



OC Home Inspect

(714) 478-3324

<https://www.ochomeinspect.com>

General Home Inspection

715 East McFadden Avenue

Santa Ana, CA 92701

Inspected By: Brian Adams

Prepared For: Erik Cortez

Inspected On Wed, Feb 4, 2026 at 12:15 PM

Table of Contents

Report Summary	4
General	11
Exterior	13
Roofing	18
Garage	20
Structure	24
Electrical	31
HVAC	34
Plumbing	37
Bathrooms	41
Interior	44
Kitchen	49
Laundry	53

Thank you for choosing OC Home Inspect to conduct an inspection of the property. We are proud of our inspection service and trust that you will be happy with our thoroughness. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. Since we are not specialists and because our inspection is essentially visual, latent defects could exist.

This inspection was performed as per the National Association of Home Inspectors Standards of Practice.

<https://nachi.org/sop.htm>

In accordance with industry standards, the inspection is limited to only those surfaces that are exposed and readily accessible. The Inspector does not move furniture, lift floor-covering materials, or remove or rearrange items. Portions of the interior which are hidden or inaccessible by the furnishings and/or stored items are not inspected. It is recommended that you perform a full review of the property after all of the furnishings and/or stored items have been removed.

This is not a wood destroying organism inspection (termite, rodent, dryrot, etc.). This is not a building code, ordinance, energy audit, product recall or permit compliance inspection. It is not an inspection of modifications to the property and will not determine if in fact modifications exist and if they were performed with or without permits.

This is not a Complete Mold Inspection or an Environmental Inspection. Any comments made by the inspector in regards to substances that appear to be mold are made as a cursory and should not be viewed as a Complete Mold Inspection having been performed. It is recommended that this property be fully tested and inspected by a mold specialist before close of the inspection contingency period.

Thank you for taking the time to read this entire report carefully. Remember to call us immediately if you have any questions or observations.

Comments in this report are categorized as Information, Defect, Safety and Further Evaluation.

Information items are for your general knowledge no action is necessary.

Defects require action to be taken in order to bring the item or component into a satisfactory condition.

Safety issues may pose a risk of serious harm or even death. Remediation of safety issues is recommended prior to closing escrow or taking occupancy.

Issues marked for further evaluation should be evaluated by a qualified professional prior to closing escrow or taking occupancy.

Photographs accompanying comments are examples of the item or defect being described. Not every instance of an item or defect are necessarily represented with individual photographs.

Further Evaluation

Comment 14

Garage

Slab is cracked. Differential detected at cracks. Cracks are more than 1" wide in some areas. Recommend further evaluation by a qualified and licensed geotechnical engineer.

Comment 19

Structure

Cracks at the walls where they meet foundation. These cracks are running length of the house on all four sides. Differential at cracks indicates structural movement. Recommend further evaluation by a qualified and licensed structural engineer.

Comment 20

Structure

Pier and post foundation construction does not meet the standards set forth by modern building construction requirements. Subfloor is not bolted to foundation. Girder beams are not resting on foundation in some areas. Wood posts in direct contact with earth. Water stains on posts. Some addition beams and posts have been added. Floors are not level inside the house. Recommend further evaluation by a qualified and licensed structural engineer.

Comment 22

Structure: Attic

Evidence of rodent infestation. Recommend further evaluation by a qualified and licensed pest inspector.

Safety

Comment 4

Exterior

Concrete is cracked and broken at porch.

Comment 10

Exterior

Step out of door is too tall.

Comment 15

Garage

Garage door safety sensors are installed too high off ground.

Comment 16

Garage

Electrical outlet(s) not protected by a ground fault circuit interruptor (GFCI).

Comment 18

Garage

Electrical wiring installed without protective metal conduit.

Comment 29

Electrical

Service panel legend is incomplete.

Comment 41

Interior

Guardrail is less than 36" tall.

Comment 44

Interior

Smoke/carbon alarm is not installed outside sleeping area second floor.

Comment 45

Interior

Handrail is loose.

Comment 46

Interior

Stairs are constructed with a steep rise. Risers are over 8" tall.

Defect

Comment 5

Exterior

Vegetation growing against structure.

Comment 6

Exterior

Vacuum breakers are not installed at hose spigots.

Comment 7

Exterior

Concrete and tiles cracked at porch.

Comment 8

Exterior

Hose spigot handle leaks when open.

Comment 9

Exterior

Stone and concrete patios are cracked. Vegetation growing through patios.

Comment 11

Roofing

Satellite dish is mounted through roof.

Comment 12

Garage

Water damage and visible apparent mold at roof and wall. Wall and roof are open to the elements.

Comment 13

Garage

Water damage and visible apparent mold at wall around window. Window leaks. High levels of moisture detected.

Comment 17

Garage

Comment 21

Structure: Attic

Insulation has fallen down at roof line.

Comment 23

Structure: Attic

Bathroom exhaust fan duct is not installed. Fan discharges into attic.

Comment 24

Structure: Attic

Sewer vent is broken and does not extend out through roof.

Comment 25

Structure: Attic

Insulation is partially installed. One or more sections of the unconditioned space are not insulated.

Comment 26

Structure: Attic

Passageway is not installed for servicing mechanical, electrical or plumbing components.

Comment 27

Structure: Crawlspace

Portions of the crawlspace were not inspected due to access being restricted. Access point is smaller than required by modern standards and plumbing is installed in front of access point.

Comment 31

HVAC: Heating

Sediment trap is not installed at gas line.

Comment 33

Plumbing

Water pressure is higher than recommended. This may cause leaks or damage to plumbing fixtures. A pressure regulator is not installed so the water pressure cannot be adjusted.

Comment 35

Plumbing: Water Heater

Cabinet is damaged.

Comment 36

Bathrooms: Bathroom #1

Shower head leaks at thread.

Comment 37

Bathrooms: Bathroom #1

Grout is cracked at shower floor.

Comment 38

Bathrooms: Bathroom #1

Cabinet drawer catches and is damaged.

Comment 39

Bathrooms: Bathroom #1

Paint is peeling at ceiling around exhaust fan.

Comment 40

Interior

Bedroom closet door does not latch.

Comment 42

Interior

Floor is sloped towards north side of house.

Comment 43

Interior

Drywall bowing at wall in stairwell.

Comment 47

Interior

Closet door hinge is loose in hallway.

Comment 48

Interior

Flooring is lifted in bedroom.

Comment 49

Interior

Bedroom closet door does not latch.

Comment 50

Interior

Drywall crack above door in bedroom.

Comment 51

Kitchen

Water damage at cabinet under sink.

Comment 52

Kitchen

Sink drain and pipes are corroded.

Comment 53

Kitchen

Spigot is loose at sink.

Comment 54

Kitchen: Appliances

Range hood is not installed. Duct is abandoned in attic and does not extend outside.

Comment 55

Kitchen: Appliances

Oven is inoperable.

Comment 56

Kitchen: Appliances

Burners are not heating at cooktop.

Comment 57

Kitchen: Appliances

Dishwasher is not fastened to cabinet.

Comment 58

Kitchen: Appliances

Dishwasher is not equipped with an air gap fitting.

Comment 59

Laundry

Tile is broken at countertop.

Comment 60

Laundry

Escutcheons are not installed.

Inspector's Name

Brian Adams

Property Type

Single Family

Approximate Year Built

1925

Front Of Structure Faces

South

Furnished

Yes

Occupied

Yes

Weather

Sunny

Temperature

80

Utilities

All On

People Present

Agent(s)

PIA Signed

Yes

Additional Services Included

None

General Comments

Comment 1 Information

The inspection is limited to only those surfaces that are exposed and readily accessible. Portions of the interior may have been hidden by the furnishings and/or stored items. The Inspector does not move furniture, lift floor-covering materials, or remove or rearrange items. Prior to closing it is recommended that you perform a full review of the property after all of the furnishings and/or stored items have been removed.

Comment 2 Information

Properties built prior to 1979 may contain lead-based paint and/or asbestos in various building materials such as insulation, siding, and/or floor and ceiling tiles. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is not included in this inspection. The client(s) should consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement contractors for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit these websites: The Environmental Protection Association (<https://www.epa.gov>) The Consumer Products Safety Commission (<https://www.cpsc.gov>) The Center for Disease Control (<https://www.cdc.gov>)

Comment 3 Information

Inspections for properties that are part of a "Home Owners" or "Condo" Association are limited to a visual evaluation of the systems and components that are located within the dwelling unit inspected. The current condition of "Common Elements", systems maintained by the Association, are excluded from this inspection. Any comments regarding these items in this report have been made as a courtesy only. Consult with the Home Owner's or Condo Association regarding these items.

Exterior

The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Driveway

Concrete

Walkway(s)

Concrete

Wall Covering

Stucco

Trim

Not Present

Door(s)

Wood, Vinyl

Window(s)

Vinyl

Step(s)

Yes

Handrail

Not Present

Patio(s)

Concrete, Stone

Deck(s)

Not Present

Balcony

Not Present

Railings

Not Present

Fascia/Soffit

Wood

Vegetation

Generally Overgrown, Growing Against Structure

Site Grading

Mostly Level

Surface Drainage

Not Present

Retaining Walls

Not Present

Electrical Outlets Protected

No

Hose Bibb Backflow Prevention

No

Exterior Comments

Comment 4

Safety

Concrete is cracked and broken at porch.



Comment 5

Defect

Vegetation growing against structure.



Comment 6

Defect

Vacuum breakers are not installed at hose spigots.



Comment 7

Defect

Concrete and tiles cracked at porch.



Comment 8

Defect

Hose spigot handle leaks when open.



Comment 9

Defect

Stone and concrete patios are cracked. Vegetation growing through patios.



Comment 10

Safety

Step out of door is too tall.



The following items or areas are not included in this inspection: areas that could not be traversed due to the potential for damage caused to roof surface materials or inclement weather; viewed clearly due to lack of access; solar roofing components. In these cases the inspector will inspect the roof from the ground and/or edges to the best of his ability. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection.

Inspection Method

From Ground

Roof Design

Mansard

Roof Covering

Asphalt

Ventilation Type

Gable Ends

Vent Stacks

Metal

Flashings

Metal

Skylights

Not Present

Chimney

Not Present

Gutters & Downspouts

Not Present

Roofing Comments

Comment 11

Defect

Satellite dish is mounted through roof.



Garage

Garage Type

Detached

Door Opener Type

Chain Drive

Opener Safety Feature

Yes

Electrical Outlets Protected

No

Interior Door Fire Protection

N/A

Equipment Impact Protection

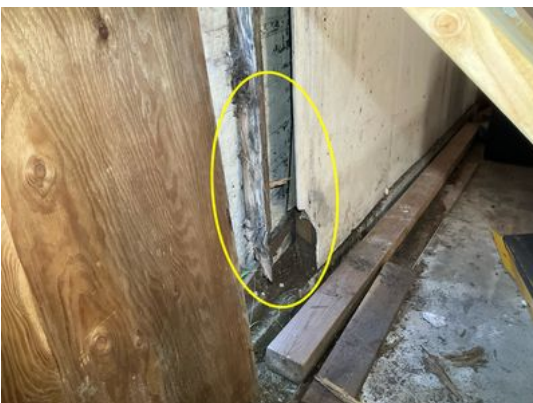
Not Present

Garage Comments

Comment 12

Defect

Water damage and visible apparent mold at roof and wall. Wall and roof are open to the elements.



Comment 13

Defect

Water damage and visible apparent mold at wall around window. Window leaks. High levels of moisture detected.



Comment 14

Further Evaluation

Slab is cracked. Differential detected at cracks. Cracks are more than 1” wide in some areas. Recommend further evaluation by a qualified and licensed geotechnical engineer.



Comment 15

Safety

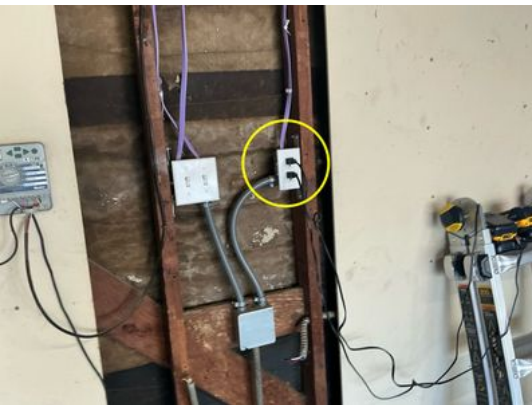
Garage door safety sensors are installed too high off ground.



Comment 16

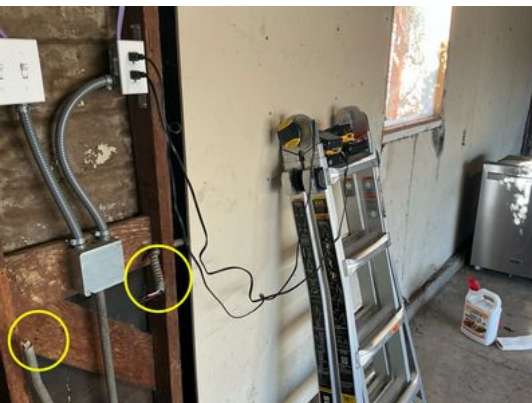
Safety

Electrical outlet(s) not protected by a ground fault circuit interruptor (GFCI).



Comment 17

Defect



Comment 18

Safety

Electrical wiring installed without protective metal conduit.



Inspection of foundations is limited to visual observation of accessible structural components. The inspector does not perform any engineering studies or measurements. Factors which could obscure potential defects include, but are not limited to: painting, repairs, concealed areas behind walls, floor coverings, furniture, landscaping, patios, decking, high soil and heavy vegetation.

Foundation Type

Crawl Space

Foundation Material

Poured Concrete

Floor Structure

Wood Frame

Subflooring

Plywood, Solid Wood Plank

Structure Comments

Comment 19

Further Evaluation

Cracks at the walls where they meet foundation. These cracks are running length of the house on all four sides. Differential at cracks indicates structural movement. Recommend further evaluation by a qualified and licensed structural engineer.





Comment 20
Further Evaluation

Pier and post foundation construction does not meet the standards set forth by modern building construction requirements. Subfloor is not bolted to foundation. Girder beams are not resting on foundation in some areas. Wood posts in direct contact with earth. Water stains on posts. Some addition beams and posts have been added. Floors are not level inside the house. Recommend further evaluation by a qualified and licensed structural engineer.





Attic

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. In times of high heat, attic areas may be too hot to inspect safely. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Attic Access Location

Hallway, Bedroom

MEP In Attic

Yes

Control Switch

No

Light Fixture

Yes

Passageway

No

Electrical Outlet

Yes

Service Platform

Yes

Roof Framing Type

Joist and Rafters

Roof Deck Material

Solid Wood Plank

Exhaust Fan Ducts Terminate Outside

No

Insulation Type

Batts

Insulation Approximate Average Depth

4"

Attic Comments

Comment 21

Defect

Insulation has fallen down at roof line.



Comment 22

Further Evaluation

Evidence of rodent infestation. Recommend further evaluation by a qualified and licensed pest inspector.



Comment 23

Defect

Bathroom exhaust fan duct is not installed. Fan discharges into attic.



Comment 24

Defect

Sewer vent is broken and does not extend out through roof.



Comment 25

Defect

Insulation is partially installed. One or more sections of the unconditioned space are not insulated.



Comment 26

Defect

Passageway is not installed for servicing mechanical, electrical or plumbing components.

Crawlspace

Crawlspaces with inadequate access, pooling water, sewage, loose or exposed wiring etc. are not entered by the inspector.

Crawlspace Access Location

Outside

Vapor Retarder

No

Underfloor Insulation

No

Ventilation Present

Yes

Moisture Condition

Dry

Crawlspace Comments

Comment 27

Defect

Portions of the crawlspace were not inspected due to access being restricted. Access point is smaller than required by modern standards and plumbing is installed in front of access point.



Inspection of the electrical system is limited to visible and accessible components of the entrance cable, meter box, service panel and wiring. Auxiliaries electrical systems such as generators and transfer switches are not inspected. No assessment as to the adequacy of the service capacity is performed. No resistance measurement of grounding electrodes is performed. Lightning arrestor systems and solar panels are not inspected. Security systems are not inspected. Low voltage and ancillary electrical systems such as low voltage lighting, landscape lighting, day/night motion sensors, communication, entertainment systems are not inspected.

Type of Service

Overhead

Main Disconnect Location

Service Panel

Service Panel Location

Exterior

Ratings

Yes

Legend

Incomplete

Service Panel Manufacturer

Square D

Service Line Material

Copper

Service Voltage

120/240 volts

Service Amperage

200 amps

Service Panel Ground

Ground Rod

Branch Circuit Wiring

Non-Metallic Shielded Copper

Overcurrent Protection

Breakers

AFCI Breakers

No

Electrical Comments

**Comment 28
Information**

Electrical Service Panel.



**Comment 29
Safety**

Service panel legend is incomplete.



The installation of smoke alarm(s) is recommended inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms. The installation of carbon monoxide (CO) detector(s) is recommended in the immediate vicinity of all rooms designated for the purpose of sleeping, in rooms with fuel burning appliances and in or near any attached garage(s) on each level or floor. The National Fire Protection Association (NFPA) states smoke alarms should be changed if more than 10 years old. We recommend ensure all units are present installed in the correct locations and then test all units a day before taking occupancy and then monthly thereafter according to manufacturer's instructions. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry and garage, if applicable, is also advised.

The installation of GFCI protection is recommended for all receptacles at the following locations: kitchen counter and island, bathrooms, garage, exterior, wet bar, laundry sink. Current building standards require the installation of AFCI device protection intended to protect against electrical arcing faults in the home's wiring. AFCI requirements have not been adopted by all jurisdictions.

The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood fired heat systems; thermostat or temperature control accuracy and timed functions; HVAC components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on HVAC system components, does not determine if HVAC systems are appropriately sized, or perform any evaluations that require a pilot light to be lit. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks.

HVAC System Type

Central Heating

Heating

The heating system is inspected visually and operated by normal controls to determine general condition not life expectancy. The capacity or adequacy of the heating system is beyond the scope of a property inspection.

Thermostat Location

Hallway

Location

Attic

Type of Equipment

Forced Air Furnace

Manufacturer

Trane

Heating Fuel

Gas

Approximate Age

23 years

Filter Type

Disposable

Output Temperature

107

Duct Material

Flexible Ducting

Heating Comments

Comment 30
Information

Furnace.



Comment 31
Defect

Sediment trap is not installed at gas line.



Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition not life expectancy. The capacity or adequacy of cooling system is beyond the scope of a property inspection. Regarding condensate drain leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. It is beyond the scope of this inspection to determine if the condensate drain pipes are functioning properly.

Type of Equipment

Window

Make

Toshiba

Approximate Age

5 years

Electrical Disconnect Within Sight

Yes

Supply Air Temp

31

Cooling Comments

Comment 32

Information

A/C unit.



Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; above ground hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; sprinkler or irrigation systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks. The inspector does not determine if the plumbing fixtures are flow rate compliant.

Water Pressure (PSI)

95

Supply Pipe Material

Copper

Water Shut-off Valve

Front of Structure

Waste Pipe Material

Cast Iron, ABS Plastic

Gas Shut-off Valve

Front of Structure

Chained Wrench

No

Earthquake Shut-off Valve

No

Plumbing Comments

Comment 33

Defect

Water pressure is higher than recommended. This may cause leaks or damage to plumbing fixtures. A pressure regulator is not installed so the water pressure cannot be adjusted.



Water Heater

Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated. The U.S. Consumer Product Safety Commission (CPSC) urges all users to lower their water heaters to 120 degrees Fahrenheit to prevent scalding from excessively hot tap water. Water heaters manufactured prior to June of 2003 were not equipped with flame arrestor plates. Water heaters without this component have been identified as the cause of numerous residential fires.

Location

Outside

Combustion Air

Yes

Manufacturer

Rheem

Fuel

Natural Gas

Capacity

40 gal

Approximate Age

5 years

Drain Valve

Yes

Drain Pan

No

TPR Valve/Discharge Pipe

Yes

Fuel Disconnect

Fuel Shut-Off Valve

Cold Water Valve

Yes

Sediment Trap

Yes

Flame Arrestor Plate

Yes

Seismic Strapping

Yes

Expansion Tank

No

Water Heater Comments

Comment 34
Information

Water Heater.



Comment 35
Defect

Cabinet is damaged.



The following items are not included in this inspection: overflow drains for tubs and sinks; bidets, heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. The inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight. The inspector does not determine if the plumbing fixtures are flow rate compliant.

Bathroom #1

Location

Hallway

Tub

Not Present

Shower

Stall

Sink(s)

Single Vanity

Toilet

Standard Tank

Electrical Outlets Protected

Yes

Ventilator Fan

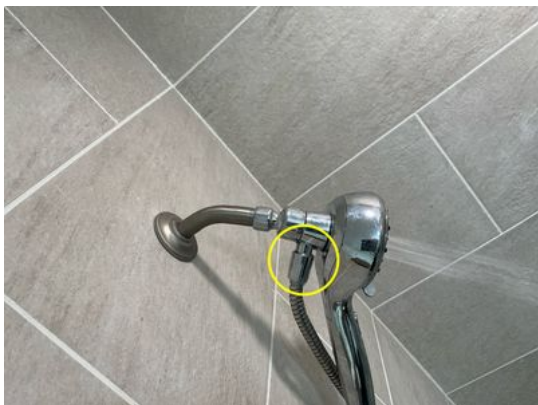
Yes

Bathroom #1 Comments

Comment 36

Defect

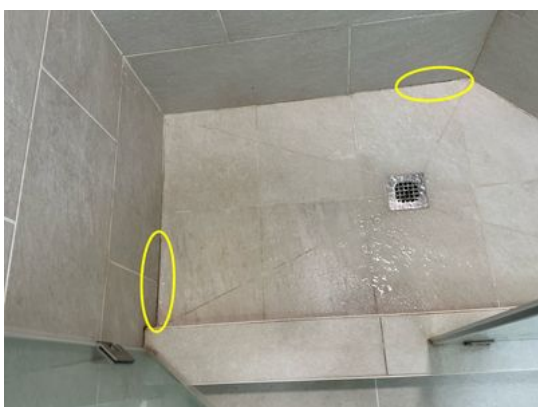
Shower head leaks at thread.



Comment 37

Defect

Grout is cracked at shower floor.



Comment 38

Defect

Cabinet drawer catches and is damaged.



Comment 39

Defect

Paint is peeling at ceiling around exhaust fan.



The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; sources of obnoxious odors; cosmetic deficiencies due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are made as a courtesy only.

Window Types

Single Hung, Sliders, Fixed

Entry Door Types

Sliding, Hinged

Railings

Yes

Stairway Guard

Yes

Smoke Alarm(s)

Missing

CO Alarm(s)

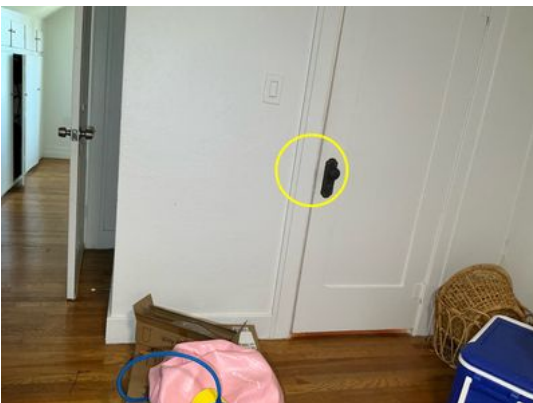
Missing

Interior Comments

Comment 40

Defect

Bedroom closet door does not latch.



Comment 41

Safety

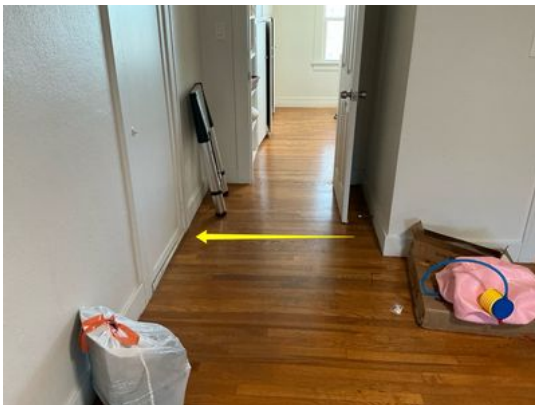
Guardrail is less than 36" tall.



Comment 42

Defect

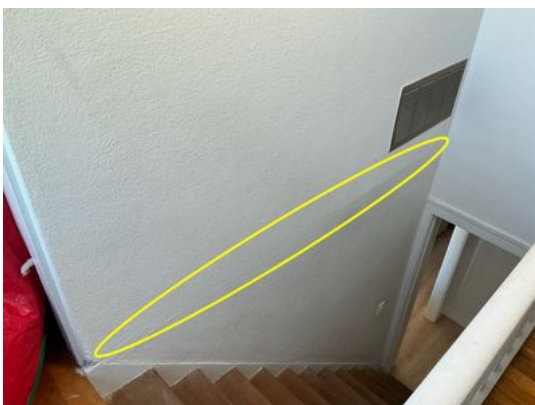
Floor is sloped towards north side of house.



Comment 43

Defect

Drywall bowing at wall in stairwell.



Comment 44

Safety

Smoke/carbon alarm is not installed outside sleeping area second floor.



Comment 45

Safety

Handrail is loose.



Comment 46

Safety

Stairs are constructed with a steep rise. Risers are over 8" tall.



Comment 47

Defect

Closet door hinge is loose in hallway.



Comment 48

Defect

Flooring is lifted in bedroom.



Comment 49

Defect

Bedroom closet door does not latch.



Comment 50

Defect

Drywall crack above door in bedroom.



The testing of smoke and carbon monoxide alarms was not included in this inspection. Prior to taking occupancy it is recommended that all of these alarms are replaced with 10-year ion battery type alarms and that installation dates are recorded on them. The National Fire Protection Association recommends testing these alarms at least once a month.

<https://www.nfpa.org/Public-Education/Staying-safe/Safety-equipment/Smoke-alarms>

Kitchen

The inspector will make an effort to make sure major appliances operate as expected. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. Items such as ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy are not included in this inspection. Any comments made regarding these items are as a courtesy only. The inspector does not note models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Sink

Double

Electrical Outlets Protected

Yes

Exhaust System Installed

No

Kitchen Comments

Comment 51

Defect

Water damage at cabinet under sink.



Comment 52

Defect

Sink drain and pipes are corroded.



Comment 53

Defect

Spigot is loose at sink.



Appliances

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

Oven

Frigidaire

Cooktop

Amana

Range Hood

Not Present

Refrigerator

Samsung

Dishwasher

General Electric

Disposal

Moen

Appliances Comments

Comment 54

Defect

Range hood is not installed. Duct is abandoned in attic and does not extend outside.



Comment 55

Defect

Oven is inoperable.



Comment 56

Defect

Burners are not heating at cooktop.



Comment 57

Defect

Dishwasher is not fastened to cabinet.



Comment 58

Defect

Dishwasher is not equipped with an air gap fitting.



Laundry Sink

No

Electrical Outlets Protected

Yes

Laundry Hook Ups

Yes

Dryer Venting

To Exterior

Dryer Fuel Sources

Electric

Ventilator Fan

No

Washer

LG

Dryer

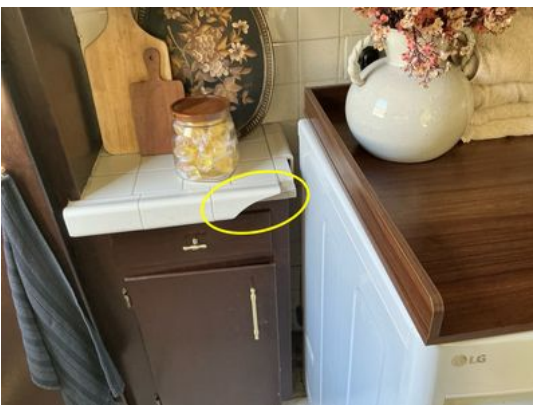
LG

Laundry Comments

Comment 59

Defect

Tile is broken at countertop.



Comment 60

Defect

Escutcheons are not installed.



The state of California (CA Resources Code 25401.7) requires the inspection report to include contact information for energy savings. This information is provided below.

UTILITY BILL, REBATES AND OTHER ASSISTANCE

Online Consumer and Business Conservation Rebate Database: www.consumerenergycenter.org.

California Department of Consumer Affairs: www.dca.ca.gov/energy-challenge.htm.

California Energy Commission, for information on utility bill assistance programs: 800-772-3300 or

www.consumerenergycenter.org.

California Public Utilities Commission Consumer Affairs Branch, for information on baseline and other optional rates and bill assistance programs: 800-649-7570 or www.cpuc.ca.gov.

California Energy Alternative Rates (CARE): Call your local utility company for information and applications.