



COASTAL INSPECTION SERVICES

949-481-2501

info@coastalinspection.us

<https://www.coastalinspection.us/>



PROPERTY INSPECTION REPORT

27703 Ortega Hwy Spc. 30
San Juan Capistrano, CA 92675

Shari Kelley
MAY 21, 2026



Inspector

Alan Dronek

NACHI #26011622

alan@coastalinspection.us

TABLE OF CONTENTS

1: REPORT LIMITATIONS	5
2: CLIENT AND SITE INFORMATION:	6
3: GROUNDS	7
4: EXTERIOR	13
5: FOUNDATION, GRADING and DRAINAGE	18
6: ROOF SYSTEM	23
7: PLUMBING	26
8: WATER HEATER	28
9: HEATING, COOLING, & VENTILATION	30
10: ELECTRICAL	33
11: INTERIOR	35
12: KITCHEN & APPLIANCES	39
13: BATHROOM - Hallway	42
14: BATHROOM - Master bathroom	43
15: REPAIR QUOTE/ESTIMATE	45

SUMMARY

Client: Shari Kelley
Realtor: Sandy French
Inspection Address: 27703 Ortega Hwy Spc. 30, San Juan Capistrano, CA 92675
Inspection Date: 05/21/2026
Inspected By: Alan Dronek

This inspection Summary Report is intended to provide a convenient and cursory preview of the conditions and components that we have identified. It is obviously not comprehensive, and should not be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of components or features that may not appear in this summary. Also, the service recommendations that we make in this summary and throughout the report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

Components and Conditions Needing Service

- ⊖ 3.2.1 GROUNDS - Sidewalk: Cracking & heaving TRIPPING HAZARD
- ⊖ 3.3.1 GROUNDS - Patio: Cracking & heaving TRIPPING HAZARD
- ⊖ 3.6.1 GROUNDS - Porch and Carport Covers: Posts not connected to ground
- ⊖ 3.7.1 GROUNDS - Fences/Gates: Moisture/insect damage
- ⊖ 3.7.2 GROUNDS - Fences/Gates: Fence leaning
- ⊖ 4.2.1 EXTERIOR - Exterior Stairway Guardrails/Railings: Does not conform - larger than 4"
- ⊖ 4.3.1 EXTERIOR - Skirting: Masonry Veneer Separating from Structure
- ⊖ 4.3.2 EXTERIOR - Skirting: Damaged skirting Access Doors
- ⊖ 4.5.1 EXTERIOR - Exterior Trim: Moisture/insect damage
- ⊖ 4.5.2 EXTERIOR - Exterior Trim: Moisture/insect damage 2
- ⊖ 5.2.1 FOUNDATION, GRADING and DRAINAGE - Foundation: Crawl space not accessible
- ⊖ 5.2.2 FOUNDATION, GRADING and DRAINAGE - Foundation: Cracks in Concrete Stem Walls
- ⊖ 5.2.3 FOUNDATION, GRADING and DRAINAGE - Foundation: Dirt to Concrete Gap
- ⊖ 5.3.1 FOUNDATION, GRADING and DRAINAGE - Crawl Space: Damage/holes in barrier
- ⊖ 5.3.2 FOUNDATION, GRADING and DRAINAGE - Crawl Space: Moisture staining on the barrier

- ⊖ 6.2.1 ROOF SYSTEM - Roof Flashings and Penetrations: Exposed Fasteners (Nails)
- ⊖ 7.4.1 PLUMBING - Waste Piping: Leak at waste piping
- ⊖ 8.8.1 WATER HEATER - Fuel System: Sediment trap not installed at water heater gas supply
- ⊖ 8.10.1 WATER HEATER - Water Shut off Valve: Shut off valve corroded
- ⊖ 8.11.1 WATER HEATER - Water supply connections : Rust/corrosion at water supply connections
- ⊖ 9.13.1 HEATING, COOLING, & VENTILATION - Condenser installation and operation: Air Conditioning condenser in use beyond life expectancy - Functional
- ⊖ 9.14.1 HEATING, COOLING, & VENTILATION - Condensate drain system: Secondary condensate drain not installed
- ⊖ 10.5.1 ELECTRICAL - Electrical Sub-Panels: Unlabeled Breakers
- ⊖ 11.2.1 INTERIOR - Exterior Doors: French door sags
- ⊖ 11.4.1 INTERIOR - Windows: Failed window seals
- ⊖ 11.5.1 INTERIOR - Floors: Moisture damage
- ⊖ 11.5.2 INTERIOR - Floors: Floor Separaton
- ⊖ 11.6.1 INTERIOR - Interior Walls: Moisture Damage
- ⊖ 12.3.1 KITCHEN & APPLIANCES - Kitchen Sink Plumbing: Air gap not installed
- ⊖ 12.3.2 KITCHEN & APPLIANCES - Kitchen Sink Plumbing: Corrosion at angle stops
- ⊖ 14.3.1 BATHROOM - Master bathroom - Sink Plumbing: Drain stopper inoperable

1: REPORT LIMITATIONS

Information

About this Inspection

This report is intended only as a general guide to help the client make his/her own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only.

The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No **disassembly or equipment, opening of walls, moving of furniture, appliances or stored items, or excavation** was performed. All components and conditions, which by the nature of the location are concealed, camouflaged or difficult to inspect, are excluded from the report. Regardless of the age of the building we recommend inquiring with the local building authority regarding any permits and inspection records with final signatures for the original building and for any changes, remodels or additions that may have been made to the building or its component systems.

The Inspection is strictly limited to the examination of readily accessible, installed systems and components of homes by using normal operating controls and opening readily operable access panels, where applicable, of the following components of the Property: structure, foundation, exterior, roof, attic, major mechanical systems (heating, air conditioning, electrical, and plumbing), built-in appliances, and interior (floors, ceilings, walls, windows, and doors). All components will be inspected pursuant to the California Business and Professions Code, §§7195 through 7199 using the current Standards of Practice (SOP) of the American Society of Home Inspectors ("ASHI") posted at www.homeinspector.org. Where multiple instances of the same component exist, a representative number shall be inspected. The observations of conditions are limited to those areas of the home which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the Property or personal injury to the Inspector. Any additional services outside the list of components in this contract or in those rules must be specifically agreed to in writing between the Inspector and the Client.

ITEMS NOT INSPECTED: Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity); zoning ordinances; intercoms; security systems; lawn sprinkler systems; structural engineering; geological or soil conditions; sump pumps; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection. The inspection report should not be construed as a compliance inspection or any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts, but performed to the industry standards. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience. We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Please refer to the signed Residential Inspection Agreement for the entire scope of services provided. A copy can be provided at your request.

REPORT TERMINOLOGY:

APPEARS SERVICEABLE: An item, system or area that based on our visual observation of the accessible areas looks like it was properly installed and is in a condition capable of being used without needed immediate repairs. There are often several steps involved in the proper installation of components or systems that cannot be determined by a visual inspection. **DAMAGED:** An item, system or area that is typically beyond repair and must be replaced.

DETERIORATED: An item, system or area that reached the end of its useful life, or sometimes prematurely due to improper installation or care. It may be possible to repair the item at this stage to maximize its service life.

REPAIR OR REPLACE: An item, system or area that is damaged or deteriorated. While some items can be repaired, it may be more cost effective to replace with a newer modern or safer item or system.

2: CLIENT AND SITE INFORMATION:

Information

Date of Inspection: 05/21/2026	Time of Inspection: 10:00 am	Client: Shari Kelley
Realtor/Buyers Agent: Sandy French ~ (949) 226-2219 sandyfrenchrealestate@gmail.com	Inspection Location: 27703 Ortega Hwy Spc. 30, San Juan Capistrano, CA 92675	Inspected By: Alan Dronek
		Weather: Clear
Soil Conditions: Dry	Temperature: 68 degrees	Type of Property: The property is a manufactured home
Direction property faces: The front of the house faces north.	The Property is: Occupied	Water Source: Public
	Sewage Disposal: Public	Utilities Status: Power/Electric is on at the main panel., The natural gas service is on., The water service is on.
Age of house: The property was built in 2015.	Age of Roof: Estimated 11 years	Present for Inspection: Sellers Agent

3: GROUNDS

Information

Grounds

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any references to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Testing and evaluation of the barbeque is beyond the scope of this inspection.

Driveway/Carport: Materials

Concrete



Driveway/Carport: Serviceable with cracking

The driveway/carport appears to be in serviceable condition. There is cracking in the concrete.

Sidewalk: Materials

Concrete

Patio: Materials

Concrete

Deck/Porch: Materials

Wood framed



**Deck/Porch: Serviceable**

The deck/porch appears to be in serviceable condition.

Storage Shed: Materials

Metal, Wood-framed

**Storage Shed: Serviceable**

The storage shed appears to be in serviceable condition.

Porch and Carport Covers: Materials

Wood, Metal, Retractable Awning

Porch and Carport Covers: Serviceable

The porch/carport cover appear to be in serviceable condition.

Fences/Gates: Materials

Wood, Masonry

Observations:

3.2.1 Sidewalk

CRACKING & HEAVING TRIPPING HAZARD

EAST/NORTH SIDES OF HOUSE

There is cracking and heaving at the sidewalk. The could present a tripping hazard. I recommend evaluation by a licensed contractor.



3.3.1 Patio

CRACKING & HEAVING TRIPPING HAZARD

There is cracking and heaving at the patio. This could present a tripping hazard. I recommend evaluation by a licensed contractor.

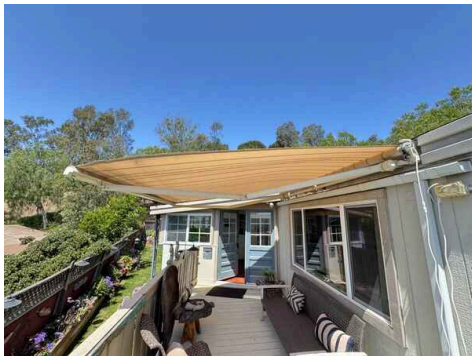


3.6.1 Porch and Carport Covers

POSTS NOT CONNECTED TO GROUND

CARPORT COVER

The carport cover support posts are not properly connected to the ground. I recommend evaluation by a licensed contractor.



3.7.1 Fences/Gates

MOISTURE/INSECT DAMAGE

SOUTHEAST CORNER OF HOUSE

There is moisture and/or insect damaged wood at the fencing. I recommend evaluation by a licensed contractor.

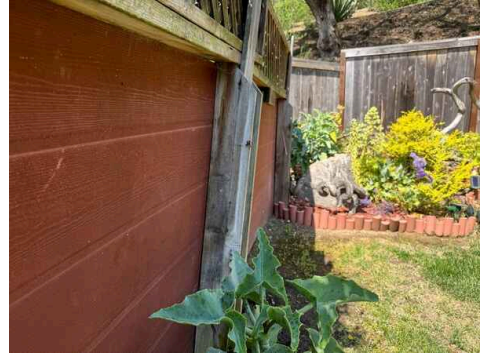
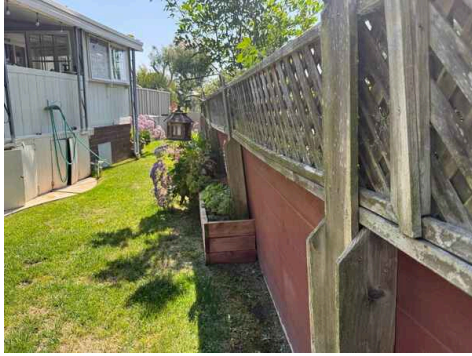


3.7.2 Fences/Gates

FENCE LEANING

SOUTH PERIMETER OF PROPERTY

The fencing is damaged. I recommend evaluation by a licensed contractor.



4: EXTERIOR

Information

Exterior

Areas hidden from view by vegetation or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in all stucco surfaces. Foundations may have minor cracks and typically do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow surface and roof water to flow away fro the foundation. All concrete experiences some degree of cracking due to shrinkage in the drying process. Testing and evaluation of the sprinkler and irrigation system operation are beyond the scope of this inspection.

Exterior Stairs: Carport stairs

The exterior stairs appear to be in serviceable condition.



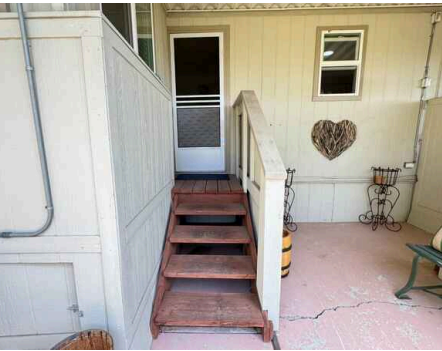
Exterior Stairs: Front stairs

The exterior stairs appear to be in serviceable condition.



Exterior Stairs: Rear stairs

The exterior stairs appear to be in serviceable condition.



Skirting: Skirting Materials

Composite wood siding, Fiber cement siding, Masonry

Exterior Walls: Structure

Wood Frame

Exterior Walls: Exterior wall cladding

Fiber cement siding

Exterior Walls: Serviceable

The exterior walls appear to be in serviceable condition.

Exterior Walls: Housing and Community Development labels

The Department of Housing/Housing and Community Development Labels are present at the exterior walls of the home.



Exterior Trim: Material

Wood

Sprinklers: Sprinklers not evaluated

Testing and evaluation of the sprinkler system is beyond the scope of this inspection.

Hose Faucets: Serviceable

The hose faucets appear to be in serviceable condition. The hose faucets are not the anti-siphon type.

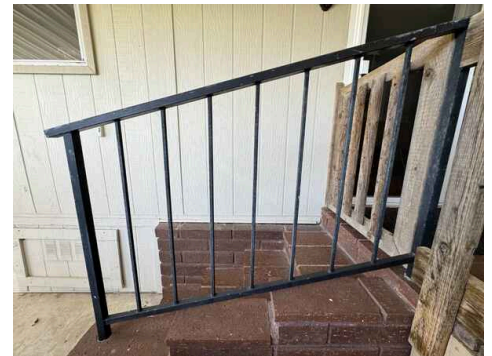
Observations:

4.2.1 Exterior Stairway Guardrails/Railings

DOES NOT CONFORM - LARGER THAN 4"

CARPORT STAIRS

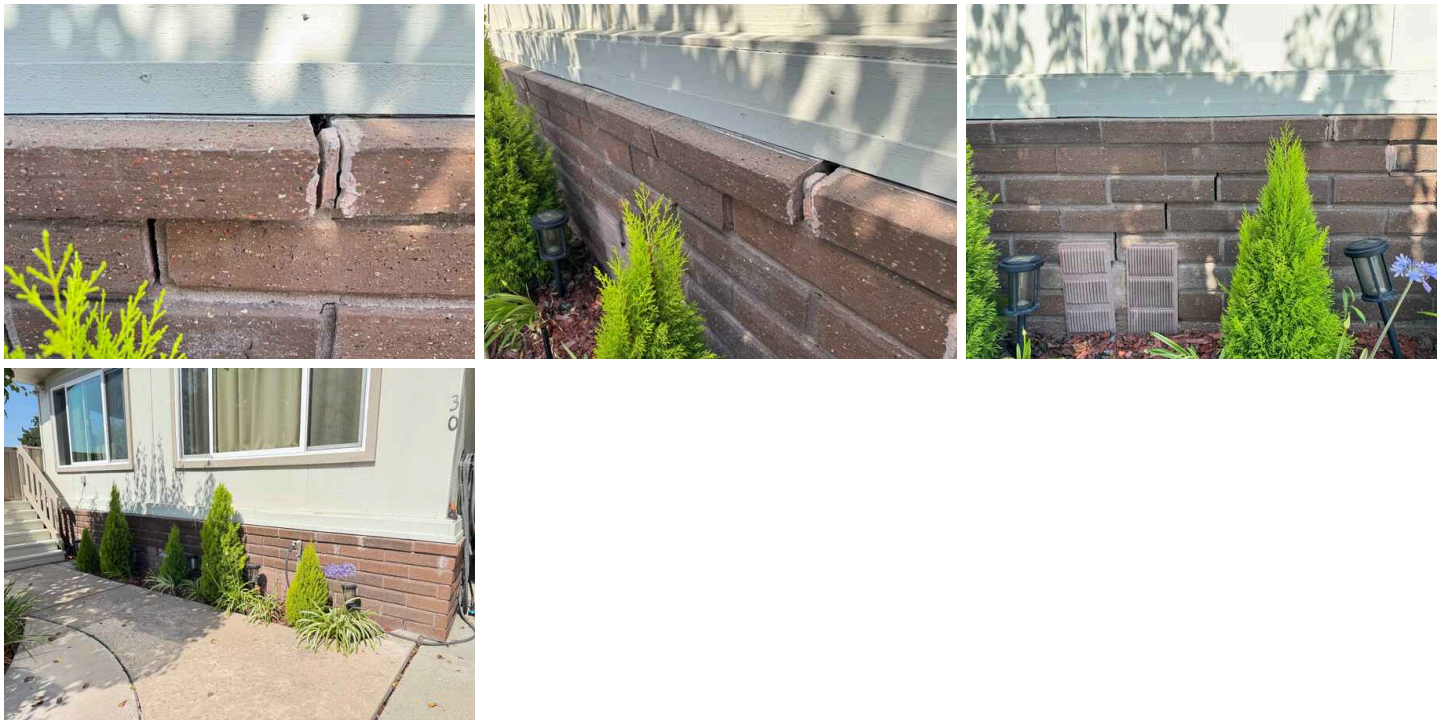
The openings in the exterior stairway railings do not conform to current building safety standards. Current building safety standards do not allow openings large enough for a four-inch sphere to pass through. I recommend evaluation by a licensed contractor.



4.3.1 Skirting

MASONRY VENEER SEPARATING FROM STRUCTURE

The Masonry veneer is separating from the front of the house. I recommend evaluation from a licensed contractor.



4.3.2 Skirting

DAMAGED SKIRTING ACCESS DOORS

SOUTH SIDE OF THE HOUSE

The skirting access doors and hinges on the south side of the exterior are damaged. I recommend evaluation by a licensed contractor.



4.5.1 Exterior Trim

MOISTURE/INSECT DAMAGE

NORTHWEST CORNER OF HOUSE

There is moisture and/or insect damaged trim at the exterior trim, rafter tails, and fascia. I recommend evaluation by a licensed contractor. Refer to a qualified structural pest control report for additional information.

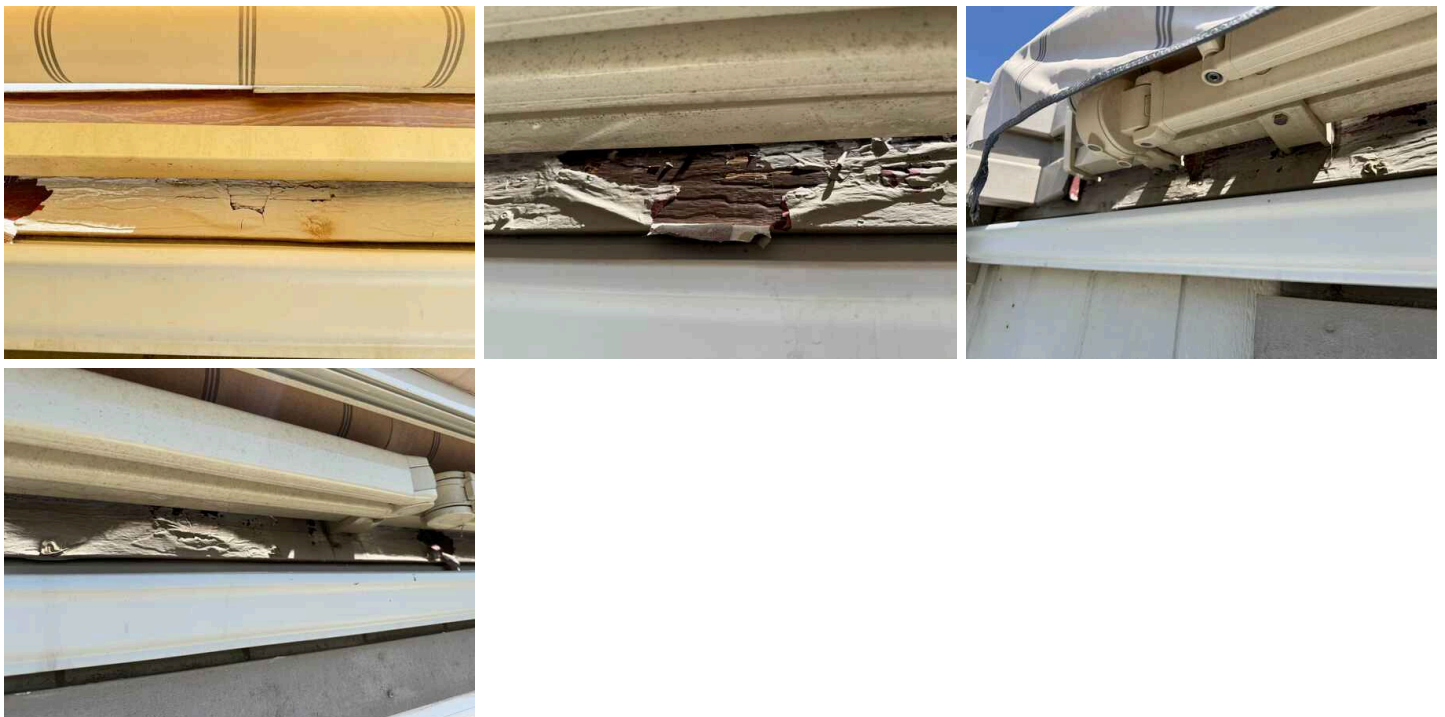


4.5.2 Exterior Trim

MOISTURE/INSECT DAMAGE 2

SOUTH SIDE OF HOUSE

There is moisture and/or insect damaged trim at the exterior trim, rafter tails, and fascia. I recommend evaluation by a licensed contractor. Refer to a qualified structural pest control report for additional information.



5: FOUNDATION, GRADING AND DRAINAGE

Information

Grading, Drainage, and Foundation

Sections of the foundation and structural components of the building are inaccessible because they are installed below grade or behind walls. Assessing the structural integrity of a building is beyond the scope of a typical home inspection. We make no representations as to the internal conditions or stabilities of the soils, concrete footings and foundations. The inspector's evaluation takes into account the age of the building and the typical construction standards of that time, older structures lack many of the modern frame and seismic connections.

Grading and Surface Drainage: Hilly Site

The building site is a hilly location. The grading and surface drainage adjacent to the house appears to be in serviceable condition.

Foundation: Type

Pier jacks, Concrete Stem Walls

Foundation: Serviceable with seismic restraint system

The pier jacks and foundation system appear to be in serviceable condition. There is an earthquake restraint bracing system installed.

Crawl Space: The crawl space access is located at the

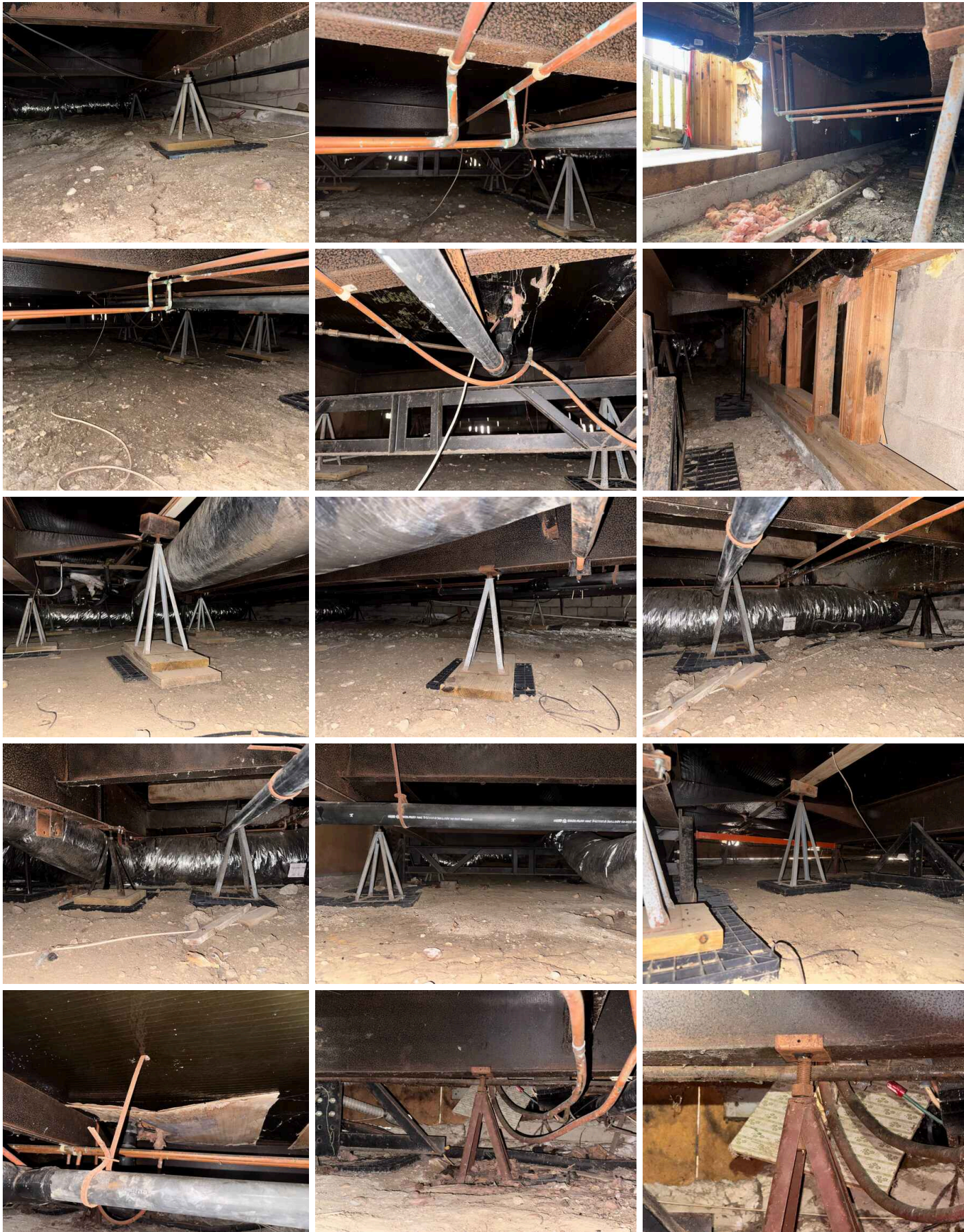
Exterior north side of house



Crawl Space: Entered/Inspected

The crawl space was entered and inspected





Crawl Space: Crawlspace - Dry
The crawlspace was dry.

Crawl Space: Crawl space ventilation

The crawl space ventilation appears serviceable.

Observations:

5.2.1 Foundation

CRAWL SPACE NOT ACCESSIBLE

SOUTH SIDE OF HOUSE

The crawl space under the south sitting room was inaccessible due to an obstructed access panel (bolts are rusted into the masonry). This section does not connect to the main home's crawl space. The foundation for this part of the house was not visible or accessible and was not evaluated.



5.2.2 Foundation

CRACKS IN CONCRETE STEM WALLS

NORTHWEST CORNER OF HOUSE

There is some cracking in the stem walls in the Northwest corner of the house. I recommend evaluation by a licensed contractor.



5.2.3 Foundation

DIRT TO CONCRETE GAP

SOUTH SIDE OF CRAWLSPACE

There is a noticeable gap between the soil and the interior edge of the perimeter concrete foundation/skirting support on the South side of the crawlspace. I recommend evaluation and repair by a licensed contractor.



5.3.1 Crawl Space

DAMAGE/HOLES IN BARRIER

CRAWLSPACE

There are holes in the barrier under the home. I recommend evaluation by a licensed contractor.



5.3.2 Crawl Space

MOISTURE STAINING ON THE BARRIER

CRAWLSPACE

There is moisture staining on the plywood barrier. I recommend evaluation by a licensed contractor.



6: ROOF SYSTEM

Information

Roof System

The foregoing is an opinion if the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. They only way to determine whether a roof is watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. Testing of gutters, downspouts and sub surface drain piping is beyond the scope of our inspection.

Roof : Inspection Method

Walked





Roof : Materials

Asphalt composition shingles,
Rolled metal roofing

Roof : Style

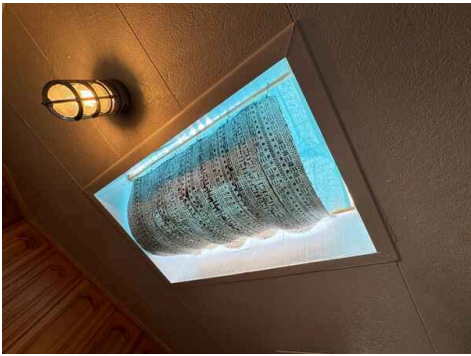
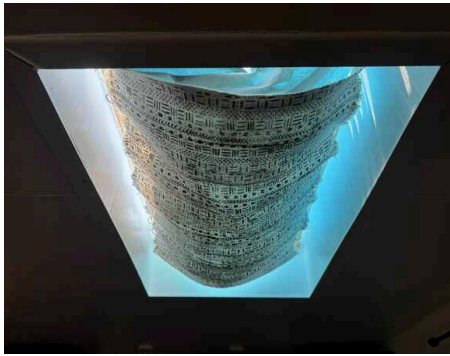
Gable roof, Flat/low sloped roof

Roof : Serviceable

The roofing system appears to be in serviceable condition and within its useful lifespan. The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is watertight is to observe it during a prolonged rainfall. Certification of the roofing system is beyond the scope of this inspection.

Skylights: Serviceable

The skylights appear to be in serviceable condition.



Observations:

6.2.1 Roof Flashings and Penetrations

EXPOSED FASTENERS (NAILS)

ROOF

There are exposed fasteners (nails) on the flashings on the roof. I recommend repair by a licensed roofing contractor.



7: PLUMBING

Information

Plumbing

Water quality of hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. Private waste disposal systems (septic) are not part of our inspection. Review of these systems requires a qualified specialist. Older fixtures should be budgeted for replacement.

Testing and evaluation of the water filtration system is beyond the scope of this inspection.

Water Pressure: The water pressure was approx
55-60 psi



Main Water Supply: Shut off valve Location
Carport side of home



Main Water Supply: Valve Serviceable

The main water shut off valve appear to be in serviceable condition.

Water Supply Piping: Material

Copper piping

Water Supply Piping: Serviceable

The visible water supply piping appears to be in serviceable condition.

Waste Piping: Material

ABS plastic

Waste Piping: Underground waste piping not inspected

Testing and evaluation of the underground waste piping is beyond the scope of this inspection. I recommend video inspection and evaluation of the underground waste piping by a licensed plumbing contractor.

Fuel System : Type

Natural gas

**Fuel System : Natural gas meter serviceable**

The natural gas meter and shut off valve appear to be in serviceable condition.

Gas piping: Serviceable

The visible gas piping appears to be in serviceable condition.

Observations:**7.4.1 Waste Piping****LEAK AT WASTE PIPING****CRAWLSPACE**

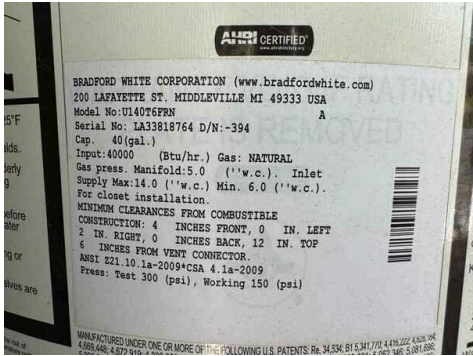
There is a leak at the waste piping within the crawl space under the hallway near the hall bathroom. The ground is wet in this area. I recommend evaluation and repair by a licensed contractor.



8: WATER HEATER

Information

Water Heater photos & description: Water Heater Photo with ID placard



Water heater information: Size and Type

40 gallon - Natural gas - tank type

Water heater information: Water heater age

12 years old, The water heater was manufactured in, 2014

Location: Location

Exterior closet at west side of house

Manufacturer: Manufacturer

Bradford White

Water Heater Operation & installation: Serviceable

The water heater appears to be in serviceable condition.

Burner Flame: Status

Appears Typical

Combustion Air: Status

Combustion Air is available.

Strapped/Braced: Properly strapped - tank type water heater

The water heater is properly strapped to resist movement during seismic activity.

Vent Piping: Serviceable

The vent system appears serviceable.

Temperature Pressure Relief Valve: Serviceable - Pressure relief valve

The pressure relief valve appears serviceable with proper discharge piping installed.

Drip Pan: Installed

There is a drip pan installed.

Observations:

8.8.1 Fuel System

SEDIMENT TRAP NOT INSTALLED AT WATER HEATER GAS SUPPLY

WATER HEATER

A sediment trap has not been installed at the gas supply to the water heater. I recommend evaluation by a licensed plumbing contractor.



8.10.1 Water Shut off Valve

SHUT OFF VALVE CORRODED

WATER HEATER

There is heavy corrosion at the cold water shut off valve above the water heater. I recommend evaluation by a licensed plumbing contractor.



8.11.1 Water supply connections

RUST/CORROSION AT WATER SUPPLY CONNECTIONS

WATER HEATER

There is rust and/or corrosion at the water supply connections above the water heater. I recommend evaluation by a licensed plumbing contractor.



9: HEATING, COOLING, & VENTILATION

Information

General: Heating & Cooling

The inspector is not equipped to fully inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector cannot light pilot lights. Safety devices are not tested by the inspector. NOTE: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. We do not perform pressure tests on A/C systems, therefore, no representation is made regarding coolant charge or line integrity. Subjective judgement of system capacity is not a part of this inspection. Normal service and maintenance is recommended on a yearly basis.

SYSTEM PHOTOS/DESCRIPTIONS: Make/Model - Air handler

Goodman



SYSTEM PHOTOS/DESCRIPTIONS: Make/Model - Condenser

Lennox



System information: Location

Exterior closet at carport side of house

System information:

Approximate BTU's
80,000

System information: Fuel type

Natural gas

System information: Furnace age

6 years old, The furnace was manufactured in, 2020

System operation: Serviceable

The heating system appears to be in serviceable condition.

Furnace Venting: Serviceable

The vent system appears to be in serviceable condition.

Fuel System: Gas service operable

The natural gas supply to the furnace is operable.

Combustion Air: Available

Combustion air is available.

Furnace Burners: Not visible - sealed burner chamber

The furnace burners are located in a sealed burner chamber and were not visible. The burner flame pattern was not evaluated.

Air Distribution System: Serviceable

Air distribution is achieved by ducts and registers. The air distribution system appears to be in serviceable condition.

Furnace Air Filters: Serviceable

The air filter appears to be in serviceable condition.



Thermostat: Thermostat location

Hallway

Thermostat: Serviceable

The thermostat appears to be in serviceable condition.

Condenser information: Location	Condenser information: Condenser age	Condenser information: System type
Exterior north side of house	29 years old, The furnace was manufactured in, 1997	Split system with gas fired furnace

Condenser electrical: Electrical disconnect present

An electrical disconnect or switch is present at the power supply to the air conditioning condenser.

Observations:

9.13.1 Condenser installation and operation

AIR CONDITIONING CONDENSER IN USE BEYOND LIFE EXPECTANCY - FUNCTIONAL

The air conditioning condenser responded to the controls and appears to be functional. However, the air conditioning condenser is older and in use beyond the manufacturer's life expectancy. The condenser does not appear to have been recently serviced. The remaining lifespan of this system is likely limited. I recommend evaluation by a licensed heating and air conditioning contractor.

9.14.1 Condensate drain system

SECONDARY CONDENSATE DRAIN NOT INSTALLED

FURNACE

A secondary of overflow condensate drain has not been installed at the air conditioning coil. I recommend evaluation by a licensed heating and air conditioning contractor.



10: ELECTRICAL

Information

General: Electrical Systems

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. the power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection. Smoke alarms should be installed in accordance with the manufacturer's instructions, an tested regularly. Testing and evaluation of the low voltage landscape lighting and security system is beyond the scope of the inspection.

A representative sample of switches and receptacles were tested and appear to be in serviceable condition with any exceptions noted below.

Electrical Service: Type

Underground, 120/240 volt -
amperage was not determined

Electrical Service: Serviceable

The electrical service appears to be in serviceable condition. There is a ground present.

Main Electrical Panel: Location

Exterior - carport side of home



Main Electrical Panel: Main breaker

125-amp

Main Electrical Panel: Grounding

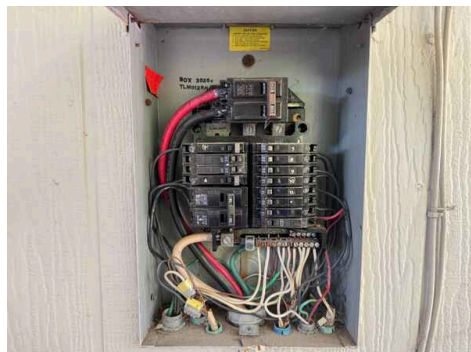
There is a ground present

Electrical Conductors: Branch wiring

Copper, Non-metallic sheathed cable

Electrical Sub-Panels: Location 1

Exterior - carport side of home



Doorbell: Serviceable

The doorbell appears to be in serviceable condition.

GFCI Protection: GFCI at kitchen countertops - Serviceable (All)

The 'GFCI' receptacles at the kitchen countertops responded to the test buttons and appear to be in serviceable condition.

GFCI Protection: GFCI at bathrooms - Serviceable

The 'GFCI' receptacles in the bathrooms responded to the test buttons and appear to be in serviceable condition.

GFCI Protection: GFCI at exterior - Serviceable

The 'GFCI' receptacles at the exterior of the house responded to the test buttons and appear to be in serviceable condition.

Electrical Notes: Representative sample of switches and receptacles checked

A representative sample of switches and receptacles were evaluated and appear to be in serviceable condition.

Electrical Notes: Polarity and Grounding within 6' of plumbing fixtures

The polarity and grounding of receptacles within six feet of plumbing fixtures in the exterior and garage appear to be in serviceable condition.

Electrical Notes: Low voltage systems

Testing and evaluation of the low voltage systems is beyond the scope of this inspection.

Observations:

10.5.1 Electrical Sub-Panels

UNLABELED BREAKERS

SUBPANEL

There are some unlabeled breakers within the subanel. I recommend evaluation by a licensed electrical contractor.



11: INTERIOR

Information

Interior Components

The condition of the walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of the visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected.

Main Entry Door: Serviceable

The main entry door appears to be in serviceable condition. The hardware and weather stripping are serviceable.

Interior Doors: Serviceable

The interior doors appear to be in serviceable condition.

Windows: Type	Floors: Material	Interior Walls: Material
Vinyl framed, Dual glazed	Carpet, Laminate	Drywall

Ceilings: Material
Drywall

Ceilings: Serviceable

The ceilings appear to be in serviceable condition.

Ceiling Fans: Serviceable

The ceiling fan(s) appear to be in serviceable condition.

Smoke Alarm: Serviceable

The smoke alarms are placed in the appropriate locations and within their useful lifespan.

Carbon Monoxide Alarm: Carbon monoxide alarm(s) serviceable

Carbon monoxide alarms have been installed in the hallway or hallways outside the bedrooms as required.

Laundry: Location

Service room near carport



Laundry: Water valves serviceable

The hot and cold water shutoff valves appear to be in serviceable condition.

Laundry: 120-volt electrical

The 120-volt electrical receptacle appears serviceable and properly grounded.

Laundry: 220-volt power not provided

220-volt power is not provided to the laundry area.

Laundry: Gas Service and Shut off Valve

Natural gas service to the laundry room appears serviceable. There is a shut off valve present.

Laundry: Dryer venting

Dryer venting is provided.

Laundry: Ventilation

The laundry room ventilation appears to be in serviceable condition.

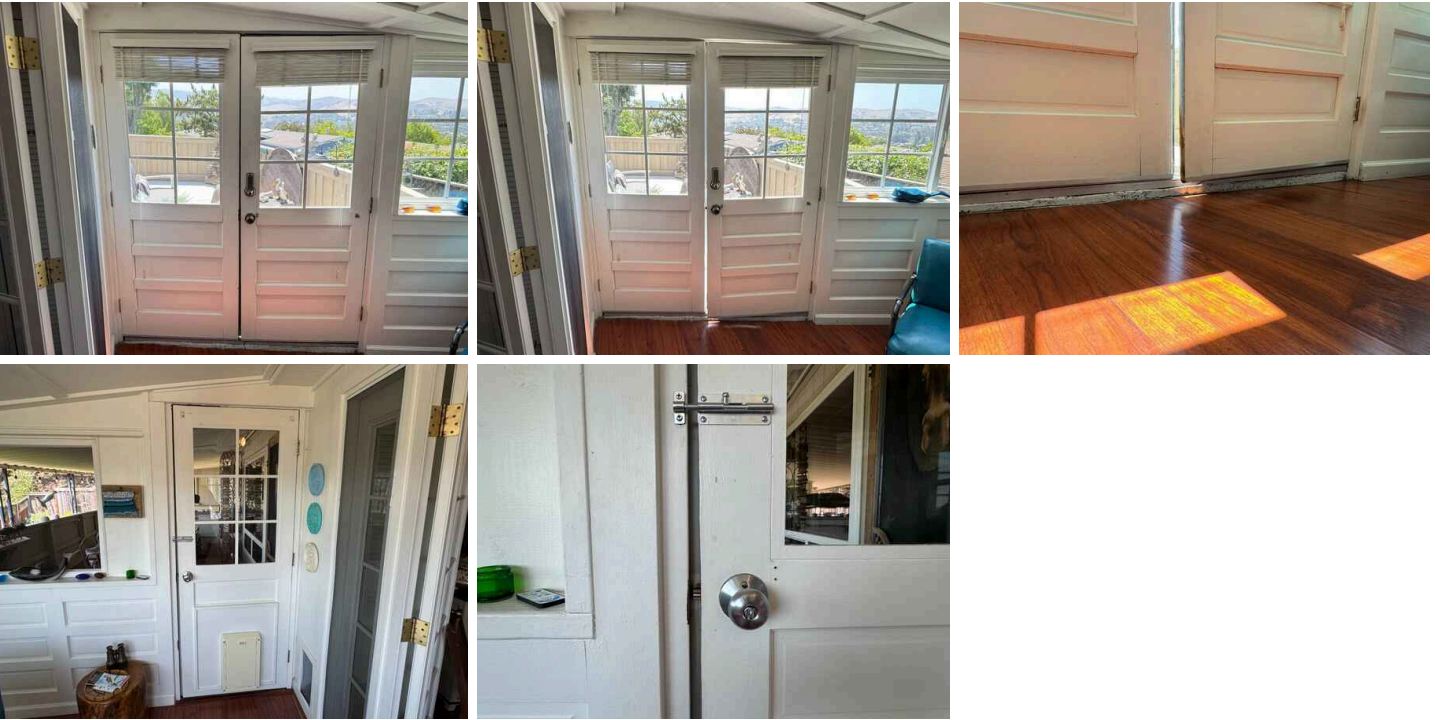
Observations:

11.2.1 Exterior Doors

FRENCH DOOR SAGS

SOUTH SITTING ROOM

The French doors in the South sitting room are sagging and does not close properly. I recommend evaluation by a licensed door and window contractor.



11.4.1 Windows

FAILED WINDOW SEALS

FAMILY ROOM (6)

There appears to be moisture between the glass panes at the six moveable windows in the Family Room. This condition occurs when the seals separating the glass panes fail, allowing moisture vapor into the space between the glass. I recommend evaluation by a licensed window contractor.



11.5.1 Floors

MOISTURE DAMAGE

SOUTH SITTING ROOM

There appears to be moisture damage at the subfloor and baseboard. I recommend evaluation by a licensed contractor.



11.5.2 Floors

FLOOR SEPARATON

SOUTH SITTING ROOM

The Floor of the South Sitting room appears to be separating from the main structure. I recommend evaluation by a licensed contractor



11.6.1 Interior Walls

MOISTURE DAMAGE

FAMILY ROOM

There appears to be moisture damage on the Family Room Wall, directly behind the exterior retractable awning. I recommend evaluation by a licensed contractor.



12: KITCHEN & APPLIANCES

Information

General: Kitchen

The kitchen appliances were all tested by activating one of the user control functions. We did not test every function or cycle on each appliance and cannot confirm that every function or cycle is operable. Testing all cycles/functions on each appliance is recommended prior to close of escrow. The home inspector is not required to observe: clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; non built-in appliances; or refrigeration units. Obtain a reputable Home Warranty Protection program to insure against future failure of any appliance that may occur after taking possession of the home.



Kitchen Sink: Serviceable

The kitchen sink appears to be in serviceable condition.



Kitchen Sink Plumbing: Faucet Serviceable

The faucet appears to be in serviceable condition.



Garbage Disposal: Serviceable

The garbage disposal appears to be in serviceable condition.



Dishwasher: Serviceable

The dishwasher appears to be in serviceable condition. The top and bottom racks appear to be serviceable.



Ranges/Ovens/Cooktops: Cooking appliances present

Gas range

Kitchen exhaust: Exhaust hood lights serviceable

The exhaust hood lights appear to be in serviceable condition.

Kitchen exhaust: Re-circulating exhaust serviceable

The re-circulating exhaust fan system appears to be in serviceable condition.

Kitchen cabinets: Cabinets

The kitchen cabinets appear to be in serviceable condition.

Kitchen countertops: Countertops

The kitchen countertops appear to be in serviceable condition.

Refrigerator: Limitation

Testing and evaluation of the refrigerator operation is beyond the scope of this inspection.



GFCI Devices: GFCI at kitchen countertops - serviceable

The 'GFCI' receptacles at the kitchen countertops responded to the test buttons and appear to be in serviceable condition.

Observations:

12.3.1 Kitchen Sink Plumbing

AIR GAP NOT INSTALLED

UNDER KITCHEN SINK

The dishwasher drains into the garbage disposal without going through an air gap device. An air gap device prevents waste products from backing up into the dishwasher. I recommend evaluation by a licensed plumbing contractor.



12.3.2 Kitchen Sink Plumbing

CORROSION AT ANGLE STOPS

UNDER KITCHEN SINK

There is corrosion at the angle stop valves within the cabinet below the sink. I recommend evaluation by a licensed plumbing contractor.



13: BATHROOM - HALLWAY

Information

General: Bathrooms

Shower pans are visually checked for leakage but leaks do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.



Sink(s): Serviceable

The sink appears to be in serviceable condition.

Sink Plumbing: Water Supply Piping Serviceable

The water supply piping under the sink(s) appear to be in serviceable condition.

Sink Plumbing: Waste piping Serviceable

The waste piping under the sink(s) appears to be in serviceable condition.

Sink Plumbing: Faucet Serviceable

The faucet(s) appear to be in serviceable condition.

Toilet: Serviceable

The toilet appears to be in serviceable condition.

Shower Fixtures: Serviceable

The shower fixture appears to be in serviceable condition.

Shower Walls: Serviceable

The shower walls appear to be in serviceable condition.

Shower Enclosure: Serviceable

The shower enclosure appears to be in serviceable condition. The glass appears to be tempered safety glass.

Bath Ventilation: Serviceable

The bathroom ventilation appears to be in serviceable condition.

Counter and Cabinet: Serviceable

The countertop and cabinets appear to be in serviceable condition.

14: BATHROOM - MASTER BATHROOM

Information

General: Bathrooms

Shower pans are visually checked for leakage but leaks do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.



Sink(s): Multiple Sinks

The sinks appear to be in serviceable condition.

Toilet: Serviceable

The toilet appears to be in serviceable condition.

Tub/Shower Fixtures: Serviceable

The tub/shower fixture appears to be in serviceable condition.

Shower Walls: Serviceable

The shower walls appear to be in serviceable condition.

Shower Enclosure: None installed

Not Applicable.

Bath Ventilation: Serviceable

The bathroom ventilation appears to be in serviceable condition.

Spa Tub: Serviceable

The spa tub responded to normal operating controls and appears to be in serviceable condition.

**Counter and Cabinet: Serviceable**

The countertop and cabinets appear to be in serviceable condition.

Observations:

14.3.1 Sink Plumbing**DRAIN STOPPER INOPERABLE**

BOTH SINKS - MASTER BATH

The drain stopper does not function properly. I recommend evaluation and repair.

15: REPAIR QUOTE/ESTIMATE

Information

Something great just for YOU!: Something great... JUST FOR YOU!

Need help understanding the potential cost of repairs noted in your inspection report?

Coastal Inspection Services has partnered with **TheQwikFix** to make the process *simple*, **fast**, and stress-free.

Coastal Inspection Services clients receive exclusive discounted pricing of **just \$39.95** — *that's \$40 off the standard repair quote service.*

TheQwikFix provides detailed repair estimates in 24 hours or less by using your inspection report to generate accurate, itemized pricing you can use for repair negotiations, credits, or scheduling repairs directly through their platform.

What You'll Receive:

- Accurate, detailed, and bindable repair quotes in 24 hours or less
- A stronger position when negotiating repair credits
- The ability to upload specialty reports such as sewer scope or roof inspections
- Access to licensed, trusted contractors ready to complete repairs at the quoted price
- Flexible payment options including check, credit card, or escrow

How to Get Your Quote:

1. Open your digital inspection report on a computer - Click the blue "PDF" button and select "Full Report"
2. Download the PDF version of your inspection report to your device - Click the **"GET YOUR REPAIR ESTIMATE"** button below
3. Follow the prompts to upload your report and request your quote — it only takes a few minutes

GET YOUR REPAIR ESTIMATE HERE!