RESIDENTIAL REINSPECTION

[redacted] Riviera Dr, Redding, CA 96001
[redacted]
03/10/2026

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Reinspection – Limited Scope Verification

This reinspection reflects a limited follow-up evaluation of previously identified conditions within the primary residential structure. The scope is restricted to the specific items requested for review. No additional components were evaluated unless expressly noted. This is not a comprehensive home inspection.

3
RESOLVED

1
NOT RESOLVED

Summary of Reinspection Findings

This reinspection reflects a limited, visual follow-up of previously reported conditions at the time of the original inspection. The purpose of this visit is to observe and document the current status of identified items, including whether repairs, corrections, or further evaluation appear to have been performed.

Items are organized by their observed status to support clear and informed understanding of progress and remaining concerns.

This reinspection is not a comprehensive inspection and does not evaluate all systems or components. Observations are limited to conditions visible and accessible at the time of the visit

and should not be considered confirmation of proper repair, code compliance, or long-term performance.

Clients are advised to review the original report in conjunction with this reinspection summary, including all supporting photographs, scope limitations, and prior recommendations. Where applicable, documentation from licensed contractors should be obtained to verify the completeness and adequacy of repairs.

1 - Plumbing

1 Drain, Waste, & Vent Systems

LEAKING PIPE

Resolved

HALLWAY BATHROOM SINK

Original Findings:

A drain, waste and/or vent pipe showed signs of a leak. Recommend a qualified plumber evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.

2 Drain, Waste, & Vent Systems

WASTEWATER DRAIN PIPING – SEVERE CORROSION AND LEAKAGE

Not Resolved

KITCHEN SINK AND MASTER TUB DRAINS

Original Findings:

Wastewater drain piping serving the shower and sink was observed to be severely deteriorated due to corrosion consistent with electrolysis. The affected piping appears compromised and wastewater discharge onto the ground was observed.

Discharge of wastewater can create unsanitary conditions and may expose occupants to sewage contamination, along with increased moisture and damage within the crawlspace . This condition represents a significant plumbing defect and should be evaluated and repaired by a qualified plumbing contractor as soon as possible.

*Additional sections of the drainage system may be similarly deteriorated.

REINSPECTION - 04/21/2026

1. Kitchen Sink DWV Defects

Observation

Recent repair work was observed at the crawlspace DWV piping where ABS piping has been connected to existing galvanized steel piping using unshielded flexible rubber couplings.

Additional conditions noted at and near the repair include:

- A missing/unfastened pipe strap adjacent to the repair location
- A visible belly (negative slope) in the horizontal piping at the repair
- Active leakage from galvanized piping consistent with corrosion/electrolysis at two locations within approximately 1 foot of the repair

Performance & Installation Context

Connections between dissimilar piping materials are expected to utilize listed transition fittings specifically designed for the materials being joined.

Above-ground drainage piping typically requires reinforced (shielded) couplings to maintain alignment and resist movement.

Drainage piping should be properly supported and maintain consistent slope to allow for reliable waste flow and to prevent stress at connections.

Deficiencies

- Improper couplings: Unshielded flexible couplings used at ABS-to-galvanized transitions, which are not appropriate for this installation type
- Improper support: Missing/unfastened pipe strap resulting in inadequate support at a critical transition point
- Improper slope: Localized belly in piping at the repair area, impeding proper drainage
- Active leaks: Ongoing leakage at adjacent galvanized piping due to corrosion/electrolysis

Implications

These combined conditions increase the likelihood of:

- Joint movement and separation due to insufficient reinforcement and support
- Chronic leakage and moisture intrusion within the crawlspace
- Waste accumulation and potential blockage at the low point in the piping

- Continued deterioration of remaining galvanized piping

Recommendation

Recommend evaluation and corrective action by a licensed plumbing contractor.

Corrective action should include:

- Replacement of improper couplings with reinforced, material-specific transition couplings
- Installation of proper pipe supports/strapping at and near the repair
- Correction of the improper slope/belly to restore consistent drainage
- Repair or replacement of leaking galvanized piping

2a. Master tub/shower DWV defects

2b. Plumbing – Discrepancy Between Invoiced Scope and Observed Work

Observation

Documentation provided indicates that ABS plumbing and a new P-trap were installed at the master shower. At the time of inspection, no ABS piping was observed beneath either shower/tub assembly, and no new P-trap installation was evident in accessible areas.

The master shower was operated at the time of inspection and no active leakage was observed.

Assessment Context

While the shower appears to be functioning without active leakage, the observed piping configuration does not align with the scope of work described in the invoice.

Implication

This discrepancy introduces uncertainty regarding the scope and completeness of the reported repairs.

- The extent of repairs actually performed
- Whether billed work was completed as represented
- The long-term reliability of the repair

Recommendation

Recommend the client seek clarification from the contractor who performed the work and request:

- Verification of work completed
- Supporting documentation (photos, scope details, or permits if applicable)
- Resolution of any discrepancies between invoiced scope and actual work performed

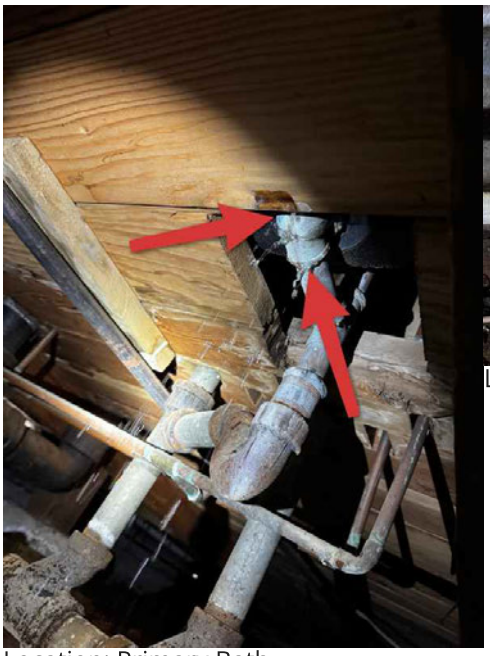
Further evaluation by a licensed plumbing contractor may be considered if confirmation cannot be obtained.

Limitation

This assessment is based on a visual, non-invasive inspection of accessible areas only. Concealed components were not fully visible or verified.

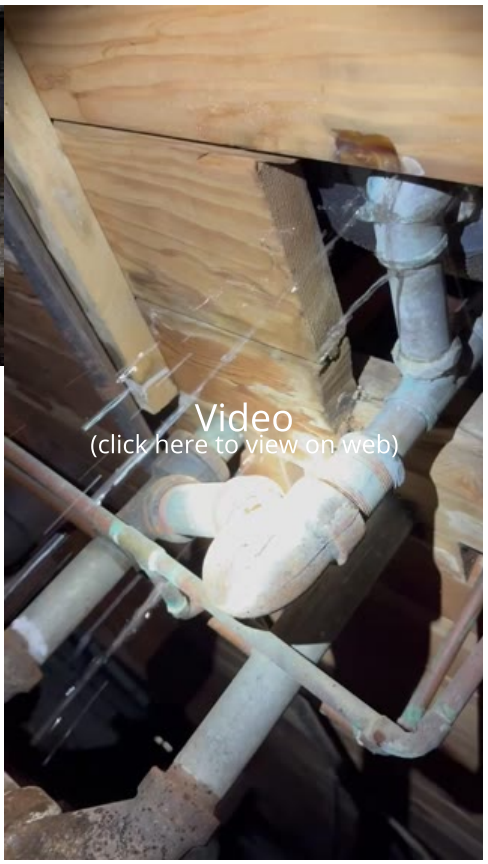
Recommendation
Contact a qualified plumbing contractor.

Original Photos



Location: Primary Bath

Location: Kitchen Sink



Location: Primary Bath

Reinspection Photos

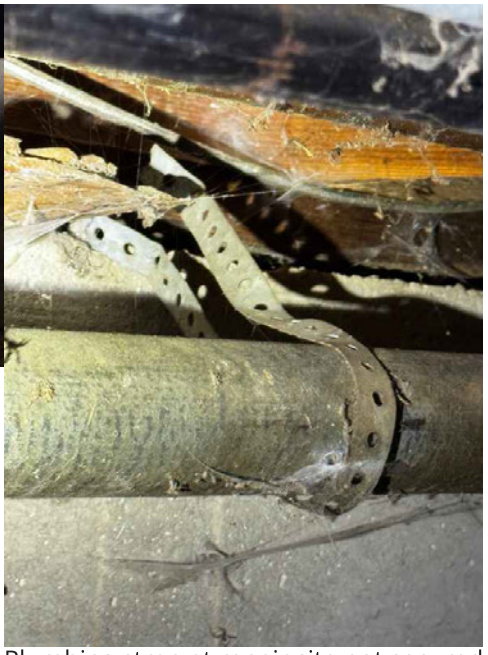

Master tub plumbing (appears original to the home)

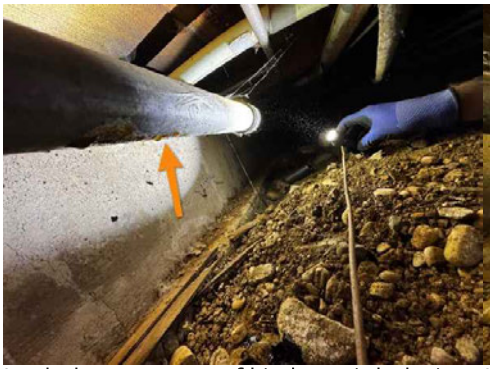

Master tub/shower with running water - no leak; no ABS repairs as invoiced


Negative slope at repair site (arrow is direction of flow)


Kitchen drain line repair utilizing unshielded coupling (not consistent with standard above-ground installation practices)


Kitchen drain line: Active leak at electrolysis <12" downstream of repair site

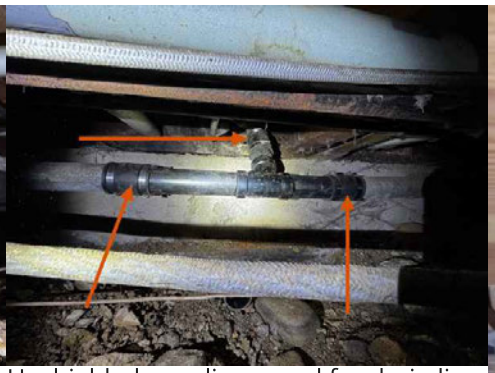

Plumbing strap at repair site not secured to joist

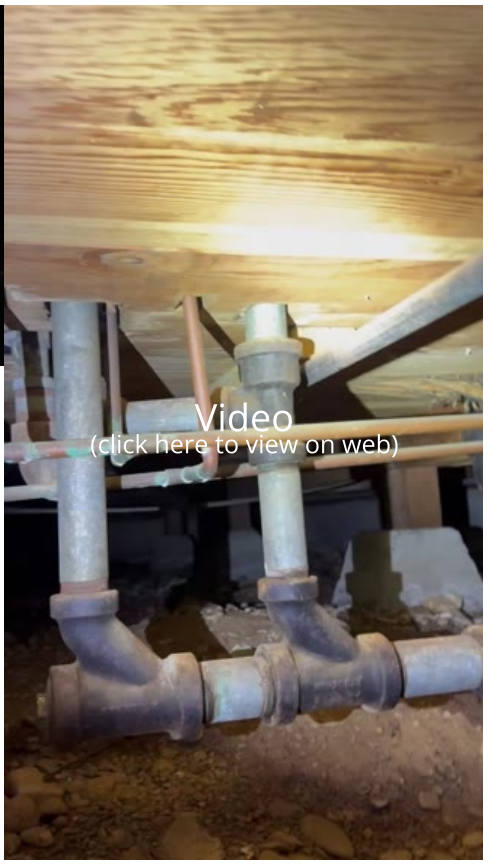

Leak downstream of kitchen sink drain repair


Kitchen drain line repair utilizing unshielded coupling (not consistent with standard above-ground installation practices)


Active leak caused by electrolysis <12" downstream (east) of kitchen drain line repair


Kitchen sink drain line leaking >12" downstream of repair


Unshielded couplings used for drain line coupling in crawl space




Soil stack with water running: No master tub leaks; no ABS and P-trap replaced as shown on customer invoice

1 Fuel Storage & Distribution Systems

WATER HEATER – MISSING / IMPROPER SEISMIC STRAPPING

Resolved

Original Findings:

The water heater does not appear to be properly secured with the required seismic strapping. Current safety standards in California typically require water heaters to be secured with two straps installed at approximately the upper and lower thirds of the tank to reduce the risk of movement or tipping during an earthquake.

Only one strap was observed near the upper portion of the tank and a lower strap was not visible at the time of inspection. Improperly secured water heaters may shift or tip during seismic activity, which can damage gas and water connections and create potential safety hazards.

Installation of proper seismic strapping by a qualified contractor is recommended.

Recommendation
Contact a qualified handyman.

Reinspection Photos



Water heater with seismic straps installed

2 - Electrical

1 Lighting Fixtures, Switches & Receptacles

COVER PLATES MISSING

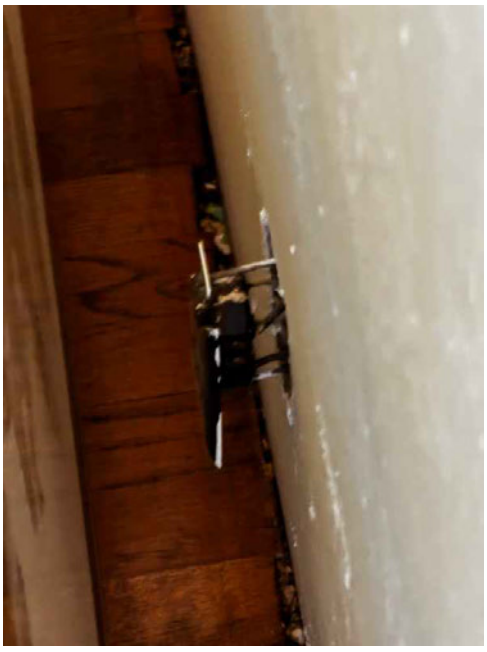
Resolved

Original Findings:

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.

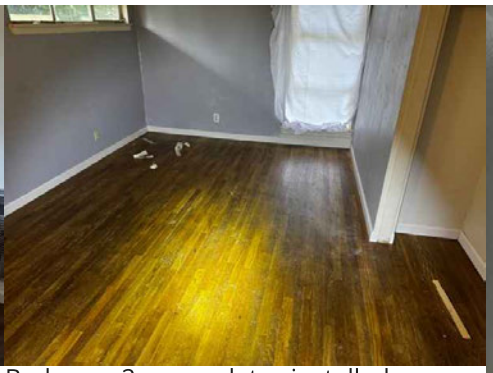
Recommendation
Recommended DIY Project

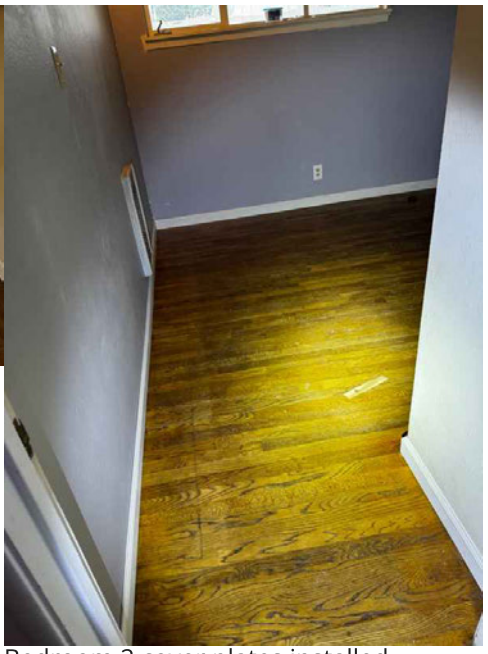
Original Photos



Reinspection Photos


Bedroom 1- receptacle replaced; cover plate installed


Bedroom 2 cover plates installed


Bedroom 2 cover plates installed


Master bedroom cover plates installed

1

NEWLY REPORTED

3 - Baseboards and Trim

1 Baseboards

BASEBOARDS INSTALLED

Recommendation

Observation:

Damaged and/or missing baseboard sections were observed in multiple locations.

Implication:

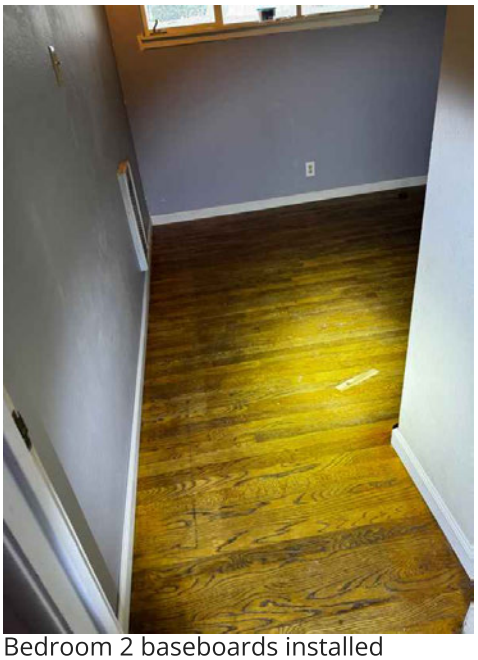
Exposed wall edges are more susceptible to impact damage and moisture intrusion at the wall-floor interface.

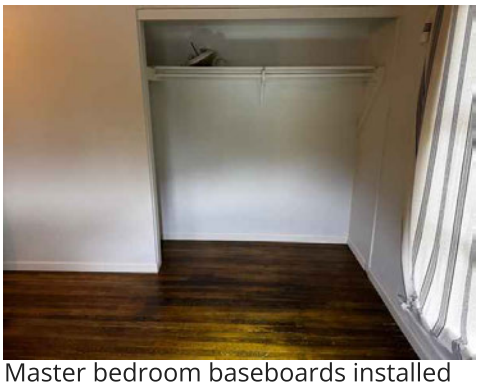
Recommendation:

Repair or replace damaged or missing sections to restore proper protection and finish continuity.

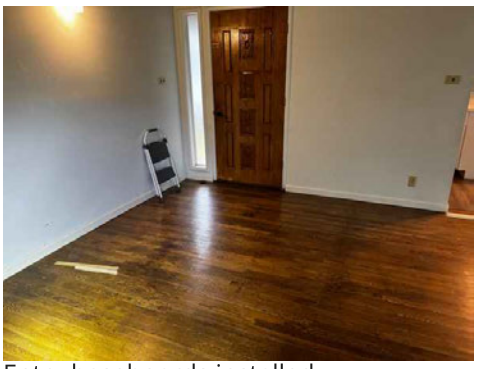
Recommendation
Contact a qualified handyman.

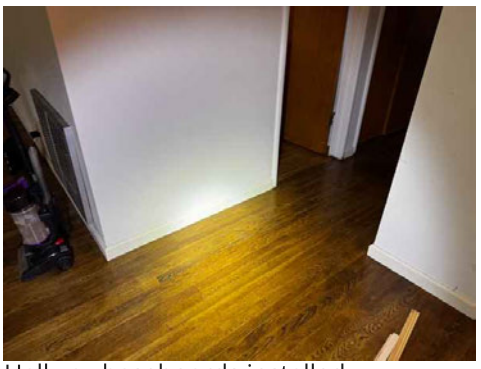
Reinspection Photos

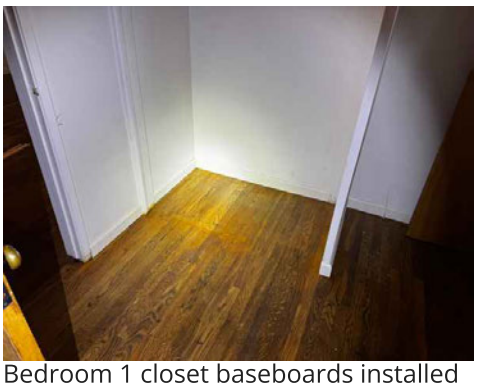

Bedroom 2 baseboards installed


Master bedroom baseboards installed


Master bedroom baseboards installed

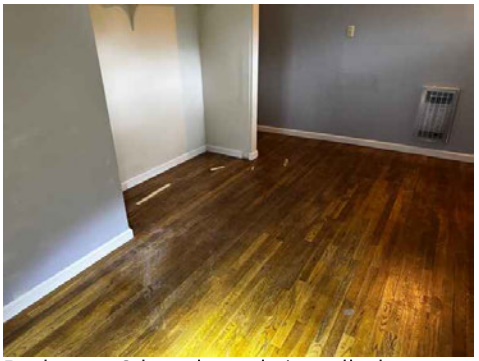

Entry baseboards installed

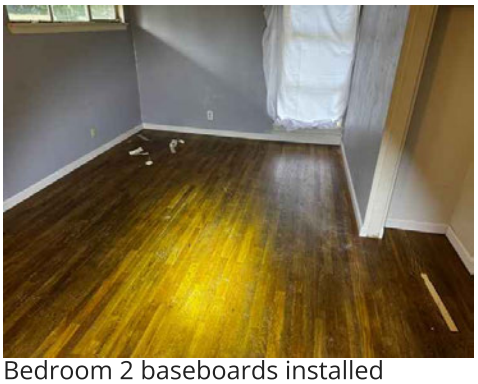

Hallway baseboards installed


Bedroom 1 closet baseboards installed


Living room south baseboards installed

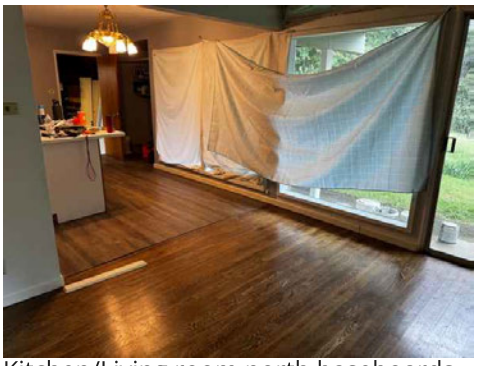

Bedroom 1 baseboards installed


Bedroom 2 baseboards installed



Bedroom 2 baseboards installed

Living room north baseboards installed



Kitchen/Living room north baseboards installed