



Key Findings Report

Client(s): Jeffrey and Lisa Fisher

Property Address: 1807 Newport Hills Dr E
Newport Beach CA 92660



Date of inspection: 1/23/2026 **Inspector:** Reid Anderson

(The Key Findings consist of the items we recommend for repair only. The Property Information Report consists of the Key Findings as well as inventory type information such as the type of heating system, the location of the utility shut-offs, etc.)

Date: 1/23/2026	Time: 09:00:00 AM	Report ID: 012326RA1
Property: 1807 Newport Hills Dr E Newport Beach CA 92660	Customer: Jeffrey and Lisa Fisher	Real Estate Professional: Rachael Ashley Harcourts Prime Properties

Inspection Agreement

BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report. You should review the liability limitations and terms of the agreement carefully before accepting your inspection report. ***Should you discover a defect for which we may be liable to you, you must notify us and give us a reasonable opportunity to re-inspect the property before you repair the defect.***

Scope

This inspection is a non-invasive examination of readily accessible systems and components as outlined in the Standards of Practice of the American Society of Home Inspectors (ASHI). In compliance, our reports are subject to the Definitions, Scope, Limitations, Exceptions, and Exclusions as outlined in the Standards of Practice.

In general, home inspections include a visual examination of readily accessible systems and components to help identify material defects - as they exist at the time of the inspection. This is **not** a technically exhaustive inspection and will not necessarily list all minor home maintenance or repair items. Latent, inaccessible, or concealed defects are excluded from this inspection. Inspectors do not move furniture, appliances, personal items, or other materials that may limit their inspection. Unless otherwise stated, this is **not** a code compliant inspection. Identifying or evaluating environmental hazards or the presence of any potentially harmful materials is beyond the scope of this inspection..

Use of Reports

If the inspection is performed in connection with the sale, exchange or transfer of the property, copies of the report may be provided to the principals in the transaction and their agents. However, the report is for your sole information and benefit. We do not intend for anyone but the person(s) listed on this report to benefit, directly or indirectly, from this agreement and inspection report. Our contractual relationship is only to the person(s) purchasing our report/service.

A part of many real estate transactions are contingencies limiting the time available for follow up inspections, repair work, or further inquiries. We are not responsible for any investigations that are not completed prior to the end of the contingency period.

Report Definitions

The following definitions of comment descriptions represent this inspection report.

Inspected: The item was visually observed and appears to be functioning as intended.

Not Inspected: The item was not inspected (reason for non-inspection should be noted):

Not Present: The item was not found or is not present.

Action Item: The item is not functioning as intended or needs repair or further evaluation. These are also items that concern personal health and safety.

Consideration Item: Repair/replacement should be considered, but is not urgent. (Includes definitions, helpful tips, recommended upgrades, conditions requiring repair due to normal wear, and conditions that have not significantly affected usability or function - but may if left unattended).

Building Type:

Two Story Single Family Dwelling

Home Viewed From:

Front Street

Attendees:

Client

Building Status:

Occupied With a Normal Amount of Interior
Furnishings

Approximate Year Built:

2000 to 2010

Temperature:

60 - 70 degrees

Lot Topography:

Nearly Flat

Weather:

Partly Cloudy

Precipitation:

None

Standards of Practice:

Standards and Practices of CREIA

Key Findings

+ Action Items**GFCI CONDITIONS (GROUND FAULT CIRCUIT INTERRUPTERS)****Inspected**

1. When tested, the GFCI tripped or was already tripped at some Bathroom receptacles near floor . However, despite attempts to do so, the device would not reset. This usually indicates that either the GFCI is defective or is on the same circuit as another GFCI that is tripped.- The seller may know the location of another GFCI on this circuit. If not, a qualified electrician should make repairs as needed. The seller/occupant should take immediate steps to connect any appliance to a functional power source, particularly freezers or refrigerators.



Item 1 - Item 1(Picture)



Item 1 - Item 2(Picture)

PASSAGE DOOR FROM GARAGE TO INTERIOR**Inspected**

2. The original manufacturer's label on the fire door between the garage and the house was not visible. We cannot verify that this raised panel door is a fire-rated door.
 - We recommend the fire rating of this door be verified, or that the door be replaced with an approved fire-rated door.



Item 2 - Item 1(Picture)

FIREPLACE**Inspected**

3. (2) The gas log fireplace is not equipped with a damper clamp that stops the damper from fully closing. - A proper metal C clamp or damper clamp should be installed to ensure toxic gases go up the chimney, instead of escaping to the interior.



Item 3 - Item 1(Picture)



Item 3 - Item 2(Picture)

FENCES, GATES and ACCESS

Inspected

4. Effective 1/1/2018, CA Senate Bill 442 has added to the existing Pool Safety Act the following provisions for child safety.

"... the respective swimming pool or spa shall be equipped with at least two of the following seven drowning prevention safety features:

- (1) An enclosure that meets the requirements of Section 115923 and isolates the swimming pool or spa from the private single-family home.
- (2) Removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.
- (3) An approved safety pool cover, as defined in subdivision (d) of Section 115921.
- (4) Exit alarms on the private single-family home's doors that provide direct access to the swimming pool or spa. The exit alarm may cause either an alarm noise or a verbal warning, such as a repeating notification that "the door to the pool is open."
- (5) A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family home's doors providing direct access to the swimming pool or spa.
- (6) An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208 "Standard Safety Specification for Residential Pool Alarms," which includes surface motion, pressure, sonar, laser, and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety feature.
- (7) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM or the American Society of Mechanical Engineers (ASME)."

SKIMMER and DRAIN COVERS

Inspected

5. The existing drain covers were not verified to be the anti-entrapment style as now required since December 2008. Anti-entrapment drains help prevent drownings and bodily injury. - For these safety reasons, a qualified pool technician should install proper drain covers where needed that are compliant with the Virginia Graeme-Baker Pool and Spa Safety Act (ASME/ANSI A112.19.8-2007).



Item 5 - Item 1(Picture)



Item 5 - Item 2(Picture)

POOL and SPA PUMPS/PLUMBING

Inspected

- 6. (1) The swim spa jets were not tested. - We recommend having the seller demonstrate the operation of the swim spa system.



Item 6 - Item 1(Picture)

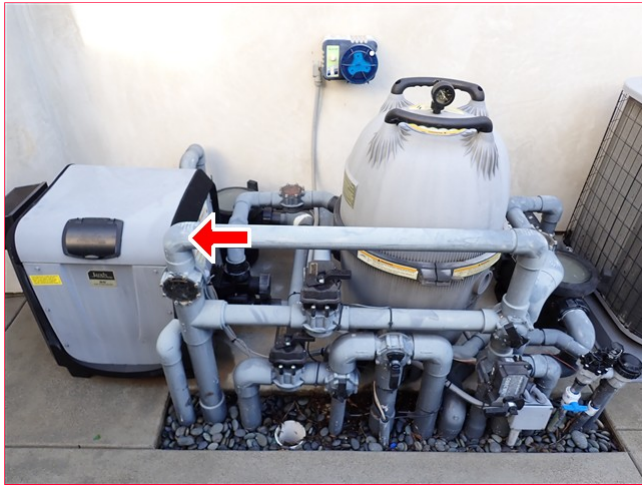


Item 6 - Item 2(Picture)

POOL and SPA HEATERS

Inspected

- 7. The pool/spa heater did not respond to normal user controls at the pool panel. The remote control inside the house may override the control panel.
- Ask the owner to demonstrate operation of the heater. If necessary, a qualified technician should evaluate the system to determine what corrective action may be necessary to restore proper function.



Item 7 - Item 1(Picture)

Consideration Items

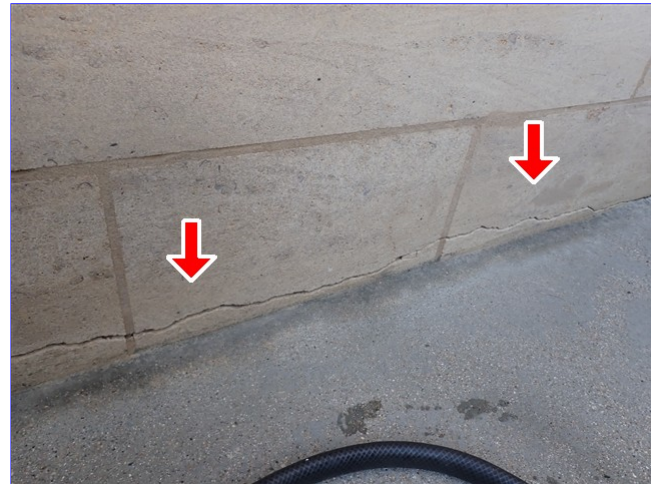
WALL CLADDING AND TRIM

Inspected

- 8. (1) Cracks are present at the right front of the building. - We recommend review by a qualified specialist to determine if repairs are needed.



Item 8 - Item 1(Picture)



Item 8 - Item 2(Picture)

- 9. (2) Soil is at or above the weep screed at the right rear of the building. The weep screed is designed to allow the water absorbed by the stucco to drain at the base of the wall. When soil block the weep screed, this can promote water retention in the wall and potential damage.
- We recommend adequate clearances be provided in accordance with current standards. The stucco areas should be monitored for any moisture related conditions and repaired or modified by a qualified technician if problems are noted.



Item 9 - Item 1(Picture)



Item 9 - Item 2(Picture)

10. (3) Stucco cracks are present on the left side of the building. The most common cracks radiate out diagonally from the corner of doors and windows. - The cracked surfaces can be patched as part of normal maintenance. If the cracks re-open, we recommend examination and review by a qualified specialist.



Item 10 - Item 1(Picture)



Item 10 - Item 2(Picture)

DOORS

Inspected

11. (1) A door at the rear patio has evidence of water intrusion. The wall was not wet when tested with a moisture meter. The threshold may not have a proper slope to shed water. Standing water can wick into the nearby materials. - A qualified specialist should eliminate the source of the water intrusion and make repairs as needed.



Item 11 - Item 1(Picture)



Item 11 - Item 2(Picture)

12. (2) An exterior door at the rear patio binds on the jamb or threshold. - Have a qualified technician adjust the door to restore proper operation.

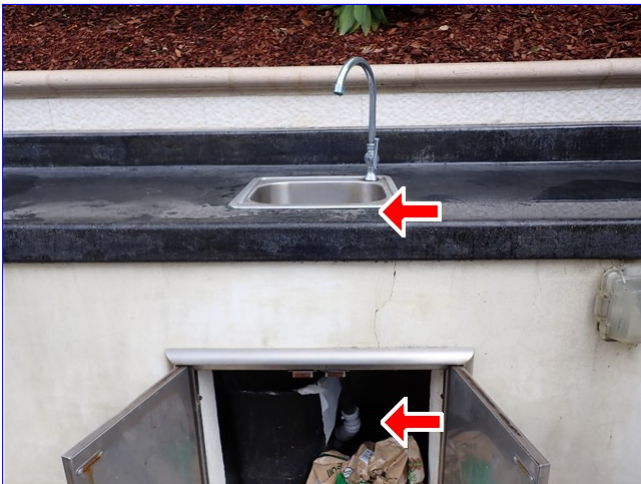


Item 12 - Item 1(Picture)

MISCELLANEOUS FEATURES

Inspected

13. The exterior patio sink drain has no trap and does not appear to be connected to the house drain system. The sink likely drains to the street. Washing any harmful food bacteria or other products down this drain is not recommended. - This condition should be reviewed and repaired by a qualified plumber.



Item 13 - Item 1(Picture)



Item 13 - Item 2(Picture)

GRADING, DRAINAGE, RETAINING WALLS

Inspected

14. (1) All landscape drainage systems require ongoing maintenance to ensure proper function. Tree debris, roots and other materials can collect in drains or catch basins and clog the drainage system. - The drains should be checked and cleaned periodically.
(Testing the yard drains with water to verify the condition of the drains is beyond the scope of this inspection. We recommend asking the seller about the past performance of the drains.)
15. (2) One or more of the drain system inlets on the rear exterior of the building is above grade level. This will prevent the drainage system from functioning as intended. A qualified technician should make repairs or modifications as necessary.



Item 15 - Item 1(Picture)

16. (3) One or more of the subsurface drains is clogged at the left rear, and may be ineffective in a heavy rain. - Debris should be cleaned from the drains by a qualified technician to ensure proper operation of the system.

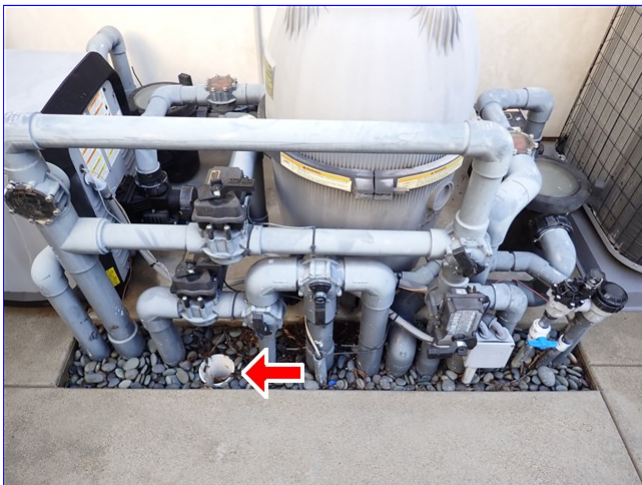


Item 16 - Item 1(Picture)



Item 16 - Item 2(Picture)

17. (4) One of the drainage system inlet screen covers on the left side exterior of the building is missing. This could allow debris to enter and create a blockage in the drainage system. We recommend installation of screened covers on all drain openings.



Item 17 - Item 1(Picture)



Item 17 - Item 2(Picture)

LIMITATIONS: EXTERIOR

Inspected

18. Testing of irrigation (yard sprinklers) systems is beyond the scope of this inspection.
- We suggest that you have the seller, or a qualified sprinkler specialist, demonstrate the irrigation system and any related timer controls.



Item 18 - Item 1(Picture)



Item 18 - Item 2(Picture)

GUTTERS/ DOWNSPOUTS AND DRAINS

Inspected

19. The gutters have accumulated debris. - We recommend the gutters be cleaned and evaluated by a qualified technician as part of normal maintenance.



Item 19 - Item 1(Picture)



Item 19 - Item 2(Picture)

MAIN WATER SHUT-OFF

Inspected

20. We could not verify the location of the main water supply shut-off valve. - We recommend that you ask the seller where the shut-off valve is located.

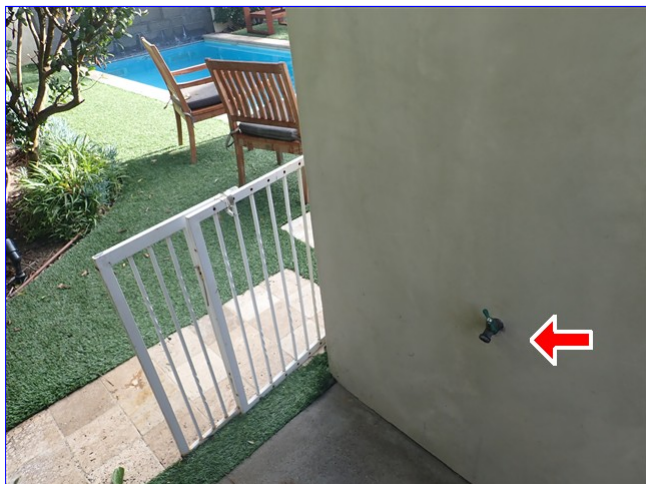


Item 20 - Item 1(Picture)

PLUMBING WATER SUPPLY

Inspected

21. Backflow prevention devices are now required on exterior hose bibbs to prevent contamination of the domestic water supply. This is a one way valve that prevents water from being siphoned into the supply piping through a hose in a pool of water (in the event of negative pressure as would happen when working on the municipal water service.) - Upgrading the hose bibbs by installing backflow devices is especially important for house with pool/spa, ponds, and/or water features.



Item 21 - Item 1(Picture)

TANKLESS WATER HEATER

Inspected

22. Maintenance Note: Tankless water heaters should be de-scaled on a regular basis to keep them operating at peak efficiency. White vinegar (or similar) should be recirculated through the water heater by a qualified technician to flush out the mineral deposits. - We recommend asking the seller when the water heater was last had a de-scaling treatment.

(A pre-filter has been installed before the water heater to reduce the frequency for de-scaling maintenance. The filter should be changed on a regular basis. Consult a qualified plumber for further information.)



Item 22 - Item 1(Picture)



Item 22 - Item 2(Picture)

WATER HEATER

Inspected

23. There is evidence that the water heater has been upgraded or replaced (the unit was manufactured in 2013). We recommend checking with the owner or the local building department regarding necessary permits and any warranty information that may be available.



Item 23 - Item 1(Picture)

WATER HEATER - GENERAL GUIDELINES/CONDITIONS

Inspected

24. No "Thermal Expansion tank" was installed near the water heater. When the water heater heats the water, thermal expansion can stress the pipes and plumbing fixtures. The expansion tanks has a bladder that compresses to prevent excess pressure. Recent changes in the building standards have led to many building departments to require one when a water heater is installed. - A qualified plumber should install a proper expansion tank where needed. (If the water heater TPR (Temperature/Pressure Relief) valve leaks, then a Thermal Expansion tank is recommended.)

GAS PIPES and VALVES

Inspected

25. (1) The gas lines at the furnace and water heater were installed without a sediment trap. Gas valves installed on such appliances should be protected by a drip leg that is installed just before the appliance valve to capture any debris or moisture that might be in the gas line. - Consult a qualified gas plumbing contractor for further recommendations and repairs. (Home warranty companies may use the lack of such traps as a reason to deny repairs due to the gas appliances not being installed to "code".)
26. (2) The gas piping material for the built-in barbecue was not verified to be approved for underground installation by current standards. The installation may have been approved at the time of installation. The pipe is subject to corrosion and leakage if it is not the proper pipe.
- Consult a qualified plumbing contractor for evaluation of this condition and any required repairs.



Item 26 - Item 1(Picture)

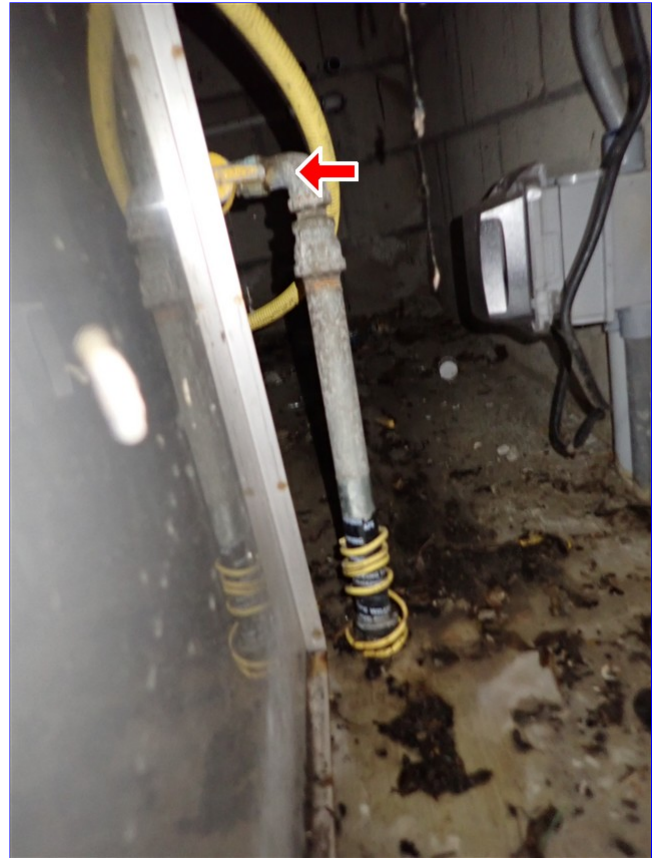


Item 26 - Item 2(Picture)

27. (3) A gas appliance has a shut off valve with poor access. All gas appliances should have a **readily accessible** shut valve within six feet of the appliance, for safety and for servicing the appliance. - A qualified, licensed plumbing contractor should make repairs or modifications as needed.



Item 27 - Item 1(Picture)



Item 27 - Item 2(Picture)

LIMITATIONS: PLUMBING WATER SUPPLY

Inspected

- 28. Water softening/conditioning equipment has been added to the water supply system for this house. Evaluation of this equipment is outside the scope of this inspection.
 - We recommend asking the seller for information about this equipment. Sometimes this equipment is leased from, and serviced by, a service provider.



Item 28 - Item 1(Picture)



Item 28 - Item 2(Picture)

LIMITATIONS: ELECTRICAL

Inspected

- 29. This property has low voltage landscape lighting and/or fixtures controlled by timers or photo cells. An evaluation of these types of lighting is beyond the scope of this inspection.
 - The function of these fixtures should be verified at or before the final walkthrough.



Item 29 - Item 1(Picture)



Item 29 - Item 2(Picture)



Item 29 - Item 3(Picture)

INTERIOR RECEPTACLES AND FIXTURES

Inspected

- 30. (1) One or more cover plates for receptacles and/or switches are missing and/or damaged in the building. This can be a shock hazard. All missing or damaged cover plates should be replaced with new cover plates.



Item 30 - Item 1(Picture)



Item 30 - Item 2(Picture)



Item 30 - Item 3(Picture)



Item 30 - Item 4(Picture)

31. (2) The light fixture cover over the Master Bathroom bathtub and/or shower is not approved for damp locations. - The existing trim should be replaced with a cover rated for damp locations.



Item 31 - Item 1(Picture)

CLIENT INFORMATION

Inspected

32. There is evidence that the heating and cooling system has been upgraded or replaced (the furnaces were built in 2013 and the condensing units were built in 2014). We recommend checking with the owner or the local building department regarding necessary permits and any warranty information that may be available.



Item 32 - Item 1(Picture)



Item 32 - Item 2(Picture)



Item 32 - Item 3(Picture)

DUCTING, FILTERS, PLENUM

Inspected

- 33. The filter(s) were dirty. This decreases the effectiveness of the filter and blocks airflow, making the blower work harder. - Replace (or clean washable) filters now, and at regular intervals thereafter.



Item 33 - Item 1(Picture)



Item 33 - Item 2(Picture)

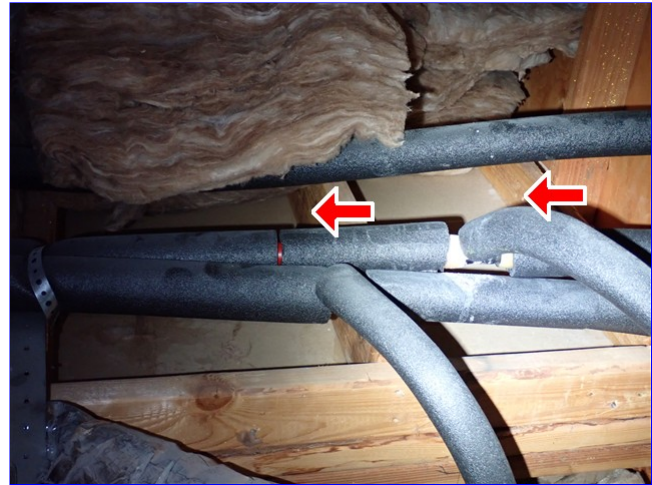
ATTIC INSULATION CONDITIONS

Inspected

- 34. Some of the insulation in the attic is displaced or missing. Where insulation is missing, new insulation should be installed. Where insulation is out of place, it should be put back into place. A qualified technician should do the work.



Item 34 - Item 1(Picture)



Item 34 - Item 2(Picture)

IMPORTANT CLIENT INFORMATION

Inspected

- 35. Stored items are present in the attic. This can compress the insulation and/or prevent a full inspection of the attic. - We recommend removing any stored items.



Item 35 - Item 1(Picture)



Item 35 - Item 2(Picture)



Item 35 - Item 3(Picture)



Item 35 - Item 4(Picture)

INTERIOR INSPECTION LIMITATIONS

Inspected

- 36. (1) An automatic fire suppression (sprinkler) system is installed in this building. Evaluating or testing the system is beyond the scope of this inspection, however we do a cursory inspection of obviously dropped heads, missing trim, etc.. - A qualified, licensed fire sprinkler specialist should inspect the system. (We recommend that all occupants become familiar with the locations of emergency controls, exits, fire extinguishers, alarm pulls, etc. We also recommend that occupants learn where to shut the system off, as well as keep handy the phone number to call for an emergency water shut-off, should a sprinkler head go off accidentally.)
- 37. (2) Note: It is recommended to have the fire sprinkler system inspected by a licensed fire sprinkler specialist every five years per the National Fire Protection Association (NFPA).
- 38. (3) Speakers and/or audio controls were noted but not inspected and are beyond the scope of this inspection. - We recommend having the seller demonstrate the system and/or review by a qualified specialist.



Item 38 - Item 1(Picture)

SMOKE DETECTORS/CO DETECTOR

Inspected

- 39. The smoke alarm(s) were inspected for location only. For future reference, testing with only the built-in test button verifies proper battery and horn function, but does not test the smoke sensor. We advise testing with simulated smoke upon occupying the building.

CLOSETS/CABINETS

Inspected

- 40. One or more closet doors have been removed. - All removed doors should be re-hung in their original locations as needed.



Item 40 - Item 1(Picture)

FIREPLACE

Inspected

41. (1) The mantle is too close to a firebox opening and/or projects too far out by current standards. - No damage was noted at this time, however we recommend modifying the mantel for improved fire safety.



Item 41 - Item 1(Picture)

REFRIGERATOR

Not Inspected

42. Tip: Inspection and evaluation of the refrigerator is beyond the scope of this inspection. Periodic cleaning of the refrigerator coils is recommended to keep the unit operating at peak efficiency. Referral to the owner's manual is recommended for information on access and cleaning of the coils.



Item 42 - Item 1(Picture)

CLOTHES WASHER CONNECTIONS

Inspected

43. No floor drain is visible and no clothes washer overflow pan is present in the laundry. Because of the location of this laundry area over wood flooring or finished space on the floor below, a pan connected to a drain in good repair is advised. We recommend installation of a drained catch pan under the washing machine, as an upgrade and preventive measure.

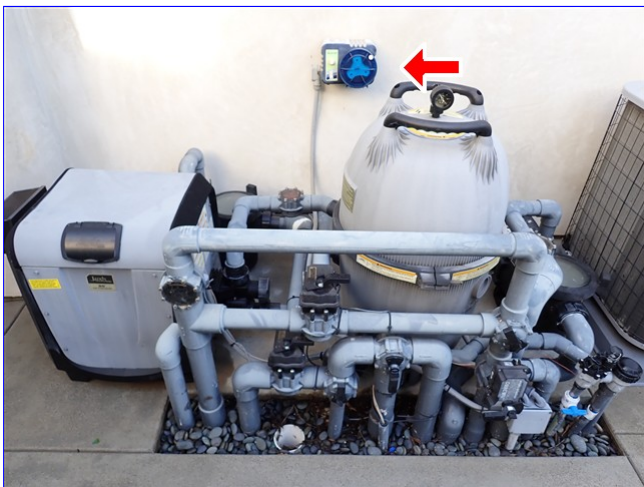


Item 43 - Item 1(Picture)

LIMITATIONS: POOL and SPA

Inspected

- 44. The operation and testing of the special features that are associated with some pool installations (i.e. automatic water treatment systems and remote controls etc.) are beyond the scope of this inspection. -We recommend that you have the owner or a pool technician demonstrate the special equipment and/or features before closing escrow.



Item 44 - Item 1(Picture)



Item 44 - Item 2(Picture)



Item 44 - Item 3(Picture)

GENERAL COMMENTS: POOL or SPA

Inspected

- 45. We recommend having the seller (or a qualified pool technician who is familiar with this installation) demonstrate the operation, and maintenance, of the pool/spa equipment to help familiarize you with the operation of the pool/spa.

POOL and SPA PUMPS/PLUMBING

Inspected

- 46. (2) The air switch at the edge of the spa was not operational during this inspection. The buttons had no response when tested. - The seller should demonstrate the operation of the switches or a qualified technician should evaluate the system and determine what repairs may be necessary.



Item 46 - Item 1(Picture)

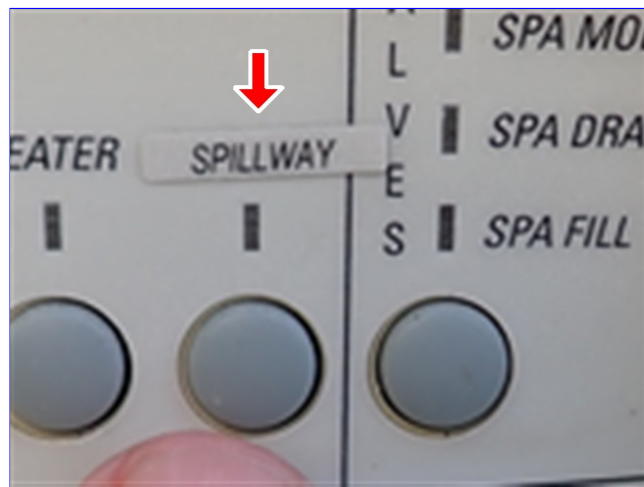


Item 46 - Item 2(Picture)

- 47. (3) The spillway was not tested. There was no response when tested at the pool panel. - We recommend having the seller demonstrate the operation of the spillway. If necessary, a qualified pool technician should evaluate the system and make any needed repairs.



Item 47 - Item 1(Picture)

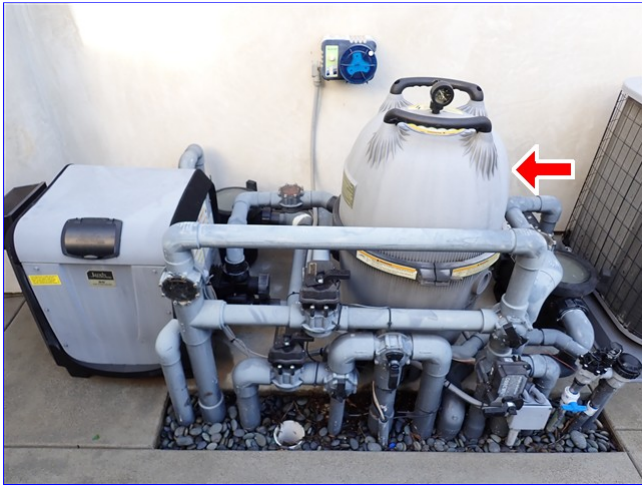


Item 47 - Item 2(Picture)

FILTER

Inspected

- 48. The diatomaceous earth filter should be backwashed on a regular basis. - We recommend asking the seller (or the pool service provider if applicable) when the filter was last backwashed. If it is unknown, the filter should be serviced by a qualified technician.



Item 48 - Item 1(Picture)

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