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PROPERTY INSPECTION V 5.0

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05/04/2026

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1: GENERAL INFORMATION / OVERVIEW

		IN	NI	NP
1.1	General	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

General: Utilities ON/Off

All utilities were on at the time of the inspection.

General: Comment Keys and Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this property. Any findings / comments that are listed under **"Health and Safety / Major"** by the inspector suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = The item, component or system was visually inspected and if no other comments were made, then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = The item, component or system was not inspected and no representations made of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = The item, component or system is not in this building.

Findings = The item, component or system was inspected and a concern, observation and/or deficiency was found and falls under one of the categories below.

Note = The item or discovery indicated is considered cosmetic, nuisance or is "For Your Information". The items, although should be repaired, are not considered to be in need of immediate repair. Any items or recommendations in this category should not be considered as an enforceable repair or responsibility of the sellers, but designed only to provide you with specific information about the property.

Minor = The item, component, or system while perhaps functioning as intended is in need of **minor** repair, service, or maintenance; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; or considerations should be made in upgrading the item, component, or system to enhance the function, efficiency and / or safety. Items falling into this category can frequently be addressed by a contractor or **handyman** and are considered to be routine maintenance (DIY) or recommended upgrades.

Moderate = The item, component, or system while perhaps functioning as intended is in need of **moderate** repair, service; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; or considerations should be made in upgrading the item, component, or system to enhance the function, efficiency and / or safety. Items falling into this category can frequently be addressed by a **handyman or a qualified contractor** and are not considered routine maintenance or DIY items.

Health and Safety / Major = The item, component or system poses a safety concern to occupants in or around the building. Some listed concerns will be considered acceptable for the time period of construction but pose a current risk.

The item, component or system is **Not** functioning as intended, or needs further evaluation by a specialized qualified licensed contractor or can cause damage to the structure. Items, components or units that can be repaired to satisfactory condition may not need replacement.

PHOTOS - Can represent one or more areas. As the comment may detail a specific area or areas. Photos are in the report to provide a visual aid not a definite . They are used to help see what the inspector sees. If report says one or more areas make sure that whom ever may be doing repairs or the work checks to make sure what needs to be corrected or done. They person or company making the corrections may also find underlying issues that were not present at the time of the inspection.

General: Interiors

Our inspection of the interior included a visual examination for structural and safety deficiencies. Please note that only a representative sample of accessible components was inspected.

The inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows,separation walls, ceilings, doors,between a dwelling unit and an attached garage or dwelling unit. The inspector shall observe sumps. The inspector shall: Operate a representative number of primary windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments, household appliances, recreational facilities or another dwelling unit.

General: Moisture Meter Information

FYI - A moisture meter was used where necessary to confirm or rule out the presence of moisture. Any pictures, including a moisture meter, should be seen as qualitative readings only. It will be the job of repairing contractors to determine the quantifiable readings of moisture, the extent of the moisture, and its source. Rule of thumb reading are as follows:

- 16-19% - Fungal growth and mold can grow, thrive, and produce spores.
- 20-26% - Wood Decay begins.
- 27%+ - Wood Decay rapidly accelerates.
- 30%+ - FSP The fiber saturation point has been reached, and the wood is fully saturated with water/moisture.

General: Specialty Tools Information

LMT - Specialty tools, testers, meters, and the like may have been used during this inspection and photographed in this report. The use of any of these tools is beyond the scope of an inspection and was done as a courtesy to provide you with as much information as possible about the property.

Quantitative readings will not be provided in this report. Although readings or other quantitative values may be represented in photographs, these values should not be wholly relied upon as they can change from day to day, with differing conditions.

General: Overview

An inspection is a non invasive, visual examination of the accessible areas of the property, designed to identify areas of concern within specific systems or components defined by the CCPIA/InterNACHI Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property. This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

General: Notes

Note: California has seasonable rains which occur at the end and the beginning of each calendar year. Occasionally, the rainfall is exceptionally high. This is called an El Nino year. In recent years Southern California has been going through a drought. During drought periods many conditions visible following rains do not appear. The duty of a property inspector is to disclose visible conditions. If a condition is not visible it cannot be reported.

Note: Read the Standards of Practice set forth by the InterNational Association of Certified Home Inspectors/ Certified Commercial Property Inspectors for an insight into the scope of the inspection.

Note: The inspection represents the condition of the visually inspected areas of the property on the date of the inspection. Component conditions may change between the date of the inspection and the title transfer date. A thorough walk-through prior to title transfer helps protect against unexpected surprises, and is recommended. **The purchase of a warranty (if available) is recommended.**

Notice to Third Parties: This report is copyright protected. This report is the exclusive property of Trident Inspection Group and the Client(s) listed above and is not transferable to any third parties or subsequent buyers. Our Inspection and this report have been performed with a written contract agreement that limits its scope and usefulness. Unauthorized recipients are therefore advised not to rely upon this report, but rather to retain the services of an appropriately qualified property inspector of their choice to provide them with their own inspection and report. Liability under this report is limited to the party identified on the cover page of this report.

Note: For the purpose of this report, all directional references (left, right, rear, front) are based on when facing the front of the structure as depicted in the cover image above.

Note: The client is advised that a mold inspection / testing be performed by a qualified specialist if any evidence of past or current water leaks (plumbing, roof, intrusion or otherwise) are reported by the inspector.

ENVIRONMENTAL CONDITIONS: Client agrees what is being contracted for is a building inspection and not an environmental evaluation. The inspection is not intended to detect, identify, or disclose any health or environmental conditions regarding this building or property, including, but not limited to: the presence of asbestos, radon, lead, urea-formaldehyde, fungi, molds, mildew, feces, urine, vermin or pests, PCBs, "Chinese drywall" or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or building materials. The Inspector is not liable for injury, health risks, or damage caused or contributed to by these conditions. If concerned with any of these conditions a professional in that field should be hired prior to the end of your contingency period for further examination.

TYPOGRAPHICAL ERRORS: This report is proofread before sending it out, but typographical errors may be present. If any errors are noticed, please feel free to contact me for clarification.

Please acknowledge to me once you have completed reading this report. At that time I will be happy to answer any questions you may have, or provide clarification. Non-acknowledgement implies that you understood all information contained in this report.

INACCESSIBLE AREAS: In the report, there may be specific references to areas and items that were inaccessible or only partly accessible. I can make no representations regarding conditions that may be present in these areas that were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions or hidden damage may be found in these areas.

QUALITATIVE vs QUANTITATIVE: An inspection is not quantitative, when multiple or similar parts of a system, item, or component are found to have a deficiency, the deficiency will be noted in a qualitative manner such as "multiple present" etc. A quantitative number of deficient parts, pieces, or items will not be given as the repairing contractor will need to evaluate and ascertain the full amount or extent of the deficiency or damage. This is not a technically exhaustive inspection.

REPAIRS VERSUS UPGRADES: I inspect properties to today's safety and building standards. Therefore some recommendations made in this report may have not been required when the property was constructed. Building standards change and are improved for the safety and benefit of the occupants of the property and any repairs and/or upgrades mentioned should be considered for safety, performance, and the longevity of the properties items and components. Although, I will address some recommended upgrades in the report, this should not be construed as a full listing of items that could potentially be upgraded. To learn of **ALL** the ways the building could be brought up to today's building and safety standards, full and exhaustive evaluations should be conducted by qualified tradespeople.

CONTRACTORS / FURTHER EVALUATION: It is recommended that licensed professionals be used for repair issues as it relates to the comments in this report, and copies of receipts are kept for warranty purposes. The use of the term "Qualified Person" in this report relates to an individual, company, or contractor whom is either licensed or certified in the field of concern. If I recommend evaluation or repairs by contractors or other licensed professionals, it is possible that they will discover additional problems since they will be invasive with their evaluation and repairs. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and/or exhaustive list of problems, or areas of concern.

CAUSES of DAMAGE / METHODS OF REPAIR: Any suggested causes of damage or defects, and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the property, and in my opinion only from the standpoint of a visual inspection, and should not be wholly relied upon. Contractors or other licensed professionals will have the final determination on the causes of damage/deficiencies, and the best methods of repairs, due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

General: Thermal Imaging

Note: A Thermal Imaging camera may be used as a means of evaluating certain suspect issues or systems. Any anomalies found are always verified by other means such as a moisture meter. Moisture must be present for infrared thermography to locate its existence. During dry times a leak may still be present but undetectable if materials have no moisture present. **Thermal Imaging is not X-ray vision, cannot see through walls and cannot detect mold.** An infrared camera may be used for specific areas or visual problems, and should not be viewed as a full thermal scan of the entire building. Additional services are available at additional costs and would be supplemented by an additional agreement/addendum. Temperature readings displayed on thermal images in this report are included as a courtesy and should not be wholly relied upon as an inspection is qualitative, not quantitative. These values can vary +/- 4% or more of displayed readings, and these values will display surface temperatures when air temperature readings would actually need to be conducted on some items which is beyond the scope of a property inspection. If a full thermal scan of the building is desired, please reach out to me schedule this service.

Limitations

General

INTERIOR LIMITATIONS

General

UTILITIES ON/OFF

Water On, Electricity On, Gas On

Any utilities that are off during the inspection will limit the inspection of any devices requiring water, gas, or electricity.

2: INSPECTION DETAILS - PROPERTY INSPECTION

		IN	NI	NP
2.1	General	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

General: Type of Building
Townhouse/Condo, Attached

General: How Many Levels
1

General: In Attendance
Client, Client's Agent

General: Weather Conditions
Clear

General: Left Side

General: Right Side

General: Streetview

Limitations

General

CLIENTS REPORT

This report is for the person(s) named in the Client section only. Unauthorized use is prohibited without said Client(s) and Trident Inspection Group permission. Liability under this report is limited to the party identified on the cover page of this report.

3: ENVIRONMENTAL CONCERNS

		IN	NI	NP
3.1	Odors Present	X		
3.2	Fungal Growth	X		
3.3	Pest/Insect/Wildlife Concerns		X	
3.4	Rodent/Vermin Concerns		X	

IN = Inspected NI = Not Inspected NP = Not Present

Information

Odors Present: Odor(s) Present

No Discernible Odors

Fungal Growth: Fungal Growth Presence

Not at Visible Portions

Odors Present: Odors Information

If any odors are noticed in the home I will include them in this section with recommendations made as needed. If no additional information is included in this report in respect to odors, then no discernible odors were present or noticed in the home at the time of inspection.

Fungal Growth: Fungal Growth and Mold Information

EXCL - In accordance with the Standards of practice reporting on the presence of mold is excluded from this inspection. **If I see obvious signs of fungal growth, I will recommend further evaluation and testing as a courtesy, but these individual references should not be construed as an all-inclusive listing of areas of fungal growth present**. Furthermore, the removal of personal belongings or any remodeling or repairs that may take place in the future may reveal fungal growth or mold that was not visible at the time of inspection. **If mold is a concern, you are advised to have a mold inspection and indoor air quality testing conducted by a certified mold inspector or industrial hygienist prior to the end of your inspection contingency period.**

Pest/Insect/Wildlife Concerns: WDO - Termite Inspection Recommended

EXCL - Inspecting for, and reporting on the presence of WDO activity (wood destroying organisms) including but not limited to; termites, powder post beetles, carpenter ants, carpenter bees, etc. is beyond the scope of an inspection, is excluded by the Standards of Practice, and is excluded from this inspection. **It is highly recommended that you have a WDO-Termite inspection prior to the end of your inspection contingency period. Any comments made in this report in regards to any such activity was done as a courtesy only, should not be viewed as an all-inclusive listing of activity, and requires further evaluation by a licensed pest control company.**

4: FINAL CHECKLIST

		IN	NI	NP
4.1	Oven/Cooktop	X		
4.2	Water Fixtures	X		
4.3	GFCI Receptacles	X		
4.4	Electrical Panel(s)	X		
4.5	Dishwasher	X		
4.6	Thermostat	X		
4.7	Lights Off	X		
4.8	Doors Locked	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Oven/Cooktop: Photo of Oven/Cooktop in Off Position

Oven/Cooktop: Oven/Cooktop Turned Off

Yes

GFCI Receptacles : All GFCI Receptacles Reset?

Yes

Electrical Panel(s): Photo of Panel Prior to Leaving

Thermostat: Thermostat Initial Setting

Off

Thermostat: Thermostat Setting After Testing

Off

Thermostat: Photo Of Thermostat After Testing

Lights Off: All Lights Turned Off?

Yes

Doors Locked: All Exterior Doors Locked?

Agent Locked Up

Water Fixtures: **Water Fixtures Off**

All water fixtures in the home were left in the off position after testing.

Dishwasher: **Dishwasher Final Check**

The dishwasher was turned off upon leaving, and the floor preceding it was checked to ensure no leaking was present.

5: UTILITY SHUT OFF LOCATIONS

		IN	NI	NP
5.1	General	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

General: **Electric Service: Main Disconnect Location & Photo**
Rear Right

General: **Gas/LP: Main Gas Shutoff Valve Location**
Rear Left

6: THERMAL IMAGING

		IN	NI	NP
6.1	Thermal Imaging Information	X		
6.2	Interior Surfaces	X		
6.3	HVAC Ductwork	X		
6.4	Electrical Components	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Thermal Imaging Information:

Thermal Imaging Scan Type

Limited Scan

Thermal Imaging Information: Thermal Imaging Info - Limited Scan

LMT - An infrared camera was used for specific areas or to rule out or confirm presumed concerns and the camera's use should not be viewed as a full thermal scan of the structure. The use of the IR camera was done so at my discretion to provide as much information as possible, as its use exceeds the scope of an inspection. ***A full thermal scan of the structure is available at an additional cost and would be supplemented by an additional agreement and fee.***

Temperature readings displayed on thermal images in this report are included as a courtesy and should not be wholly relied upon as the inspection is qualitative, not quantitative. These values can vary +/- 2% or more of displayed readings. These values will also display surface temperatures when air temperature readings would actually need to be conducted on some items, which is also beyond the scope of a building inspection.

7: CRACKING, SETTLEMENT, & MOVEMENT (CSM)

		IN	NI	NP
7.1	General Information - CSM	X		
7.2	Exterior Hardscapes & Flatwork - CSM	X		
7.3	Exterior Walls - CSM	X		
7.4	Interior Areas - CSM	X		
7.5	Foundation Walls - CSM	X		
7.6	Slab Foundation - CSM	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Exterior Hardscapes & Flatwork - CSM: Hardscape Cracks Present?
No

Exterior Walls - CSM: Exterior Wall Crack(s) Present?
Not at Visible Portions

Interior Areas - CSM: Interior Indications of CSM's Present
No

Foundation Walls - CSM: Foundation Wall Crack(s) Present?
Not at Visible Portions

General Information - CSM: Cracking, Settlement, & Movement Information

This section of the report will focus on concerns and/or deficiencies in association with cracking, settlement, or movement. The exterior, interior, and foundation areas were inspected at visible portions focusing on any cracking and indications of movement or settlement. No visible indications of these conditions were present at the time of inspection unless otherwise noted in this report.

CSM - This acronym will be used in areas of this report to shorten the reference for **"Cracking, Settlement, and Movement"**.

Exterior Hardscapes & Flatwork - CSM: Hardscape/Flatwork Cracking Information

LMT - Exterior hardscapes and flatwork were inspected for cracking and indications of movement and settlement. The acceptability of any cracking is dependent upon the client and is beyond the scope of a home inspection. Cracks will be reported as being minor, moderate, or significant in nature as they appeared on the day of the inspection and associated repairs are the decision of the client. Cracking to any degree is the result of some underlying condition which can include but is not limited to: improper preparation of the slab's support (soil, aggregate, foundation), improper concrete mixtures, undermining/erosion of the soil supporting the slab, the lack of relief, control, and/or expansion joints, etc. Lastly cracking can continue to worsen if left unrepaired and for this reason alone, evaluation and repairs to any cracking mentioned in this report is recommended to be performed by a qualified contractor.

Interior Areas - CSM: Interior CSM Information

The interior of the structure was inspected looking for any indications of movement or settlement. This can include cracking of drywall or plaster over windows and doors, on ceilings, and other areas. The floors were also inspected to ensure they were visibly level. No indications of movement or settlement was visibly present unless otherwise noted in this report.

Foundation Walls - CSM: Foundation Wall Cracks Information

LMT - The foundation walls were inspected for cracking, settlement, and movement at visible portions and any such conditions will be listed in this report if visibly present.

CSM's are reported on by their presence and visual condition as existing at the time of inspection only. Determining the acceptability of foundation CSM's is beyond the scope of a home inspection, as determining a crackings cause, recent activity, and severity requires invasive inspections, quantitative measurements, and consultations with the seller(s) regarding its history.

A major limiting factor is the recent activity of cracking; it is not possible during a home inspection to determine if a crack has been present for years or longer with no continual movement or if it is still active. And honestly, no one can truly tell you that a crack is not active other than time itself. Most structural engineers I have seen that evaluate cracking will recommend monitoring the area for further movement over a period of time.

It is recommended to consult with the seller(s) regarding any cracking activity and having an evaluation conducted by a foundation contractor or structural engineer. Foundation contractors can quote repairs on basically any crack no matter their severity; if you want any cracks repaired and/or to ensure no further movement occurs (stabilization), you are advised to obtain quotes from a foundation contractor before the end of your inspection contingency period.

Any references to cracks on foundation walls below grade will need to be sealed at a minimum by a qualified person to prevent the possibility of moisture/water infiltration, regardless of the size of the crack.

8: MAJOR SYSTEMS

		IN	NI	NP
8.1	General Information - HVAC	X		
8.2	Air Supply Information	X		
8.3	Heating Equipment	X		
8.4	Cooling Equipment	X		
8.5	Thermostat	X		
8.6	Distribution System	X		
8.7	Chimneys and Fireplaces	X		
8.8	Smoke Detectors	X		
8.9	Carbon Monoxide Detectors	X		
8.10	Disclosures	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Heating Equipment: Unit Was working properly at time of inspection?
No

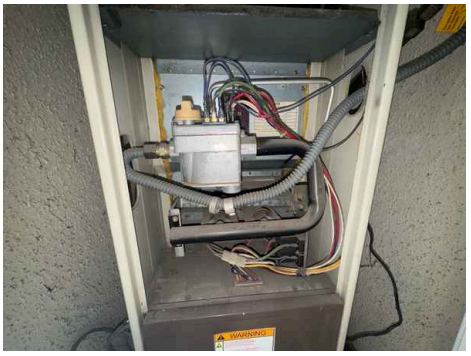
Heating Equipment: Heat System Brand
Carrier

Heating Equipment: Location
Dining Room Closet

Heating Equipment: Heat Type
Forced Air

Heating Equipment: Disconnects
Gas Shut Off

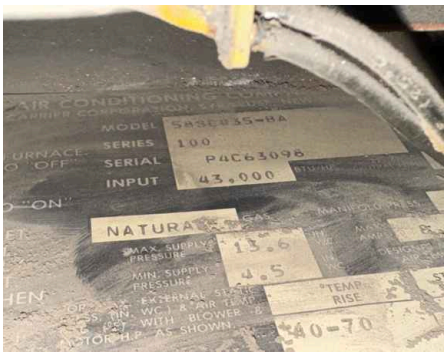
Heating Equipment: Energy Source
Natural Gas



Heating Equipment: Data Plate

Heating Equipment: Manufacture Date - 1994

Cooling Equipment: Unit Was working properly at time of inspection?
no

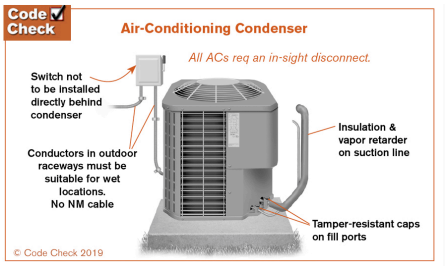


Cooling Equipment: Central Air Brand

Unknown

Cooling Equipment: Location

Roof



Cooling Equipment: Energy Source/Type

Unknown

Thermostat: Location

Dining Area

Distribution System: Ductwork

Inaccessible

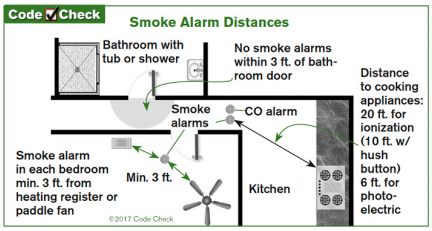
Chimneys and Fireplaces: Fireplace Type

Gas, Inoperable

Recommend referring to manufactures instructions prior to use

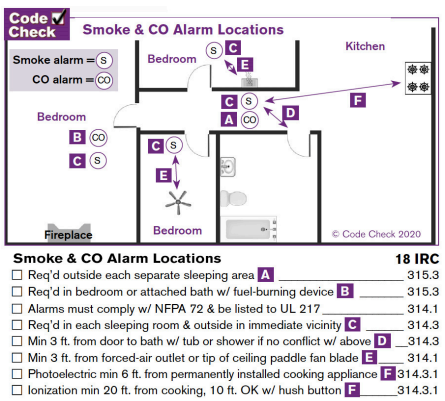
Smoke Detectors: Locations

Living room



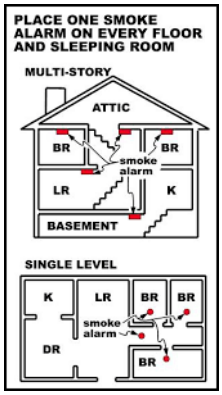
Carbon Monoxide Detectors: Locations

Dining area



Smoke & CO Alarm Locations **18 IRC**

- ☐ Req'd outside each separate sleeping area A _____ 315.3
- ☐ Req'd in bedroom or attached bath w/ fuel-burning device B _____ 315.3
- ☐ Alarms must comply w/ NFPA 72 & be listed to UL 217 _____ 314.1
- ☐ Req'd in each sleeping room & outside in immediate vicinity C _____ 314.3
- ☐ Min 3 ft. from door to bath w/ tub or shower if no conflict w/ above D _____ 314.3
- ☐ Min 3 ft. from forced-air outlet or tip of ceiling paddle fan blade E _____ 314.1
- ☐ Photoelectric min 6 ft. from permanently installed cooking appliance F 314.3.1
- ☐ Ionization min 20 ft. from cooking, 10 ft. OK w/ hush button F _____ 314.3.1



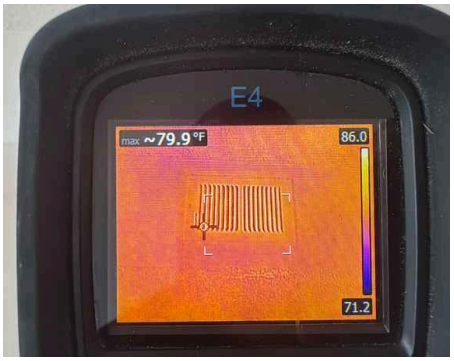
Air Supply Information: Air Supply Information

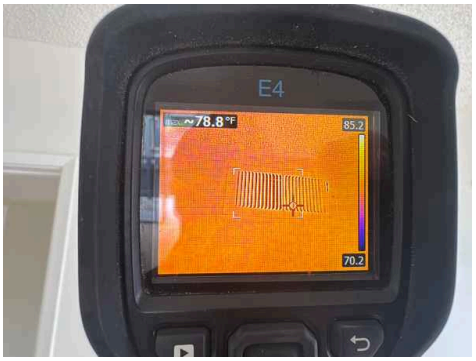
An infrared camera was used to show the system(s) responded to normal operating controls, at the time of inspection. **These images are not intended to show the exact temperature differential produced, the efficiency, or performance of the system, which lies beyond the scope of a home inspection.** HVAC thermometers (wet bulb) are required for accurate readings, and measurement points would be carried out at a different location by an HVAC contractor. Typical temperature differentials between return and supply air is 12 - 20 degrees in cooling mode, and 15 - 25 degrees in heating mode. Several factors can affect these numbers, such as, but not limited to: indoor ambient air temperature, exterior ambient air temperature, humidity, cleanliness of the air filter and evaporator, etc.

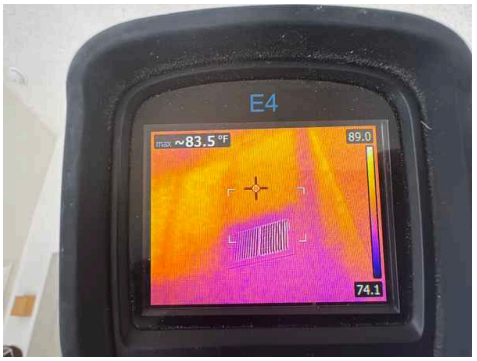
Distribution System: Distribution Ok

All accessible and visible ducts, fans, supports, air filters, registers, and fan coil units were in acceptable condition and performing their intended function on the day of the inspection.

Distribution System: Pictures of Air Conditioning Temperatures at Register & Intake







Chimneys and Fireplaces: FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS: GENERAL INFO*

Note: Our inspection of chimneys is that of a generalist and not a specialist, and is described by specialists as less than a phase-one inspection, as distinct from phase one- and phase-two inspections that are conducted by fireplace specialists. Please note that significant areas of chimney flues cannot be adequately viewed during a home inspection. Phase-one inspections have been documented by the Chimney Safety Institute of America which reported in 1992 "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend a phase-two inspection by a specialist within the contingency period to fully document the condition of the flue in its entirety.

Disclosures: Disclosure

The HVAC inspection is a visual, non-invasive evaluation of readily accessible heating and cooling system components at the time of inspection. The inspector evaluates the visible heating and air conditioning equipment, including furnaces, air handlers, condensers, heat pumps, and associated distribution components such as ductwork, registers, and grilles. Systems are operated using normal user controls when conditions permit to observe basic heating and cooling response.

The inspector observes visible components such as thermostats, safety controls, venting systems, condensate drainage, and refrigerant lines for signs of damage, improper installation, or functional concerns. Fuel supply piping and electrical disconnects serving HVAC equipment are visually inspected when accessible. The inspector also notes conditions that may affect system performance, such as damaged ducting, missing insulation, or improper clearances when visible.

The inspection does not include dismantling HVAC equipment, performing invasive testing, measuring airflow or refrigerant pressures, or determining system capacity or efficiency. The inspector is not required to verify code compliance, evaluate remaining service life, or assess internal components not visible without disassembly. The inspection report documents material defects that are visible and accessible at the time of inspection and identifies safety concerns or conditions that may warrant further evaluation or servicing by a qualified HVAC professional.

The chimney inspection is a visual, non-invasive evaluation of readily accessible components at the time of inspection. The inspector evaluates the visible portions of chimneys and associated fireplace or venting components, including the chimney structure, flue, firebox, damper, hearth, and chimney termination. Exterior and interior surfaces are inspected for visible damage, deterioration, cracking, spalling, or improper clearances where accessible.

The inspector observes chimney flashing, caps, crowns, spark arrestors, and vent terminations when visible, as well as the general condition of masonry or factory-built chimney components. The inspection includes observation for visible obstructions, debris, or signs of moisture intrusion, soot accumulation, or past leakage. Fireplaces and dampers are operated when safely accessible to observe basic function.

The inspection does not include dismantling chimney components, performing flue scanning, conducting draft measurements, or inspecting concealed or inaccessible areas. The inspector is not required to determine code compliance, confirm liner integrity, evaluate internal flue conditions beyond what is visible, or assess the remaining service life of chimney components. The inspection report documents material defects that are visible and accessible at the time of inspection and identifies conditions that may warrant further evaluation, cleaning, or repair by a qualified chimney professional or licensed contractor.

The smoke and carbon monoxide alarm inspection is a visual, non-invasive evaluation of readily accessible components at the time of inspection. The inspector observes the presence and general condition of installed smoke alarms and carbon monoxide alarms where visible and accessible within the dwelling. When possible, alarms are tested using the manufacturer’s test button to verify basic operation at the time of inspection.

The inspector notes the apparent locations of alarms and reports conditions such as missing units, damaged devices, inoperable alarms, or units that do not respond to testing when observed. The inspection is limited to confirming presence and basic function only and does not determine adequacy of coverage for the structure.

The inspection does not include testing alarms with smoke, heat, or gas, verifying interconnection between units, determining the age of alarms, replacing batteries, or confirming compliance with current building or fire codes. The inspector is not required to determine proper placement, quantity, or remaining service life of alarms. The inspection report documents observed deficiencies related to smoke and carbon monoxide alarms and recommends further evaluation, servicing, or installation by a qualified professional when appropriate.

The ducting inspection is a visual, non-invasive evaluation of readily accessible components at the time of inspection. The inspector evaluates visible heating and cooling ductwork in accessible areas such as attics, crawlspaces, basements, garages, and mechanical rooms. Duct materials, connections, supports, and insulation are observed for signs of damage, deterioration, disconnection, or improper installation.

The inspector observes visible supply and return ducts, plenums, registers, and grilles for general condition and secure attachment. Signs of air leakage, crushed or restricted ducting, missing or damaged insulation, moisture intrusion, or microbial growth indicators are noted when visible. The inspector also observes whether ducting appears appropriately routed and supported where accessible.

The inspection does not include dismantling duct systems, performing airflow measurements, testing system balance, inspecting concealed ducting, or determining system efficiency or capacity. The inspector is not required to verify code compliance, calculate heat loss or gain, or assess the remaining service life of duct components. The inspection report

documents material defects that are visible and accessible at the time of inspection and identifies conditions that may warrant further evaluation or repair by a qualified HVAC professional.

Limitations

Cooling Equipment

ROOF-MOUNTED AC CONDENSER NOT INSPECTED

The air conditioning condenser is installed on the roof; however, no roof access was available at the time of inspection. As a result, the unit was not inspected. This limitation restricts the ability to evaluate the condition and performance of the system. Recommend inspection of the condenser once safe access is provided.

Observations

8.3.1 Heating Equipment

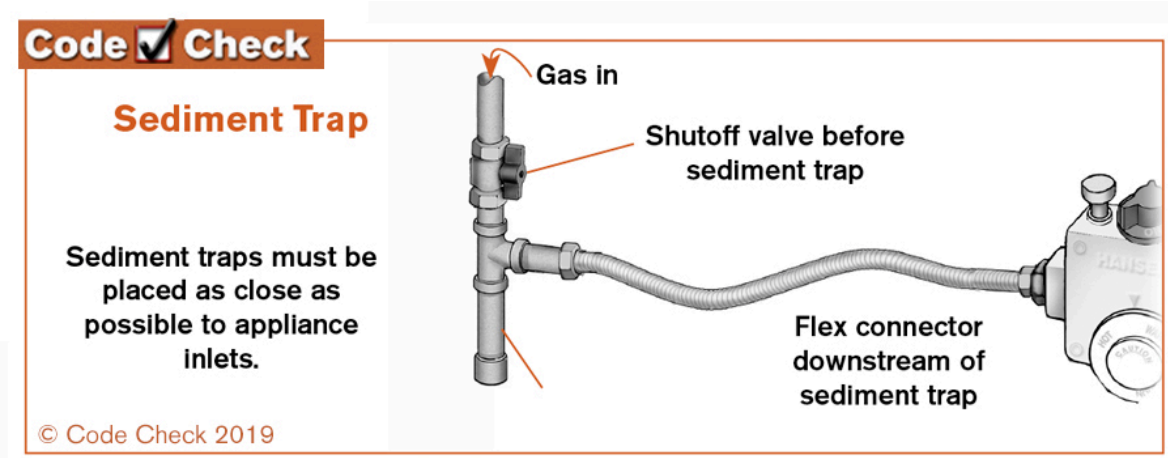
Moderate

SEDIMENT TRAP

Defect: Missing sediment trap on gas line to the appliance.

Potential Issue: moisture in the gas line may enter the appliance, potentially causing damage or affecting safe operation.

Recommendation: While it may not have been required at the time of original installation, current codes require sediment traps on gas appliances. Recommend having a licensed HVAC or plumbing contractor install a sediment trap to enhance safety and comply with current standards.



Recommendation

Contact a qualified professional.

8.3.2 Heating Equipment

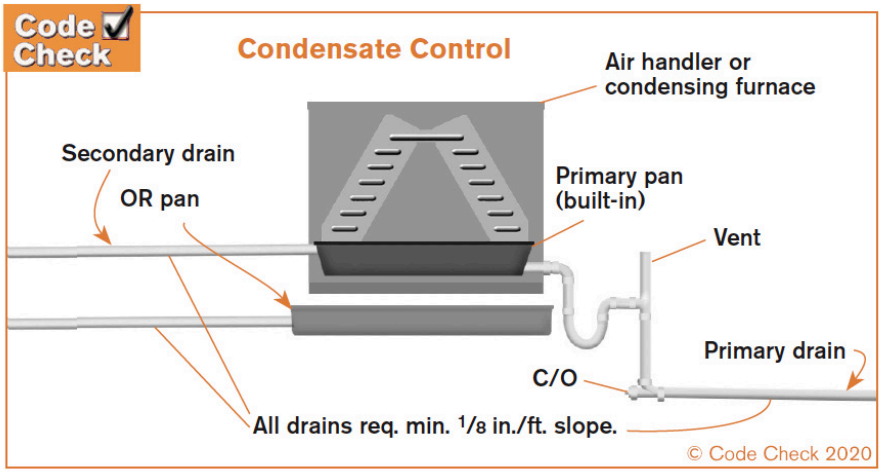
AC CONDENSATION LINE (MISSING ONE)

Moderate

Defect: Absence of a secondary (emergency) condensate drain line.

Potential Issue: If the primary drain line becomes clogged, water can overflow and cause damage to ceilings, walls, or other building materials.

Recommendation: As a preventative measure, have a licensed HVAC technician install a secondary condensate drain line to provide backup drainage and reduce the risk of water damage.



Recommendation

Contact a qualified professional.

8.3.3 Heating Equipment

SERVICEABLE LIFE EXPECTANCY

Minor/Maintenance

Observation: General information regarding the serviceable life expectancy of an HVAC package unit.

Potential Issue: HVAC systems nearing or beyond their expected service life may be more prone to breakdowns, reduced efficiency, and may no longer comply with current energy or safety standards.

Recommendation: While the average life expectancy of a well-maintained HVAC package unit is typically 15–20 years, actual lifespan can vary. Regular maintenance and professional inspections are recommended to assess the system's condition and plan for future replacement if needed.

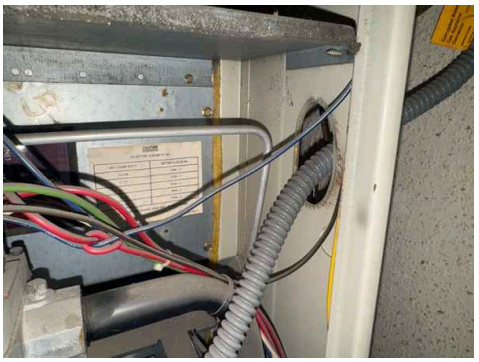
Recommendation

Recommend monitoring.

8.3.4 Heating Equipment

FLEXIBLE GAS LINE

Moderate



Defect: Flexible gas supply pipe passes through the furnace cabinet.

Potential Issue: This installation poses a risk of abrasion to the connector, potentially leading to a gas leak. Additionally, flexible connectors may be undersized, restricting proper gas flow to the appliance.

Recommendation: Although some jurisdictions may permit this setup, it is typically prohibited by flexible gas connector manufacturers. For safety, consult with the Southern California Gas Company to verify compliance. Replacement with rigid black iron or approved solid piping through the cabinet is strongly recommended.

Recommendation

Contact a qualified professional.

8.3.5 Heating Equipment

INOPERABLE FURNACE

Moderate

Defect: Air handler (furnace) was inoperable at the time of inspection.

Potential Issue: An inoperable unit may indicate electrical, mechanical, or control system failures, which could affect heating, cooling, and overall air circulation.

Recommendation: Have a qualified HVAC professional inspect the air handler to diagnose the issue and complete necessary repairs to restore full system functionality.

Recommendation

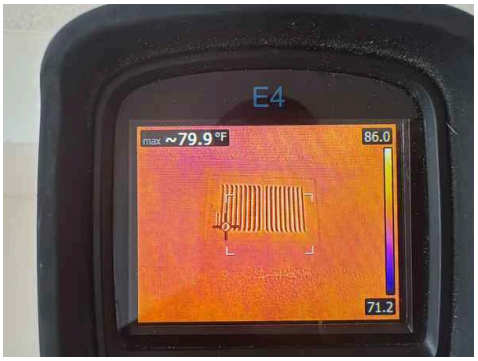
Contact a qualified HVAC professional.

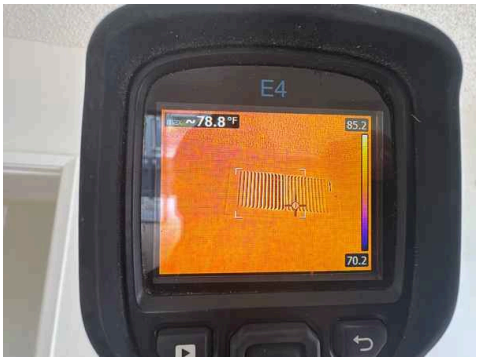
8.4.1 Cooling Equipment

Moderate

HVAC - NOT PRODUCING COLD AIR

The HVAC system was operated using normal controls; however, the system did not produce cold air while the air conditioning was on. This may indicate a malfunction with the condenser, refrigerant levels, or other components. Recommend further evaluation and servicing by a licensed HVAC professional to restore proper cooling performance and ensure efficient operation.





8.7.1 Chimneys and Fireplaces

Minor/Maintenance

RECOMMEND LEVEL 2 CHIMNEY INSPECTION PER NFPA 211

Defect: Level 2 Chimney inspection recommended per NFPA 211 Standards of Practice.

Potential Issue: A Level 2 inspection is necessary to assess the internal components of the chimney, including areas that may not be visible in a standard inspection, to identify any hazards, blockages, or damage that could affect safety and performance.

Recommendation: Due to the real estate transfer, a qualified chimney professional should perform a Level 2 inspection in accordance with NFPA 211 Standards of Practice to ensure the chimney is safe and functional for the new occupants.

Recommendation

Contact a qualified professional.

8.7.2 Chimneys and Fireplaces

Moderate

MISSING/CAPPED GAS LINE

Defect: Gas line is missing or capped, preventing gas testing.

Potential Issue: Without the ability to test the gas line, the functionality and safety of the system cannot be verified, leaving potential hazards undetected.

Recommendation: Have a licensed professional restore or uncapped the gas line to allow for proper testing and verification of the system's safety and functionality.

Recommendation

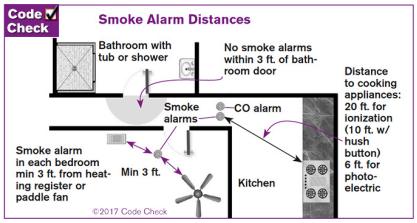
Contact a qualified professional.

8.8.1 Smoke Detectors

Health and Safety / Major

SUGGEST ADDING SMOKE DETECTORS

Suggest adding smoke detectors to all sleeping areas and areas required by law.



Recommendation

Contact a qualified professional.

9: ROOF

		IN	NI	NP
9.1	Method	X		
9.2	Material / Type	X		
9.3	Gutters / Downspouts	X		
9.4	Flashings	X		
9.5	Chimneys / Skylights	X		
9.6	Disclosures	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Method: Inspection Method

Association maintained

Material / Type: Material

Composition, Shingles, Association Maintained, Flat

Material / Type: Type

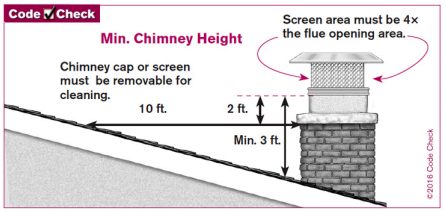
Pitched

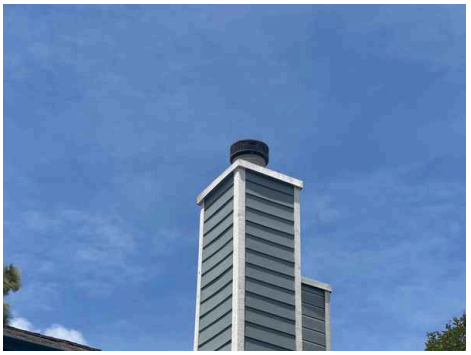
Gutters / Downspouts: Gutter Material

Metal

Chimneys / Skylights: Spark Arrestor

A spark arrestor is installed as a safety feature.





Method: What's Inspected

The following was inspected:

A. The roof covering

B. The roof drainage system, including gutters and downspouts

C. The vents, flashings, skylights, chimneys, and any other roof penetrations

The inspection was focused on deficiencies that could lead to water intrusion into the buildings structure.

The following items or areas are not included in our inspections: areas that we were not able to traverse or areas that could not be viewed clearly due to lack of or inadequate access. Things like solar roofing components, debris, and roof coatings can limit our inspection. Any comments made regarding these systems on the roof are made only as a courtesy for our clients. Note that the inspector does not provide any written estimate of possible remaining life on this roofing system or the materials used. Nor will we guarantee that this roof is leak free, due to limited rain in our area. We can identify possible old leaks by water stains found on ceilings and in the attic space. We can not guarantee that any water stains are active or if those leaks have been fixed. To identify where these possible leaks or stains came from; we highly

recommend consulting a roofer prior to the release of contingencies. Leaks have a high chance of occurring when you do not maintain your roof system. We recommend a roofer evaluate the roofing system every 2 - 5 years to prevent leaking. We can not determine if the roof surface, skylights, or roof penetrations have leaked in the past. Regarding roof leaks, only active leaks can be found. We need visible evidence of possible sources of leaks (water dripping or wet materials at the time of the inspection). Evidence of past leaks are observed during the inspection and are reported on as part of this inspection. Trident Inspection Group does not guarantee or warrant that this roof will be leak free and/or will not occur in the future. Complete access to all roofs and attic spaces does not always happen; due to the steepness of the roof (pitch), debris, coatings, low construction attics, insulations, personal belongings, and other items. For older roofs, we recommend that a professional company like Trident Inspection Group or roofing contractor inspect the roof surface, flashings, penetrations, and other areas of the roof every 2 - 5 years, so you can maintain and repair what maybe needed. Our inspector was unable to determine if gutters, downspouts, and extensions perform properly or if they are leak-free unless there was adequate rain at the time of the inspection. You May need to perform regular maintenance on the gutter system.

Material / Type: Home Owners Association

This building appears to be part of an H.O.A. and typically, the exterior portions of this property, and all common areas, may be maintained by the owners' association and are not within the scope of this inspection. We advise the buyer consult with the association prior to the close of escrow and obtain a copy of the bylaws, codes, covenants, and restrictions (CCR's) along with any other pertinent information pertaining to this property.

Material / Type: Composition Shingle General

Composition shingle roof system over the majority of the structure. This type shingle is composed of an asphalt impregnated fiberglass mat covered with a granular aggregate. Sloped construction. Periodic maintenance will extend the life of the roof for some time yet.

Gutters / Downspouts: What Is Inspected?

Inspection of the roof drainage system typically includes examination of any of the following:

- Gutters (condition and configuration);
- Downspouts & extensions (condition and configuration);
- Scuppers; and
- Overflow drains.

Disclosures: Disclosure

The roof inspection is a visual, non-invasive evaluation of readily accessible components at the time of inspection. The inspector evaluates the visible roof-covering materials, including shingles, tiles, membranes, or panels, for signs of damage, deterioration, improper installation, or aging. Flashings at roof penetrations, valleys, skylights, chimneys, and roof-to-wall transitions are observed for visible defects or conditions that may allow water intrusion.

The inspector inspects roof drainage components, including gutters, downspouts, and scuppers, where present, for visible damage, improper installation, or obstructions at accessible locations. The general roof structure is evaluated from accessible vantage points for signs of sagging, uneven surfaces, or other conditions suggestive of structural concerns. Roof penetrations such as vents and exhaust terminations are observed for proper installation and weather sealing when visible.

The inspection does not include walking on roofs that are unsafe, steep, wet, or otherwise inaccessible. The inspector is not required to perform destructive testing, verify manufacturer installation requirements, determine remaining service life, or confirm code compliance. The inspection report documents material defects that are visible and accessible at the time of inspection and identifies conditions that may warrant further evaluation or repair by a qualified roofing professional.

Limitations

Method

ROOF LIMITATIONS

The following items or areas are not included in our inspections: areas that we were not able to traverse or areas that could not be viewed clearly due to lack of or inadequate access. Things like solar roofing components, debris, and roof coatings can limit our inspection. Any comments made regarding these systems on the roof are made only as a courtesy for our clients. Note that the inspector does not provide any written estimate of possible remaining life on this roofing system or the materials used. Nor will we guarantee that this roof is leak free, due to limited rain in our area. We can identify possible old leaks by water stains found on ceilings and in the attic space. We can not guarantee that any water stains are active or if those leaks have been fixed. To identify where these possible leaks or stains came from; we highly recommend consulting a roofer prior to the release of contingencies. Leaks have a high chance of occurring when you do not maintain your roof system. We recommend a roofer evaluate the roofing system every 2 - 5 years to prevent leaking. We can not determine if the roof surface, skylights, or roof penetrations have leaked in the past. Regarding roof leaks, only active leaks can be found. We need visible evidence of possible sources of leaks (water dripping or wet materials at the time of the inspection). Evidence of past leaks are observed during the inspection and are reported on as part of this inspection. Maven Home Inspection Services does not guarantee or warrant that this roof will be leak free and/or will not occur in the future. Complete access to all roofs and attic spaces does not always happen; due to the steepness of the roof (pitch), debris, coatings, low construction attics, insulations, personal belongings, and other items. For older roofs, we recommend that a professional company such as a roofing contractor inspect the roof surface, flashings, penetrations, and other areas of the roof every 2 - 5 years, so you can maintain and repair what maybe needed. Our inspector was unable to determine if gutters, downspouts, and extensions perform properly or if they are leak-free unless there was adequate rain at the time of the inspection. You May need to preform regular maintenance on the gutter system.

Method

NO ACCESS TO ROOF

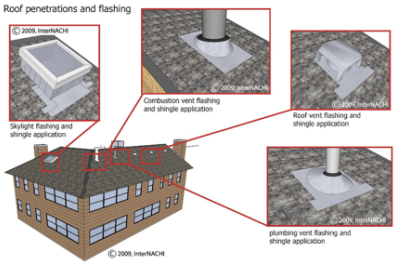
Observations

9.2.1 Material / Type

RECOMMEND SEALING ALL ROOF PROJECTIONS

Moderate

We advise resealing all through roof vents and projections as part of routine maintenance.



Recommendation

Contact a qualified professional.

9.2.2 Material / Type

Moderate

TREE(S) - LIMBS WITHIN 10 FEET OF ROOF

Observation: Trees located within 10 feet of the main structure

Potential Issue: These trees pose risks due to limb overhang, root intrusion, and increased fire hazard. The tree limbs overhang the roof and walls, which could lead to physical damage and may contribute to the spread of fire, particularly in windy conditions or during a wildfire event.

Recommendation:

Tree Trimming: It is recommended to prune or trim the tree branches to ensure a safe distance from the structure. Proper arboricultural practices should be followed to maintain tree health and stability.

Tree Assessment: Engage a certified arborist to evaluate the health of the trees and recommend removal if any are diseased, dying, or pose a risk to the property.

Regular Maintenance: Implement a regular maintenance schedule for vegetation management around the property to reduce fire fuel and maintain a defensible space per NFPA guidelines.

Additional Notes: Ensure all debris from pruning and trimming is properly removed to reduce fire fuel. Consider the impact on local wildlife and the ecosystem before making significant changes to the landscaping.

Additional Notes: Ensure all debris from pruning and trimming is properly removed to reduce fire fuel. Consider the impact on local wildlife and the ecosystem before making significant changes to the landscaping.

Recommendation

Contact a qualified tree service company.

10: ELECTRICAL

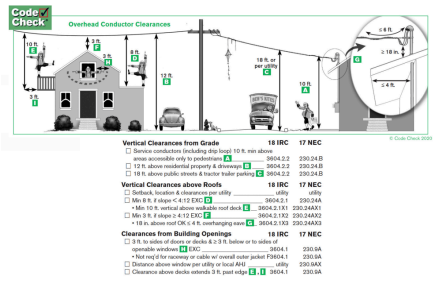
		IN	NI	NP
10.1	Service Entrance Conductors	X		
10.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X		
10.3	Branch Wiring Circuits	X		
10.4	Disclosures	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Service Entrance Conductors: Electrical Service

Below Ground



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Disconnect

Yes, Association Closet

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Overload Protection / Futures

Circuit Breaker, Futures to add more circuits

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity

90 AMP

Branch Wiring Circuits: Copper Branch Circuit

Copper branch circuits are preferred for durability and low maintenance.

Branch Wiring Circuits: Wiring

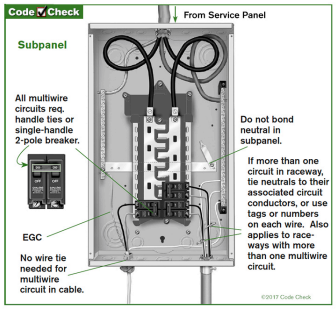
Copper

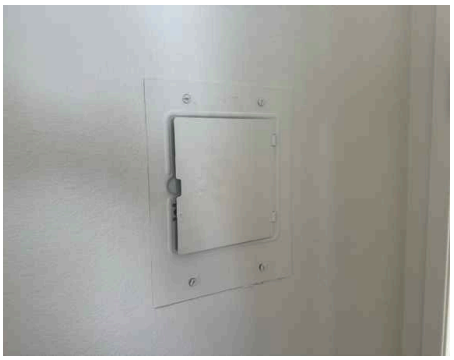
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Electrical Panel Manufacturer

Bryant


Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location

Bedroom - Left






Disclosures: Disclosure

The electrical system inspection is a visual, non-invasive evaluation of readily accessible components at the time of inspection. The inspector evaluates the visible electrical service components, including the service entrance conductors, meter base, main disconnect, and electrical panelboards. Panel enclosures are opened when safely accessible to observe the condition of wiring, overcurrent protection devices, grounding and bonding components, and general installation practices.

The inspector observes visible branch circuit wiring, switches, receptacles, and lighting fixtures throughout the structure and tests a representative number of receptacles for polarity and grounding. The presence of ground-fault circuit interrupter and arc-fault circuit interrupter protection is noted where applicable. The inspector reports visible deficiencies such as damaged wiring, improper connections, missing covers, or evidence of overheating when observed.

The inspection does not include dismantling electrical components, performing load calculations, testing every receptacle or circuit, inspecting concealed wiring, or determining code compliance. The inspector is not required to evaluate system capacity, confirm labeling accuracy beyond what is visible, or assess the remaining service life of electrical components. The inspection report documents material defects that are visible and accessible at the time of inspection and identifies safety concerns or conditions that may warrant further evaluation or repair by a qualified professional.

Observations

10.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Moderate

NO AFCI (ARC FAULT CIRCUIT INTERRUPTERS) AT 15/20 AMP CIRCUITS

In 2008 the National Electrical Code (NEC) required that all 15 and 20 amp branch circuits feeding convenience receptacles be protected by an AFCI circuit breaker. The National Fire Protection Authority (NFPA) recognizes that AFCI circuit breakers can greatly reduce the risk of fire at receptacles throughout the dwelling caused by arc fault conditions. It is for that reason we at Trident Inspection Group recommend the client consult with a licensed electrical contractor for the installation of such safety devices.

Recommendation

Contact a qualified electrical contractor.

10.2.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Moderate

MANUFACTURE LABEL DAMAGED / MISSING

Defect: Manufacturer's label was missing from the main electrical panel.

Potential Issue: Absence of the label limits the ability to verify panel specifications, model number, amperage rating, and other important installation or safety details.

Recommendation: Recommend evaluation by a licensed electrician to confirm panel specifications and ensure compliance with electrical safety standards.

10.2.3 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Minor/Maintenance

PANEL LABELING

Electrical panel labeling is critical for safety and quick circuit identification during emergencies. Unclear or missing labels can create confusion and potential hazards when isolating electrical circuits. Proper labeling helps homeowners and electricians quickly understand which circuits control specific areas or appliances, reducing potential risks during maintenance or troubleshooting.

Recommendation

Contact a qualified professional.

10.2.4 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Moderate

MAIN UNDER 100 AMPS

The main service panel capacity is under 100 amps. While this system was standard at the time of original construction and appears serviceable, we advise upgrading the panel to meet today's higher electrical demands. A licensed electrician should perform all upgrades and work.

Recommendation

Contact a qualified electrical contractor.

11: PLUMBING

		IN	NI	NP
11.1	General Information - Plumbing	X		
11.2	Drain, Waste, & Vent Systems	X		
11.3	Main Water Shut-off Device & water supply lines	X		
11.4	Water Heater, Controls, Flues & Vents	X		
11.5	Gas Meter	X		
11.6	Disclosure	X		

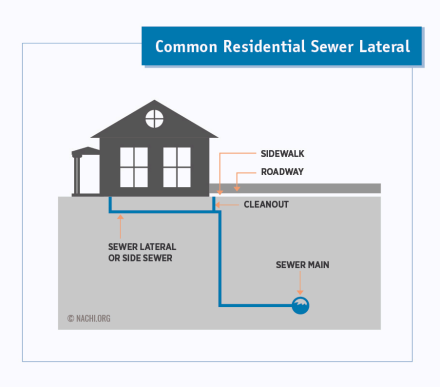
IN = Inspected NI = Not Inspected NP = Not Present

Information

Drain, Waste, & Vent Systems: Materials

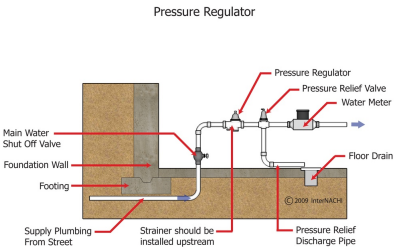
ABS, Unknown

All sewer line materials are not always identifiable.



Main Water Shut-off Device & water supply lines: Location

Association Maintenaned

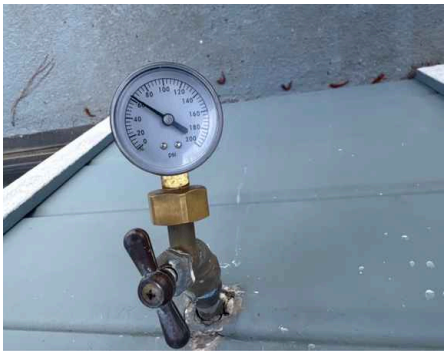


Main Water Shut-off Device & water supply lines: Material

Copper

Main Water Shut-off Device & water supply lines: PSI

60-65

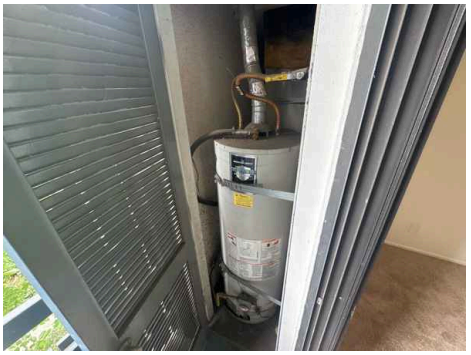


Main Water Shut-off Device & water supply lines: Copper

Copper is preferred for durability and low maintenance.

Water Heater, Controls, Flues & Vents: Location

Bedroom Balcony - Right



Water Heater, Controls, Flues & Vents: Unit Was working properly at time of inspection?

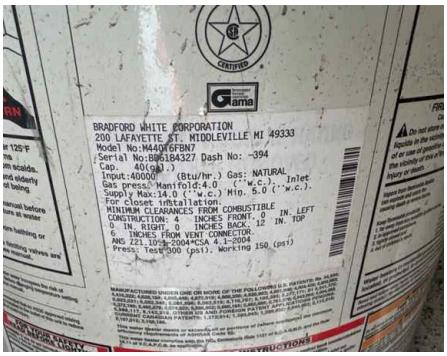
Yes

Water Heater, Controls, Flues & Vents: Capacity

40 gallons

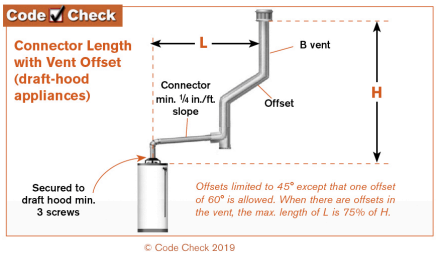
Water Heater, Controls, Flues & Vents: Safety Requirements

Earthquake straps, Temperature and pressure relief valve, Cold water shut off

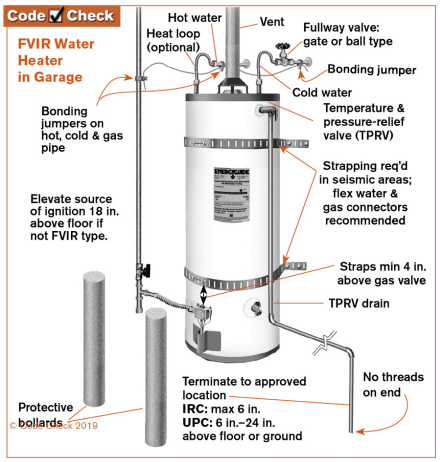


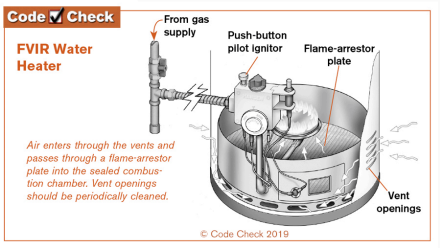
Water Heater, Controls, Flues & Vents: Flue/Vent

Serviceable



Water Heater, Controls, Flues & Vents: Gas Tanked Water Heater



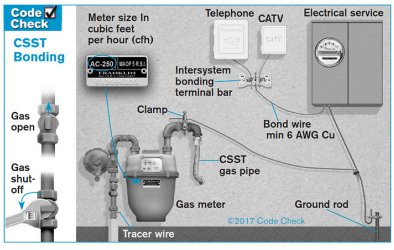


Water Heater, Controls, Flues & Vents: Gas Shut off

Water Heater, Controls, Flues & Vents: Manufacturer Date - 2014

Gas Meter: Gas Meter Location

Rear, Left side



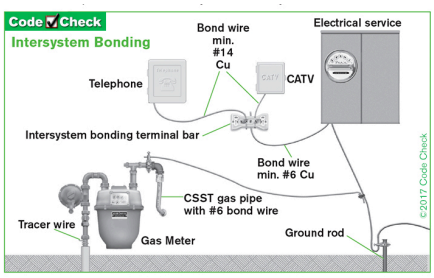
Gas Meter: Material Observed

Iron

Gas Meter: Bonding Connection

Observed

Unknown/Not visible



General Information - Plumbing: What Is Inspected?

The following was inspected:

A. The readily visible main water line
B. The readily visible water supply lines
C. The readily visible drain, waste and vent pipes
D. The hot water source
E. Fixtures such as toilets, faucets, showers and tubs

The inspection was focused on deficiencies that could lead to water intrusion into the structure.

General Information - Plumbing: CALIFORNIA SENATE BILL CALIFORNIA SENATE BILL 407 107

CALIFORNIA SENATE BILL CALIFORNIA SENATE BILL 407 107:

Updated January 2017: According to California Senate Bill 407 Chapter 587 and California Civil Code 1101.4, all residential properties built before January 1, 1994, require the property owner to replace plumbing fixtures that are not water conserving as defined by the following:

A toilet using more than 1.6 gallons per flush

A urinal using more than one gallon per flush.

A showerhead using more than 2.5 gallons per minute

An interior faucet using more than 2.2 gallons per minute

A seller in a real estate transaction is required to disclose in writing to the prospective purchaser or transferee these requirements and whether the real property includes any noncompliant plumbing fixtures.

This article shall not apply to any of the following:

(a) Registered historical sites.

(b) Real property for which a "Licensed Plumber" certifies that, due to the age or configuration of the property or its plumbing, installation of water-conserving plumbing fixtures is not technically feasible.

(c) A building for which water service is permanently disconnected.

Technically, every homeowner living in a house built before January 1, 1994, is required to upgrade to the new low flow water requirements, regardless of them selling their house. There does not seem to be a direct requirement from a Realtor regarding this issue, besides having the seller disclose if their house meets the requirement. There is no penalty, as of now, if the house does not meet the requirements. This is subject to change at any time.

The home inspector is not in any way required to confirm if the faucets, shower heads, and toilets meet this requirement.

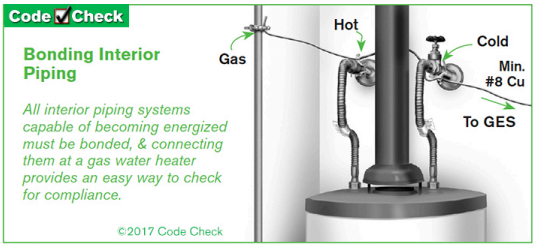
There is the possibility that local cities and jurisdictions will create additional requirements and penalties regarding this issue. The buyer should always do their own due diligence as it pertains to local codes and ordinances

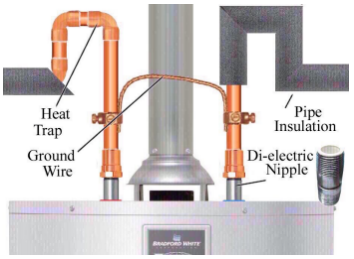
Drain, Waste, & Vent Systems: Lateral Sewer Line

Trident Inspection Group suggests having a sewer camera inspection done on all properties. As we can not determine if there are any obstructions in the lines. Backups normally will not present during an inspection. The client understands that failure to perform this inspection as part of their due diligence limits any and all liability regarding sewer line deficiencies.

Main Water Shut-off Device & water supply lines: Bonding Interior Piping

This may not have been required at the time of installation. It is recommended that a bonding jumper be installed at the hot water heater lines as seen in the diagram. This will help ensure grounding continuity through the plumbing system.





Water Heater, Controls, Flues & Vents: Water Heater(s) Capacity

Here is a chart for the average hot water consumption based on the number of people living in the home.

Residential Water Heater Sizing Guide

Family Size	Demand	Gallon Capacity Required	
		Electric	Gas
5+	High	-	75
	Regular/Low	80	50
3-4	High	80	50-75
	Regular/Low	50	40
2-3	High	50	40-50
	Regular/Low	40	40
1-2	High	40-50	40-50
	Regular/Low	30	30

This chart is for determining appropriate water heater capacity in response to individual family requirements. Individual use may vary. Sizing is based on 3 gallons per minute shower head and standard bathtub. Accommodations for larger capacity and higher recovery water heaters should be made for high demand conditions.

Disclosure: Disclosure

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

The plumbing inspection is a visual, non-invasive evaluation of readily accessible components at the time of inspection. The inspector evaluates visible interior and exterior plumbing systems, including water supply piping, drain, waste, and vent piping, fixtures, and faucets for signs of leaks, damage, improper installation, or functional concerns. The inspector operates fixtures to observe basic flow and drainage and checks for visible leakage at connections and components.

The inspector observes visible water heating equipment, including the water heater tank, associated piping, temperature and pressure relief valve discharge piping, and seismic strapping where present. Fuel supply piping for gas-fired appliances is visually inspected when accessible. Exterior plumbing components such as hose bibs and visible piping are also observed for damage or leakage when accessible.

The inspection does not include dismantling plumbing systems, opening walls or ceilings, testing water quality or pressure, inspecting underground or concealed piping, or determining system capacity or code compliance. The inspector is not required to evaluate the remaining service life of plumbing components or identify the source of concealed leaks. The inspection report documents material defects that are visible and accessible at the time of inspection and identifies safety concerns or conditions that may warrant further evaluation or repair by a qualified professional.

The modern plumbing system will utilize PEX tubing. This tubing functions under certain water pressure and temperatures that help to prevent leaks. It is important to maintain proper water pressure levels along with hot water heater temperatures. The client should seek the assistance of a licensed plumber if a higher hot water temperature is desired.

Items such as fountains and water softeners are excluded from this general inspection. If the inspector makes any comments regarding these items it is done as a courtesy only. Moreover, these items are excluded from the industry standards of practice of which this inspection was performed. Should you have any concerns regarding the functionality or viability of these items you should consult qualified contractors prior to the close of escrow.

The plumbing inspection is not a guarantee or warranty against future leaks, clogs, or predictions of the future performance of the plumbing systems. It is merely a snapshot of the functionality of the primary plumbing system on the day of inspection

Limitations

Water Heater, Controls, Flues & Vents

WATER HEATER - SERVICEABLE LIFE EXPECTANCY

General Note:

The typical life expectancy of water heaters in individual apartments is around 10-12 years, contingent on the model and adherence to regular maintenance. It's essential for residents to be vigilant for signs of deterioration, like rusting or leakage, particularly as the unit approaches the latter part of its lifespan. Timely replacement towards the end of this estimated period is advised to maintain consistent and efficient hot water supply and to avoid potential disruptions.

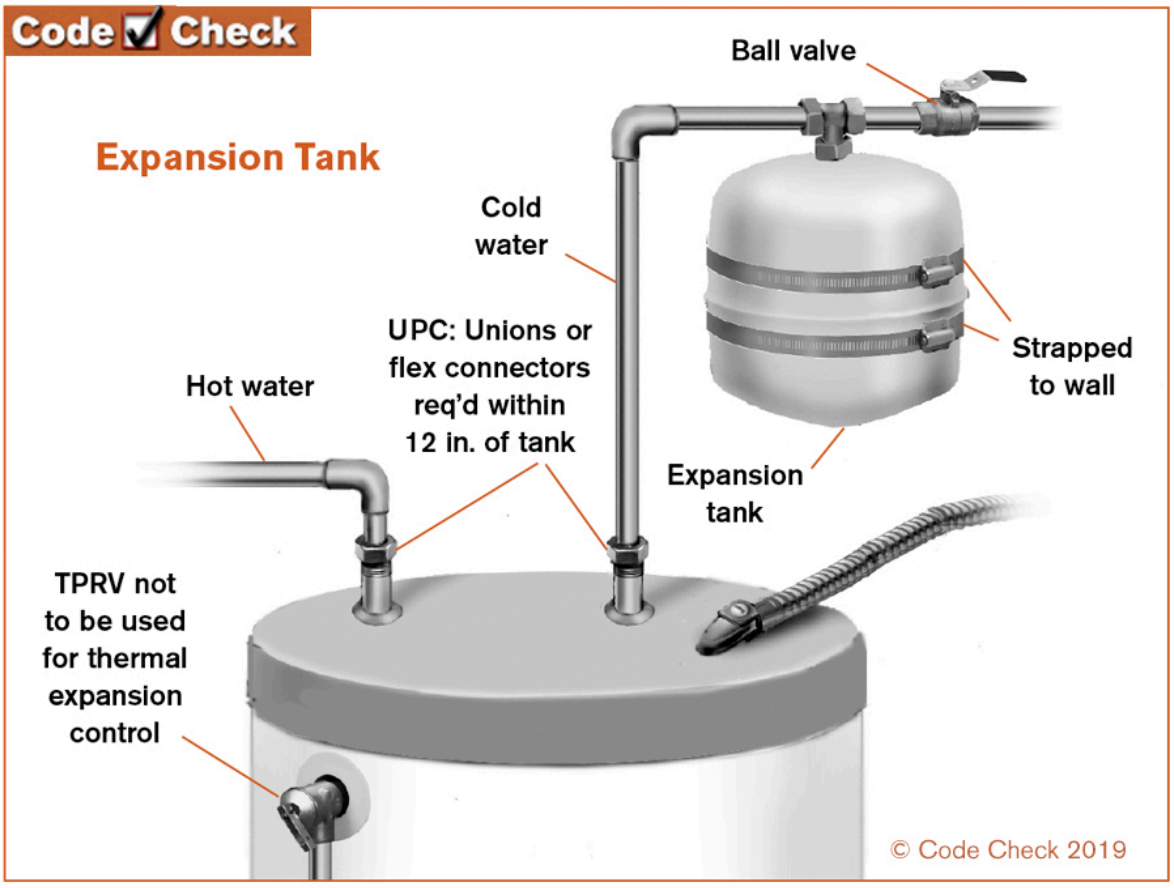
Observations

11.4.1 Water Heater, Controls, Flues & Vents

Moderate

NO EXPANSION TANK

No expansion tank was present. Expansion tanks allow for the thermal expansion of water in the pipes. These are becoming required in certain areas for new installs.



Recommendation

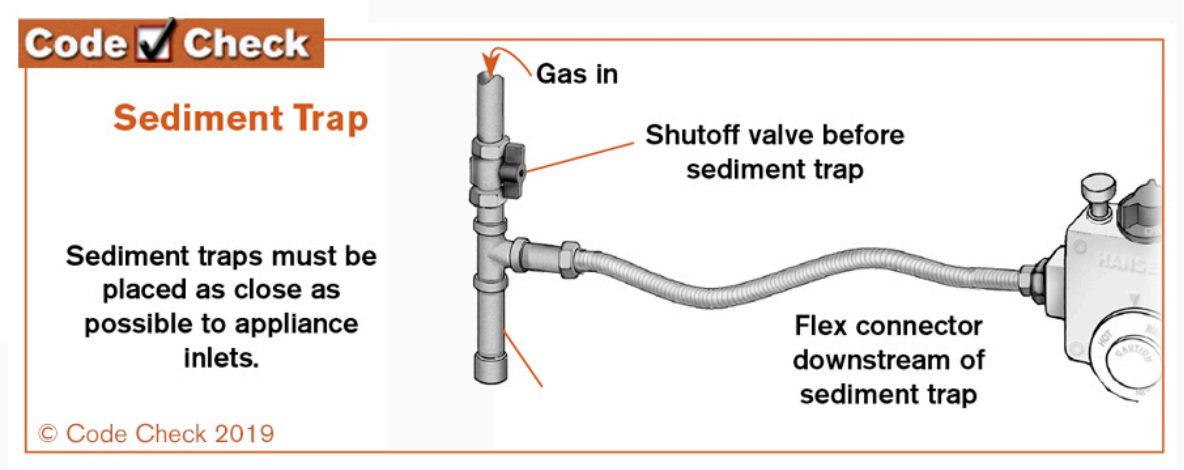
Contact a qualified plumbing contractor.

11.4.2 Water Heater, Controls, Flues & Vents

Moderate

NO SEDIMENT TRAP

No sediment trap installed. May not have been required at time of construction, however it is required today. Recommend adding.



Recommendation

Contact a qualified professional.

11.4.3 Water Heater, Controls, Flues & Vents

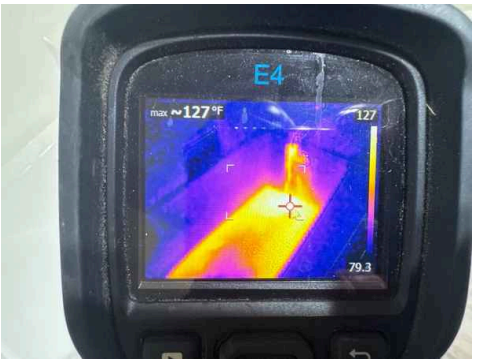
Health and Safety / Major

WATER TEMP SET ABOVE 120°F

Water temp was set above 120°F on the hot water heater system. Temps above 120° can be a safety/ health risk due to the possibility of burns or personal injury, recommend adjustments be made as necessary

Recommendation

Contact a qualified professional.



11.4.4 Water Heater, Controls, Flues & Vents

Moderate

IMPROPER MATERIAL AT T&P VALVE

Improper material is being used at discharge pipe to temperature and pressure relief valve. Suggest replacing with proper material as a safety upgrade.

Recommendation

Contact a qualified professional.

11.5.1 Gas Meter

Moderate

GAS PIPES ARE RUSTED AND DETERIORATED

Rust and deterioration noted at gas line. We suggest contacting the gas company to review gas line to correct.

Recommendation

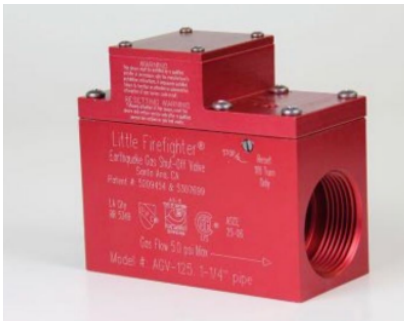
Contact a qualified professional.

11.5.2 Gas Meter

Moderate

SEISMIC SHUT OFF VALVE

The gas main does not have an automatic seismic shut-off valve. This inexpensive device is required in some jurisdictions and is a recommended upgrade for safety.



Recommendation

Contact a qualified professional.

12: EXTERIOR

		IN	NI	NP
12.1	Concrete Surfaces	X		
12.2	Driveways	X		
12.3	Walkways	X		
12.4	Exterior Doors	X		
12.5	Doorbell	X		
12.6	Fence/Wall(s)	X		
12.7	Exterior Electrical	X		
12.8	Siding	X		
12.9	Wood Siding	X		
12.10	Trim	X		
12.11	Windows	X		
12.12	Window Screens	X		
12.13	Foundation	X		
12.14	Sprinklers		X	
12.15	Steps/Railings	X		
12.16	Hose Bib(s)	X		
12.17	Grading and Drainage	X		
12.18	Exterior Comments	X		
12.19	Beyond The Scope of our inspection		X	
12.20	Disclosures	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Driveways: Driveway Material
Asphalt

Walkways : Walkway Material
Concrete

Doorbell: Doorbell
Operable

Fence/Wall(s): Material
Wood

Exterior Electrical: Picture

Siding : Siding Material
Wood

Trim: Material

Wood, Enclosed Eveas

Windows: Windows

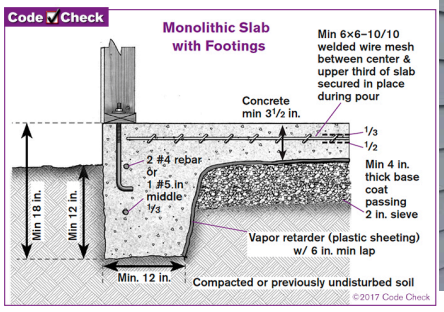
Metal

Foundation: Material

Concrete, Slab on Grade

Foundation: Slab Foundation

For Illustration Purposes Only.



Steps/Railings: Association Maintained

Hose Bib(s): Hose Bib(s)

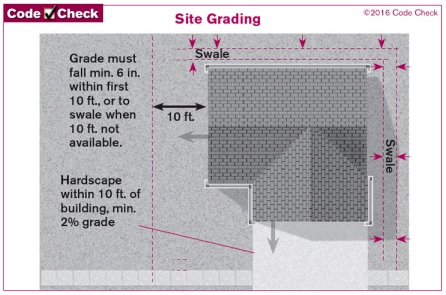
Yes

Grading and Drainage: Lot

Flat lot

Grading and Drainage: Grade at Foundation

Grade at foundation appears to be adequate



Concrete Surfaces: Concrete Flatwork Information

Concrete flatwork that adjoined the structure was inspected looking for excessive cracking and for any other significant defects. No reportable conditions were visibly present at the time of inspection if not otherwise noted in this report.

Concrete Surfaces: Typical Settlement Cracks

Settlement / shrinkage cracks were present on the concrete surface (<1/4" wide). These are typically from standard settlement, or from admixtures used in the concrete. I recommend sealing these cracks to prevent further damage from freezing water in winter months.

Walkways : Walkway Information

The driveway(s) and walkway(s) (as applicable) were inspected to determine their affect on the structure of the home only. Any visible deficiencies that may be present will also be reported on such as; cracking, displacement, or other damage. Any comments relating to damage to the concrete, asphalt, and/or masonry surfaces should be viewed as a courtesy and may not be an all-inclusive listing, as the Standards of Practice only requires that driveway(s) and walkway(s) be reported on with their respected affect on the structure. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Exterior Doors: Picture



Siding : Vegetation Information

Vegetation was inspected around the home to ensure that it had adequate clearance from the structure, and was not impacting the structure. No significant deficiencies were observed unless otherwise noted in this report.

Wood Siding: Wood Siding Information

FYI - Wood siding was present on this home, and wood siding requires diligent maintenance including caulking and sealing/painting as a part of routine maintenance to prevent water related damage.

Grading and Drainage: Grading Limitations

LMT - The performance of the grading and lot drainage is limited to the conditions existing at the time of the inspection only. We cannot guarantee this performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather and can add moisture to the soil in the area around the foundation. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls or under slabs, therefore, is limited to the visible conditions at the time of inspection, and evidence of past problems. We recommend consulting with the sellers as to any previous moisture intrusion into the structure, as well as reading over the Sellers Disclosure which should list any such issues.

Exterior Comments: Home Owners Association

This building appears to be part of an H.O.A. and typically, the exterior portions of this property, and all common areas, may be maintained by the owners' association and are not within the scope of this inspection. We advise the buyer consult with the association prior to the close of escrow and obtain a copy of the bylaws, codes, covenants, and restrictions (CCR's) along with any other pertinent information pertaining to this property.

Beyond The Scope of our inspection: Items We Do Not Inspect

Cable TV, Satellite TV, Surface drains, Photovoltaic system, Low Voltage Lighting Systems, Water Softener, Water Purifier, Interior Fire Sprinklers, Audio System, Security Bars, Electronic air cleaner at furnace, Fire pit, Tool shed(s), Window air-conditioning units, Fountain, Telephone jacks, Exterior barbecue, Swingset, Shutters/Blinds, Security System, Awning(s), Car lift, Sump Pump, Condensation pump, Circulating pump on hot water heater, Central vacuuming system, Electronic gates, Elevator, Wall safe, Sauna, Floor safe, Instantaneous hot water, Solar water heater for pool, Humidifier, Above ground pool, Chair lift on stairs, Trash Compactor, Dumb Waiter, Steam Shower, Gazebo, Swamp Cooler, Chair Lift on Stairs, Koi Pond, Above Ground Pool, Wine Cellar/Closet, Condenser, Electronic Bidet, Above Ground Acrylic Spa, Automatic Plumbing/Fixtures, Floor Drains, Safe, Propane System, Wheelchair Access Ramp, Trailers/Outbuildings,

Automated Gate Systems, Outdoor Cooking, Wall Ladder, Pneumatic System, Hydraulic System, Fire Sprinkler System, Accessibility ADA Compliance, Steamer, Evaporative Cooler

The items noted are beyond the scope of this inspection. We do not have the expertise to inspect or test this/these system(s), and recommend that you have a specialist evaluate it.

Disclosures: Disclosure

The exterior inspection is a visual, non-invasive evaluation of readily accessible components at the time of inspection. The inspector evaluates the condition of exterior wall coverings, trim, flashing, and visible structural elements for signs of damage, deterioration, improper installation, or moisture intrusion. Windows, exterior doors, and associated components are inspected for visible damage, basic operation, and conditions that may affect weather resistance when safely accessible.

The inspector observes exterior features such as balconies, decks, patios, porches, steps, walkways, and railings for visible defects, deterioration, or safety-related concerns. Roof overhangs, eaves, soffits, and fascia are visually inspected from accessible vantage points. The inspector also evaluates the visible grading, drainage patterns, and site conditions near the structure that may impact moisture management or foundation performance.

The inspection includes observation of visible exterior electrical components such as lighting fixtures, receptacles, and service-related equipment when present. Plumbing-related exterior components, including hose bibs and visible piping, are inspected for leaks or damage when accessible. The inspection does not include dismantling exterior finishes, moving landscaping or stored items, entering unsafe areas, or inspecting concealed structural, plumbing, or electrical systems. The inspector is not required to determine code compliance, evaluate soil conditions, confirm property boundaries, or assess the remaining service life of exterior components. The inspection report documents material defects that are visible and accessible at the time of inspection and identifies safety concerns or conditions that may warrant further evaluation or repair by a qualified professional.

Limitations

Sprinklers

TIMED SYSTEM

A timing device controls this sprinkler system. Timing devices are beyond the scope of this inspection. We advise that you obtain verification of this system's performance prior to closing.

Sprinklers

CONTROL PANEL LOCATIONS

Association Maintained

Exterior Comments

GROUNDS LIMITATIONS

Observations

12.4.1 Exterior Doors

Moderate

MISSING SCREEN DOOR AT SLIDING GLASS DOOR

LIVING ROOM

The sliding glass door was observed to be missing the exterior screen door. Screen doors help provide ventilation while preventing insects and debris from entering the home. Recommend installation of a compatible screen door to restore the intended function.

Recommendation

Contact a qualified professional.

12.8.1 Siding

Minor/Maintenance

CAULKING AROUND WINDOWS, TRIM & VOIDS

Regular maintenance of window trim caulking is recommended to prevent moisture intrusion, air leaks, and pest entry. Check for gaps, cracks, or deteriorated sealant and reapply a high-quality, weather-resistant caulk as needed. Proper sealing helps maintain energy efficiency and protects the home from potential water damage

Recommendation

Contact a qualified professional.

12.10.1 Trim

Minor/Maintenance

CAULKING - WINDOW, TRIM, AND VOIDS

Regular maintenance of window trim caulking is recommended to prevent moisture intrusion, air leaks, and pest entry. Check for gaps, cracks, or deteriorated sealant and reapply a high-quality, weather-resistant caulk as needed. Proper sealing helps maintain energy efficiency and protects the home from potential water damage

Recommendation

Contact a qualified professional.

12.10.2 Trim

ENCLOSED EAVES

Moderate

Limitation Note for Enclosed Eaves:

Due to the construction style and configuration of the enclosed eaves, a thorough visual inspection of these areas was not possible. Enclosed eaves restrict access to inspect the interior components, including but not limited to framing, insulation, and potential signs of pest activity or moisture intrusion.

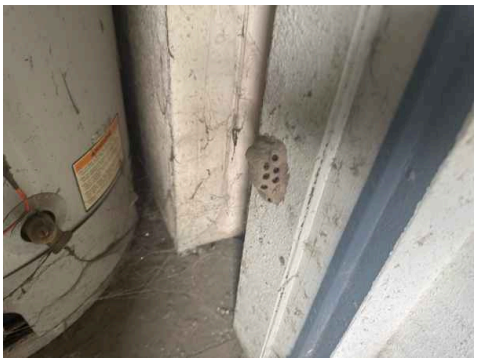
While efforts were made to observe accessible areas and identify any visible issues from the exterior, the presence of closed soffits, fascia, or other obstructions limited our ability to evaluate conditions within the eaves. As a result, potential defects, damages, or infestations within these areas may not have been identified.

If concerns exist regarding the condition of the enclosed eaves, we recommend consulting with a licensed contractor or pest control professional who can perform a more invasive inspection if necessary.

12.10.3 Trim

MUD DAUBER NEST PRESENT ON EXTERIOR CLOSET TRIM

Moderate



WATER HEATER CLOSET

A mud dauber nest (mud tube) was observed attached to the exterior door trim. While mud daubers are generally non-aggressive, nests can attract additional insects and may indicate areas conducive to pest activity. Recommend removal of the nest and sealing/cleaning the area as needed. Monitor for continued insect activity and consider pest control consultation if activity persists.

Recommendation

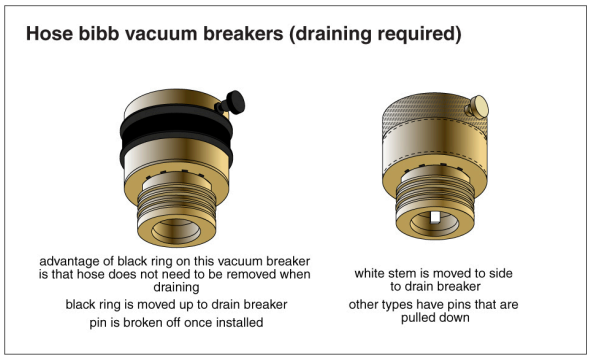
Contact a qualified trident pest control pr#8662 (949)294-1188

12.16.1 Hose Bib(s)

NO ANTI-SIPHON VALVE(S)

Moderate

One or more hose bibs may not have anti-siphon valves. Recommend adding anti-siphon valves to all hose bibs as needed as an upgrade.



Recommendation

Contact a qualified professional.

13: FRONT BALCONY

		IN	NI	NP
13.1	Decks, Balconies, Porches & Steps	X		

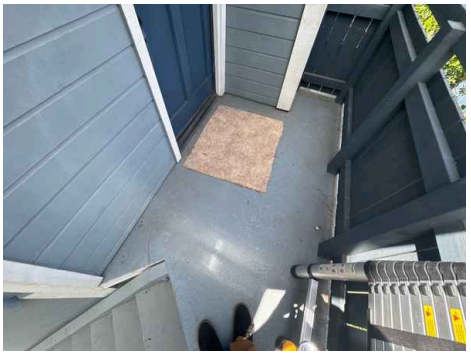
IN = Inspected NI = Not Inspected NP = Not Present

Information

Decks, Balconies, Porches & Steps: Type
Association Maintained, Elevated Walkway

Decks, Balconies, Porches & Steps: Cover
Wood

Decks, Balconies, Porches & Steps: Decking Material
Composite



Decks, Balconies, Porches & Steps: Location
Front

Decks, Balconies, Porches & Steps: Enclosure/Railing
Serviceable

Decks, Balconies, Porches & Steps: Deck Information

The deck(s) were inspected looking for water related damage, construction related deficiencies, and safety hazards. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report. It is very common for us to find multiple deficiencies in relation to deck construction and there are a few reasons for this:

- Primarily, most decks are built by laborers during the construction of the home and while they can build a "functional" deck, multiple important details are typically missed due to the lack of knowledge about building standards that were in place at the time of construction.
- Secondly, building standards may have changed since the deck was constructed, so while the deck may have met the standards at the time of construction, it would not now.

Building standards are changed to improve safety for the occupants of the home. So if a deck collapses, the standards are changed to make deck construction safer. That is why all decks will be evaluated by today's standards, as safety can not be compromised, and safety is what we inspect for. While multiple deficiencies may be listed, a competent deck contractor may find more as a home inspection is not technically exhaustive or quantifiable.

Observations

13.1.1 Decks, Balconies, Porches & Steps

Moderate

SB326/721 BALCONIES FOR CONDOMINIUMS AND/OR TOWNHOMES WITH 3 OR MORE UNITS

This property includes elevated exterior elements (EEE). EEE's include wood and or steel construction elevated decks, balconies, elevated walkways, stairs, fire escapes, State law now requires safety and structural integrity inspections of these elements on multi-unit residential properties with three or more units. It is recommended that the applicability of these rules to this complex be determined. Initial inspections must be completed prior to Jan. 1, 2025 with periodic inspections every six years thereafter. Certain types of repairs may trigger accelerated inspections. Inspections must be performed by licensed architects or licensed structural engineers. Some jurisdictions have enacted more stringent regulations. The exterior maintenance is believed to be the responsibly of the HOA. It is recommended that the HOA documents and reserve study be reviewed to verify that an inspection plan is in place and that adequate reserves are in place for any anticipated repairs.[/i] REF: CA HSC Part 1.5, Chapter 3, Division 1317973 SEC. 2. Article 2.2

Recommendation

Contact a qualified professional.

13.1.2 Decks, Balconies, Porches & Steps

Moderate

RAISED/SEPARATED BALCONY FLOORING

The balcony flooring was observed to be raised and separating at the edge near the step/transition. This condition may allow water intrusion beneath the surface, potentially leading to further deterioration or concealed damage over time. Trip hazard conditions may also be present. Recommend evaluation and repair by a qualified contractor to restore a proper, sealed, and secure surface.

Recommendation

Contact a qualified professional.

14: BALCONY - LEFT

		IN	NI	NP
14.1	Decks, Balconies, Porches & Steps	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Decks, Balconies, Porches & Steps: Cover
None

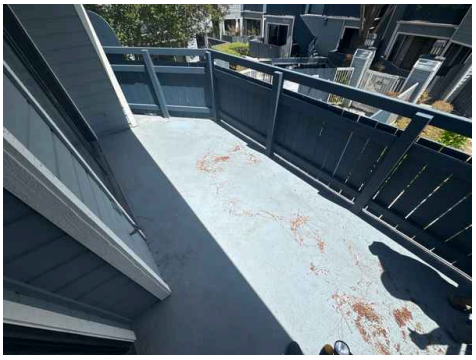
Decks, Balconies, Porches & Steps: Decking Material
Composite

Decks, Balconies, Porches & Steps: Location
Left side

Decks, Balconies, Porches & Steps: Enclosure/Railing
Serviceable

Decks, Balconies, Porches & Steps: Capped Gas

Decks, Balconies, Porches & Steps: Type
Balcony



Decks, Balconies, Porches & Steps: Deck Information

The deck(s) were inspected looking for water related damage, construction related deficiencies, and safety hazards. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report. It is very common for us to find multiple deficiencies in relation to deck construction and there are a few reasons for this:

- Primarily, most decks are built by laborers during the construction of the home and while they can build a "functional" deck, multiple important details are typically missed due to the lack of knowledge about building standards that were in place at the time of construction.
- Secondly, building standards may have changed since the deck was constructed, so while the deck may have met the standards at the time of construction, it would not now.

Building standards are changed to improve safety for the occupants of the home. So if a deck collapses, the standards are changed to make deck construction safer. That is why all decks will be evaluated by today's standards, as safety can not be compromised, and safety is what we inspect for. While multiple deficiencies may be listed, a competent deck contractor may find more as a home inspection is not technically exhaustive or quantifiable.

Observations

14.1.1 Decks, Balconies, Porches & Steps

Moderate

SB326/721 BALCONIES FOR CONDOMINIUMS AND/OR TOWNHOMES WITH 3 OR MORE UNITS

This property includes elevated exterior elements (EEE). EEE's include wood and or steel construction elevated decks, balconies, elevated walkways, stairs, fire escapes, State law now requires safety and structural integrity inspections of these elements on multi-unit residential properties with three or more units. It is recommended that the applicability of these rules to this complex be determined. Initial inspections must be completed prior to Jan. 1, 2025 with periodic inspections every six years thereafter. Certain types of repairs may trigger accelerated inspections. Inspections must be performed by licensed architects or licensed structural engineers. Some jurisdictions have enacted more stringent regulations. The exterior maintenance is believed to be the responsibly of the HOA. It is recommended that the HOA documents and reserve study be reviewed to verify that an inspection plan is in place and that adequate reserves are in place for any anticipated repairs.[/i] REF: CA HSC Part 1.5, Chapter 3, Division 1317973 SEC. 2. Article 2.2

Recommendation

Contact a qualified professional.

15: BALCONY - RIGHT

		IN	NI	NP
15.1	Decks, Balconies, Porches & Steps	X		

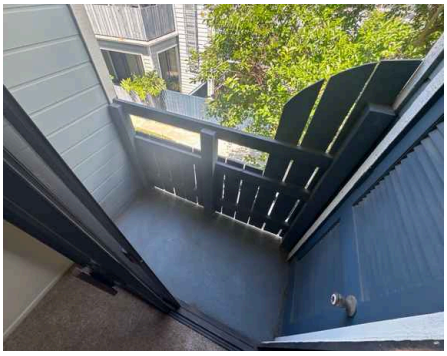
IN = Inspected NI = Not Inspected NP = Not Present

Information

Decks, Balconies, Porches & Steps: Type
Balcony

Decks, Balconies, Porches & Steps: Cover
Wood

Decks, Balconies, Porches & Steps: Decking Material
Composite



Decks, Balconies, Porches & Steps: Location
Right side

Decks, Balconies, Porches & Steps: Enclosure/Railing
Serviceable

Decks, Balconies, Porches & Steps: Deck Information

The deck(s) were inspected looking for water related damage, construction related deficiencies, and safety hazards. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report. It is very common for us to find multiple deficiencies in relation to deck construction and there are a few reasons for this:

- Primarily, most decks are built by laborers during the construction of the home and while they can build a "functional" deck, multiple important details are typically missed due to the lack of knowledge about building standards that were in place at the time of construction.
- Secondly, building standards may have changed since the deck was constructed, so while the deck may have met the standards at the time of construction, it would not now.

Building standards are changed to improve safety for the occupants of the home. So if a deck collapses, the standards are changed to make deck construction safer. That is why all decks will be evaluated by today's standards, as safety can not be compromised, and safety is what we inspect for. While multiple deficiencies may be listed, a competent deck contractor may find more as a home inspection is not technically exhaustive or quantifiable.

Decks, Balconies, Porches & Steps: Balcony Information

The balcony area was inspected at visible portions looking for any significant defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Observations

15.1.1 Decks, Balconies, Porches & Steps

Moderate

SB326/721 BALCONIES FOR CONDOMINIUMS AND/OR TOWNHOMES WITH 3 OR MORE UNITS

This property includes elevated exterior elements (EEE). EEE's include wood and or steel construction elevated decks, balconies, elevated walkways, stairs, fire escapes, State law now requires safety and structural integrity inspections of these elements on multi-unit residential properties with three or more units. It is recommended that the applicability of these rules to this complex be determined. Initial inspections must be completed prior to Jan. 1, 2025 with periodic inspections every six years thereafter. Certain types of repairs may trigger accelerated inspections. Inspections must be performed by licensed architects or licensed structural engineers. Some jurisdictions have enacted more stringent regulations. The exterior maintenance is believed to be the responsibly of the HOA. It is recommended that the HOA documents and reserve study be reviewed to verify that an inspection plan is in place and that adequate reserves are in place for any anticipated repairs.[/i] REF: CA HSC Part 1.5, Chapter 3, Division 1317973 SEC. 2. Article 2.2

Recommendation

Contact a qualified professional.

16: KITCHEN

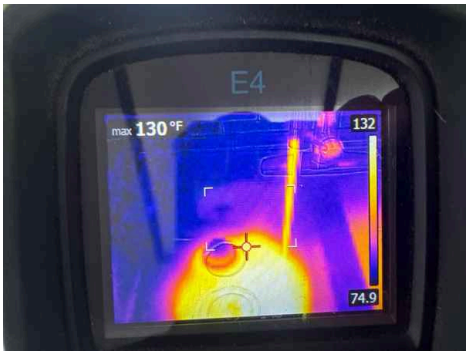
		IN	NI	NP
16.1	Floors	X		
16.2	Walls	X		
16.3	Ceiling	X		
16.4	Electrical	X		
16.5	Cabinets	X		
16.6	Sink, Faucets, & Drains	X		
16.7	Garbage Disposal	X		
16.8	Countertops	X		
16.9	Refrigerator	X		X
16.10	Dishwasher	X		
16.11	Range/Cooktop/Vent	X		
16.12	Oven	X		
16.13	Disclosures	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Electrical: Picture

Sink, Faucets, & Drains: Water Temperature



Sink, Faucets, & Drains: Angle Stops

Garbage Disposal: Brand

Moen

Garbage Disposal: Unit Was working properly at time of inspection?

Yes

Countertops: Material

Tile

Refrigerator : Unit Was working properly at time of inspection?
None

Dishwasher: Unit Was working properly at time of inspection?
Yes

Range/Cooktop/Vent: Unit Was working properly at time of inspection?
Yes

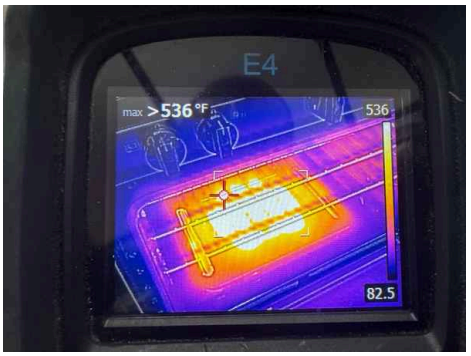
Range/Cooktop/Vent: Range/Oven Brand
Frigidaire

Range/Cooktop/Vent: Range/Oven Energy Source
Gas

Range/Cooktop/Vent: Exhaust Hood Type
Re-circulate

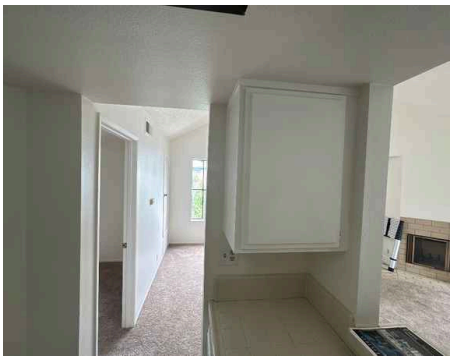
Oven: Unit Was working properly at time of inspection?
Yes

Oven: Oven Fuel Source
Gas

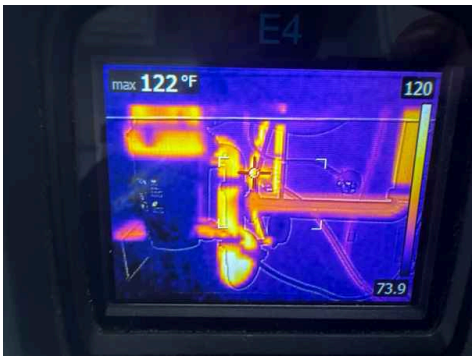


Disclosures: Photo

Cabinets: Photo



Sink, Faucets, & Drains: Below Sink



Dishwasher: Brand

GE

Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the "normal wash" cycle only.

Disclosures: Disclosure

The kitchen inspection is a visual, non-invasive evaluation of readily accessible components at the time of inspection. The inspector evaluates the condition and basic operation of permanently installed kitchen appliances, including the range or cooktop, oven, microwave, dishwasher, garbage disposal, and any installed exhaust hood or fan. Cabinets, countertops, and backsplash surfaces are visually inspected for damage, deterioration, improper installation, or conditions that may affect normal use.

The inspector observes visible plumbing components at sinks, including faucets, shutoff valves, drain piping, and the presence of leaks or moisture-related conditions. Accessible electrical components such as receptacles, lighting, and visible wiring are inspected, including the presence of ground-fault circuit interrupter protection where applicable. The inspector also evaluates the condition of walls, ceilings, floors, and visible ventilation components within the kitchen area.

The inspection does not include dismantling appliances or cabinetry, moving personal belongings, or inspecting concealed plumbing, electrical, or mechanical systems. The inspector is not required to verify appliance performance beyond normal on/off operation, confirm code compliance, determine system capacity, or evaluate the remaining service life of kitchen components. The inspection report documents material defects that are visible and accessible at the time of inspection and identifies safety concerns or conditions that may warrant further evaluation or repair by a qualified professional.

Observations

16.4.1 Electrical

NO GFIS

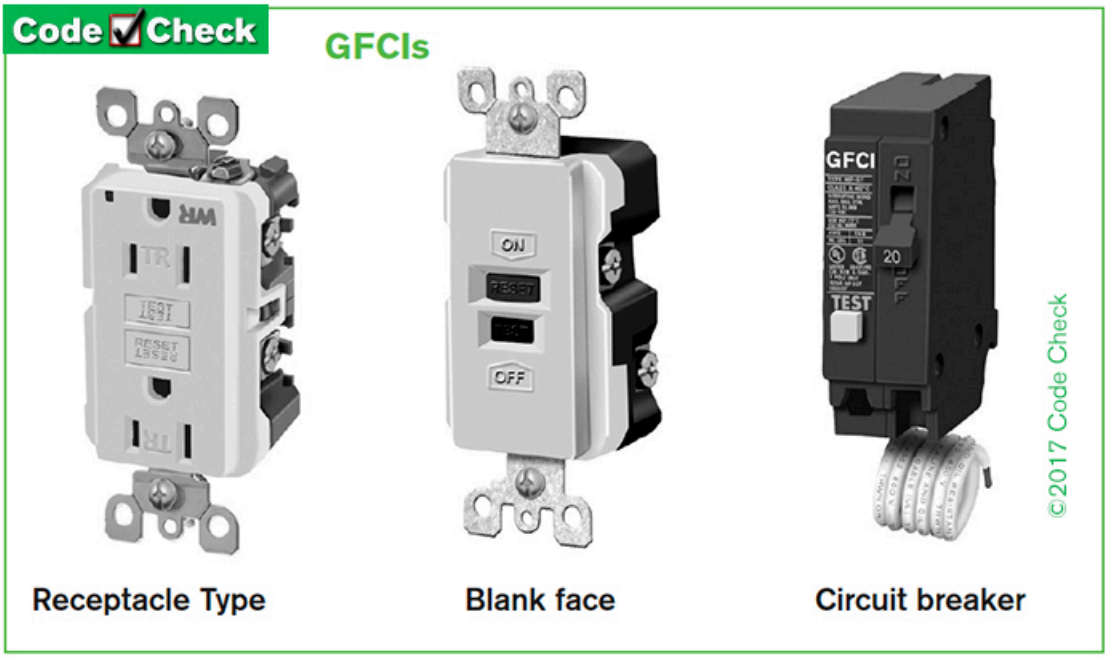
Moderate

We recommend upgrading by installing GFCI receptacles in all locations required by present standards. This includes locations in bathrooms, garages, exteriors, basements and crawl spaces, kitchens and laundry within six feet of the sink. They are also commonly utilized for equipment such as sump pumps, whirlpools, spas and pool equipment. GFCI's have two different forms: receptacles with test/reset buttons, and panel breakers, and either form is effective in protecting appropriate outlets or fixtures.
Consider upgrading unprotected receptacles in areas where GFCI protection is presently required. A qualified electrician should do the work.

A GFCI receptacle can provide protection for other receptacles downstream on the circuit. GFCI protection can be provided by GFCI breakers, blank face devices, or GFCI receptacles

Recommendation

Contact a qualified professional.



16.8.1 Countertops

SUGGEST RE-CAULKING/GROUTING WHERE NEEDED

Minor/Maintenance

INTERIORS Maintenance Note: [8]Caulking and grouting play a crucial role in maintaining a home's integrity. It's recommended to periodically inspect and touch up caulking in areas such as windows, doors, and sinks to prevent water seepage. Additionally, checking and reapplying caulk/grout in tile areas ensures a clean and sealed surface

Recommendation

Contact a qualified professional.

16.11.1 Range/Cooktop/Vent

Moderate

ANTI-TIP DEVICE

The Stove/Oven does not have an anti tip connected. This device prevents ovens from falling forward. We recommend installation.

Recommendation

Contact a qualified professional.

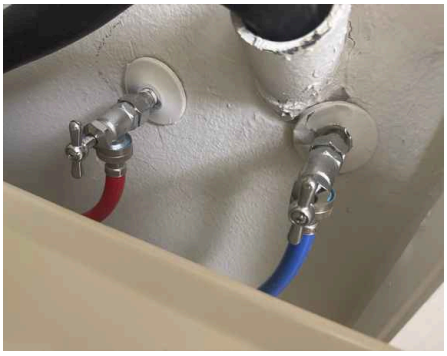
17: LAUNDRY ROOM

		IN	NI	NP
17.1	Floor	X		
17.2	Walls	X		
17.3	Ceiling	X		
17.4	Doors	X		
17.5	Electrical	X		
17.6	Exhaust Fan	X		X
17.7	Washer Hook up	X		
17.8	Dryer Hook Up	X		
17.9	Disclosure	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Washer Hook up: Angle Stop

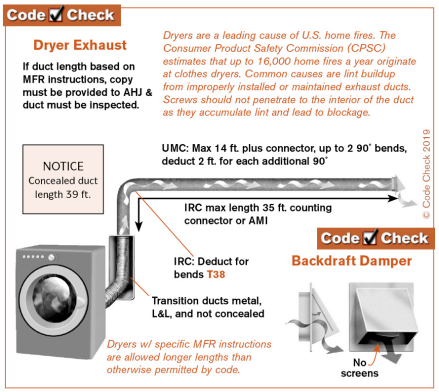


Dryer Hook Up: Fuel Source

Unable to determine

Dryer Hook Up: Vent

Yes



Disclosure: Picture

Disclosure: Disclosure

In the Laundry area, we do not test clothes dryers, nor washing machines And their water connections and drainpipes. However, you should be Aware that water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, We recommend using modern braided stainless steel type water hoses that

are more dependable as an upgrade when you take possession of this property.

Limitations

Dryer Hook Up

NO ACCESS TO INSPECT

Disclosure

LAUNDRY APPLIANCES EXCLUDED

Note: Laundry appliances are not tested or inspected as part of a standard home inspection.

Observations

17.6.1 Exhaust Fan

Moderate

INSPECTION NOTE – NO LAUNDRY ROOM EXHAUST FAN

The laundry room is not equipped with an exhaust fan, which is important for removing moisture and improving ventilation. Without proper airflow, humidity can accumulate and contribute to mold growth or material deterioration. Recommend installing a code-compliant exhaust fan to enhance air circulation and maintain a healthier indoor environment.

Recommendation

Contact a qualified professional.

17.7.1 Washer Hook up

Minor/Maintenance

RECOMMEND PAN

Today washers are installed with a pan underneath the washing machine. Recommend installing one as an upgrade with a drain.

Recommendation

Contact a qualified professional.

17.8.1 Dryer Hook Up

Moderate

RECOMMEND CLEANING DRYER DUCT

We strongly advise cleaning the dryer vent. Regular maintenance of the dryer vent is essential to ensure optimal performance and minimize the risk of fire. Schedule a professional cleaning service to remove any potential lint buildup and ensure proper airflow. This proactive measure will help maintain the efficiency of your dryer and promote a safe environment in your home

Recommendation

Contact a qualified professional.

18: BATHROOM

		IN	NI	NP
18.1	Floors	X		
18.2	Walls	X		
18.3	Ceiling	X		
18.4	Doors	X		
18.5	Exhaust Fan	X		
18.6	Electrical	X		
18.7	Sink/Faucet/Drains/Supply	X		
18.8	Toilet	X		
18.9	Counter/Cabinets	X		
18.10	Shower	X		
18.11	Tub	X		
18.12	Disclosure	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

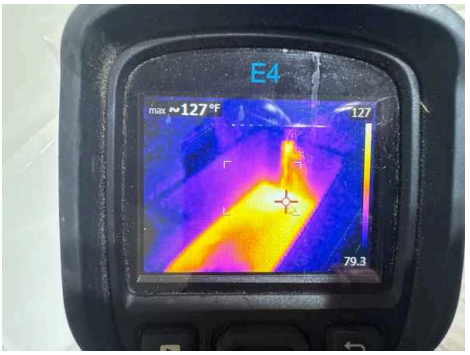
Exhaust Fan: Photo

Electrical: Picture

Toilet: Angle Stops

Shower: Water Temperature

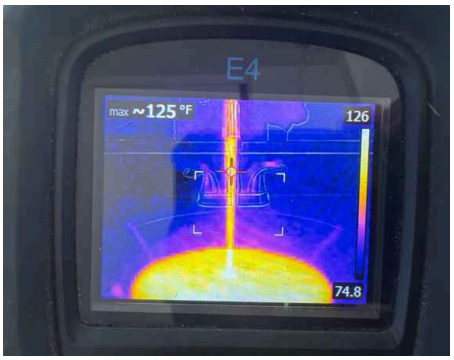
Tub: Water Temperature

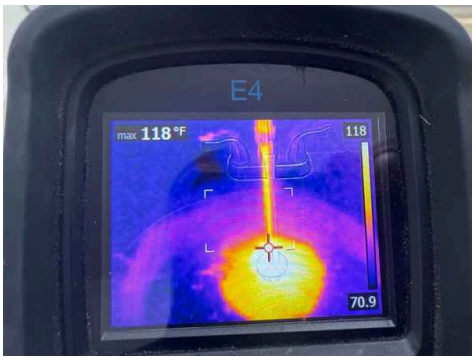


Electrical: GFCI Location

Bedroom - Right (Sink)

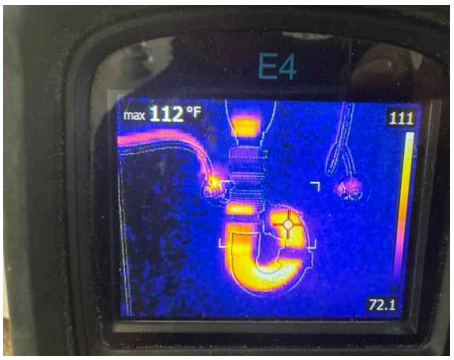
Sink/Faucet/Drains/Supply: Hot Water Temperature





Sink/Faucet/Drains/Supply: Angle Stops


Sink/Faucet/Drains/Supply: Below Sink

Disclosure: Pictures



Disclosure: Disclosure

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently.

The presence and/or odor of mold and/or mildew are possible anywhere there is moisture, such as: under sinks and plumbing at kitchens and bathrooms, plumbing leaks, crawl spaces, other rooms, etc. Often the moisture is hidden from view by personal property or if it is present within walls, under flooring, inside cabinets or in an inaccessible area. Determination of the presence of mold and/or mildew, or possible health hazards resulting from exposure to these organisms is not within the scope of this inspection. If client has any concerns regarding the presence of mold and/or mildew, we advise consulting with an Indoor Air Quality specialist or other qualified person, for any testing, evaluations and/or removal which may be desired prior to close of escrow.

Observations

18.7.1 Sink/Faucet/Drains/Supply

Moderate

FLEX PIPE

Flexible drain pipe observed. These are prone to clogs. Recommend replacing by licensed plumber.

Recommendation

Contact a qualified professional.

18.9.1 Counter/Cabinets

Moderate

WATER STAIN

Water stain observed at wall in cabinet. No leak observed at time of inspection.

Recommendation

Contact a qualified professional.

18.9.2 Counter/Cabinets

Moderate

PAINT BLISTERING UNDER BATHROOM SINK

Blistering and bubbling of paint were observed on surfaces beneath the bathroom sink. This condition is commonly associated with elevated moisture levels, past leakage, or high humidity within the cabinet area. No active leakage was observed at the time of inspection. Recommend monitoring and evaluation by a qualified professional if conditions worsen, and addressing any underlying moisture sources as needed.

Recommendation

Contact a qualified professional.

18.10.1 Shower

Minor/Maintenance

RECOMMEND SEALING AROUND THE FAUCETS

General Maintenance Note: Caulking in Bath/Shower Areas

Regular maintenance of caulking in bath/shower areas is necessary. Inspect for signs of wear, such as cracks and gaps, and promptly recaulk as needed. Proper caulking ensures a watertight seal, prevents water seepage, and preserves the integrity of fixtures, avoiding potential water damage in the long term.

Recommendation

Contact a qualified professional.

19: DINING ROOM

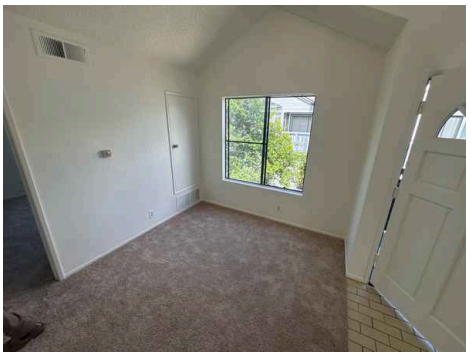
		IN	NI	NP
19.1	Floors	X		
19.2	Walls	X		
19.3	Ceilings	X		
19.4	Windows	X		
19.5	Electrical	X		
19.6	Closets	X		
19.7	Comments	X		
19.8	Disclosure	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Electrical: Outlet

Disclosure: Picture



Disclosure: Disclosure

The inspection of interior rooms is a visual, non-invasive evaluation of readily accessible components at the time of inspection. Interior rooms include bedrooms, living rooms, dining rooms, family rooms, offices, and similar finished spaces. The inspector evaluates the general condition of walls, ceilings, floors, doors, windows, and visible trim for damage, deterioration, improper installation, or signs of moisture intrusion or movement. Built-in features such as closets, shelving, and cabinets are visually inspected where accessible.

The inspector observes visible electrical components within interior rooms, including lighting fixtures, switches, and receptacles, and reports conditions such as damage, improper installation, or safety-related concerns when observed. Heating and cooling distribution components such as visible vents or registers are observed for general condition and airflow presence when readily accessible. The inspector also evaluates windows and doors for basic operation, visible damage, and proper closure when safely operable.

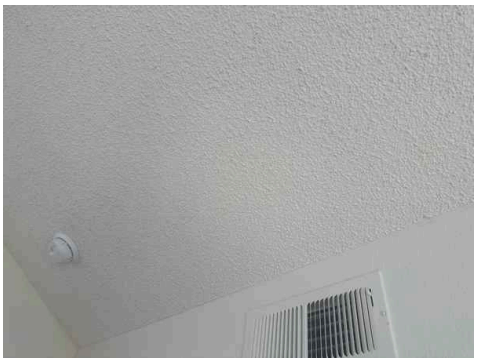
The inspection does not include moving furniture or personal belongings, testing window seals, dismantling finishes, or inspecting concealed structural, electrical, plumbing, or mechanical components. The inspector is not required to determine code compliance, evaluate sound transmission, confirm room dimensions or egress requirements, or assess the remaining service life of interior finishes or components. The inspection report documents material defects that are visible and accessible at the time of inspection and identifies safety concerns or conditions that may warrant further evaluation or repair by a qualified professional.

Observations

19.3.1 Ceilings

Moderate

ACOUSTIC CEILING MATERIAL – GENERAL INFORMATION



Acoustic ceiling materials that are intact, sealed, and not disturbed are generally considered to present a low level of concern. Potential issues typically arise only when the material becomes damaged, deteriorated, or disturbed, such as during remodeling, repairs, or demolition activities. If future renovation or removal is planned, consultation with a qualified environmental professional and optional laboratory testing may be considered to obtain additional information.

Recommendation

Contact a qualified professional.

20: LIVING ROOM

		IN	NI	NP
20.1	Floors	X		
20.2	Walls	X		
20.3	Ceilings	X		
20.4	Doors	X		
20.5	Windows	X		
20.6	Electrical	X		
20.7	Disclosure	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Electrical: Outlets

Disclosure: Picture

Disclosure: Disclosure

The inspection of interior rooms is a visual, non-invasive evaluation of readily accessible components at the time of inspection. Interior rooms include bedrooms, living rooms, dining rooms, family rooms, offices, and similar finished spaces. The inspector evaluates the general condition of walls, ceilings, floors, doors, windows, and visible trim for damage, deterioration, improper installation, or signs of moisture intrusion or movement. Built-in features such as closets, shelving, and cabinets are visually inspected where accessible.

The inspector observes visible electrical components within interior rooms, including lighting fixtures, switches, and receptacles, and reports conditions such as damage, improper installation, or safety-related concerns when observed. Heating and cooling distribution components such as visible vents or registers are observed for general condition and airflow presence when readily accessible. The inspector also evaluates windows and doors for basic operation, visible damage, and proper closure when safely operable.

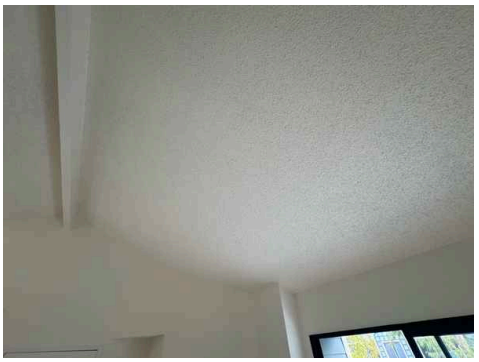
The inspection does not include moving furniture or personal belongings, testing window seals, dismantling finishes, or inspecting concealed structural, electrical, plumbing, or mechanical components. The inspector is not required to determine code compliance, evaluate sound transmission, confirm room dimensions or egress requirements, or assess the remaining service life of interior finishes or components. The inspection report documents material defects that are visible and accessible at the time of inspection and identifies safety concerns or conditions that may warrant further evaluation or repair by a qualified professional.

Observations

20.3.1 Ceilings

Moderate

ACOUSTIC CEILING MATERIAL – GENERAL INFORMATION



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Recommendation

Contact a qualified professional.

20.6.1 Electrical

Moderate

INOPERABLE OUTLET

One or more outlets are not functioning at time of inspection.

Recommendation

Contact a qualified professional.

21: BEDROOM - LEFT

		IN	NI	NP
21.1	Floors	X		
21.2	Walls	X		
21.3	Ceilings	X		
21.4	Doors	X		
21.5	Windows	X		
21.6	Electrical	X		
21.7	Closet	X		
21.8	Disclosure	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Electrical: Outlets

Disclosure: Picture

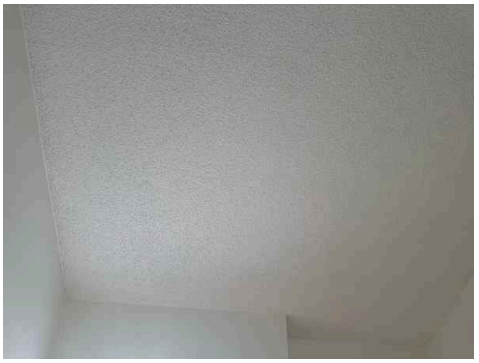
Observations

21.3.1 Ceilings

Moderate

ACOUSTIC CEILING MATERIAL - GENERAL INFORMATION

Acoustic ceiling materials that are intact, sealed, and not disturbed are generally considered to present a low level of concern. Potential issues typically arise only when the material becomes damaged, deteriorated, or disturbed, such as during remodeling, repairs, or demolition activities. If future renovation or removal is planned, consultation with a qualified environmental professional and optional laboratory testing may be considered to obtain additional information.



Recommendation

Contact a qualified professional.

22: BEDROOM - RIGHT

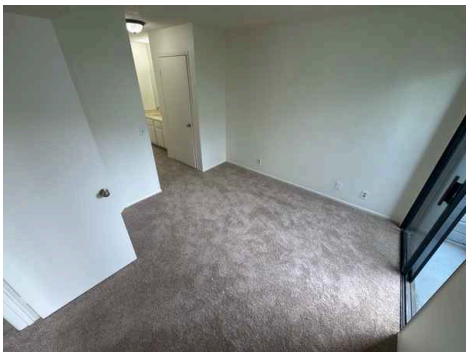
		IN	NI	NP
22.1	Floors	X		
22.2	Walls	X		
22.3	Ceilings	X		
22.4	Doors	X		
22.5	Windows	X		
22.6	Electrical	X		
22.7	Closet	X		
22.8	Disclosure	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Electrical: Outlet

Disclosure: Picture



Observations

22.3.1 Ceilings

Moderate

ACOUSTIC CEILING MATERIAL – POTENTIAL HEALTH CONCERN

The ceiling is finished with acoustic (popcorn) texture, which may contain asbestos if installed prior to 1980. Asbestos-containing materials can pose a health risk if disturbed or deteriorating. No testing was performed as part of this inspection. Recommend evaluation by a qualified environmental professional before any renovation, repair, or removal is attempted to determine the presence of asbestos and appropriate handling.

Recommendation

Contact a qualified professional.

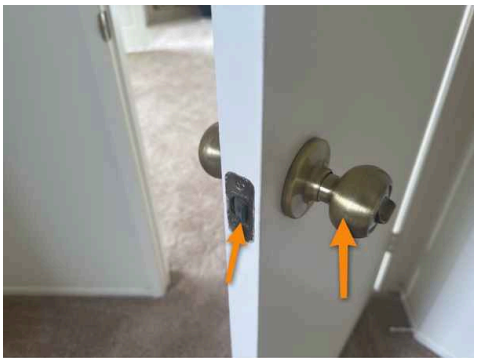
22.4.1 Doors

LOOSE HARDWARE NOTED

Moderate

Recommendation

Contact a qualified professional.



22.6.1 Electrical

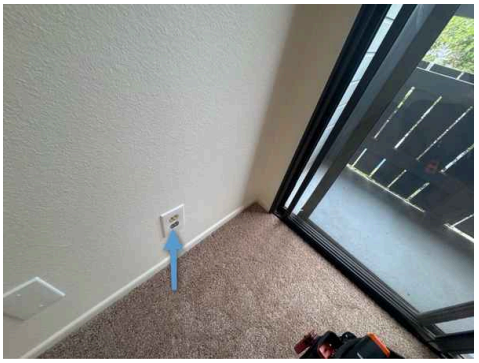
LOOSE OUTLET NOTED

Minor/Maintenance

One or more outlets are loose. Recommend securing.

Recommendation

Contact a qualified professional.



STANDARDS OF PRACTICE