543.	Ceilings	Serviceable. Paneling.
3544.	Ceiling fan	Not Present.
3545.	Doors	Not Present.
3546.	Closet / Wardrobe	Not Present.
3547.	Windows	Review. Aluminum frame. Water damage/Staining observed at/near window. Possible leaking. Recommend further review for repair or replacement as necessary.



3548.	Heat / Cooling Source	Serviceable. Central heating/cooling.
3549.	Electrical	Serviceable.
3551.	Living Room Comments	Comment. Limited review of room due to personal property

Duncan Inspection Services

Family Room


Step #	Component	Comment
3561.	Floors	Serviceable. Carpet.
3562.	Walls	Serviceable. Paneled.
3563.	Ceilings	Review. Paneling. Water stains observed near the skylight. Recommend review by a licensed/qualified professional for repair or replacement as necessary.



3564.	Ceiling fan	Serviceable.
3565.	Doors	Not Inspected. Sliding glass. Unable to inspect door. Blocked by personal property. Suggest confirming proper operation prior to closing.
3566.	Closet / Wardrobe	Not Present.
3567.	Windows	Not Present.
3568.	Heat / Cooling Source	Serviceable. Central heating/cooling.
3569.	Electrical	Serviceable.
3571.	Family Room Comments	Comment. Limited review due to personal property

Duncan Inspection Services

Bedroom

Step #	Component	Comment
3581.	Location	Left rear; Master Bedroom.
3582.	Floors	Review. Carpet. Damaged floor structure observed in the bedroom, recommend corrections as needed. Recommend review by a licensed/qualified professional for repair or replacement as necessary.
		
3583.	Walls	Serviceable. Paneled.
3584.	Ceilings	Serviceable. Paneling.
3585.	Ceiling fan	Not Present.
3586.	Doors	Serviceable. Hollow core.
3587.	Closet / Wardrobe	Serviceable. Sliding Mirror.
3588.	Windows	Review. Aluminum frame; Vinyl frame. Because it may not have been required when the house was built, windows and sliding glass doors may not have safety/tempered glass installed. Windows and doors with glass that reaches or nears the floor level could be dangerous. Suggest that the client install safety film, safety bars, or consider upgrading to safety/tempered glass to enhance safety. A licensed qualified glass company should be consulted for a complete review of all windows that may require upgrades to ensure safety prior to closing.
3589.	Heat / Cooling Source	Serviceable. Central heating/cooling.
3590.	Electrical	Serviceable.
3592.	Bedroom Comments	Comment. Limited review due to personal property

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Bedroom #2

Step #	Component	Comment
3581.2.	Location	Right center.
3582.2.	Floors	Serviceable. Carpet.
3583.2.	Walls	Serviceable. Paneled.
3584.2.	Ceilings	Serviceable. Paneling.
3585.2.	Ceiling fan	Not Present.
3586.2.	Doors	Hollow core. The bedroom door is damaged.
3587.2.	Closet / Wardrobe	Review. Sliding Mirror. Closet door does not roll in track properly, corrections needed for smooth operation.
3588.2.	Windows	Serviceable. Aluminum frame.
3589.2.	Heat / Cooling Source	Serviceable. Central heating/cooling.
3590.2.	Electrical	Serviceable.
3592.2.	Bedroom Comments	None.

Duncan Inspection Services

Walkthrough Checklist

Final Walkthrough Pre-Closing Checklist ©

Please use our complimentary pre-closing checklist on your final walk through of the property. There is a time period between our inspection and closing that varies with each property. Systems can fail at any time and defects can become visible under different viewing conditions (weather change, belongings removed etc.) so we urge you to operate all systems prior to closing and check all areas that may have been hidden from view due to occupant belongings or other obstructions.

- Obtain all operational manuals, well/septic records, records of sale (disclosure statement, offer to purchase, and closing documents), warranties and receipts for recent repairs. Keep them in a file.
- Check the exterior. Pay particular attention to the roof, especially if there has been a storm since the inspection. Run the sprinklers if weather permits.
- Check all interior rooms. Check for moving damage if the homeowner moved out between the inspection and closing. Operate all windows and doors and check for broken thermal pane seals, loose hardware, etc. Check ceilings for water stains.
- Check countertops and interiors of all drawers, cabinets and closets.
- Check all areas that may have been inaccessible during the inspection due to personal storage, furniture, area rugs, etc. and check items we don't review such as cosmetic concerns, alarms, intercoms and sound systems.
- Operate all systems/appliances, and the garage door. Obtain door transmitters. Do not operate air conditioners if the temperature is below 65 degrees. Check lights (Bring a couple of light bulbs to check inoperable light fixtures).
- Run all faucets and toilets. Fill tubs and sinks. Check for leaks. Run whirlpool tubs.
- Check basement and/or crawl space. Look for active stains and leaks at walls, floors and under and near plumbing.
- Check for signs of pests. Many folks do preventative pest control before taking occupancy.
- If possible, check inside of the attic.
- Verify that the seller has correctly completed any promised repairs (look at receipts, permits, etc).
- Verify that the seller has notified you of any changes in the condition of the property since the inspection.
- If you haven't purchased a home warranty, check with your agent and consider purchasing one.

We would like to thank you for allowing us to work with you and we wish you the very best in the future. Don't forget that our technical and do-it-yourself browsing library is at your disposal. Remember that we are here for advice at anytime. Whether it's counsel on something that breaks down or suggestions on a remodeling project, feel free to give us a call. Finally, please don't hesitate to recommend us to your friends•”we won't mind a bit!

The Appreciative Staff of Duncan Inspection Services



1/13/2026

SUMMARY REPORT

Page 36 of 39

Duncan Inspection Services
1224 Cardiff Ct
Modesto, CA 95350
Ph#: (209) 470-7732

SUMMARY ITEMS

Inspection #: 202601-08182

Client Name: Elida Refana

Dwelling Address: 8200 Jantzen Rd #156
Modesto, CA 95357

Inspector: Duncan Lyons

This Summary Report of the limited visual, general home inspection was performed in accordance with the NAHI and/or ASHI Standards of Professional Practice for Certified Home Inspectors and as such is designed as an 'overview' of the full report and is provided to highlight only those findings that we feel are potentially significant in nature from a cost or safety standpoint and/or is in need of repair or replacement. This summary is provided as a courtesy and cannot be considered as a substitute for reading the entire report; we strongly recommend reading the full report before issuing any request for repairs. We will not be held liable for any omissions in the summary or the failure of our Customer to read the full report before issuing any request for repairs. *Please note that it is at the Client's discretion to have the possible problem reviewed to determine the cause and any recommended repairs or replacements should be completed by qualified and/or licensed professionals, prior to closing. This Report may contain digital photographs of some items and components and are for your convenience only and do not represent all items or components that are or may be deficient.

Exterior

1104. Eaves / Soffits / Fascias **Review.** Wood deterioration observed at front. Suggest repairs/replacement as needed. Suggest reviewing latest pest control report for a more detailed evaluation.

Electrical

1607. Smoke Detectors **Review.** Some smoke detectors did not respond to test, recommend repairing or replacing for safety

1608. Carbon Monoxide Detectors **Review.** The carbon monoxide detector did not respond to test, recommend repairing or replacing for safety

Plumbing

1502. Shut Off Valve Location **Review.** Leak observed at the main shut-off valve. Recommend review by a licensed plumber for repair or replacement, as necessary.

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Heating

1705. General
Conditions

Review. The furnace was inoperable at the time of inspection. Did not respond to normal operating controls. Recommend review by a licensed contractor for repair or replacement, as necessary, prior to close.

Air Conditioning

1803. General
Conditions

Review. The fins on the condenser unit have been deformed over a significant area. With this condition, efficiency and life expectancy go down and operation costs go up. We suggest consulting a qualified HVAC company for further evaluation and any necessary repairs.

Crawlspace

2315. Crawlspace
Comments

Review. Dryer vent line detached in crawl space. Lint build-up at crawl space is a safety hazard and also causes moisture build-up, repair/replace as needed to ensure safety.

Kitchen

3108. Electrical

Review. Light fixtures at kitchen were inoperative at time of inspection. Suggest client verify fixture for proper operation prior to closing.

Ground Fault Circuit Interrupters (GFCI) may not have been required when the home was built. Suggest client consider upgrading with GFCI's at all receptacles near water sources, such as the kitchen, the bathrooms, the garage, and exterior receptacles to enhance safety. Upgrades should be performed by a licensed electrician.

3110. Counter Tops

Review. Moisture damage observed. Recommend review by a licensed/qualified professional for repair or replacement as necessary.

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Bathroom

3202. Floor **Review.** Damaged floor observed in the bathroom, recommend corrections as needed. Recommend review by a licensed/qualified professional for repair or replacement as necessary.
3214. Tub Faucet **Review.** The tub faucet leaks. Recommend further review for correction as necessary.
3217. Shower Door **Review.** Tempered safety glass installed for safety. Door hardware is damaged.

Bathroom #2

- 3210.2. Exhaust Fan **Review.** Exhaust fan is inoperable; corrections are needed to prevent moisture from collecting in this area.
- 3222.2. Toilet **Review.** The toilet bowl is loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this unit is suggested to prevent water leakage and damage to the sub-floor area. This type of damage is not always visible or accessible to the inspector at time of inspection. Recommend review by a qualified plumber for repair or replacement, as necessary.

Dining Room

3529. Electrical **Review.** Light fixture in the dining room was inoperative at time of inspection. Suggest client verify fixture for proper operation prior to closing.

Living Room

3547. Windows **Review.** Water damage/Staining observed at/near window. Possible leaking. Recommend further review for repair or replacement as necessary.

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Family Room

3563. Ceilings **Review.** Water stains observed near the skylight. Recommend review by a licensed/qualified professional for repair or replacement as necessary.

Bedroom

3582. Floors **Review.** Damaged floor structure observed in the bedroom, recommend corrections as needed. Recommend review by a licensed/qualified professional for repair or replacement as necessary.

3588. Windows **Review.** Because it may not have been required when the house was built, windows and sliding glass doors may not have safety/tempered glass installed. Windows and doors with glass that reaches or nears the floor level could be dangerous. Suggest that the client install safety film, safety bars, or consider upgrading to safety/tempered glass to enhance safety. A licensed qualified glass company should be consulted for a complete review of all windows that may require upgrades to ensure safety prior to closing.

Bedroom #2

3587.2. Closet /
Wardrobe **Review.** Closet door does not roll in track properly, corrections needed for smooth operation.