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HOME INSPECTION REPORT

21210 Arrow Hwy, Spc 36, Covina, CA



Prepared for: Michael Lopez

Inspection Date: 1/10/2026
Report Number: 11026covina

Real Estate Agent: Michael Lopez
Home Inspector: Blake Sterkel



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Date: 1/10/2026	Time:	Report ID: 11026covina
Property: 21210 Arrow Hwy Spc 36 Covina CA	Customer: Michael Lopez	Real Estate Professional: Michael Lopez Pacific Realty

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace 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.

Please note that each office is independently owned and operated. If you have any questions or concerns regarding the report, please contact the office that scheduled the inspection.

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

Limited Inspection (LI) = Observation of the item, component, or unit was limited by personal items, obstructions, or conditions listed during the course of the inspection.

Not Inspected (NI) = The item, component, or unit was not inspected, and no representations were made as to whether or not it was functioning as intended. The reason for not inspecting may be stated.

Not Present (NP) = The item, component, or unit was not present in the home or building.

Recommend (RC) = The item, component, or unit was not functioning as intended or needs further inspection by a qualified specialist. Items, components, or units that can be repaired to satisfactory condition may not need replacement.

Structure Type:

Manufactured

Levels:

1 Story Structure

Lot Type:

Sloped

Estimated Age of Home:

Approximately 31 to 40 years of age

Weather Conditions:

Clear

Temperature:

Approximately 30 to 40 degrees

Rain in last 3 days:

No

Occupant Status:

Vacant

Present:

No

General Summary



Morrison Plus Property Inspections

**7559 Hardy Ave.
Rancho Cucamonga, CA 91730
(877) 858-PLUS**

Customer
Michael Lopez

Address
21210 Arrow Hwy
Spc 36
Covina CA

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

2. Exteriors and Grounds

2.2 WALL CLADDINGS

Inspected



(2) Deterioration observed at the right side of the home. Recommend further evaluation by a licensed branch 3 pest inspector, prior to the end of the contingency period.

3. Electrical System

3.4 OUTLETS & GFCI (Interior/Exterior)

Recommendation



Inoperable outlet(s) observed at family room. Recommend correcting.

3.6 SMOKE & CARBON MONOXIDE DETECTORS

Recommendation

(2) Smoke and carbon monoxide detectors are not installed at the hallway and bedrooms - safety concern. Recommend installing.

4. Plumbing System

4.5 FAUCETS, DRAINS & SHUT OFF VALVES (Functional flow & drainage)

Recommendation

(2) Hot and cold are incorrectly identified at hall bathroom shower. Recommend correcting.

4.6 SINKS, SHOWERS, TUBS, TOILETS & BIDETS

Recommendation

(1) Toilet base is not secured to the floor at bathroom. The wax ring at the base of the toilet must have a water tight seal, to prevent leakage from occurring. Recommend replacing the wax ring and securing the base to the floor.

5. Water Heaters

5.0 EXHAUST VENT PIPE & COMBUSTION AIR

Recommendation

Inadequate ventilation observed at the heating closet. Recommend correcting.

5.4 SEISMIC STRAPS

Recommendation

Earthquake straps are not installed. Recommend installing.

5.6 DRIP PAN/DRAIN LINE

Recommendation

Drip pan with drain line is not installed. Recommend installing.

6. Heating and Air Conditioning Systems

6.1 HEATING CONDITION

Recommendation

(2) The HVAC components and compartment are dirty/dusty. This can affect the operation of the system. Recommend contacting a qualified HVAC service technician for maintenance, prior to the end of the contingency period.

6.2 COOLING CONDITION

Recommendation

(2) The HVAC components and compartment are dirty/dusty. This can affect the operation of the system. Recommend servicing.



(3) Evidence of fan motor repair. Unable to determine effectiveness of repairs

6.7 AIR FILTER AND REGISTERS

Recommendation

Air filter is dirty. Recommend replacement and servicing of the system.

7. Kitchen Appliances

7.1 STOVE/OVEN

Recommendation



Anti-tip bracket is not installed. Recommend installing.

9. Foundations, Underfloor Areas, & Basement(s)

9.8 INSULATION

Recommendation



Insulation is loose in areas throughout the crawlspace. Recommend correcting.

9.9 CRAWLSPACE COMMENTS

Recommendation



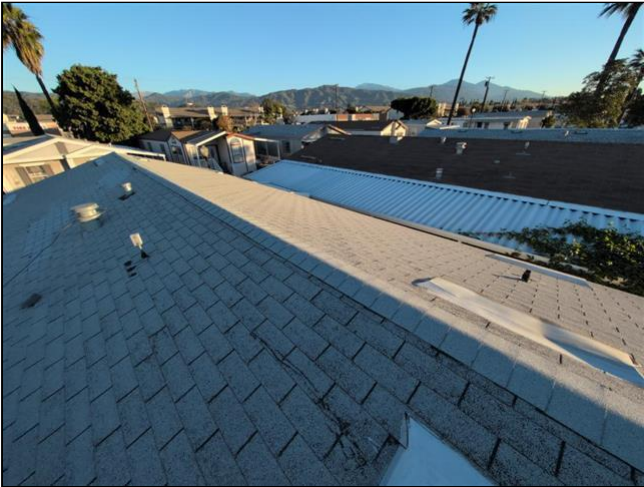
Animal droppings observed in the crawlspace. Recommend correcting.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a qualified inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Blake Sterkel

1. Roof Coverings

(Refer to Part 2, Section 3 of the CREIA Standards of Practice) Items to be inspected: 1. Covering 2. Drainage 3. Flashings 4. Penetrations 5. Skylights. The inspector is not required to: 1. Walk on the roof surface if in the opinion of the inspector there is risk of damage or a hazard to the inspector 2. Warrant or certify that roof systems, coverings or components are free from leakage



Styles & Materials

Viewed Roof Covering From: Fully Walked	Roof-Types: Sloped - Gable	Roof Covering: Asphalt Composition Shingle - 3 Tab Type
Number of Layers: 1	Vent Penetrations: Plumbing Vent(s) Heating Vent(s) Air Vent(s)	Flashings: Metal
Gutters & Downspouts: Metal	Skylight-Types: Not Installed	

Items

1.0 ROOF COVERINGS
Comments: Recommendation

(1) We do our very best to inspect all readily accessible areas of the roof system. Be advised we inspect the roof for deterioration, installation methods and materials. Often times observable indication of leaking at the time of inspection are not present and therefore specifically determining if the roof leaks is beyond the scope.

(2) Evidence of repairs observed. Unable to determine the cause or effectiveness of the repairs.



1.0 Item 1(Picture)



1.0 Item 2(Picture)

1.1 ROOF VENTS & PENETRATIONS

Comments: Inspected

1.2 ROOF FLASHING

Comments: Inspected

1.3 GUTTERS AND DOWNSPOUTS

Comments: Inspected

The roof of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during the inspection and current weather conditions. Our inspection makes an attempt to find a leak but in most cases we are UNABLE to determine if active leaking is present, even during or immediately after precipitation. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of the roof system was made at the time of inspection, (due to roof coverings, height, slope, etc.) the client is advised to consult a qualified roofer to verify the overall condition, prior to the end of the contingency period.

2. Exteriors and Grounds

(Refer to Part 4 Section 2 of the CREIA Standards of Practice) Items to be inspected: 1. Surface grade directly adjacent to the buildings 2. Doors and windows 3. Attached decks, porches, patios, balconies, stairways and their enclosures, handrails and guardrails 4. Wall cladding and trim 5. Portions of walkways and driveways that are adjacent to the buildings. The inspector is not required to: 1. Inspect door or window screens, shutters, awnings, or security bars 2. Inspect fences or gates or operate automated door or gate openers or their safety devices 3. Use a ladder to inspect systems or components



Styles & Materials

Lot Type: Sloped	Walkway Material: Concrete	Driveway Material: Concrete
Exterior Wall Cladding: Wood - Paneling	Trim Material: Wood Metal	Exterior Wall Structure: Metal Framing
Exterior Door(s) Type & Material: Metal Clad Metal Clad - Windowed	Exterior Window(s) Type & Material: Sliding Stationary	

Items

2.0 WALKWAYS AND DRIVEWAYS

Comments: Inspected

2.1 PORCH, DECKS, BALCONIES, STAIRS/RAILINGS AND PATIO COVERS

Comments: Inspected

2.2 WALL CLADDINGS**Comments:** Inspected

(1) Weathered wood at siding around the property. Suggest maintenance.



2.2 Item 1(Picture)

🏠 (2) Deterioration observed at the right side of the home. Recommend further evaluation by a licensed branch 3 pest inspector, prior to the end of the contingency period.



2.2 Item 2(Picture)



2.2 Item 3(Picture)

2.3 TRIM, EAVES & FASCIA**Comments:** Inspected**2.4 GRADING/DRAINAGE & PLANTERS****Comments:** Limited Inspection**2.5 EXTERIOR DOORS****Comments:** Inspected**2.6 EXTERIOR WINDOWS & FRAMES****Comments:** Inspected**2.7 FENCING, WALLS & GATES****Comments:** Inspected

2.8 EXTERIOR COMMENTS

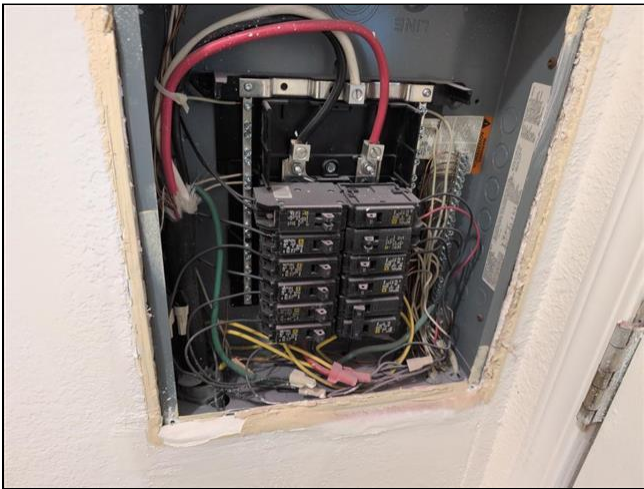
Comments: Inspected

Regardless of the age of the building we advise inquiring about any permits and inspection records with final signatures for the building and for any changes, remodels or additions that may have been made to the building.

The exterior of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Stored personal items, vegetation or restricted access can limited the inspection of various components of the exterior. Please be aware that the inspector has your best interests in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the components in this inspection report. If a limited evaluation of the exterior was made at the time of inspection, the client is advised to consult a qualified professional to verify the overall condition, prior to the end of the contingency period.

3. Electrical System

(Refer to Part 2, Section 6 of the CREIA Standards of Practice) Items to be inspected: 1. Service equipment 2. Electrical panels 3. Circuit wiring 4. Switches, receptacles, outlets and lighting fixtures. The inspector is not required to: 1. Operate circuit breakers or circuit interrupters 2. Remove cover plates 3. Inspect de-icing systems or components 4. Inspect private or emergency electrical supply systems or components.



Styles & Materials

Electrical Service Entrance: Below Ground	Main Service Voltage: 120/240 Volts	Main Disconnect Amperage: 100 AMP
Main Disconnect Location: Right side	Sub Panel Location: Laundry Area	Sub Panel Manufacturer: Square D
Overload Protection Type: Circuit breakers	Branch Circuit Wiring Type: Non-Metallic Sheathed	Branch Circuit Wiring Material (15 and 20 amp): Copper
Grounding Location(s): 2 - Locations found	Smoke & Carbon Monoxide Detectors: Partially Installed	

Items

3.0 MAIN SERVICE ENTRANCE, WIRING & CONNECTIONS

Comments: Limited Inspection

3.1 MAIN PANEL & SUB PANEL(S)

Comments: Inspected

3.2 MAIN DISCONNECT & OVERLOAD PROTECTION (Breakers/Fuses)

Comments: Inspected

3.3 BRANCH WIRING & GROUNDING

Comments: Limited Inspection

3.4 OUTLETS & GFCI (Interior/Exterior)

Comments: Recommendation



Inoperable outlet(s) observed at family room. Recommend correcting.



3.4 Item 1(Picture)



3.4 Item 2(Picture)

3.5 LIGHT FIXTURES, CEILING FANS & DOOR BELL (Interior/Exterior)

Comments: Inspected

A number of exterior lights are on timers/sensor equipment. These low voltage systems are beyond the scope of this inspection.

3.6 SMOKE & CARBON MONOXIDE DETECTORS

Comments: Recommendation

(1) Testing of smoke and carbon monoxide detectors is beyond the scope of this inspection. The client is advised to have all smoke and carbon monoxide detectors tested annually to ensure a safe living environment.



(2) Smoke and carbon monoxide detectors are not installed at the hallway and bedrooms - safety concern. Recommend installing.

The electrical system of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Restrictive clearances, interior/exterior finishes or stored personal items can limit the evaluation of the electrical system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the electrical system was made at the time of inspection, the client is advised to consult a qualified electrician to verify the overall condition, prior to the end of the contingency period.

4. Plumbing System

(Refer to Part 2, Section 5 of the CREIA Standards of Practice) Items to be inspected: 1. Water supply piping 2. Drain/waste/vent piping 3. Faucets and fixtures 4. Fuel gas piping 5. Water heaters 6. Functional flow and drainage The inspector is not required to: 1. Fill any fixture with water, inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts 2. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components 3. Inspect whirlpool baths, steam showers, or sauna systems or components 4. Inspect fuel tanks or determine if the fuel gas system is free of leaks 5. Inspect wells or water treatment systems



Styles & Materials

Main Water Shut-Off: Right side	Pressure Regulator: Installed	Water Distribution Piping: Copper Cross-Linked Polyethylene
Drain - Waste - Vent Piping: ABS	Location of Main Line Clean-out(s): Right side	Waste System: Unable to determine waste system type - Waste system is underground
Main Gas Shut-Off Location: Right side	Gas Distribution Piping: Black Steel Piping Corrugated Stainless Steel Tubing (CSST - Yellow)	Seismic Shut Off Valve: Not installed
Washer/Dryer Connection Location: Laundry room	Dryer Connection Type: Natural Gas	Bathroom Exhaust Types: Window(s) Fan(s)
Fire Sprinklers: Not Installed		

Items

- 4.0 WATER SOURCE**
Comments: Limited Inspection
- 4.1 WATER DISTRIBUTION PIPING**
Comments: Limited Inspection
- 4.2 DRAIN, WASTE, VENT PIPING (Readily visible)**
Comments: Inspected
- 4.3 MAIN GAS SHUT-OFF & FUEL PIPING**
Comments: Limited Inspection

(1) A visual observation of the readily accessible gas lines was performed. Testing for gas leaks is technically exhaustive and is therefore beyond the scope of this inspection. The client is advised to verify condition of the gas lines with the gas company and or a qualified plumber, prior to the end of the contingency period.

(2) Yellow CSST: Manufacturers believe the product is safer if properly bonded and grounded as required by the manufacturer's installation instructions. Proper bonding and grounding of the product can only be determined by a licensed electrical contractor.

(3) Seismic shut-off valve is not installed. We recommend installing as a safety enhancement. The client is advised to check with local city ordinances, as not every city requires a shut-off valve. Recommend installing.

4.4 WASHER & DRYER CONNECTIONS

Comments: Limited Inspection

(1) Washer connections present. Faucet and drain not tested. Suggest verifying condition with the seller, prior to the end of the contingency period.



4.4 Item 1(Picture)

(2) Gas service available. Testing is beyond the scope of this inspection. Suggest verifying condition with seller, prior to the end of the contingency period.

4.5 FAUCETS, DRAINS & SHUT OFF VALVES (Functional flow & drainage)

Comments: Recommendation

(1) Testing of sink/tub overflow drains is beyond the scope of the inspection - not tested.

🏠 (2) Hot and cold are incorrectly identified at hall bathroom shower. Recommend correcting.



4.5 Item 1(Picture)

4.6 SINKS, SHOWERS, TUBS, TOILETS & BIDETS

Comments: Recommendation

🏠 (1) Toilet base is not secured to the floor at bathroom. The wax ring at the base of the toilet must have a water tight seal, to prevent leakage from occurring. Recommend replacing the wax ring and securing the base to the floor.



4.6 Item 1(Picture)

(2) Backing plate is not secured and caulked at master bathroom shower. Suggest maintenance



4.6 Item 2(Picture)

4.7 VENTILATION (Bathroom & laundry room)

Comments: Inspected

4.8 YARD SPRINKLER SYSTEMS

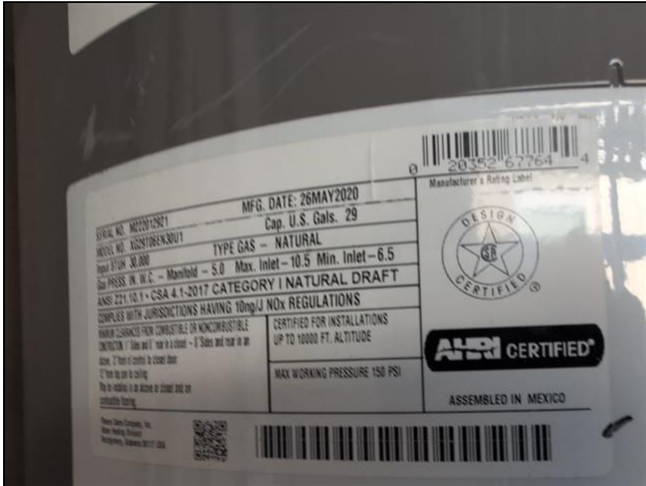
Comments: Not Present

Sprinkler system is controlled by a timing device. Timing devices are beyond the scope of this inspection. Suggest verifying systems performance, prior to the end of the contingency period.

The plumbing system of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Restrictive clearances, interior/exterior finishes, lot grade or stored personal items can limit the evaluation of the plumbing system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the plumbing system was made at the time of inspection, the client is advised to consult a qualified plumber to verify the overall condition, prior to the end of the contingency period.

5. Water Heaters

(Refer to Part 2, Section 5 of the CREIA Standards of Practice) Items to be inspected: 1. Water supply piping 2. Drain/waste/vent piping 3. Faucets and fixtures 4. Fuel gas piping 5. Water heaters 6. Functional flow and drainage. The inspector is not required to: 1. Fill any fixture with water, inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts 2. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components 3. Inspect whirlpool baths, steam showers, or sauna systems or components 4. Inspect fuel tanks or determine if the fuel gas system is free of leaks 5. Inspect wells or water treatment systems



Styles & Materials

Location:	Manufacturer:	Power Source:
Exterior closet	Rheem	Natural gas (quick recovery)
Capacity:	Earthquake Straps:	Connections:
28 Gallons	Not Installed	Flexible Pipe
Date Manufactured:	Combustion Air Supply:	
2020	Inadequate	

Items

5.0 EXHAUST VENT PIPE & COMBUSTION AIR

Comments: Recommendation

 Inadequate ventilation observed at the heating closet. Recommend correcting.

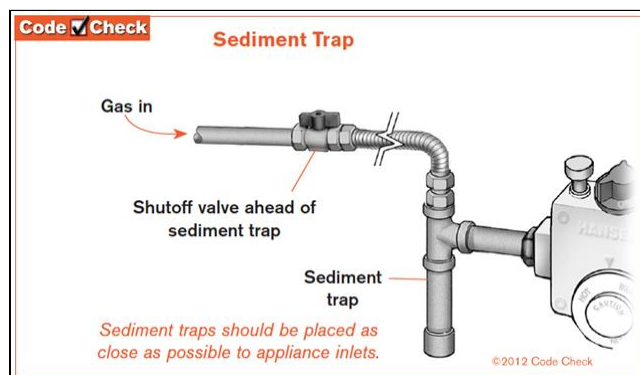


5.0 Item 1(Picture)

5.1 FUEL PIPING & SHUT OFF VALVE

Comments: Recommendation

Sediment trap is not plumbed on the gas line. Suggest correcting.



5.1 Item 1(Picture) Sed Traps

5.2 WATER PIPING & SHUT OFF VALVE

Comments: Inspected

5.3 TEMPERATURE/PRESSURE RELIEF VALVE & DISCHARGE LINE

Comments: Inspected

5.4 SEISMIC STRAPS

Comments: Recommendation

📌 Earthquake straps are not installed. Recommend installing.

5.5 PLATFORM/COMPARTMENT/CLOSET

Comments: Inspected

5.6 DRIP PAN/DRAIN LINE

Comments: Recommendation

📌 Drip pan with drain line is not installed. Recommend installing.

5.7 EXPANSION TANK

Comments: Not Present

5.8 WATER HEATER COMMENTS

Comments: Inspected

Water heaters should have annual maintenance performed. The client is advised to have the water heater serviced by a qualified plumber.

The water heating system of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Restrictive clearances, interior/exterior finishes, or stored personal items can limit the evaluation of the water heating system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the water heating system was made at the time of inspection, the client is advised to consult a qualified plumber to verify the overall condition, prior to the end of the contingency period.

6. Heating and Air Conditioning Systems

(Refer to Part 2, Section 7 of the CREIA Standards of Practice) Items to be inspected: 1. Heating equipment 2. Central cooling equipment 3. Energy source and connections 4. Combustion air and exhaust vent systems 5. Condensate drainage 5. Conditioned air distribution systems. The inspector is not required to: 1. Inspect heat exchangers or electric heating elements 2. Inspect non-central air conditioning units or evaporative coolers 3. Inspect radiant, solar, hydronic or geothermal systems or components 4. Determine volume, uniformity, temperature, airflow, balance or leakage of any air distribution system 5. Inspect electronic air filtering of humidity control systems or components



Styles & Materials

Air Conditioning Equipment Type: Split System/Forced Air - Electric Condenser	Air Conditioning Manufacturer: Comfortmaker	Air Conditioning Location: Right Side
Heating Equipment Type: Forced air furnace - natural gas	Heating Manufacturer: Unable to determine	Heating Equipment Location: Laundry room
Combustion Air Supply: Adequate	Thermostat Locations: Hallway	Primary Condensate Termination: Exterior
Ductwork: Rigid Not Visible	Cooling Differential: Greater than 15 degrees Fahrenheit	Heating Operation: Unit Provided Heat

Items

6.0 EXHAUST VENT PIPE & COMBUSTION AIR

Comments: Limited Inspection

6.1 HEATING CONDITION

Comments: Recommendation

(1) Unit was tested using normal operating controls and provided heat at the service registers. Changing the air filters, servicing and regular maintenance of the components is necessary to prolong the service life of the system.



6.1 Item 1(Picture)

🏠 (2) The HVAC components and compartment are dirty/dusty. This can affect the operation of the system. Recommend contacting a qualified HVAC service technician for maintenance, prior to the end of the contingency period.

6.2 COOLING CONDITION

Comments: Recommendation

(1) The air conditioning system was operated using normal operation controls (thermostat). The difference between the return air vent and the service registers was between the recommended range of 15 to 20 degrees Fahrenheit. Changing the air filters, servicing and regular maintenance of the components is necessary to prolong the service life of the system.



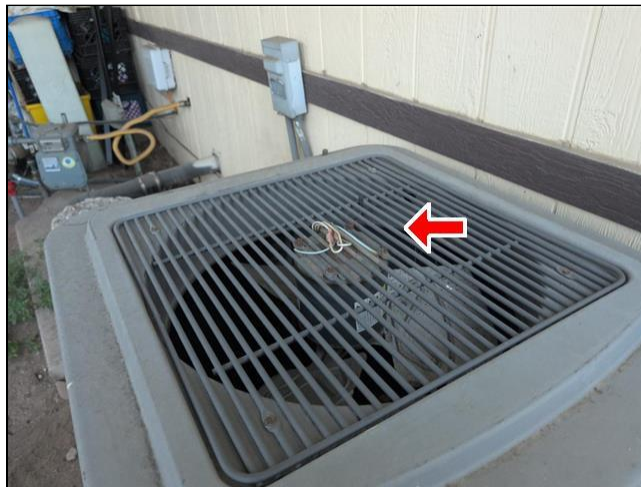
6.2 Item 1(Picture)



6.2 Item 2(Picture)

🏠 (2) The HVAC components and compartment are dirty/dusty. This can affect the operation of the system. Recommend servicing.

🏠 (3) Evidence of fan motor repair. Unable to determine effectiveness of repairs



6.2 Item 3(Picture)

6.3 CONDENSATE REMOVAL

Comments: Limited Inspection

6.4 PLATFORM/COMPARTMENT/CLOSET

Comments: Inspected

6.5 THERMOSTATS & AUTOMATIC SAFETY SWITCHES

Comments: Inspected

6.6 DUCTING & PLENUMS

Comments: Limited Inspection

(1) Unable to inspect all ductwork. Ducts may be concealed or installed in an inaccessible area. The buyer is advised to verify the overall condition of the ducting with a qualified HVAC contractor, prior to the end of the contingency period.

(2) Unable to inspect all ductwork. Ducts may be concealed or installed in an inaccessible area. The buyer is advised to verify the overall condition of the ducting with a qualified HVAC contractor, prior to the end of the contingency period.

6.7 AIR FILTER AND REGISTERS

Comments: Recommendation

🏠 Air filter is dirty. Recommend replacement and servicing of the system.

The HVAC system of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Restrictive clearances, interior/exterior finishes, or stored personal items can limit the evaluation of the HVAC system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the plumbing system was made at the time of inspection, the client is advised to consult a qualified HVAC specialist to verify the overall condition, prior to the end of the contingency period.

7. Kitchen Appliances

(Refer to Part 2, Section 9 of the CREIA Standards of Practice) Items to be inspected: Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposals. The inspector is not required to: 1. Operate or evaluate the condition of any non-fixed appliances or added appliances (refrigerators, trash compactors, water purification systems etc.)



Styles & Materials

Exhaust Hood Brand:

Nutone

Dishwasher Brand:

Whirlpool

Disposal Brand:

In-Sink Erator

Stove/Oven Brand(s):

Frigidaire

Refrigerator:

Whirlpool

Items

7.0 DISHWASHER

Comments: Inspected

7.1 STOVE/OVEN

Comments: Recommendation



Anti-tip bracket is not installed. Recommend installing.

7.2 EXHAUST FAN/HOOD

Comments: Inspected

7.3 DISPOSAL

Comments: Inspected

7.4 REFRIGERATOR

Comments: Limited Inspection

7.5 APPLIANCE COMMENTS

Comments: Limited Inspection

A visual observation and basic function testing of the appliances was performed and run in normal modes only. The client is advised to verify condition of all modes and functions, prior to the end of the contingency period.

The kitchen appliances were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Interior finishes, or stored personal items can limit the evaluation of the kitchen area. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the kitchen was made at the time of inspection, the client is advised to consult a qualified professional to verify the overall condition, prior to the end of the contingency period.

8. Interior Rooms

(Refer to Part 2, Section 9 of the CREIA Standards of Practice) Items to be inspected: 1. Walls, ceilings, floors 2. Doors and windows 3. Stairways, handrails and guardrails 4. Permanently installed cabinets 5. Absence of smoke or carbon monoxide alarms. The inspector is not required to: 1. Inspect door, window or floor coverings 2. Determine whether a building is secure from unauthorized entry 3. Operate, test or determine the type of smoke or carbon monoxide alarms





Styles & Materials

Flooring Material Type: Wood - Laminate	Walls & Ceiling Material Type: Drywall/Sheetrock	Interior Door Type: Hollow core wood
Cabinet Material Type: Wood	Counter Type: Laminate	

Items

8.0 FLOORS

Comments: Inspected

8.1 WALLS & CEILINGS

Comments: Recommendation

Crack at family room ceiling. Doors and windows in that area all closed with normal operation. No damage observed on exterior siding or roofing in that area. Unable to determine cause of crack. Suggest correcting.



8.1 Item 1(Picture)



8.1 Item 2(Picture)

8.2 INTERIOR DOORS

Comments: Inspected

8.3 INTERIOR CLOSETS

Comments: Inspected

8.4 CABINETS & COUNTERTOPS**Comments:** Inspected

The interior of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Interior finishes, or stored personal items can limit the evaluation of the interior areas. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the interior was made at the time of inspection, the client is advised to consult a qualified professional to verify the overall condition, prior to the end of the contingency period. The identification of toxic materials, asbestos, formaldehyde, lead, "Chinese" drywall, mold or other environmental hazards or conditions is beyond the scope of a home inspection and can only be made in a laboratory. If concerned, a qualified industrial hygienist should be consulted. Many products used in construction may contain materials that can be toxic/hazardous. Formaldehyde, lead and asbestos are the most well-known, but other chemicals can be found in varying amounts. While the use of some of these materials has decreased since the late 1970s; they may still be found, particularly in products imported from overseas. Further evaluation by sampling of suspect material for undesirable or toxic substances by a qualified testing laboratory would be prudent. I suggest reading the publication: "Buyers Guide to Earthquake Safety & Environmental Hazards" available at: <http://www.propertyid.com/govbooklets/govenviro.pdf>

9. Foundations, Underfloor Areas, & Basement(s)

(Refer to Part 2, Section 1 of the CREIA Standards of Practice) Items to be inspected: 1. Foundation system 2. Floor framing system 3. Under-floor ventilation 4. Foundation anchoring and cripple wall bracing 5. Wood separation from soil 6. Insulation. The inspector is not required to: 1. Determine size, spacing, location or adequacy of foundation bolting/bracing components or reinforcing systems. 2. Determine the composition or energy rating of insulation materials



Styles & Materials

Exposed Foundation:

Pier Foundation

Access Method:

Fully accessed

Access Location:

Rear of home

Perimeter Walls:

Wood composition skirt

Floor Structure:

Metal framing

Piers & Posts:

Metal jacks

Cripple Walls:

None present

Sill Plate:

Unable to determine if bolted

Insulation:

Installed

Vapor Retarder:

Not installed

Items

9.0 EXPOSED FOUNDATION

Comments: Inspected

9.1 ACCESS

Comments: Inspected

9.2 FOUNDATION STEM WALLS

Comments: Inspected

9.3 CONDITION OF FRAMING & SUBFLOOR

Comments: Inspected

Limited review of sub-floors due to insulation.

9.4 PIERS & POSTS

Comments: Inspected

9.5 SILL PLATE

Comments: Inspected

9.6 CRIPPLE WALLS

Comments: Inspected

9.7 VENTILATION

Comments: Inspected

9.8 INSULATION

Comments: Recommendation

🏠 Insulation is loose in areas throughout the crawlspace. Recommend correcting.



9.8 Item 1(Picture)

9.9 CRAWLSPACE COMMENTS

Comments: Recommendation

🏠 Animal droppings observed in the crawlspace. Recommend correcting.



9.9 Item 1(Picture)



9.9 Item 2(Picture)



9.9 Item 3(Picture)

The crawlspace(s) of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Restrictive clearances, plumbing, excessive moisture or stored personal items can limit the evaluation of the crawlspace. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of the crawlspace was made at the time of inspection, the client is advised to consult a qualified professional to verify the overall condition, prior to the end of the contingency period.

10. Repair Estimates

To get a cost breakdown on repairing items listed in the report, we have partnered with TheQwikFix. Morrison Plus customers get \$10 off their repair quotes.

TheQwikFix provides estimates for repair costs in under 24 hours! Simply upload this inspection report and receive an accurate, itemized quote you can use to negotiate repair credits and/or hire contractors directly through their platform.

What you get:

- Receive an accurate, detailed, and bindable repair quote in 24 hours or less.
- Negotiate repair credits from a position of strength.
- Upload specialty reports like sewer or roof inspections.
- Hire licensed contractors directly from the platform.
- Pay for repairs via check, card or even escrow.

How to get a quote:

1. When viewing the digital report on your computer, click 'DOWNLOAD' at the top of your screen.
2. On the next screen, click 'SAVE PDF'.
3. A PDF of your inspection will now download and save to your computer.
4. Click the blue 'Get Your Repair Quote Now' button below.
5. Follow the prompts to request your quote (this will only take a couple of minutes).

Eliminate the hassle of coordinating multiple contractors and ensure all repairs are completed efficiently and professionally. Click below to get started!

[Get Your Repair Quote Now](#)



INVOICE

Morrison Plus Property Inspections
7559 Hardy Ave.
Rancho Cucamonga, CA 91730
(877) 858-PLUS
Inspected By: Blake Sterkel

Inspection Date: 1/10/2026
Report ID: 11026covina

Customer Info:	Inspection Property:
Michael Lopez Customer's Real Estate Professional: Michael Lopez Pacific Realty	21210 Arrow Hwy Spc 36 Covina CA

Inspection Fee:

Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method: Zelle
Payment Status: Paid
Note: