



**SUMMARY**  
132 Cafeto Ct, Walnut Creek, CA  
94598  
Stephanie Talyat  
02/18/2026

Forest Davis  
Forest Property Inspections  
+15102623229  
[info@forestpropertyinspections.com](mailto:info@forestpropertyinspections.com)

**Note: This is only a summary of some of the defects noted in the report. Items highlighted in red and orange are most crucial in the opinion of the inspector. Items highlighted in yellow should NOT be disregarded. The full inspection report should be referred to for a full list and description of accessible defects.**



RECOMMENDATION /  
CONCERN



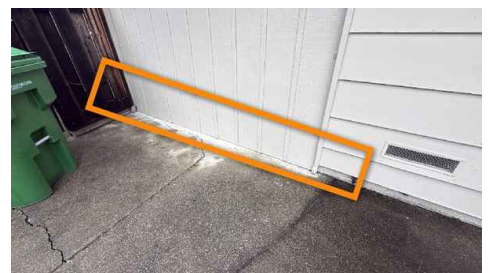
SAFETY HAZARD

2.1.4 Wall Covering  
**WOOD ROT**

EXTERIOR

Wood rot discovered on wall covering during inspection. This indicates moisture damage. Recommend evaluation and repair.

Recommendation  
Contact a qualified siding specialist.



Left Garage

2.4.1 Decks, Balconies, Porches & Steps  
**UNSAFE COVERING**

EXTERIOR

Unsafe covering was observed. Recommend repair or replacement.

Recommendation  
Contact a qualified carpenter.





Rear



Rear

### 2.9.1 Exterior Lighting Fixtures, Fans, Switches, & Receptacles

#### **GFCI MISSING**

 Recommendation / Concern

No GFCI protection was present in some locations. GFCIs are recommended in kitchens, baths, garages, and exterior applications. I recommend a licensed electrician upgrade by installing ground fault receptacles in all necessary locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

**Or have an electrician identify the circuit, feeding the exterior outlets and replace the circuit breaker with a GFCI rated circuit breaker.**

Recommendation

Contact a qualified electrical contractor.



Right



Rear

#### 4.4.1 Garage Door

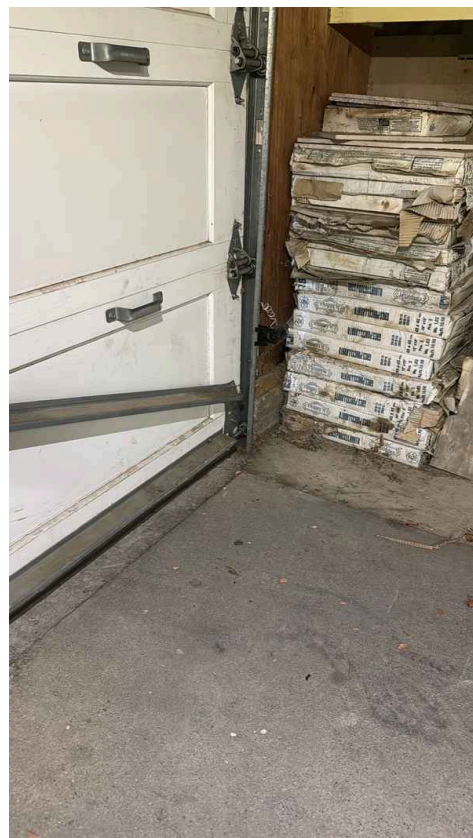
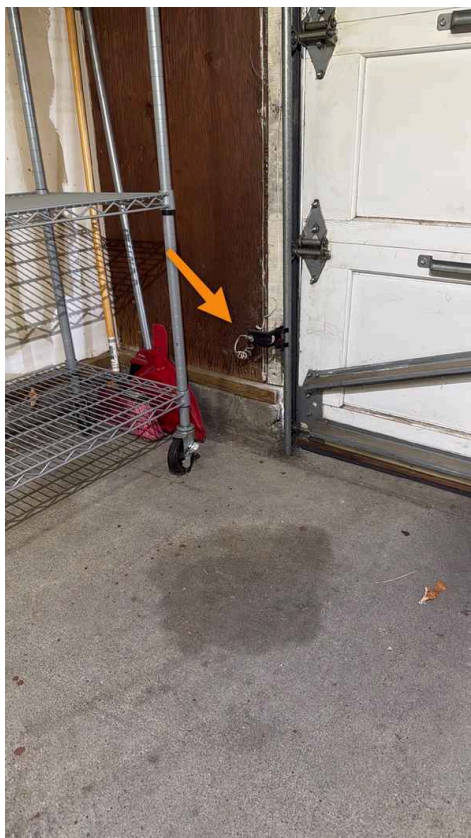
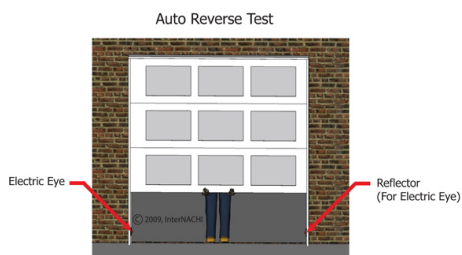
### PHOTO EYE SENSOR MODIFICATIONS

 Recommendation / Concern

Photo eye sensors are placed too high, we recommend no greater than 6" from the ground.

Recommendation

Contact a qualified garage door contractor.



### 4.5.1 Lighting Fixtures, Switches & Receptacles

#### GFCI MISSING

Recommendation / Concern

No GFCI protection was present in some locations. GFCIs are recommended in kitchens, baths, garages, and exterior applications. I recommend a licensed electrician upgrade by installing ground fault receptacles in all necessary locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.



### 5.2.1 Floors

#### UNEVENNESS

VARIOUS LOCATIONS

Recommendation / Concern

**Observation:** The floor showed uneven or sloped surfaces in some areas, which may be due to improper installation or previous settlement, a common issue in older structures.

**Recommendation:** I recommend having a qualified contractor investigate the floor structure, evaluate the cause of the unevenness, and repair it as needed to ensure the floor's stability and safety.

Recommendation

Contact a qualified professional.



### 5.4.3 Lighting, Fans, Switches, & Receptacles

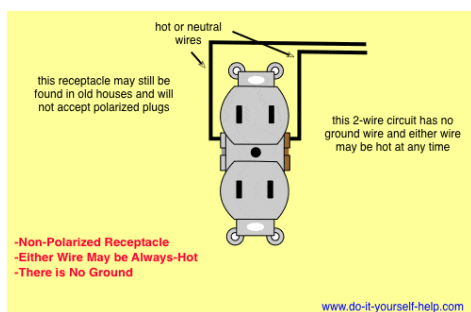
#### UNGROUNDED RECEPTACLE

 Recommendation / Concern

Some receptacles were ungrounded. To eliminate safety hazards, all receptacles in kitchens, bathrooms, garages & the exterior should be grounded. **At the minimum, a GFCI should be installed for additional safety. It may be possible with a panel upgrade to install GFCI rated breakers.**

Recommendation

Contact a qualified electrical contractor.



Bedroom Right



Furnace

### 5.4.4 Lighting, Fans, Switches, & Receptacles

#### OPEN GROUND

 Recommendation / Concern

Open ground electrical issue discovered during inspection. Recommend electrician evaluation.

Recommendation

Contact a qualified electrical contractor.



Bedroom



Living Room

5.4.5 Lighting, Fans, Switches, & Receptacles

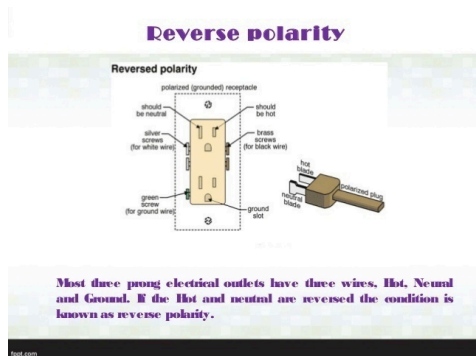
**REVERSE POLARITY**

Recommendation / Concern

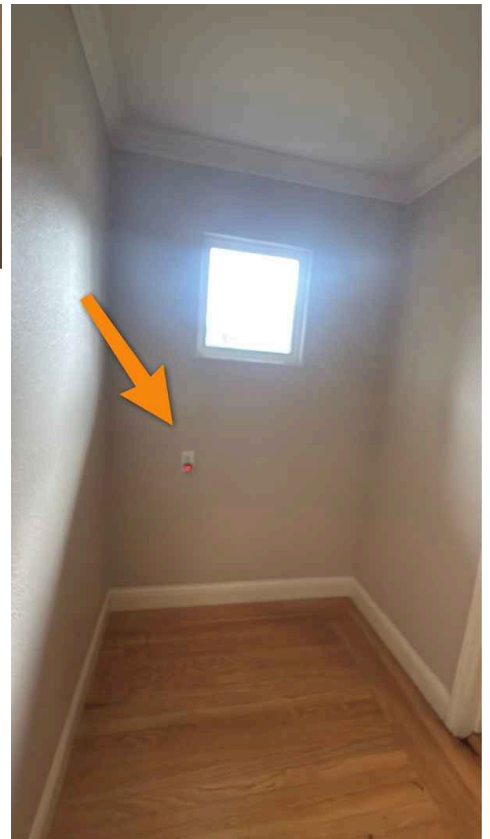
Some receptacles had been wired with reverse polarity. This can cause damage to electronics or computers. I recommend a licensed electrician evaluate & repair.

Recommendation

Contact a qualified electrical contractor.



Master closet



Right hall

6.1.1 Doors & Windows

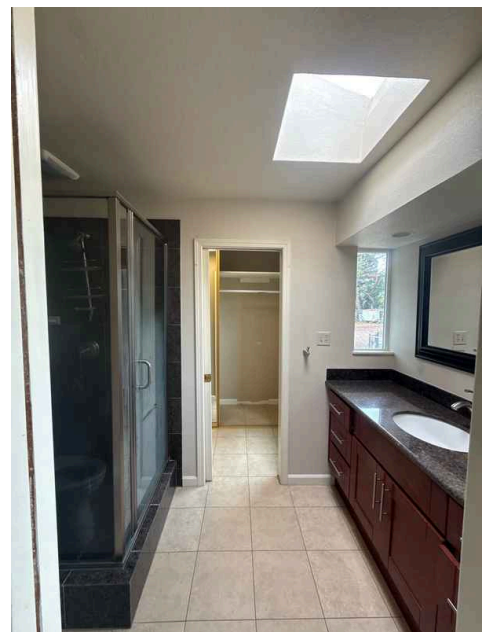
**NOT SQUARE**

Recommendation / Concern

Door isn't square likely due to settling that is occurring on the right side of the home.

Recommendation

Contact a qualified professional.



6.5.1 Lighting, Fans, Switches, & Receptacles

Recommendation / Concern

**GFCI MISSING**

GFCI protection was not present in some locations. GFCIs are recommended in kitchens, baths, garages, and exterior applications. I recommend a licensed electrician upgrade by installing ground fault receptacles in all necessary locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

**Its easier to replace circuit breaker feeding outlets with a GFCI rated circuit breaker to provide protection.**

Recommendation

Contact a qualified electrical contractor.



Master Bathroom



Hall Bathroom



Kitchen

6.5.2 Lighting, Fans, Switches, & Receptacles

Recommendation / Concern

**OPEN GROUND**

Open ground electrical issue discovered during inspection. This indicates a potential safety risk for electrical receptacles.

Recommendation

Contact a qualified professional.



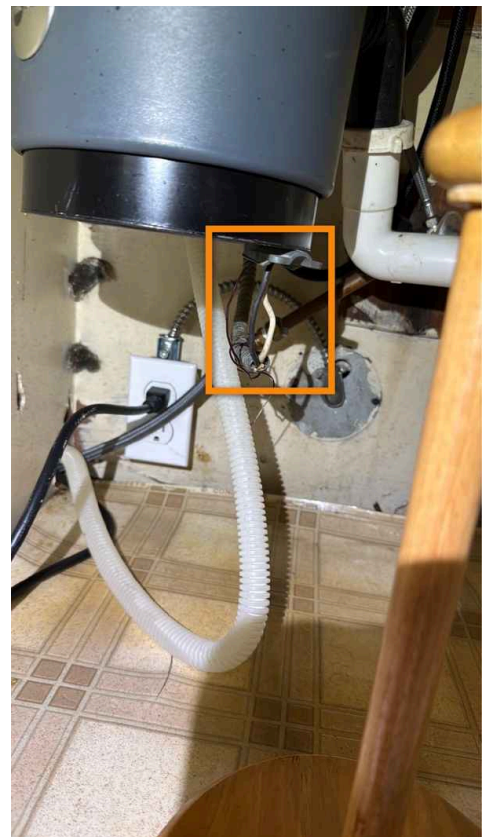
6.5.3 Lighting, Fans, Switches, & Receptacles

**UNPROFESSIONAL**

It's recommended that cable is properly terminated into garbage disposal component.

Recommendation  
Contact a qualified professional.

 Recommendation / Concern



8.3.1 Roof & Attic Structure  
**PEST ACTIVITY**

 Recommendation / Concern

Evidence of pest activity was noted in the attic portion. **No pest were found during the inspection.**

Recommendation

Contact a qualified pest control specialist.



9.2.2 Foundation Walls  
**MODERATE CRACK**

 Recommendation / Concern

Moderate cracks were observed in the foundation wall, which is a significant concern as it may indicate structural issues, potential shifting, or water intrusion.

**Recommendation:** evaluation by a foundation specialist is strongly advised to assess the severity and determine necessary repairs (such as epoxy injection, underpinning, or wall stabilization)

For a home to have some minor cracks in the foundation is pretty common due to settling.

Recommendation

Contact a foundation contractor.



9.3.1 Beams, Columns, & Joists  
**PEST ACTIVITY (RODENT)**

 Recommendation / Concern

Vermin or pest activity was noted. I recommend consulting a pest technician for further review and mitigation if needed.

Recommendation

Contact a qualified pest control specialist.



### 10.2.1 Drain, Waste, & Vent Systems **COMPONENT LEAK**

— Recommendation / Concern

**Observation:** A drain pipe or component showed signs of a leak.

**Recommendation:** It is recommended to have a qualified plumber evaluate and repair the leak soon, before use, to prevent further damage and ensure the system operates properly.

Recommendation  
Contact a qualified plumbing contractor.



Front Crawlspace

10.3.1 Water Heater(s)

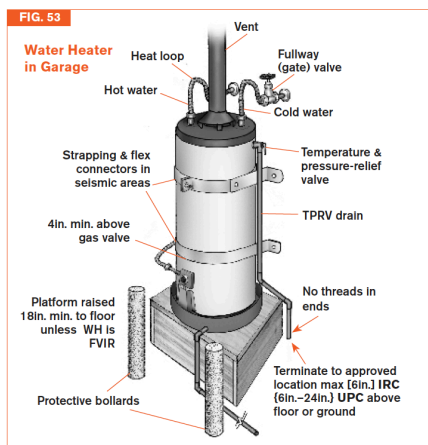
**IMPROPER SEISMEC STRAPPING**

Recommendation / Concern

Improper seismic strapping increases the risk of equipment tipping over during an earthquake, leading to property damage, gas or water leaks, personal injury, and code violations. It can also result in failed inspections and denied insurance claims. To ensure safety, straps must be properly installed per local codes, securely anchored to studs or concrete, and tightened to prevent movement.

Recommendation

Contact a handyman or DIY project



10.3.3 Water Heater(s)

**TPR PIPE**

Recommendation / Concern

It is recommended a temperature pressure relief valve extension pipe be installed within 4 inches of the ground surface.

Or

**Improper material copper piping is recommended not pvc.**

Recommendation

Contact a qualified HVAC professional.



12.2.1 Service/Main Disconnect and Subpanels

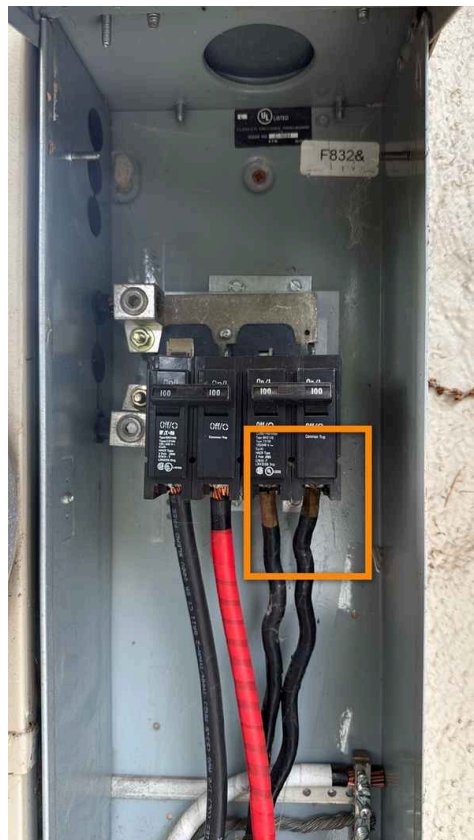
**ANTIOXIDANT PASTE**

Recommendation / Concern

The aluminum conductors observed in the electrical panel lack antioxidant paste, which is essential to prevent oxidation and ensure proper conductivity. It is recommended to apply an approved antioxidant compound to the connections to reduce the risk of overheating and improve electrical safety. A qualified electrician should address this issue.

#### Recommendation

Contact a qualified electrical contractor.



Service panel

#### 12.2.3 Service/Main Disconnect and Subpanels

##### FEDERAL PACIFIC



**Observation:** The electrical panel is a Federal Pacific brand, which is known for potential safety concerns, including defective breakers that may not trip during an overload or short circuit.

**Recommendation:** I recommend having a licensed electrician evaluate the panel and consider replacing it with a more reliable, code-compliant system to ensure safety.

It's recommended once panel is upgraded that AFCI/GFCI circuit breakers are installed to remedy the open ground situation with various receptacles throughout the property.

Parts of the electrical system is two wire which explains the ungrounded receptacles.

Contact me if you need further clarification. 510-262-3229

Recommendation  
Contact a qualified electrical contractor.

