

Mitch Fredericks Home Inspections

340 First Street, P.O. Box 882

Tustin, CA 92780

(949) 433-5329

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Mitch Fredericks Home Inspections

Prepared For:

Rudy Reta

Property Address:

13614 Dall Lane

Santa Ana, CA

Inspected on Wed, Mar 11 2026 at 2:19PM

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Invoice

Mitch Fredericks Home Inspection Reports
340 First Street, P.O. Box882, Tustin, CA 92780
Phone: (949) 433-5329
Professional Home and Building Analysis

Inspection Type :	Residential
Inspection Base Fee:	\$500
Paid Through:	Credit/Debit card
Paid By:	Kathy Wilson

Property Information

Structure Type:	Single family residence
Approx. Year Built:	1964
Approx. Sq. Ft. :	2608 sf
Occupancy Status :	Furnished/unoccupied
Main Entry Faces:	West
Weather :	Clear
Approx. Outside Temperature :	81 Degrees
% Client Attended :	100%
% Listing Agent Attended :	100%
Sub Area :	Yes
Pool Or Spa:	Yes
Gas On?:	Yes
Water On?:	Yes
Electric. On?:	Yes
Water Source :	Municipal
Sewage Disposal:	Public

Coverages And Limitations

1. The Client understands and agrees that this Agreement is a part of the Inspection Report and acceptance of or payment for the Inspection Report by the Client will confirm this agreement, even if Client was not present at the inspection and/or has not signed this agreement.
2. The Client understands that this report and any information therein is intended for the sole use of the Client and shall not substitute for, replace or be used in lieu of any required Transfer Disclosure Statements and shall not be disclosed to any person or persons other than the parties to the transaction for which this Inspection report was ordered.

3. Nothing in the Inspection Report, and no opinion of the Inspector, shall be construed as advice to the Client to purchase, or not to purchase, the property.
4. The Visual Inspection Service is performed in accordance with the Standards of Practice as published by the American Society of Home Inspectors (ASHI) and according to these standards, is intended to provide the Client with information regarding the condition of the systems and components of the home as inspected at the time of the home inspection. The specific systems and components of a building to be inspected are listed in these Standards of Practice.
5. Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls or wall coverings, floors or floor coverings, ceilings, furnishings or any other thing, is NOT included in this inspection.
6. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection.

(Coverages And Limitations continued)

7. The following are NOT included in the inspection:

Recalls or Callbacks of any kind and from any source

Latent or concealed defects

Environmental hazards or conditions, including, but not limited to, toxic, reactive, combustible, or corrosive contaminants,

wildfire, odors, noise, flood potential, electromagnetic fields, underground storage tanks, asbestos, radon gas, lead paint, urea

formaldehyde, PCB's, water or air quality, the proximity to toxic waste sites, or other environmental or health hazards

Structural, geological, soil or hydrological stability, survey, engineering, analysis or testing

Permit research or validation, code, installation or zoning violations

The examination of conditions related to animals, rodents, insects, wood destroying insects, organisms, mold and mildew, or

the damage caused thereby

Radio controlled devices or low-voltage systems or relays

Security or intercom systems, elevators, lifts or dumbwaiters

Thermostatic, time clock or photoelectric controls

Water softener or purifier systems

Furnace heat exchangers, solar heating systems and freestanding appliances

Window coverings

The examination or operation of any sewage disposal system or component

including, but not limited to, septic tanks,

cesspools, or any underground system or portion thereof, or ejector pumps for rain or waste

Landscape or farm irrigation systems

The condition and/or irrigation of trees, shrubs or vegetation of any kind

Any item which is hidden from view or impractical to test

Any system or component not listed in the Standards of Practice as published by the American Society of Home Inspectors as an observation requirement

Any system or component, condition, or application noted in the report as not inspected, not determined, or not reported on

(Coverages And Limitations continued)

8. It is agreed that pool(s) and/or spa(s) will be observed for an additional fee. The following sets forth the limitations of the pool and/or spa observation:

The inspector will observe the enclosure and/or related gates, alarms, the hardscaping and drainage related to the inspected pool or spa, the condition of visible portions of systems, structures, or components, the normally necessary and present equipment such as lights, pumps, heaters, filters, and related mechanical and electrical connections.

The inspector will report on any conditions limiting or otherwise inhibiting the inspection.

The inspector is not required to determine structural integrity or leakage of any kind, evaluate thermostat(s) or their calibration, heating elements, chemical dispensers, water chemistry or conditioning devices, low voltage or computer controls, timers, sweeps or cleaners, pool or spa covers and related components.

The inspector does not operate or evaluate filter backwash systems.

Unless agreed upon, the inspector is not required to examine any above-ground, movable, freestanding or otherwise non-permanently installed pool or spa, or self-contained equipment or to come into contact with pool or spa water to examine the system, structure, or components or to determine adequacy of spa jet water force or bubble effect.

9. The Client agrees to read the entire report. The Client agrees to immediately contact the Inspection Company for copies of any pages found to be missing from any part of the report.

10. The report is the professional opinion of the Inspector, based on the accessibility of the certain fixed components surveyed. Without dismantling parts of the building and/or its components, and without full use of all utilities, the Inspector may extrapolate conclusions which cannot be confirmed during the inspection.

11. The Inspection Company does not offer any warranty or insurance for the Client or any other person in connection with the Inspection Report. **THERE IS NO WARRANTY, EXPRESSED OR IMPLIED, OF THE INSPECTION SERVICE OR INSPECTION REPORT.**

12. The Client agrees to submit to the Inspection Company, in written form, any claims or complaints prior to taking any action thereupon. Any legal action or proceeding of any kind, whether sounding in tort or contract, against the Inspector/Inspection Company or its officers, agents, or employees, must be

(Coverages And Limitations continued)

brought within one (1) year from the date of the inspection or will be deemed waived and forever barred.

13. Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The decision of the Arbitrator appointed thereunder shall be final and binding and judgement of the Award may be entered in any Court of competent jurisdiction.

14. To the extent allowed by law, it is understood and agreed by and between the parties hereto that the Inspector/Inspection Company is not an insurer, that the payment for the subject inspection is based solely on the value of the service provided by the Inspector/Inspection Company in the performance of its limited visual inspection and production of a written inspection report as described herein, that it is impracticable and extremely difficult to fix the actual damages, if any, which may result from a failure to perform such services, and a resulting loss that the Inspector/Inspection Company's and its officers,' agents,' or employees' liability hereunder shall be limited and fixed in an amount equal to one hundred fifty percent (150%) of the inspection fee, as liquidated damages, and not as penalty, and this liability shall be exclusive.

The Fee for the Visual Inspection and Report is: \$500
Mitch Fredericks Home Inspections, a sole proprietor
INSPECTOR: Mitch Fredericks

Signature :



Grounds

Irrigation:

Automatic sprinkler irrigation



Comment 1:

Irrigation system was not tested at time of inspection. Have the seller demonstrate at the final walk-through. Sprinkler systems are not required item for inspection. A majority of the sprinkler system is not visible. Sprinkler systems require ongoing maintenance to remain in working order.



Comment 2:

The front yard sprinkler valves are free of leaks.
Most of the PVC piping is above ground and can be damaged or broken.



Figure 2-1



Figure 2-2

(Grounds continued)



Figure 2-3



Comment 3:

The irrigation has its own separate water shut off.



Figure 3-1

(Grounds continued)



Comment 4:

The backyard sprinkler valves appear to be free of leaks. The pool fill valve is presently leaking and is in need of repair.



Figure 4-1

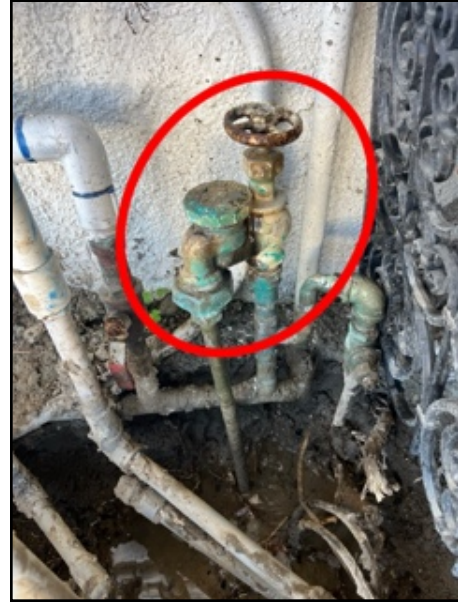


Figure 4-2



Figure 4-3

(Grounds continued)



Comment 5:

The left side yard sprinkler valves are free of leaks.



Figure 5-1

Site Elements, Grading, Drainage : Yard drains (if visible and discovered), Expansive/clay type soil

(Grounds continued)



Comment 6:

The backyard patio around the pool has drains.



Figure 6-1



Figure 6-2

Retaining Walls:

Concrete/masonry



Comment 7:

The front planter, retaining walls show cracks between the blocks, and the wall leans slightly.

Repairs can be made to the block wall.

(Grounds continued)



Figure 7-1



Figure 7-2



Figure 7-3

Misc. Devices / Outbuildings: Storage shed, Wet bar

(Grounds continued)



Comment 8:

The right side storage shed shows termite damage and wood rot.



Figure 8-1



Figure 8-2



Figure 8-3



Figure 8-4

(Grounds continued)



Figure 8-5



Comment 9:
The backyard wet bar sink is not in use.



Figure 9-1

(Grounds continued)



Comment 10:

The backyard barbecue appears to be bricketts/coals.
No visible propane or gas line below.



Figure 10-1



Figure 10-2

Fences And Gates:

Masonry



Comment 11:

The rear block wall shows settling cracks.
The right side block wall shows outlines of settling between the blocks.

(Grounds continued)

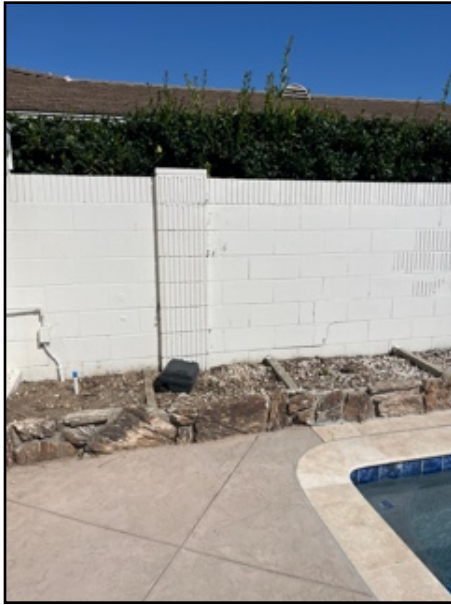


Figure 11-1

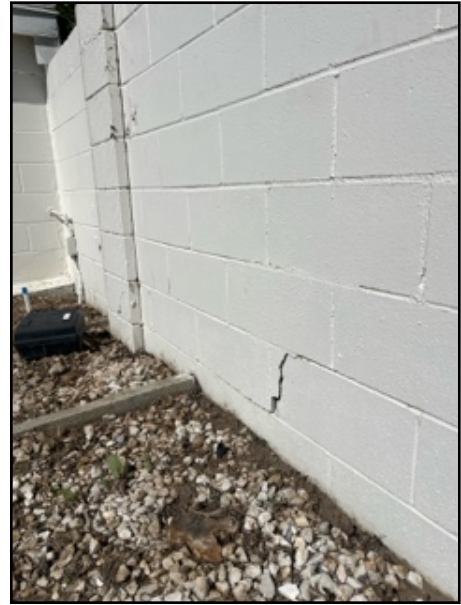


Figure 11-2



Figure 11-3

(Grounds continued)



Comment 12:

The right side block wall appears to in overall good condition. The wall is not painted white all the way to the front of the house.



Figure 12-1



Figure 12-2



Figure 12-3

Exterior Decks / Balconies / Patios:

Cement concrete deck/patio, Aluminum patio cover

(Grounds continued)



Comment 13:

The backyard concrete patio shows settling cracks.



Figure 13-1



Figure 13-2

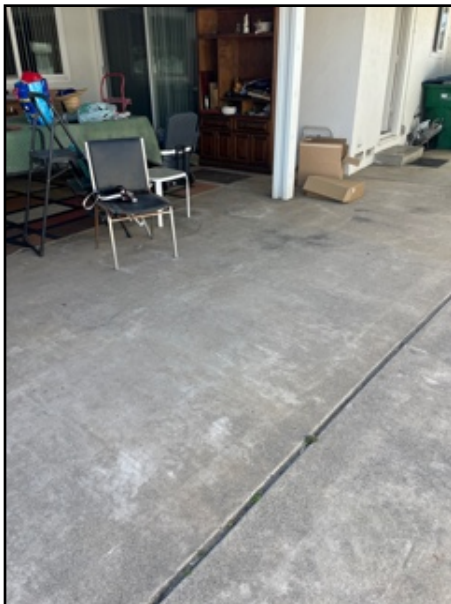


Figure 13-3

(Grounds continued)



Comment 14:

The aluminum patio cover appears to be tight and sound.

The patio cover roof attaches to the house, and there is damage in the eaves because of leaks.



Figure 14-1



Figure 14-2

(Grounds continued)



Comment 15:

It appears to be a planter between the pool steps and the spa.

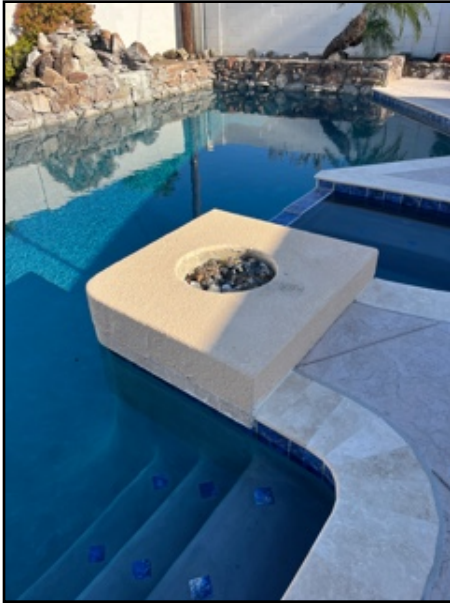


Figure 15-1

Walks And Drives :

Cement concrete walks/drives

(Grounds continued)



Comment 16:

The front concrete walkway, shows settling cracks.



Figure 16-1



Figure 16-2



Figure 16-3

(Grounds continued)



Comment 17:

The brick flatwork and the concrete appear to be in good condition at the left side driveway.



Figure 17-1

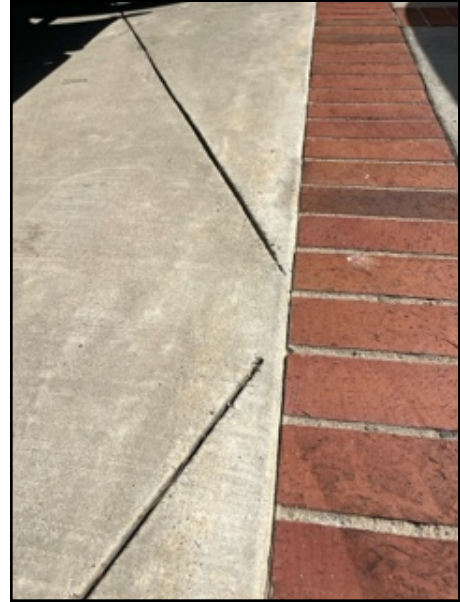


Figure 17-2



Figure 17-3

Exterior Steps, Stairways :

Cement concrete stairway/steps

(Grounds continued)



Comment 18:

The front concrete steps show settling cracks.



Figure 18-1



Figure 18-2



Comment 19:

The backyard concrete step to the master bedroom shows a large piece of concrete missing.



Figure 19-1

(Grounds continued)

Grounds / Parking Lighting : Solar powered lights



Comment 20:

The Malibu style of lights can be very temperamental and will need ongoing maintenance. There are timer boxes for the lights in the front yard.

Many of the lights are solar, and they also can be very temperamental.



Figure 20-1



Figure 20-2



Figure 20-3

(Grounds continued)



Comment 21:

The outlet does not have a weather resistant cover plate. This is located in the eaves at the front right corner.

At the left side of the house, there is also outlets that do not have weather resistant cover plates.



Figure 21-1



Figure 21-2



Figure 21-3

Exterior

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Windows / Skylight:

Multi glaze, Vinyl sash, Sliding sash

Entry Doors:

Solid core, Glass (small panel(s)), Door bell



Comment 22:

The front double entry doors are operable.



Figure 22-1

(Exterior continued)



Comment 23:
The doorbell chime only dings.



Figure 23-1

Vehicle Doors :

Automatic opener, Sectional, Metal (frame/skin)

(Exterior continued)



Comment 24:

The garage doors appear to be in good condition.



Figure 24-1



Figure 24-2



Comment 25:

The two car garage door opener is operating.

The auto reverse sensors are installed and operating.



Figure 25-1



Figure 25-2

(Exterior continued)



Comment 26:

The tilt up garage door has safety rods down each of the springs. There is no auto reverse sensor for child safety. The opener is old and recommend upgrading.



Figure 26-1

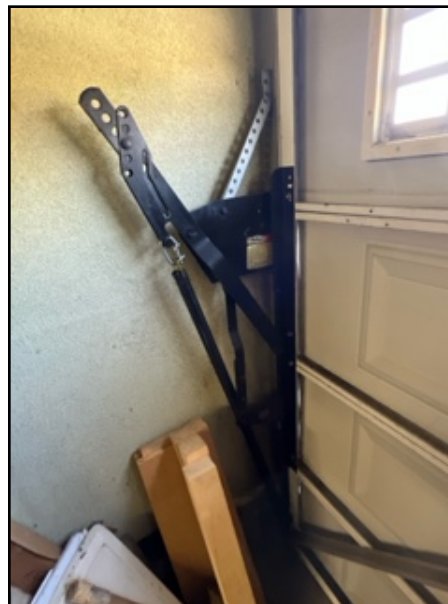


Figure 26-2

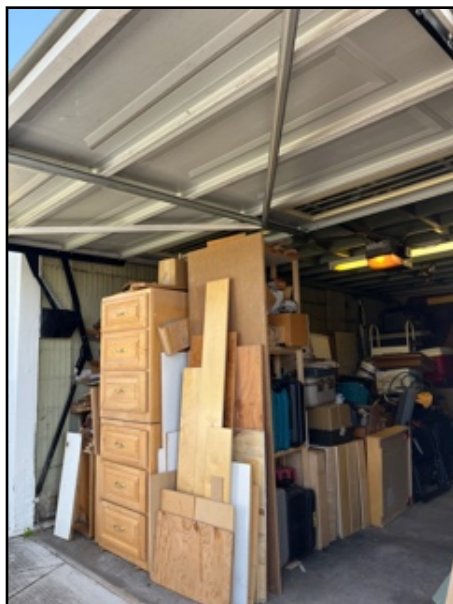


Figure 26-3

Gutter / Roof Drains :

Metal gutters

(Exterior continued)



Comment 27:
The rain gutters appear cleaned of debris.



Figure 27-1



Figure 27-2

Wall Cladding (Siding) :

Brick (all types), Wood siding (all types), Stucco (all applications)

(Exterior continued)



Comment 28:

The front wood siding shows paint peeling exposing bare wood.



Figure 28-1



Figure 28-2



Figure 28-3

(Exterior continued)



Comment 29:

The front blocks appear to be in good condition.



Figure 29-1



Comment 30:

The stucco on the house at the rear shows flaking and crumbling. Repairs are needed at this time.



Figure 30-1



Figure 30-2

(Exterior continued)

Exterior Wall Flashing And Trim, Eaves with enclosed soffits
Eaves, Soffits And Fascia Porches
And Railings:



Comment 31:

The ease at the rear of the house show wood damage and rocked because of the installation of the patio cover.



Figure 31-1



Figure 31-2



Figure 31-3

(Exterior continued)

Roof / Deck Floor Waterproofing And Flashing Materials: Concrete tile, Metal flashing
Roof / Deck Style: Gable, Hip, Valley, 7 in 12 and up
Roof Review Method: Fully viewed



Comment 32:

The concrete tile roof appears to be an overhaul good condition. There are no loose or missing ridge cap tiles. The plumbing and exhaust vent pipes appear to be well sealed.



Figure 32-1



Figure 32-2

(Exterior continued)



Figure 32-3



Comment 33:

The front right corner tile is broken.

There is a second broken tile at the right side front corner.



Figure 33-1



Figure 33-2

(Exterior continued)



Comment 34:

There are several broken tiles at the left side of the house near the valley area.



Figure 34-1



Figure 34-2



Figure 34-3

(Exterior continued)



Comment 35:
The rear roof shows broken roof tiles.



Figure 35-1



Figure 35-2



Figure 35-3

(Exterior continued)



Comment 36:

The garage roof also shows broken roof tiles.



Figure 36-1



Figure 36-2



Figure 36-3

(Exterior continued)



Comment 37:

The flat roof over the garage/rear storage and room appears to be in overall good condition. There are water marks, indicating rainwater is pooling on this roof. Repairs are needed at this time.

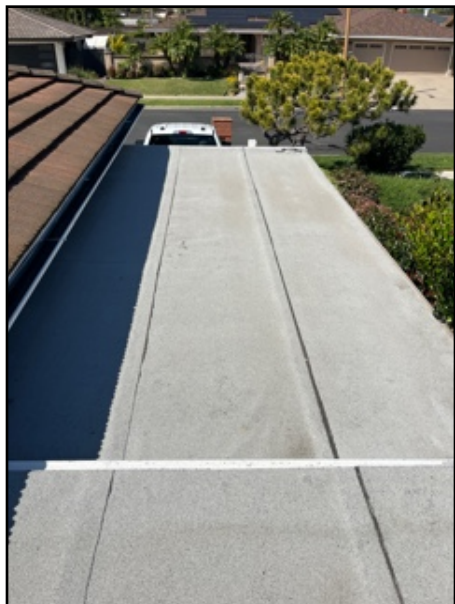


Figure 37-1



Figure 37-2



Figure 37-3

(Exterior continued)



Comment 38:

In the storage room behind the garage, the ceiling/plywood shows water stains from the flat roof.



Figure 38-1



Figure 38-2



Figure 38-3

HVAC

Approximate Temperatures: 81 Degrees
 Temperature Differential : 16 Degrees
 Cooling / Ventilation Systems : Electric cooling system, Condenser/evaporator separate (split system)



Comment 39:

The outside condenser was installed in 2022. The unit uses the R410 A Freon. The condenser does not fit in the planter and has to have blocks stacked to support it from hanging over the edge.



Figure 39-1



Figure 39-2

(HVAC continued)



Figure 39-3



Comment 40:

In the furnace closet in the hallway, there is a pump motor for the condensation to the air-conditioning.

The pump was not operating at the time of the inspection. When the box fills halfway, the pump turns on automatically pumping the water out.



Figure 40-1

(HVAC continued)



Comment 41:

The outside air temperature is 81°.

The air conditioning condensed to 65°.



Figure 41-1

Thermostats / Operating Controls / Set back thermostat(s)

Zoning :

Heating Systems :

Electric heating

(HVAC continued)



Comment 42:

The electric heater in the garage does not operate.



Figure 42-1



Comment 43:

The furnace responds to the thermostat control. The burners ignite, and the blower motor is quiet at the time of the inspection.

The filter is dirty and should be replaced.



Figure 43-1



Figure 43-2

(HVAC continued)



Figure 43-3



Comment 44:

The heated air is blowing out at 104°.



Figure 44-1

Fireplaces / Stoves / Chimneys : Site-built wood burning fireplace, Gas log-lighter, Face screen in place , Masonry chimney

(HVAC continued)



Comment 45:

The family room fireplace damper has a C clamp attached. This is recommended by the Gas company.

The fireplace gas burner ignites.

The fireplace has a mesh screen.



Figure 45-1



Figure 45-2



Comment 46:

The living room fireplace has the gas cap.

The damper is operable.

The fireplace has a mesh screen.

(HVAC continued)



Figure 46-1



Figure 46-2



Figure 46-3

Chimney Interior Review
Method(s):

Partially reviewed

(HVAC continued)



Comment 47:

The chimney does not have spark arrestors installed.



Figure 47-1

Pool/Spa

Pool / Spa Body:

Plaster/marcite surface, Tiled surface



Comment 48:

The pool plaster and tile appear to be in good condition.

The plaster and tile in the spa appears to be in good condition.



Figure 48-1



Figure 48-2



Figure 48-3

(Pool/Spa continued)



Comment 49:
The spa jets are operating.

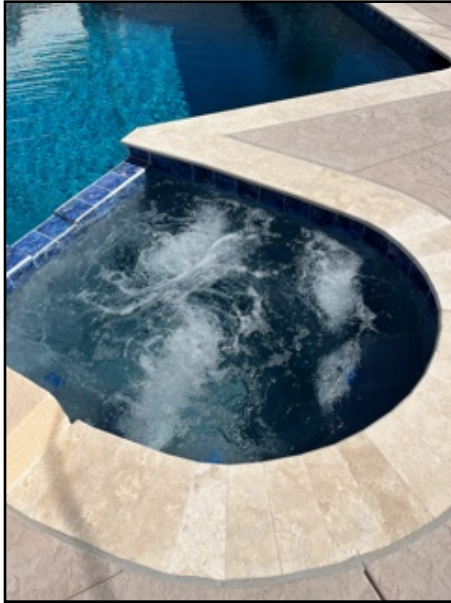


Figure 49-1

Deck, Board, Slide Etc. :

Cement concrete deck

(Pool/Spa continued)



Comment 50:

The concrete deck and the coping curb are well sealed.



Figure 50-1

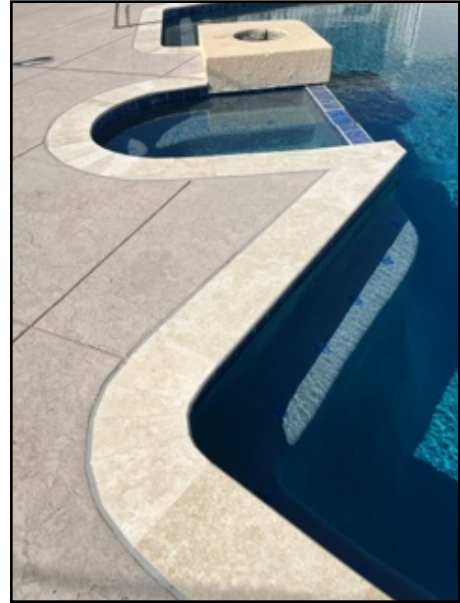


Figure 50-2

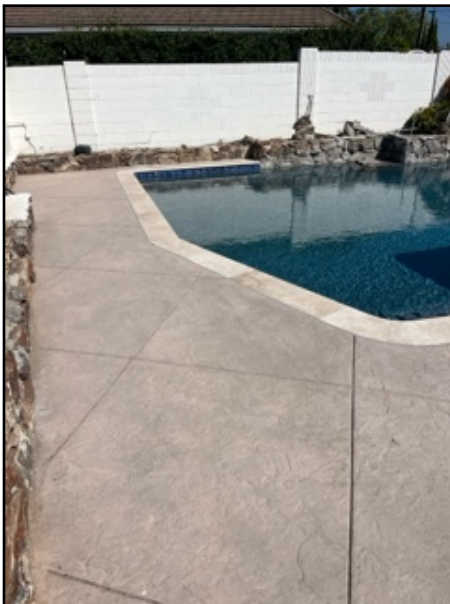


Figure 50-3

Pool / Spa Heater :

Gas or oil fired heater

(Pool/Spa continued)



Comment 51:

I was unable to get the heater to respond to the touchpad.
Have the sellers demonstrate that the heater is operating.



Figure 51-1



Figure 51-2



Figure 51-3

Cleaning Equipment :
Filter System :

Vacuum system
Diatomaceous earth

(Pool/Spa continued)



Comment 52:
The filter pressure is good at 20 psi.
No visible leaks from the filter.



Figure 52-1



Figure 52-2

Pumps / Lights / Electrical: Filter pump, GFCI system



Comment 53:
The pump motor is quiet and free of leaks.
There is not a ground wire attached to the pump motor or the heater.

(Pool/Spa continued)



Figure 53-1



Figure 53-2



Comment 54:

The pool light is operating from the wall switch near the master bedroom sliding glass door.



Figure 54-1



Figure 54-2

Plumbing :

Plastic piping (PVC)

(Pool/Spa continued)



Comment 55:

The plumbing pipes and control valves are free of leaks.



Figure 55-1



Figure 55-2



Figure 55-3

Installed Safety Devices :

Self closing, self latching gates/doors

(Pool/Spa continued)



Comment 56:

The gates going into the backyard are not self closing and latching. This does not meet the child safety codes.



Figure 56-1



Figure 56-2

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures. Private water and waste systems are beyond the scope of a home inspection.

Laundry Facilities :

Washer connections, Gas dryer connections , Dryer vent terminates at vertical exterior wall



Comment 57:

The laundry electrical 220 does not have power.

The washer hook up valves are free of leaks.

I recommend vacuuming, the dryer vent of lint and debris.



Figure 57-1



Figure 57-2

(Plumbing continued)



Figure 57-3

Water Heater / Water Softener: Natural gas water heater(s), Temperature pressure relief valves



Comment 58:

The bedroom hall water heater has two earthquake straps securely mounted.
The pressure relief valve does not have a downspout pipe
The base of the closet shows subterranean termite mud tunnels.
The gas line does not have a sediment trap.
The water heater is not sitting in an overflow pan with a drain to the exterior.
The water heater is old and nearing the end of its life.

(Plumbing continued)



Figure 58-1



Figure 58-2



Figure 58-3

(Plumbing continued)



Comment 59:

The water heater closet shows subterranean termites.

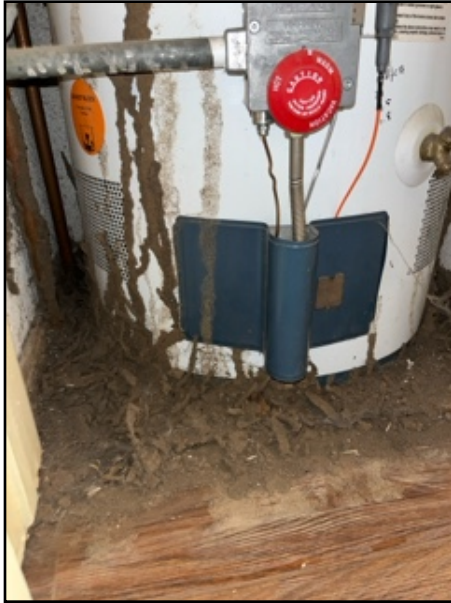


Figure 59-1



Comment 60:

The water heater off the laundry room has two earthquake straps securely mounted.

The gas line does not have a sediment trap installed.

The pressure relief valve does not have a downspout to the floor.

(Plumbing continued)



Figure 60-1



Figure 60-2



Figure 60-3

Water Heater Location :	In a hallway closet
Age:	2003 / 2013
Size:	40 gals, 30 gallons
Main Water Valve And Source :	Handle type main water valve installed, Municipal water supply indicated

(Plumbing continued)



Comment 61:

The main water meter is located near the street in a vault.



Figure 61-1



Comment 62:

The main water shut off is located at the front of the house.

The exterior hose bib does not have an antisiphon device installed.



Figure 62-1



Figure 62-2

(Plumbing continued)



Comment 63:

The water pressure is slightly low at 48 psi.

The water pressure should be between 60 and 75 psi.



Figure 63-1

Main Water Shut Off Located:	Front of the house
Main Water Pipe Size:	1"
Functional Flow And Functional Drainage:	Functional water flow tested, Functional drainage tested
Primary Heat Energy Source :	Natural gas



Comment 64:

The gas meter is located at the front right corner of the house.

You will need a wrench to turn the gas valve.

(Plumbing continued)



Figure 64-1



Figure 64-2

Energy Source Shut Off Located : Front of the house

Pipes And Vents : Sheet metal appliance vents, Plastic pipe appliance vents, Copper/brass water lines visible, Steel gas/oil lines visible, Plastic drain lines visible

Sewage Disposal / Sump Drain: Municipal sewer (advise verify)



Comment 65:
No clean out was located on the property.

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Main Service Panel, Etc.: Overhead service drop, Exterior main service panel, Single disconnect



Comment 66:

The main electrical panel has been upgraded.

The breakers are labeled.

The main service disconnect is 200 amps.



Figure 66-1

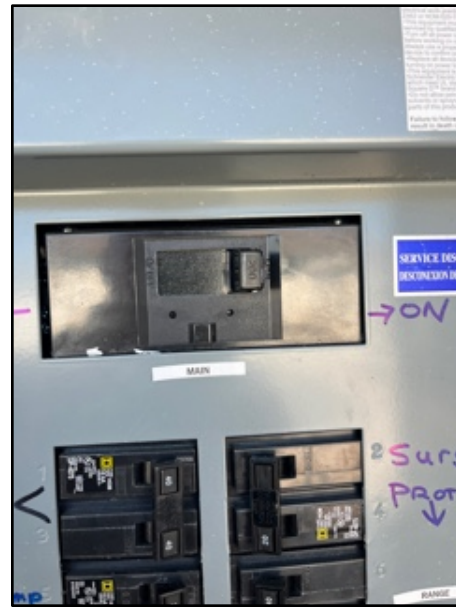


Figure 66-2

(Electrical continued)



Comment 67:

The wiring is copper. There are no wires doubled up on a single breaker.

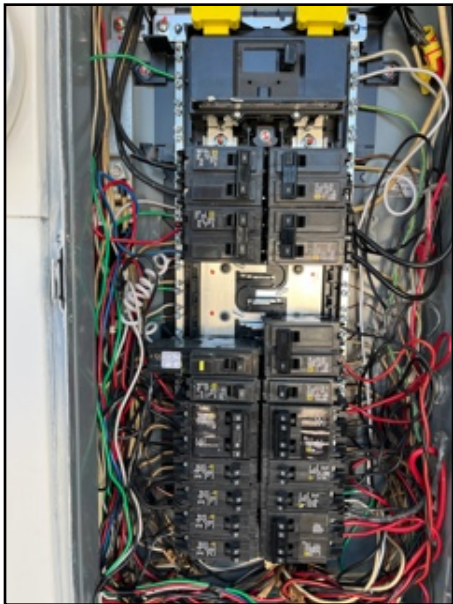


Figure 67-1



Comment 68:

The electrical wires coming from the power pole to the house appear to be 18 to 20 feet above the pool.

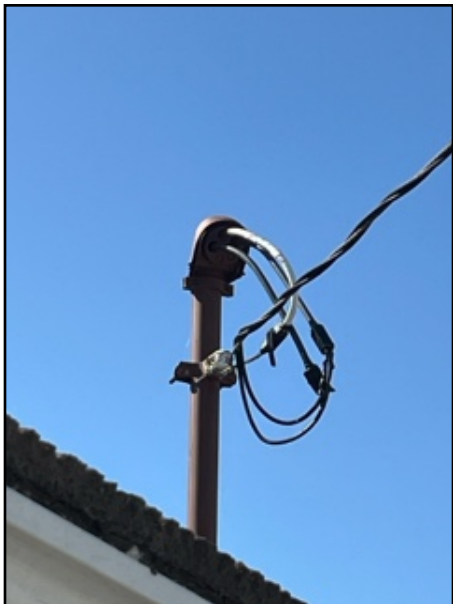


Figure 68-1

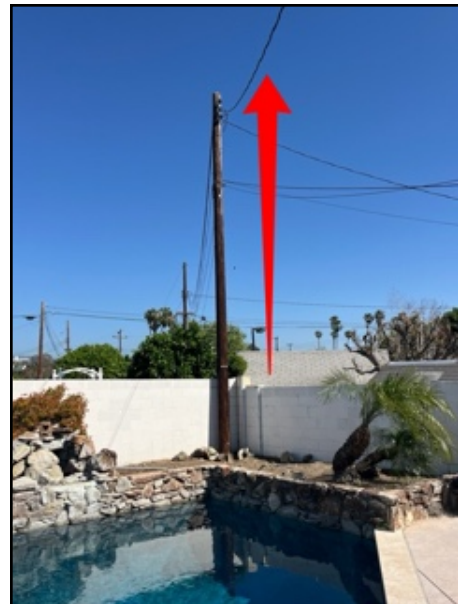


Figure 68-2

(Electrical continued)

Main Service Panel Located:	At the rear of the house
Capacities, Etc.:	110/120 volt service , Amperage: 200 amps
Distribution :	Circuit breakers, Nonmetallic sheathed cable "Romex", Copper wires
Grounding Method, Etc.:	Grounded to water pipe



Comment 69:

The front porch electrical outlet is missing its weather resistant cover plate.
The outlet is not GFCI protected.



Figure 69-1

(Electrical continued)



Comment 70:
The electrical panel is grounded.



Figure 70-1



Comment 71:
At the rear of the garage, there is a storage shed that has electrical romex wiring exposed and not in conduit.
The old light fixture is in need of repair.



Figure 71-1



Figure 71-2

(Electrical continued)



Comment 72:

The laundry porch light does not have a glass globe.



Figure 72-1



Comment 73:

The bedroom hall outlet cover plate is broken.



Figure 73-1

(Electrical continued)



Comment 74:

In the family room near the wet bar there are two electrical outlets that have reverse polarity. Another outlet that's close to the wet bar should be GFCI protected.

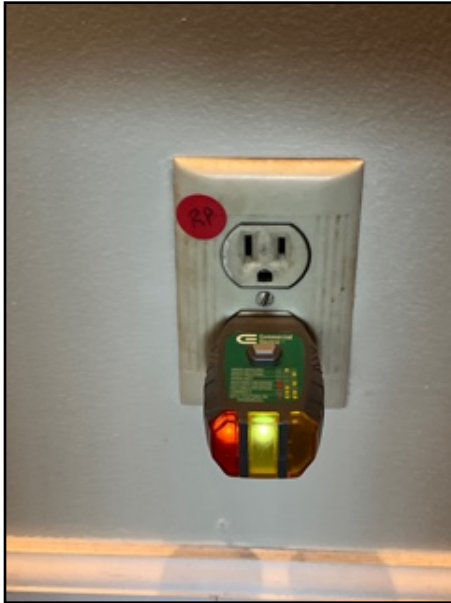


Figure 74-1



Figure 74-2



Comment 75:

At the rear right corner of the house, there's a light switch exposing electrical wiring that is disconnected. I am uncertain what this was used for.

(Electrical continued)



Figure 75-1



Figure 75-2

Bath(s)

Bathtub Type :

Press steel, Tile



Comment 76:

The hall bathroom tub stopper is operating. The tub drains well.

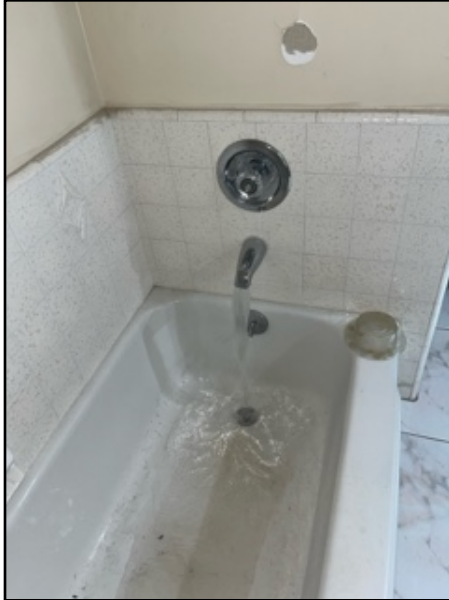


Figure 76-1



Figure 76-2



Comment 77:

The master bathroom tub spout is operating. The tub drains well.
The showerhead appears to be leaking and may need replacement.



Figure 77-1



Figure 77-2

(Bath(s) continued)

Shower Floor Type : Tile



Comment 78:

The hall bathroom shower floor tile and grout appear to be in need of cleaning and removing hair from the drain.



Figure 78-1



Figure 78-2

Water Closet / Bidet: Down flush toilet

(Bath(s) continued)



Comment 79:

The hall bathroom toilet is securely mounted. The supply valve is free of leaks.



Figure 79-1



Figure 79-2



Comment 80:

The master bathroom toilet is securely mounted. The supply valve is free of leaks.



Figure 80-1



Figure 80-2

(Bath(s) continued)



Comment 81:

The half bathroom toilet is securely mounted and flushing properly. The supply valve is a quarter turn shut off with a steel braided hose.



Figure 81-1

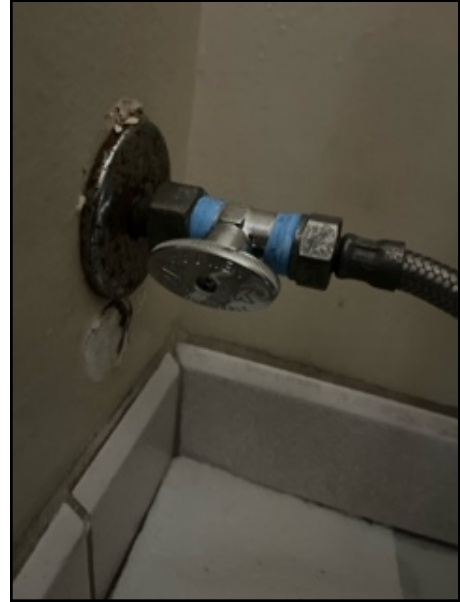


Figure 81-2

Tub / Shower walls :

Mastic tile, Drywall around the tub

(Bath(s) continued)



Comment 82:

The hall bathroom plaster wall walls above the tub show paint peeling.

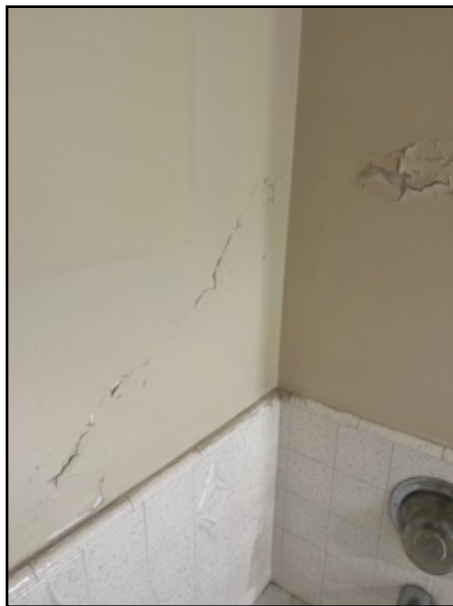


Figure 82-1



Figure 82-2



Comment 83:

The master bathroom, shower tiles show cracks that have been sealed with caulking.



Figure 83-1



Figure 83-2

(Bath(s) continued)

Tub / Shower Enclosures: Curtain on rod or track



Comment 84:

The master bathroom shower enclosure only has one door that operates.



Figure 84-1



Figure 84-2

Ventilation:
Plumbing Etc.:

Openable window(s)
Washer type faucet(s)

(Bath(s) continued)



Comment 85:

The hall bathroom showerhead is leaking at the gooseneck fitting.



Figure 85-1

Countertops:

Extra Heating / Elec.:

Mastic tile

Heatlamp(s), Outlets

(Bath(s) continued)



Comment 86:
The bathroom outlets are not GFCI protected.



Figure 86-1



Comment 87:
The master bathroom electrical outlet has reverse polarity.



Figure 87-1

Wash Basins :

Pressed steel, Let-in

(Bath(s) continued)



Comment 88:

The hall bathroom left side sink drains slowly. Drano is present below the sink cabinet. The waste line pipe is heavily corroded and should be replaced.



Figure 88-1



Figure 88-2



Figure 88-3

(Bath(s) continued)



Comment 89:

The hall bathroom right side sink faucet is not securely mounted.



Figure 89-1



Figure 89-2



Comment 90:

The master bathroom sink is draining slowly. The wasteline pipe appears free of leaks.



Figure 90-1

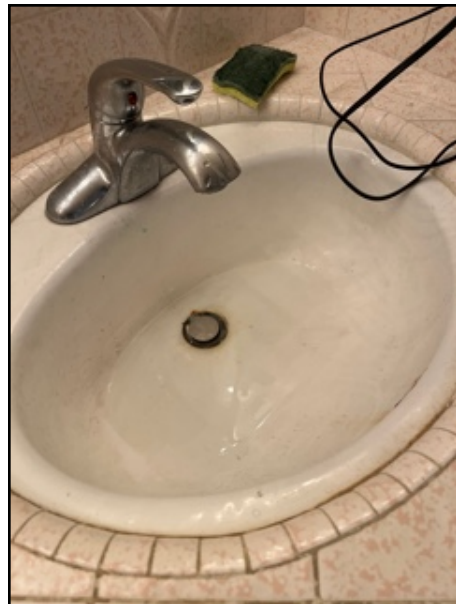


Figure 90-2

(Bath(s) continued)



Figure 90-3



Comment 91:

The half bathroom off of the laundry room shows cracks in the basin around the drain. Repairs are needed at this time.



Figure 91-1



Figure 91-2

(Bath(s) continued)



Figure 91-3

Flooring / Sub Flooring :

Tile

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Walls And Ceilings :

Drywall, Sprayed acoustical ceilings , The backyard room, edition



Comment 92:

The two car garage ceiling shows acoustic peeling and flaking.

This home has sprayed acoustic ceilings. Homes that are built before 1978 have the potential of having some levels of asbestos in the acoustic ceiling.

A certified asbestos inspection can take a sample of the ceiling and give you a report of their findings.

If it is confirmed that the ceiling has asbestos, it should not be disturbed.

The removal of the acoustic ceiling should be performed by a licensed trained professional.



Figure 92-1



Figure 92-2

(Interior continued)



Figure 92-3



Comment 93:

Evidence of rainwater intruding into the room. The roof shows evidence of pooling water in this location.



Figure 93-1

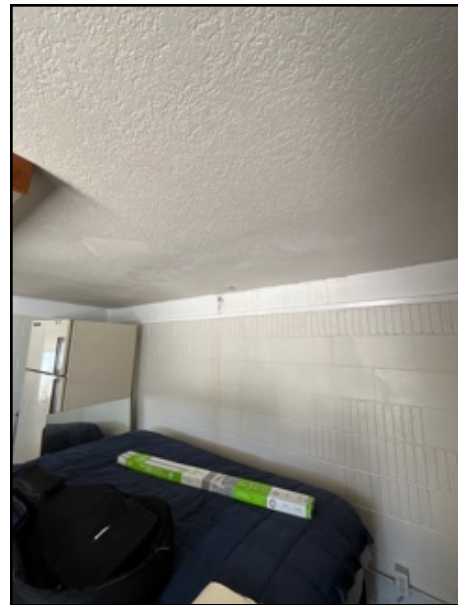


Figure 93-2

(Interior continued)



Comment 94:

The house has acoustic ceilings that may have some levels of asbestos.

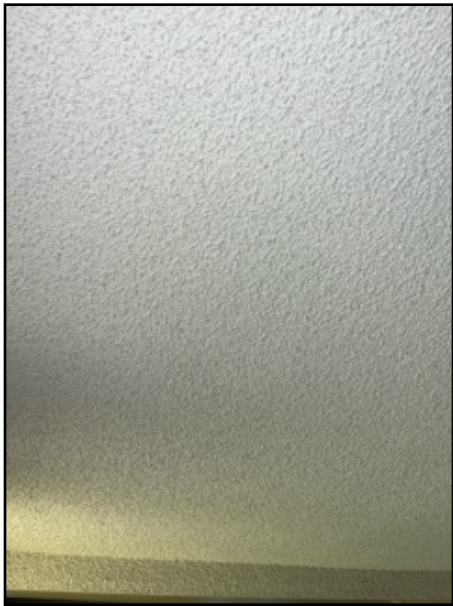


Figure 94-1



Comment 95:

The kitchen walls show settling cracks.



Figure 95-1

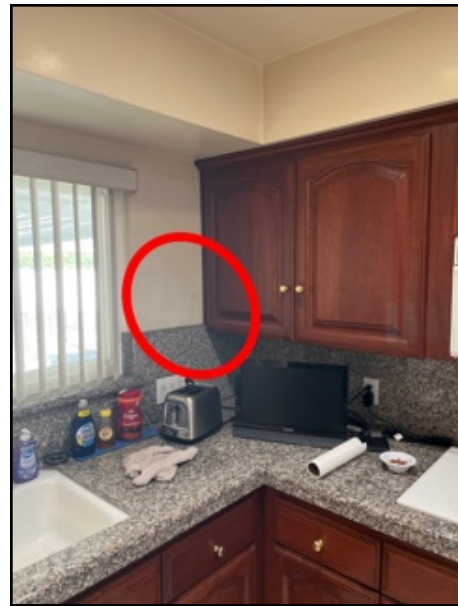


Figure 95-2

(Interior continued)



Comment 96:

The laundry room wall shows paint peeling. This can be caused from humidity and heat from the dryer vent.



Figure 96-1

Ext. / Int. Door Type :	Bypass door(s), Hinged door(s), Wood product door(s)
Windows:	Windows tested
Interior Style:	Normal 8' ceiling, Split level, Furnished and/or occupied
Finishing Floor:	Wood (may be simulated)
Misc. Systems:	Smoke alarm , Carbon monoxide alarm, Ceiling fan(s)



Comment 97:

Some of the smoke detectors appear to be older than 10 years. Smoke detectors should be upgraded to the 10 year battery devices. In the hall, there is a carbon monoxide detector installed.

(Interior continued)



Figure 97-1



Figure 97-2



Figure 97-3

(Interior continued)



Comment 98:

Carbon monoxide detectors are installed in the bedroom halls.



Figure 98-1



Comment 99:

The bedroom ceiling fans are operating from the pull chains.

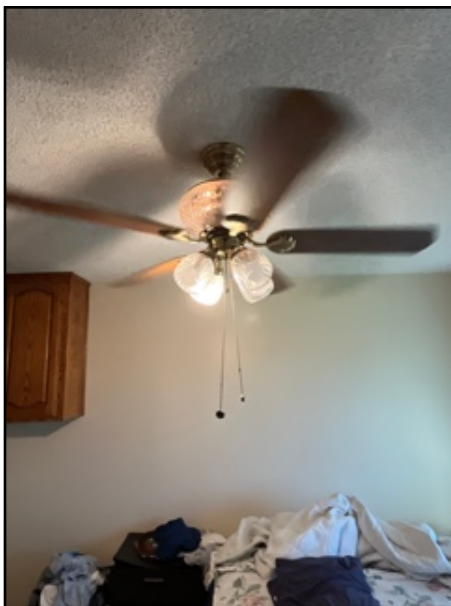


Figure 99-1



Figure 99-2

(Interior continued)



Figure 99-3



Comment 100:

The family room wet bar is operating. Water is leaking at the control valve handles.

No visible leaks under the sink at the wasteline pipes.

Under the wet bar in the cabinet, there is rodent droppings. There are holes in the wall that should be sealed to keep rodents out.



Figure 100-1



Figure 100-2

(Interior continued)



Figure 100-3

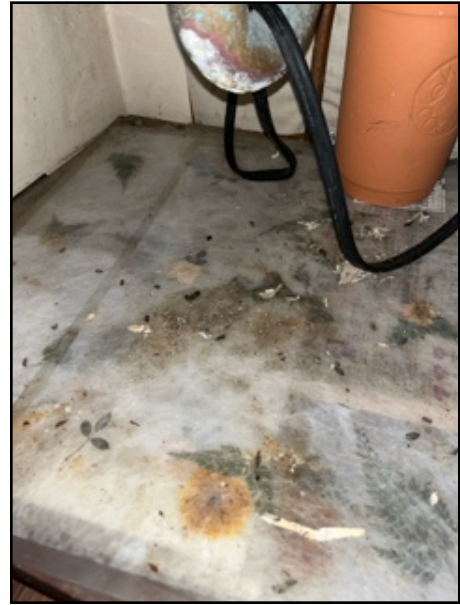


Figure 100-4



Figure 100-5

Kitchen

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Range / Cooktop:

Electric range or cooktop



Comment 101:

The cooktop is locked, and I was unable to operate it.



Figure 101-1



Figure 101-2

Oven :

Electric oven, Built-in oven, Microwave oven

(Kitchen continued)



Comment 102:

The oven bake and broil both heating to appropriate temperatures.



Figure 102-1



Figure 102-2



Figure 102-3

(Kitchen continued)



Comment 103:

The microwave built-in above the oven does not have power and does not work.



Figure 103-1



Figure 103-2



Comment 104:

The microwave is operating and heats a cup of water in 30 seconds. No further test was conducted on the microwave.

Located over the cooktop.



Figure 104-1



Figure 104-2

(Kitchen continued)



Figure 104-3

Cabinets:

Modular wood cabinets



Comment 105:

Cabinet pole knobs are missing. Adjustments are needed to the hinges.



Figure 105-1



Figure 105-2

(Kitchen continued)

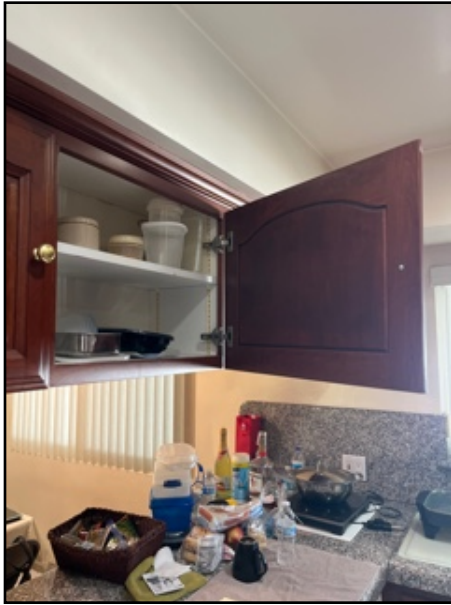


Figure 105-3



Comment 106:
Pull knobs are missing.

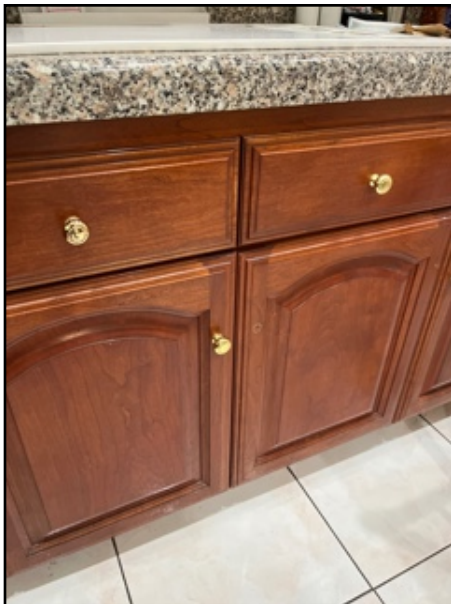


Figure 106-1

Rangehood / Ventilation :

Ventless filtered hood

(Kitchen continued)



Comment 107:
The exhaust fan and light are operating.
The exhaust vents back into the room.



Figure 107-1



Figure 107-2

Kitchen Sink :

Steel enameled sink, Let-in, Washerless faucet

(Kitchen continued)



Comment 108:
The kitchen sink and spray nozzle are operating.



Figure 108-1



Figure 108-2

Refrigerator :

Electric refrigerator

(Kitchen continued)



Comment 109:
The water operates from the refrigerator door.



Figure 109-1

Countertop / Backsplash: Granite (may be simulated)
Lighting And Electric : GFCI protection



Comment 110:
The kitchen outlets are GFCI protected.
There is one outlet that has been taped over. I don't know if the outlet is safe to plug into.

(Kitchen continued)



Figure 110-1



Figure 110-2

Other Appliances :

Compactor, Disposal, Dishwasher



Comment 111:
The dishwasher does not operate.
I recommend replacing the dishwasher.



Figure 111-1



Figure 111-2

(Kitchen continued)



Comment 112:
The trash compactor does not operate.



Figure 112-1



Figure 112-2



Comment 113:
The garbage disposal is noisy and should be replaced.



Figure 113-1



Figure 113-2

Structure

Roof / Floor / Walls:	Site-framed roof system, Plywood/OSB roof sheath, Spaced roof sheathing , 2" x 6" T and G subfloor, Wood framing
Construction Era:	1963 to 1983
Ventilation:	Attic ventilation, Sub-area ventilation
Foundation / Basement :	Bolted sill plate, Concrete foundation
Building Type :	Single family residence
Insulation / Vapor And Moisture Barriers :	Cellulose (loose fill)
Attic Observation Extent And Method :	Partially viewed



Comment 114:

The heating ducts in the attic are sheet metal with insulation wrapped around them.

One or two of the heating ducts are missing its insulation.



Figure 114-1



Figure 114-2

(Structure continued)



Figure 114-3

Attic Access Location: Hall closet ceiling
Sub-Area Observation Extent And Method : Not reviewed



Comment 115:

The crawlspace under the house has an opening that is too small for the average size man to get into.

It is located under the wet bar in the backyard. The plumbing pipes are in the way of getting into the sub area.

The sub area was not inspected. It would be good to have someone check the foundation, the plumbing, the shower pans, and any wood damage.

(Structure continued)



Figure 115-1



Figure 115-2

Attic (Insulation) Floor: 9 to 12 inches



Comment 116:
The attic insulation is blown in between the joist and rafters.



Figure 116-1



Figure 116-2

Report Summary

Irrigation

1) The front yard sprinkler valves are free of leaks.

Most of the PVC piping is above ground and can be damaged or broken.



Figure 2-1



Figure 2-2



Figure 2-3

2) The backyard sprinkler valves appear to be free of leaks. The pool fill valve is presently leaking and is in need of repair.

(Report Summary continued)



Figure 4-1

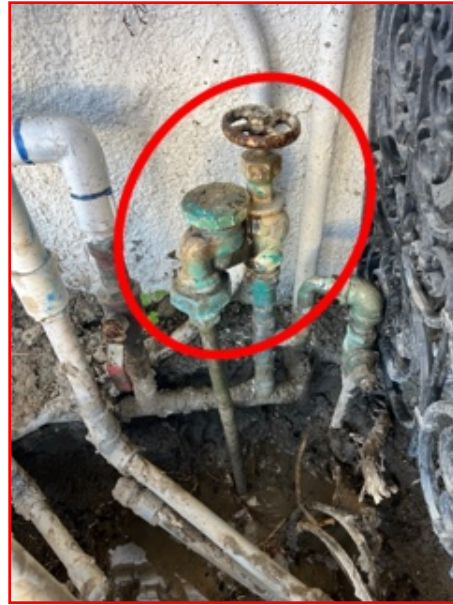


Figure 4-2



Figure 4-3

(Report Summary continued)

Retaining Walls

3) The front planter, retaining walls show cracks between the blocks, and the wall leans slightly.

Repairs can be made to the block wall.



Figure 7-1



Figure 7-2



Figure 7-3

(Report Summary continued)

Misc. Devices / Outbuildings

4) The right side storage shed shows termite damage and wood rot.



Figure 8-1



Figure 8-2



Figure 8-3



Figure 8-4

(Report Summary continued)



Figure 8-5

5) The backyard wet bar sink is not in use.



Figure 9-1

(Report Summary continued)

Fences And Gates

6) The rear block wall shows settling cracks.

The right side block wall shows outlines of settling between the blocks.

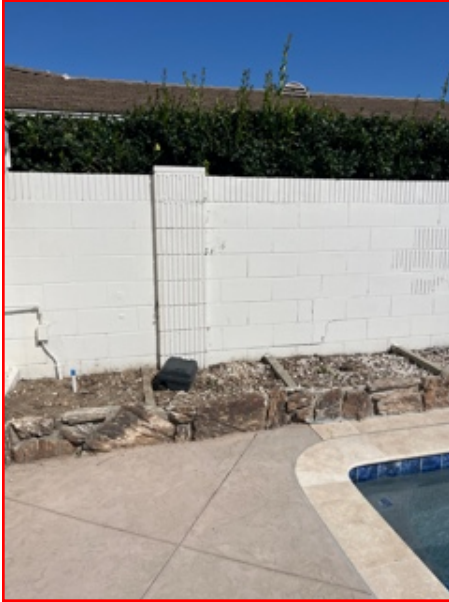


Figure 11-1

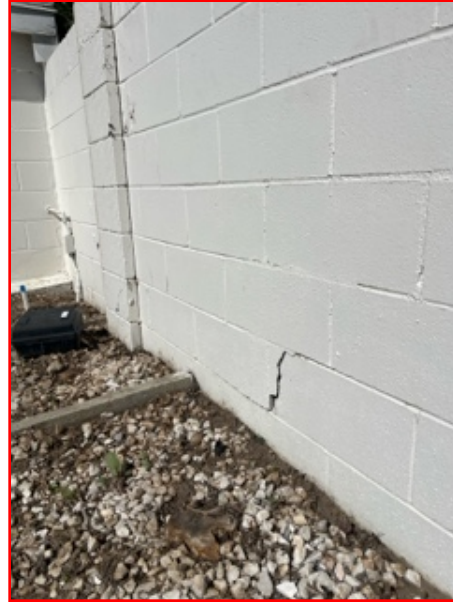


Figure 11-2



Figure 11-3

(Report Summary continued)

Exterior Decks / Balconies / Patios

7) The aluminum patio cover appears to be tight and sound.

The patio cover roof attaches to the house, and there is damage in the eaves because of leaks.



Figure 14-1



Figure 14-2

Grounds / Parking Lighting

8) The Malibu style of lights can be very temperamental and will need ongoing maintenance. There are timer boxes for the lights in the front yard. Many of the lights are solar, and they also can be very temperamental.

(Report Summary continued)



Figure 20-1



Figure 20-2



Figure 20-3

9) The outlet does not have a weather resistant cover plate. This is located in the eaves at the front right corner. At the left side of the house, there is also outlets that do not have weather resistant cover plates.

(Report Summary continued)



Figure 21-1



Figure 21-2



Figure 21-3

(Report Summary continued)

Entry Doors

10) The doorbell chime only dings.



Figure 23-1

Vehicle Doors

11) The tilt up garage door has safety rods down each of the springs. There is no auto reverse sensor for child safety. The opener is old and recommend upgrading.



Figure 26-1

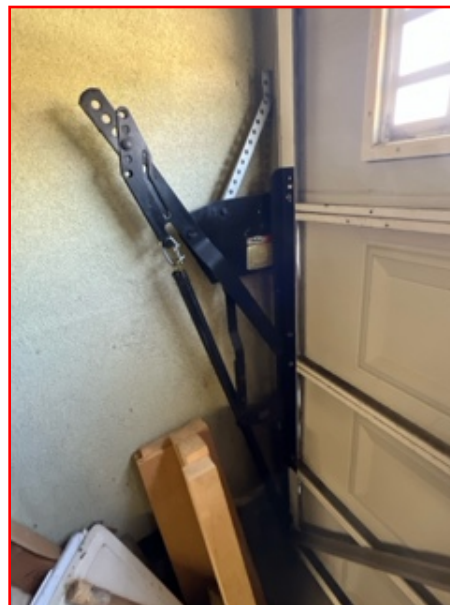


Figure 26-2

(Report Summary continued)



Figure 26-3

Wall Cladding (Siding)

12) The front wood siding shows paint peeling exposing bare wood.



Figure 28-1



Figure 28-2

(Report Summary continued)



Figure 28-3

13) The stucco on the house at the rear shows flaking and crumbling. Repairs are needed at this time.



Figure 30-1



Figure 30-2

(Report Summary continued)

Exterior Wall Flashing And Trim, Eaves, Soffits And Fascia Porches And Railings

14) The ease at the rear of the house show wood damage and rocked because of the installation of the patio cover.



Figure 31-1



Figure 31-2



Figure 31-3

(Report Summary continued)

Roof Review Method

15) The front right corner tile is broken.

There is a second broken tile at the right side front corner.



Figure 33-1

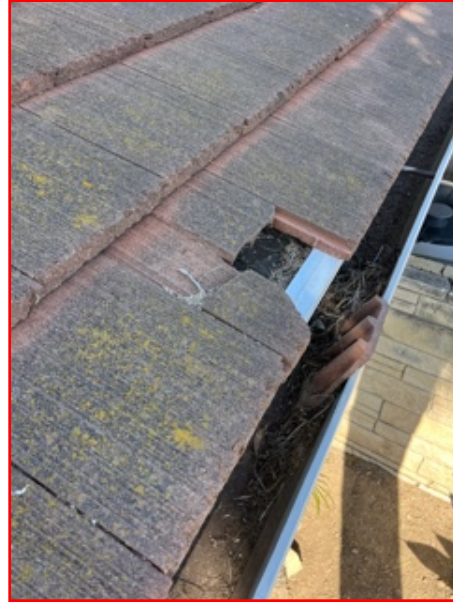


Figure 33-2

16) There are several broken tiles at the left side of the house near the valley area.



Figure 34-1



Figure 34-2

(Report Summary continued)



Figure 34-3

17) The rear roof shows broken roof tiles.



Figure 35-1



Figure 35-2

(Report Summary continued)



Figure 35-3

18) The garage roof also shows broken roof tiles.



Figure 36-1



Figure 36-2

(Report Summary continued)

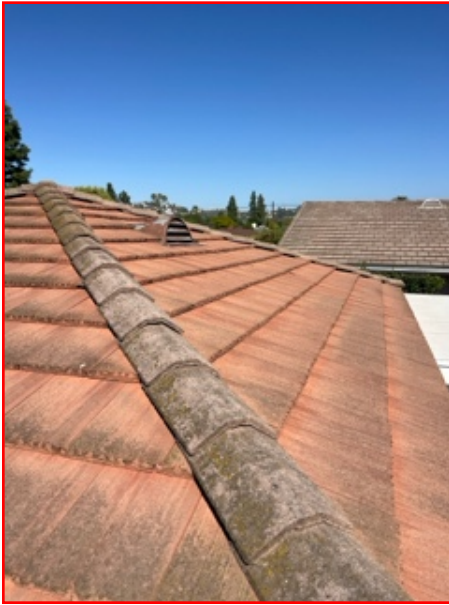


Figure 36-3

19) The flat roof over the garage/rear storage and room appears to be in overall good condition. There are water marks, indicating rainwater is pooling on this roof. Repairs are needed at this time.

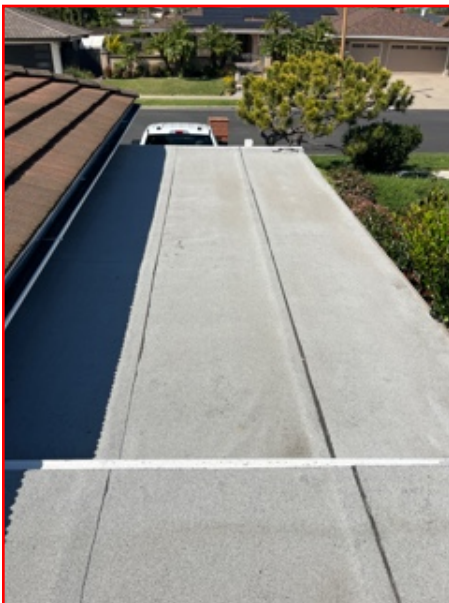


Figure 37-1



Figure 37-2

(Report Summary continued)



Figure 37-3

20) In the storage room behind the garage, the ceiling/plywood shows water stains from the flat roof.



Figure 38-1

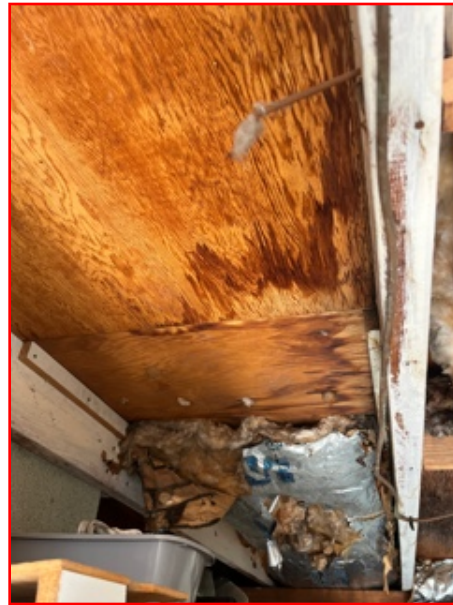


Figure 38-2

(Report Summary continued)



Figure 38-3

Cooling / Ventilation Systems

21) The outside condenser was installed in 2022. The unit uses the R410 A Freon. The condenser does not fit in the planter and has to have blocks stacked to support it from hanging over the edge.



Figure 39-1

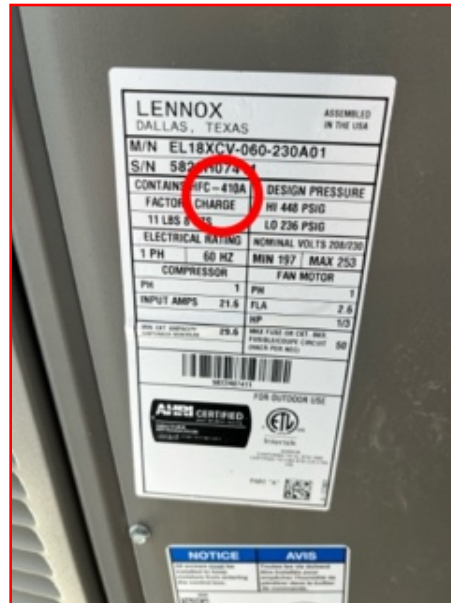


Figure 39-2

(Report Summary continued)

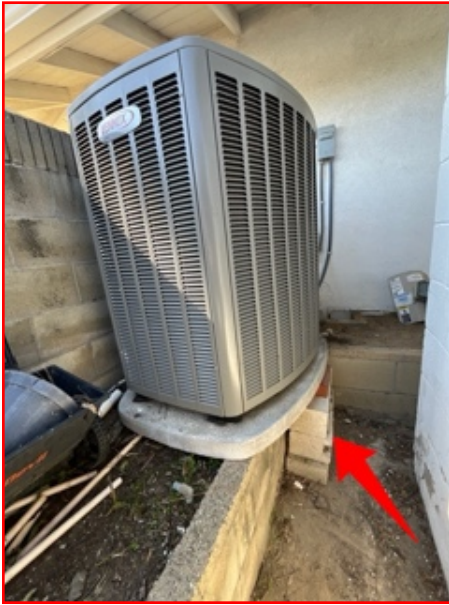


Figure 39-3

Heating Systems

22) The electric heater in the garage does not operate.



Figure 42-1

(Report Summary continued)

Chimney Interior Review Method(s)

23) The chimney does not have spark arrestors installed.



Figure 47-1

Pumps / Lights / Electrical

24) The pump motor is quiet and free of leaks.

There is not a ground wire attached to the pump motor or the heater.



Figure 53-1



Figure 53-2

(Report Summary continued)

Installed Safety Devices

25) The gates going into the backyard are not self closing and latching. This does not meet the child safety codes.



Figure 56-1



Figure 56-2

Laundry Facilities

26) The laundry electrical 220 does not have power. The washer hook up valves are free of leaks. I recommend vacuuming, the dryer vent of lint and debris.



Figure 57-1

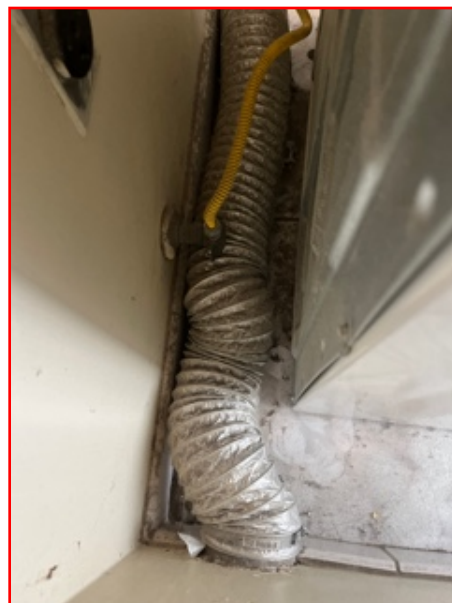


Figure 57-2

(Report Summary continued)



Figure 57-3

Water Heater / Water Softener

27) The bedroom hall water heater has two earthquake straps securely mounted. The pressure relief valve does not have a downspout pipe. The base of the closet shows subterranean termite mud tunnels. The gas line does not have a sediment trap. The water heater is not sitting in an overflow pan with a drain to the exterior. The water heater is old and nearing the end of its life.



Figure 58-1



Figure 58-2

(Report Summary continued)



Figure 58-3

28) The water heater closet shows subterranean termites.



Figure 59-1

29) The water heater off the laundry room has two earthquake straps securely mounted. The gas line does not have a sediment trap installed. The pressure relief valve does not have a downspout to the floor.

(Report Summary continued)



Figure 60-1



Figure 60-2



Figure 60-3

(Report Summary continued)

Main Water Valve And Source

30) The main water shut off is located at the front of the house. The exterior hose bib does not have an antisiphon device installed.



Figure 62-1



Figure 62-2

31) The water pressure is slightly low at 48 psi. The water pressure should be between 60 and 75 psi.

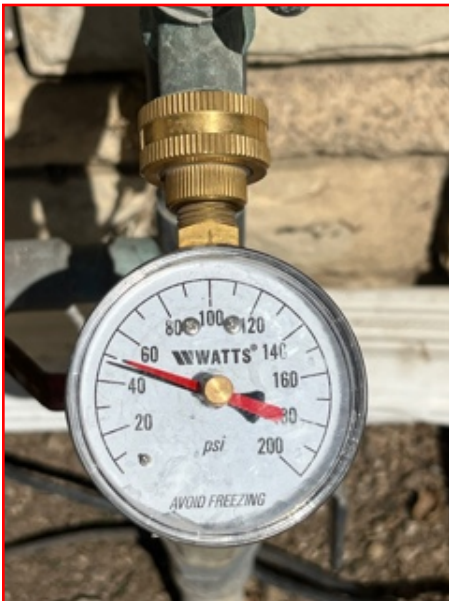


Figure 63-1

(Report Summary continued)

Sewage Disposal / Sump Drain

32) No clean out was located on the property.

Grounding Method, Etc.

33) The front porch electrical outlet is missing its weather resistant cover plate. The outlet is not GFCI protected.



Figure 69-1

34) At the rear of the garage, there is a storage shed that has electrical romex wiring exposed and not in conduit. The old light fixture is in need of repair.

(Report Summary continued)



Figure 71-1



Figure 71-2

35) The laundry porch light does not have a glass globe.



Figure 72-1

36) The bedroom hall outlet cover plate is broken.

(Report Summary continued)



Figure 73-1

37) In the family room near the wet bar there are two electrical outlets that have reverse polarity. Another outlet that's close to the wet bar should be GFCI protected.



Figure 74-1



Figure 74-2

38) At the rear right corner of the house, there's a light switch exposing electrical wiring that is disconnected. I am uncertain what this was used for.

(Report Summary continued)



Figure 75-1



Figure 75-2

Bathtub Type

39) The master bathroom tub spout is operating. The tub drains well. The showerhead appears to be leaking and may need replacement.



Figure 77-1



Figure 77-2

(Report Summary continued)

Shower Floor Type

40) The hall bathroom shower floor tile and grout appear to be in need of cleaning and removing hair from the drain.



Figure 78-1



Figure 78-2

(Report Summary continued)

Tub / Shower walls

41) The master bathroom, shower tiles show cracks that have been sealed with caulking.



Figure 83-1



Figure 83-2

Tub / Shower Enclosures

42) The master bathroom shower enclosure only has one door that operates.



Figure 84-1



Figure 84-2

(Report Summary continued)

Plumbing Etc.

43) The hall bathroom showerhead is leaking at the gooseneck fitting.



Figure 85-1

Extra Heating / Elec.

44) The bathroom outlets are not GFCI protected.



Figure 86-1

45) The master bathroom electrical outlet has reverse polarity.

(Report Summary continued)



Figure 87-1

Wash Basins

46) The hall bathroom left side sink drains slowly. Drano is present below the sink cabinet. The waste line pipe is heavily corroded and should be replaced.



Figure 88-1



Figure 88-2

(Report Summary continued)



Figure 88-3

47) The hall bathroom right side sink faucet is not securely mounted.



Figure 89-1



Figure 89-2

48) The master bathroom sink is draining slowly. The wasteline pipe appears free of leaks.

(Report Summary continued)



Figure 90-1

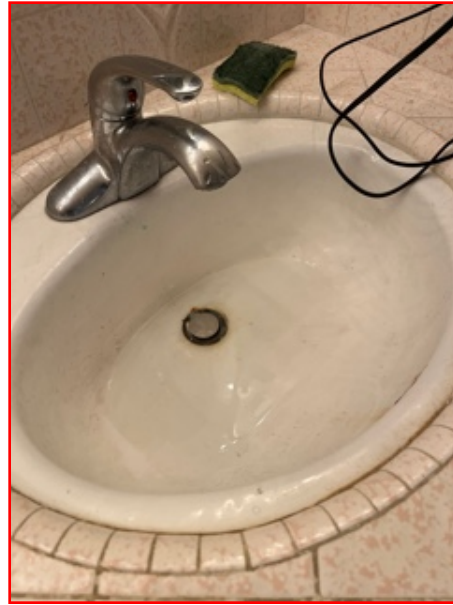


Figure 90-2



Figure 90-3

49) The half bathroom off of the laundry room shows cracks in the basin around the drain. Repairs are needed at this time.

(Report Summary continued)



Figure 91-1



Figure 91-2



Figure 91-3

(Report Summary continued)

Walls And Ceilings

50) The two car garage ceiling shows acoustic peeling and flaking.

This home has sprayed acoustic ceilings. Homes that are built before 1978 have the potential of having some levels of asbestos in the acoustic ceiling.

A certified asbestos inspection can take a sample of the ceiling and give you a report of their findings.

If it is confirmed that the ceiling has asbestos, it should not be disturbed.

The removal of the acoustic ceiling should be performed by a licensed trained professional.



Figure 92-1



Figure 92-2

(Report Summary continued)



Figure 92-3

51) Evidence of rainwater intruding into the room. The roof shows evidence of pooling water in this location.



Figure 93-1

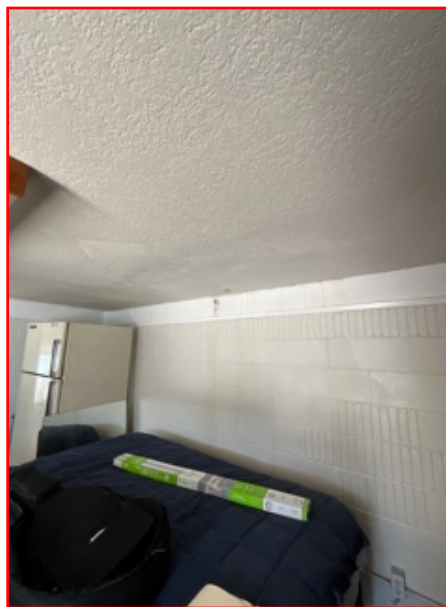


Figure 93-2

52) The laundry room wall shows paint peeling. This can be caused from humidity and heat from the dryer vent.

(Report Summary continued)

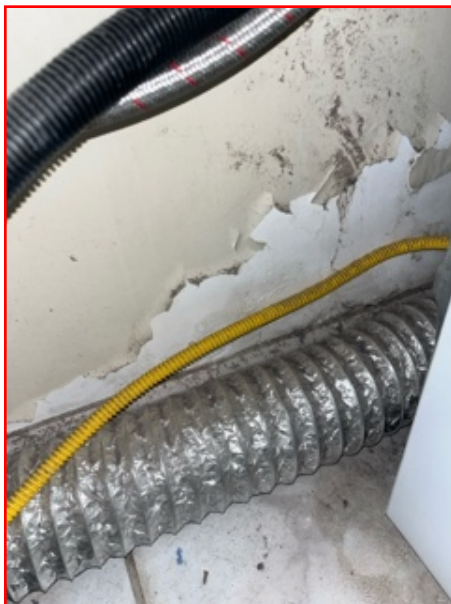


Figure 96-1

Misc. Systems

53) Some of the smoke detectors appear to be older than 10 years. Smoke detectors should be upgraded to the 10 year battery devices. In the hall, there is a carbon monoxide detector installed.



Figure 97-1



Figure 97-2

(Report Summary continued)



Figure 97-3

54) The family room wet bar is operating. Water is leaking at the control valve handles. No visible leaks under the sink at the wasteline pipes. Under the wet bar in the cabinet, there is rodent droppings. There are holes in the wall that should be sealed to keep rodents out.



Figure 100-1



Figure 100-2

(Report Summary continued)



Figure 100-3

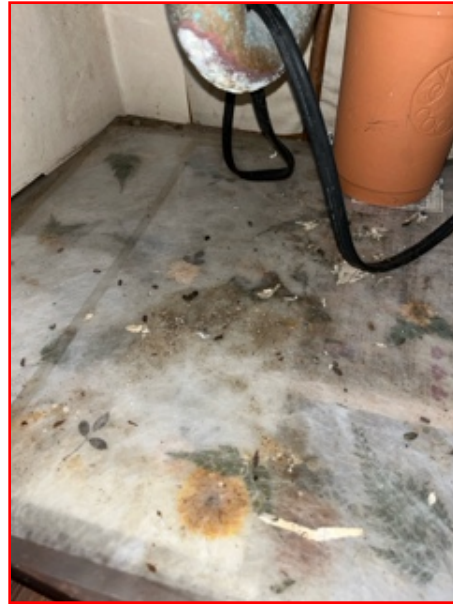


Figure 100-4



Figure 100-5

(Report Summary continued)

Range / Cooktop

55) The cooktop is locked, and I was unable to operate it.



Figure 101-1



Figure 101-2

Oven

56) The microwave built-in above the oven does not have power and does not work.



Figure 103-1



Figure 103-2

(Report Summary continued)

Cabinets

57) Cabinet pole knobs are missing. Adjustments are needed to the hinges.



Figure 105-1



Figure 105-2



Figure 105-3

58) Pull knobs are missing.

(Report Summary continued)

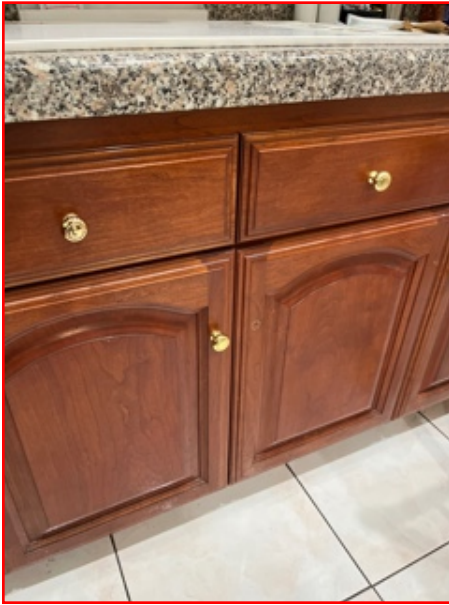


Figure 106-1

Rangehood / Ventilation

59) The exhaust fan and light are operating.
The exhaust vents back into the room.



Figure 107-1



Figure 107-2

(Report Summary continued)

Lighting And Electric

60) The kitchen outlets are GFCI protected.

There is one outlet that has been taped over. I don't know if the outlet is safe to plug into.



Figure 110-1



Figure 110-2

Other Appliances

61) The dishwasher does not operate.

I recommend replacing the dishwasher.



Figure 111-1



Figure 111-2

(Report Summary continued)

62) The trash compactor does not operate.



Figure 112-1



Figure 112-2

63) The garbage disposal is noisy and should be replaced.



Figure 113-1



Figure 113-2

(Report Summary continued)

Attic Observation Extent And Method

64) The heating ducts in the attic are sheet metal with insulation wrapped around them. One or two of the heating ducts are missing its insulation.



Figure 114-1



Figure 114-2



Figure 114-3

(Report Summary continued)

Sub-Area Observation Extent And Method

65) The crawlspace under the house has an opening that is too small for the average size man to get into.

It is located under the wet bar in the backyard. The plumbing pipes are in the way of getting into the sub area.

The sub area was not inspected. It would be good to have someone check the foundation, the plumbing, the shower pans, and any wood damage.



Figure 115-1



Figure 115-2