



ANDERSON INSPECTIONS

Inspection Report

Andrew Ciralou

Property Address:

25482 Westborne Dr
Dana Point CA 92629



Anderson Inspections

Reid Anderson
949/285-2609

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GENERAL INFO

Property Address

25482 Westborne Dr
Dana Point CA 92629

Date of Inspection

6/11/2026

Report ID

061126RA2

Customer(s)

Andrew Ciralou

Time of Inspection

09:00:00 AM

Real Estate Agent

Justin Green
Harcourts Prime Properties

INSPECTION DETAILS

Style of Home:

One Story Single Family Dwelling

Building Status:

Occupied With a Normal Amount of
Interior Furnishings

Attendees:

Client

Age Of Home:

1960 to 1965

Precipitation:

None

Home Viewed From:

Front Street

Standards of Practice:

American Society of Home
Inspectors

COMMENT KEY & DEFINITIONS

Inspection Agreement

BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report. You should review the liability limitations and terms of the agreement carefully before accepting your inspection report. ***Should you discover a defect for which we may be liable to you, you must notify us and give us a reasonable opportunity to re-inspect the property before you repair the defect.***

Scope

This inspection is a non-invasive examination of readily accessible systems and components as outlined in the Standards of Practice of the American Society of Home Inspectors (ASHI). In compliance, our reports are subject to the Definitions, Scope, Limitations, Exceptions, and Exclusions as outlined in the Standards of Practice.

In general, home inspections include a visual examination of readily accessible systems and components to help identify material defects - as they exist at the time of the inspection. This is **not** a technically exhaustive inspection and will not necessarily list all minor home maintenance or repair items. Latent, inaccessible, or concealed defects are excluded from this inspection. Inspectors do not move furniture, appliances, personal items, or other materials that may limit their inspection. Unless otherwise stated, this is **not** a code compliant inspection. Identifying or evaluating environmental hazards or the presence of any potentially harmful materials is beyond the scope of this inspection..

Use of Reports

If the inspection is performed in connection with the sale, exchange or transfer of the property, copies of the report may be provided to the principals in the transaction and their agents. However, the report is for your sole information and benefit. We do not intend for anyone but the person(s) listed on this report to benefit, directly or indirectly, from this agreement and inspection report. Our contractual relationship is only to the person(s) purchasing our report/service.

A part of many real estate transactions are contingencies limiting the time available for follow up inspections, repair work, or further inquiries. We are not responsible for any investigations that are not completed prior to the end of the contingency period.

Report Definitions

The following definitions of comment descriptions represent this inspection report.

Inspected: The item was visually observed and appears to be functioning as intended.

Not Inspected: The item was not inspected (reason for non-inspection should be noted):

Not Present: The item was not found or is not present.

Action Item: The item is not functioning as intended or needs repair or further evaluation. These are also items that concern personal health and safety.

Consideration Item: Repair/replacement should be considered, but is not urgent. (Includes definitions, helpful tips, recommended upgrades, conditions requiring repair due to normal wear, and conditions that have not significantly affected usability or function - but may if left unattended).

✓ RESULTS AT A GLANCE

98

✓ ITEMS INSPECTED

Total number in report.

53

📄 SUMMARY COMMENTS

Total number in report.

🏠 1. INTRODUCTORY NOTES

👁️ ITEMS: INTRODUCTORY NOTES

1.0 CLIENT ADVICE

NOTE: There is a Summary at the end of this report. This Summary includes all of the Action and Consideration items from the report (as well as corresponding pictures) in the same order as they occur in this report.

There is also a separate Summary Only report that delivered as a separate attachment to this report. The Summary Only report has all of the Action Items grouped together at the beginning, followed by all of the Consideration Items. They are numbered in sequential order. (This is the most convenient report for generating a repair request list.)

🏠 2. STRUCTURE/ FOUNDATION

☰ DESCRIPTION

Our inspection of the structure included a visual examination of the exposed, readily accessible portions of the structure. These items were examined for visible defects, excessive wear, and general condition. Many structural components are inaccessible because they are buried below grade or are behind finished surfaces. Therefore, much of the inspection was performed by looking for visible symptoms of movement, damage and deterioration. Where there are no symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing. We make no representations as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance. We cannot predict when or if foundations or roofs might leak in the future.

✂️ STYLES & MATERIALS: STRUCTURE/ FOUNDATION

Foundation Type and Material:

Slab (poured in place concrete)

👁️ ITEMS: STRUCTURE/ FOUNDATION

2.0 FOUNDATION

 INSPECTED

3. STRUCTURE/ FRAMING

DESCRIPTION

Our inspection of the structure included a visual examination of the exposed, readily accessible portions of the structure. These items were examined for visible defects, excessive wear, and general condition. Many structural components are inaccessible because they are buried below grade or are behind finished surfaces. Therefore, much of the inspection was performed by looking for visible symptoms of movement, damage and deterioration. Where there are no symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing. We make no representations as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance. We cannot predict when or if foundations or roofs might leak in the future.

STYLES & MATERIALS: STRUCTURE/ FRAMING

Roof Structure:

Conventional Rafter

Ceiling Structure:

Wooden Joists

Wall Structure:

Not Visible


ITEMS: STRUCTURE/ FRAMING

3.0 ROOF AND CEILING FRAMING

 INSPECTED

3.1 PURLINS AND COLLAR TIES

 INSPECTED

 There is a damaged rafter tie at of the attic. Rafter ties are important structural members that connect opposing paired rafters to help prevent the roof from sagging.

- A qualified contractor should repair or replace the broken rafter tie.

4. EXTERIOR/ GRADING, DRAINAGE & HARDSCAPING

DESCRIPTION

Our inspection of the building exterior included a visual examination. Items are examined for defects, excessive wear, and general state of repair. Exterior wood components are randomly probed. We do not probe everywhere. Varying degrees of exterior deterioration could exist in any component. Vegetation, including trees, is examined only to the extent that it is affecting the structure.

STYLES & MATERIALS: EXTERIOR/ GRADING, DRAINAGE & HARDSCAPING

Driveway Surface:

Concrete on Grade

Walkway Surface:

Concrete on Grade

Patio Surface:

Concrete on Grade

ITEMS: EXTERIOR/ GRADING, DRAINAGE & HARDSCAPING

4.0 GRADING, DRAINAGE, RETAINING WALLS

☑ INSPECTED

4.1 DRIVEWAYS AND WALKWAYS





☑ INSPECTED

4.2 PATIOS AND COVERS

☑ INSPECTED

4.3 FENCES AND GATES

☑ INSPECTED

-  (1) The gate at the front of the property is loose.
 - The gate should be repaired or replaced as needed.
-  (2) Cracking and/or separations were present in the masonry garden fencing. This appears to be a result of movement in the supporting soils. An evaluation of the soil conditions is beyond the scope of this inspection. - The masonry fencing can be patched and repaired as part of typical maintenance. However, the cracks may reappear over time. If needed, further evaluation of these conditions by a qualified fencing and/or soils specialist is recommended.
-  (3) A pool or spa was present on the property but was not inspected. To minimize a pool/spa owner's liability exposure, all vessels should be surrounded with an appropriate fence or barrier. Fence gates should open outward and be self-closing with positive, lockable latches.
 - Consult with local building officials regarding any pool/spa fencing requirements. Installation of a proper barrier is strongly advised.
-  (4) Effective 1/1/2018, CA Senate Bill 442 has added to the existing Pool Safety Act the following provisions for child safety.

"... the respective swimming pool or spa shall be equipped with at least two of the following seven drowning prevention safety features:

 - (1) An enclosure that meets the requirements of Section 115923 and isolates the swimming pool or spa from the private single-family home.
 - (2) Removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.
 - (3) An approved safety pool cover, as defined in subdivision (d) of Section 115921.
 - (4) Exit alarms on the private single-family home's doors that provide direct access to the swimming pool or spa. The exit alarm may cause either an alarm noise or a verbal warning, such as a repeating notification that "the door to the pool is open."
 - (5) A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family home's doors providing direct access to the swimming pool or spa.

(6) An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208 "Standard Safety Specification for Residential Pool Alarms," which includes surface motion, pressure, sonar, laser, and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety feature.

(7) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM or the American Society of Mechanical Engineers (ASME)."

4.4 MISCELLANEOUS FEATURES

 INSPECTED

 The gas valve at the patio firepit was operational, however the gas was not lit. - We recommend having the seller demonstrate the operation of the firepit.

4.5 GRADING & DRAINAGE

 INSPECTED

4.6 DRIVEWAYS & WALKWAYS


 INSPECTED

4.7 PATIO(S) & HARDSCAPE

 INSPECTED

4.8 RETAINING WALLS

 INSPECTED

 The wooden retaining wall is leaning and there are gaps at some connections. - Repairs should be made as needed to stabilize the wall.

5. EXTERIOR/ WALL CLADDING & EAVES

DESCRIPTION

Our inspection of the building exterior included a visual examination. Items are examined for defects, excessive wear, and general state of repair. Exterior wood components are randomly probed. We do not probe everywhere. Varying degrees of exterior deterioration could exist in any component. Vegetation, including trees, is examined only to the extent that it is affecting the structure.

STYLES & MATERIALS: EXTERIOR/ WALL CLADDING & EAVES

Wall cladding:

Stucco

Trim:

Wood

🔍 ITEMS: EXTERIOR/ WALL CLADDING & EAVES

5.0 WALL CLADDING CONDITIONS

📄 INSPECTED

- 🌊 (1) There is earth-to-wood contact on the right front side of the building. This condition promotes infestation by wood destroying organisms and deterioration.
 - All earth/wood contact should be eliminated and proper clearances to soil should be provided. Any damaged material discovered in the course of repairs should be removed and replaced.
 - 🌊 (2) Soil is at or above the weep screed at some locations. The weep screed is designed to allow the water absorbed by the stucco to drain at the base of the wall. When soil block the weep screed, this can promote water retention in the wall and potential damage.
 - We recommend adequate clearances be provided in accordance with current standards. The stucco areas should be monitored for any moisture related conditions and repaired or modified by a qualified technician if problems are noted.
-

5.1 EAVES, SOFFITS, FASCIA AND TRIM

📄 INSPECTED

🏠 6. EXTERIOR/ ROOF COVERING

📄 DESCRIPTION

Our inspection of the readily accessible roof system included a visual examination to determine damage or material deterioration. We walk on the roof only when it is safe to do so and is not likely to damage the roof materials. We look for evidence of roof system leaks and damage. We cannot predict when or if a roof might leak in the future.

✂️ STYLES & MATERIALS: EXTERIOR/ ROOF COVERING

Method Used to Observe Roof Covering:
Walked Roof Surface

Roof Covering:
Asphalt/Fiberglass Shingles

Gutters:
Metal Gutters and Downspouts

🔍 ITEMS: EXTERIOR/ ROOF COVERING

6.0 ROOF COVERINGS

📄 INSPECTED

6.1 FLUES AND CAPS

📄 INSPECTED

6.2 FLASHINGS

📄 INSPECTED

🏠 7. INT./EXT./ ATTIC INSULATION & VENTILATION

📄 DESCRIPTION

Our inspection of the readily accessible areas of the attic included a visual examination to determine any signs of defects, excessive wear, and general state of repair. When low clearance, framing design or obstructions, deep insulation and mechanical components prohibit walking safely in an unfinished attic, inspection is conducted from the available service platforms or access openings only.

✂️ STYLES & MATERIALS: INT./EXT./ ATTIC INSULATION & VENTILATION

Attic Insulation:

Fiberglass
Batt

Attic Ventilation:

Passive

Method Used to Observe Attic:

Entered

👁️ ITEMS: INT./EXT./ ATTIC INSULATION & VENTILATION

7.0 INSULATION CONDITIONS

☑️ INSPECTED

7.1 VENTILATION CONDITIONS

☑️ INSPECTED

🏠 8. INT./EXT./ FIREPLACE/ CHIMNEY

📄 DESCRIPTION

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

✂️ STYLES & MATERIALS: INT./EXT./ FIREPLACE/ CHIMNEY

Types of Fireplaces:

Brick Masonry

Number of Fireplaces:

One

👁️ ITEMS: INT./EXT./ FIREPLACE/ CHIMNEY

8.0 MASONRY FIREPLACE

📄 INSPECTED

🌊 (1) Smoke stains were present at the fireplace. This may be an indication of poor drafting of the chimney. - We recommend further review by a qualified fireplace specialist.

- + (2) The gas log fireplace is not equipped with a damper clamp that stops the damper from fully closing. - A proper metal C clamp or damper clamp should be installed to ensure toxic gases go up the chimney, instead of escaping to the interior.

9. INT./EXT./ DOORS/ WINDOWS/ SKYLIGHTS

DESCRIPTION

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

ITEMS: INT./EXT./ DOORS/ WINDOWS/ SKYLIGHTS

9.0 DOORS-EXTERIOR

 INSPECTED

- 🌊 (1) The garage service door is deteriorated/ damaged. - The deteriorated door should be repaired or replaced as necessary.
- + (2) The exterior door at the rear patio does not latch properly. - The hardware on all non-latching doors should be repaired or replaced to restore full operation.

9.1 DOORS-INTERIOR

 INSPECTED

- + There is evidence of water intrusion at the living room exterior doors. - We recommend further review by a qualified specialist. Repairs should be made as needed to prevent any future water intrusion.

9.2 WINDOWS

 INSPECTED

10. INT./EXT./ GARAGE

DESCRIPTION

Our inspection of the garage included a visual examination of the readily accessible portions of the walls, ceilings, floors, vehicle and personnel doors, steps and stairways, fire resistive barriers, garage door openers and hardware if applicable.

STYLES & MATERIALS: INT./EXT./ GARAGE

Garage Door Type:

One Automatic

Garage Style:

Attached

ITEMS: INT./EXT./ GARAGE

10.0 GARAGE DOOR(S) AND HARDWARE

☑ INSPECTED

10.1 GARAGE DOOR OPERATORS

☑ INSPECTED

- + The optical sensor for the garage door opener(s) (which activates the safety reverse system) was installed too high. This is a child safety concern. - The optical sensors should be installed no more than six inches above the floor of the garage or in accordance with the manufacturer's specifications.

10.2 PASSAGE DOOR FROM GARAGE TO INTERIOR

☑ INSPECTED

10.3 GARAGE WALLS (FIREWALL SEPARATION - VENTILATION)

☑ INSPECTED

- + The attic access in the garage is not a fire-rated assembly. In the event of a fire, this could lead to rapid spread of smoke and flames into the attic and the living space.
 - We recommend properly sealing the access with drywall or the installation of an approved fire rated access for fire safety.

10.4 LIMITATIONS ABOUT INSPECTING THE GARAGE

☑ INSPECTED

- 🌊 The presence of personal items limited access to the garage at the time of this inspection. Portions of the wall/ceiling were not accessible due to personal belongings and could not be inspected.
 - When access is provided, the walls/ceiling should be checked for any holes or penetrations. If any are discovered they should be patched for fire safety.

🏠 11. INTERIORS/ SMOKE & CO ALARMS

☰ DESCRIPTION

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

👁 ITEMS: INTERIORS/ SMOKE & CO ALARMS

11.0 SMOKE ALARMS

☑ INSPECTED

11.1 CARBON MONOXIDE ALARMS

☑ INSPECTED

🏠 12. INTERIORS/ WALLS/ CEILING/ CABINETS/ STAIRS

DESCRIPTION

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

STYLES & MATERIALS: INTERIORS/ WALLS/ CEILING/ CABINETS/ STAIRS

Ceiling Materials:

Drywall/Gypsum Board

Wall Material:

Drywall/Gypsum Board

ITEMS: INTERIORS/ WALLS/ CEILING/ CABINETS/ STAIRS

12.0 CEILINGS

INSPECTED

There is evidence of previous patching at various locations ceiling. The reason for the patching was not determined. - We recommend asking the seller for information about this condition.

12.1 WALLS

INSPECTED

There is evidence of previous patching and/or repairs to the finished wall surface at various locations. - Ask the seller the reason for the repairs. If necessary, have a qualified technician further evaluate this condition.

12.2 FLOORS

INSPECTED

- + (1) A door threshold strip is loose. This creates a potential trip hazard. A qualified technician should make repairs or modifications as necessary.
 - + (2) The interior floors are noticeably sloped, especially at the left rear of the structure. This may be the result of settlement. Repairs were reportedly made to the foundation. - We recommend having the seller provide copies of any repairs made to the foundation. We also recommend to see if there is any transferrable warranty for the repairs.
-

12.3 BEDROOM FIRE SAFETY EGRESS

INSPECTED

One or more of the bedroom window sills are more than forty-four inches above the floor. This was likely allowed at the time of construction but no longer meets current standards for fire safety. - Although no upgrading is required, we recommend modifying the windows to meet present safety standards.

12.4 INTERIOR INSPECTION LIMITATIONS

INSPECTED

Speakers and/or audio controls were noted but not inspected and are beyond the scope of this inspection. - We recommend having the seller demonstrate the system and/or review by a qualified specialist.

13. INTERIORS/ KITCHEN

DESCRIPTION

Our inspection of the kitchen included a visual examination of the readily accessible components to determine defects, excessive wear, and general state of repair. We tested basic, major built-in appliances using normal operating controls. Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of our testing procedure. Refrigerators or other appliances were not tested or inspected unless specifically noted.

STYLES & MATERIALS: INTERIORS/ KITCHEN

Cooking Fuel:

Natural Gas

Range/Cooktop:

Yes

Disposal:

Yes

Dishwasher:

Yes

ITEMS: INTERIORS/ KITCHEN

13.0 KITCHEN EXHAUST SYSTEM

 INSPECTED

13.1 RANGES/OVENS/COOKTOPS

 INSPECTED


13.2 COUNTERTOP/SINK

 INSPECTED

 **The kitchen sink is cracked, but not leaking. - Repairs should be made as needed.**

13.3 DISHWASHER AND AIR GAP

 INSPECTED

 **The dishwasher drain has no air gap. This can allow dirty sink water (from a clogged sink) to siphon back into the dishwasher.**
- Consider having an air gap installed when the dishwasher is replaced, or when other plumbing work is done. In the meantime, the dishwasher drain hose should be secured as high as possible under the sink (in a "high loop" configuration), to prevent siphoning of the drain water back into the dishwasher.

13.4 WASTE DISPOSER


 INSPECTED

13.5 CABINETS

 INSPECTED

13.6 REFRIGERATOR

 NOT INSPECTED

 **Tip:** Inspection and evaluation of the refrigerator is beyond the scope of this inspection. Periodic cleaning of the refrigerator coils is recommended to keep the unit operating at peak efficiency. Referral to the owner's manual is recommended for information on access and cleaning of the coils.

14. INTERIORS/ BATHROOMS

DESCRIPTION

Our inspection of the bathrooms included a visual examination to determine if there were any active leaks, water damage, deterioration to floors and walls, proper function of components, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Unusual bath features like steam generators or saunas are not inspected unless specifically discussed in this report.

STYLES & MATERIALS: INTERIORS/ BATHROOMS

Bathroom Ventilation:

Fan

Window

ITEMS: INTERIORS/ BATHROOMS

14.0 BATHROOM VENTILATION


 INSPECTED

14.1 WASH BASIN(S)

 INSPECTED

14.2 TOILET(S)

 INSPECTED

 **The Hall Bathroom toilet is not securely attached at the floor. This could allow leaks at the wax ring seal. No leaks were noted at the time of the inspection. - A qualified technician should secure the toilet as needed.**

14.3 CABINETS/COUNTERTOP

 INSPECTED

14.4 BATHTUB/ SHOWER

 INSPECTED


14.5 SHOWER WALLS

 INSPECTED

 There are loose or missing tiles at the shower walls. - Have a qualified tile contractor make repairs as needed.

14.6 JETTED TUB

 INSPECTED

 The hydrotherapy tub jets are sealed.
The hydrotherapy tub pump was not tested. - A qualified technician should make repairs as desired.

14.7 FLOOR

 INSPECTED

 Some floor tiles were cracked in the Bathroom. - Repairs should be made as needed by a qualified flooring specialist.

15. INTERIORS/ LAUNDRY

DESCRIPTION

Testing of clothes washers, dryers, water valves and drains are not within the scope of this inspection. We inspect the general condition and accessibility of the visible water supply, drain and electric and/or gas connections and dryer vent. If present, laundry sink features will be inspected.

STYLES & MATERIALS: INTERIORS/ LAUNDRY

Clothes Washer Hook Ups:

Yes

Dryer Power Source:

Gas

ITEMS: INTERIORS/ LAUNDRY

15.0 CLOTHES WASHER CONNECTIONS


 INSPECTED

15.1 CLOTHES DRYER CONNECTIONS

 INSPECTED

15.2 VISIBLE CLOTHES DRYER VENT

 INSPECTED

 **MAINTENANCE TIP:** Dryer vents can become clogged with lint. This is a common fire hazard. - We recommend having the vent cleaned on a regular basis.

16. SYSTEMS/ ELECTRICAL/ PANELS/ BREAKERS/ WIRING

DESCRIPTION

Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding, bonding and overcurrent protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. Telephone, video, audio, security system, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted.

STYLES & MATERIALS: SYSTEMS/ ELECTRICAL/ PANELS/ BREAKERS/ WIRING

Main Panel Location:

Right
Rear
Exterior

Service Ampacity:

100 AMP

Grounding Type:

Water Supply Piping

Electrical Service Conductors:

Overhead Service

Circuit Protection Type:

Circuit Breakers

Branch Wiring:

Copper

Wiring Type(s):

Romex
Conduit

ITEMS: SYSTEMS/ ELECTRICAL/ PANELS/ BREAKERS/ WIRING

16.0 SERVICE ENTRANCE

☑ INSPECTED

16.1 MAIN DISTRIBUTION PANEL

☑ INSPECTED

🌊 Some circuits in the main service panel are labeled, some are not. We did not verify the accuracy of the labels.
- Each circuit should be identified and labeled by a qualified electrician for safe operation of the circuit breakers.

16.2 CIRCUIT BREAKERS

☑ INSPECTED

16.3 WIRING

☑ INSPECTED

⚠ (1) There are open wire splices (wiring connections outside of a junction box) at the attic. Open splices can be a shock or fire hazard. - A qualified technician should properly enclose all wiring splices inside covered junction boxes.

🌊 (2) There is unsecured wiring exposed to physical damage near the attic access. No wiring should be within 6' of the access to prevent damage to the wiring. - A qualified technician should make repairs or modifications as necessary.

16.4 METER AND GROUNDING

☑ INSPECTED

16.5 CONDUIT

☑ INSPECTED

🏠 17. SYSTEMS/ ELECTRICAL/ RECEPTACLES/ FIXTURES

📄 DESCRIPTION

Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding, bonding and overcurrent protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. Telephone, video, audio, security system, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted.

✂ STYLES & MATERIALS: SYSTEMS/ ELECTRICAL/ RECEPTACLES/ FIXTURES

GFCI's:

Some Installed

Arc Fault Protection:

Not Present

Surge Protection:

Not Present

👁 ITEMS: SYSTEMS/ ELECTRICAL/ RECEPTACLES/ FIXTURES

17.0 INTERIOR RECEPTACLES AND FIXTURES

☑ INSPECTED

17.1 EXTERIOR RECEPTACLES AND FIXTURES

📄 INSPECTED

🌊 One or more lights are not functional at the exterior. The bulbs may have burned out. Try replacing the bulbs and testing the fixtures. If new bulbs do not correct the problem, a qualified electrician should make repairs or modifications as necessary.

17.2 GFCI CONDITIONS (GROUND FAULT CIRCUIT INTERRUPTERS)

📄 INSPECTED

🌊 Ground Fault Circuit Interrupter (GFCI) protection is installed for some, but not all, of the receptacles where this type of protection is presently required. This includes locations in kitchens, bathrooms, garages, and exterior receptacles.

- Upgrading unprotected receptacles in areas where GFCI protection is presently required is recommended.

🏠 18. SYSTEMS/ PLUMBING/ SUPPLY PIPING & FIXTURES

☰ DESCRIPTION

Our inspection of the plumbing system included a visual examination to determine defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or private (septic) waste disposal systems unless specifically noted.

✂ STYLES & MATERIALS: SYSTEMS/ PLUMBING/ SUPPLY PIPING & FIXTURES

Main Water Shutoff Location:

Front

Plumbing Water Supply

Material:

Copper

🔍 ITEMS: SYSTEMS/ PLUMBING/ SUPPLY PIPING & FIXTURES

18.0 MAIN WATER SHUT-OFF

☑ INSPECTED

18.1 PLUMBING WATER SUPPLY

☑ INSPECTED

18.2 PLUMBING- BATH AND KITCHEN FIXTURES

☑ INSPECTED

🌊 A shower diverter valve leaks. This is preventing the water from being completely diverted to the shower from the tub spout. - Repair of the diverter valve is usually not practical. We recommend replacing the tub spout for water conservation

🏠 19. SYSTEMS/ PLUMBING/ DRAIN & WASTE

☰ DESCRIPTION

Our inspection of the plumbing system included a visual examination to determine defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or private (septic) waste disposal systems unless specifically noted.

✂ STYLES & MATERIALS: SYSTEMS/ PLUMBING/ DRAIN & WASTE

Plumbing Waste/Drain

Material:

ABS

🔍 ITEMS: SYSTEMS/ PLUMBING/ DRAIN & WASTE

19.0 DRAIN WASTE AND VENT PIPES

☑ INSPECTED

🏠 20. SYSTEMS/ PLUMBING/ WATER HEATING

📋 DESCRIPTION

Our inspection of the plumbing system included a visual examination to determine defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or private (septic) waste disposal systems unless specifically noted.

🔧 STYLES & MATERIALS: SYSTEMS/ PLUMBING/ WATER HEATING

Water Heater Location:

Garage

Water Heater Capacity:

Tankless

Water Heater Power Source:

Natural Gas

Expansion Tank Present:

No

🔍 ITEMS: SYSTEMS/ PLUMBING/ WATER HEATING

20.0 WATER HEATER

☑ INSPECTED

🌊 There is evidence that the water heater has been upgraded or replaced (the unit was manufactured in 2022). We recommend checking with the owner or the local building department regarding necessary permits and any warranty information that may be available.

20.1 WATER HEATER AGE COMMENTS

☑ INSPECTED

20.2 TPR VALVE AND EXPANSION TANK


☑ INSPECTED

🌊 No "Thermal Expansion tank" was installed near the water heater. When the water heater heats the water, thermal expansion can stress the pipes and plumbing fixtures. The expansion tanks has a bladder that compresses to prevent excess pressure. Recent changes in the building standards have led to many building departments to require one when a water heater is installed. - A qualified plumber should install a proper expansion tank where needed.

(If the water heater TPR (Temperature/Pressure Relief) valve leaks, then a Thermal Expansion tank is recommended.)

20.3 TANKLESS WATER HEATER

 INSPECTED

 **Maintenance Note:** Tankless water heaters should be de-scaled (flushed) on a regular basis (refer to the manufacturer's recommendations) to keep them operating at peak efficiency. White vinegar (or similar) should be recirculated through the water heater by a qualified technician to flush out the mineral deposits. - We recommend asking the seller when the water heater was last had a de-scaling treatment.

(Installing a Heater Treater or similar filter before the water heater will reduce the need for de-scaling maintenance. Consult a qualified plumber for further information and installation costs.)

21. SYSTEMS/ PLUMBING/ FUEL GAS PIPING & VENTS

DESCRIPTION

Our inspection of the plumbing system included a visual examination to determine defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or private (septic) waste disposal systems unless specifically noted.

STYLES & MATERIALS: SYSTEMS/ PLUMBING/ FUEL GAS PIPING & VENTS

Gas Type:

Natural Gas

Automatic Gas Earthquake


Shutoff Valve:

No

ITEMS: SYSTEMS/ PLUMBING/ FUEL GAS PIPING & VENTS



21.0 GAS METER AND SYSTEM


 INSPECTED

 **NOTE:** There is no "emergency gas shut off" meter wrench in the vicinity of the gas meter. A meter wrench is recommended in areas subject to seismic activity. It is recommended to have a shutoff wrench attached to the meter, to provide a convenient means for shutoff in an emergency.

21.1 GAS PIPES AND VALVES

 INSPECTED

-  (1) The gas piping at the right side exterior was not verified to be approved for underground installation by current standards. The pipe is subject to corrosion and leakage if it is not the proper pipe.
- Consult a qualified plumbing contractor for evaluation of this condition and any required repairs.
-  (2) There is CSST (Corrugated Stainless Steel) gas pipe located in the attic with no visible bonding. This type of gas piping is required (since 2009) to be bonded to prevent fires from happening when lightening strikes. Lightening strikes have resulted in ruptures of this type of gas piping, which then leads to fires. Proper bonding provides a path for the energy from a lightening strike to be dissipated to ground. - A qualified electrician should bond the gas pipe where needed. (See CSSTsafety.com for further information.)

-  (3) The furnace gas line was installed without a sediment trap. Gas valves installed on such appliances should be protected by a trap/drip leg that is installed just before the appliance valve to capture any debris or moisture that might be in the gas line. -Consult a qualified gas plumbing contractor for further recommendations and repairs. (Home warranty companies may use the lack of such traps as a reason to deny repairs due to the gas appliances not being installed to "code".)

21.2 GAS VENTS AND FLUES


 INSPECTED

22. SYSTEMS/ HVAC/ FUEL GAS HEATING

ITEMS: SYSTEMS/ HVAC/ FUEL GAS HEATING

22.0 HEAT - GENERAL CONDITIONS

 INSPECTED

-  The heating system failed to respond to normal operating controls.
- A qualified technician should evaluate the system and make repairs or modifications as necessary
-

22.1 BURNER CONDITIONS

 INSPECTED

22.2 VENTS AND FLUES

 INSPECTED

22.3 SAFETY SWITCH AND SENSORS

 INSPECTED

22.4 BLOWER/ RETURN AIR/ COMBUSTION AIR

 INSPECTED

23. SYSTEMS/ HVAC/ AIR HANDLER/ DUCTING/ ELECTRIC/ OTHER

DESCRIPTION

Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Ceiling fans are not typically inspected as they are not within the scope of the inspection.

ITEMS: SYSTEMS/ HVAC/ AIR HANDLER/ DUCTING/ ELECTRIC/ OTHER

23.0 DUCTING, FILTERS, PLENUM

📄 INSPECTED

- 🌊 (1) There is no insulation on some of the duct connections. This is energy inefficient.
- As an energy conservation upgrade, insulation should be installed to meet current industry standards.
 - 🛠️ (2) The filter(s) were dirty. This decreases the effectiveness of the filter and blocks airflow, making the blower work harder. -Replace (or clean washable) filters now, and at regular intervals thereafter.
 - 🌊 (3) Dust and debris have collected in the bottom of the return air plenum.
- We recommend that these areas be thoroughly vacuumed for improved health safety.
-

23.1 AIR HANDLER

📄 INSPECTED

🏠 24. LAWN SPRINKLERS

👁️ ITEMS: LAWN SPRINKLERS

24.0 SPRINKLER SYSTEM

📄 INSPECTED

- 🌊 Operation and evaluation of irrigation (sprinkler) systems is outside of the scope of this inspection. However, it was noted the sprinkler timer was in the Off position or has been unplugged.
- We suggest that you have the owner or a sprinkler technician demonstrate the irrigation system and any related equipment before closing.
-

🏠 25. SHUT OFF LOCATIONS

👁️ ITEMS: SHUT OFF LOCATIONS

25.0 WATER SHUT OFF

📄 INSPECTED

- 🌊 CLIENT INFO: The main water shut off is located at the right front. We recommend familiarizing yourself with this location during your final walkthrough.
-

25.1 GAS METER SHUT OFF

📄 INSPECTED

- 🌊 (1) CLIENT INFO: The gas utility shut off is located at the right rear. We recommend familiarizing yourself with this location during your final walkthrough.
 - 🌊 (2) CLIENT INFO: The gas utility shut off is located at the right side. We recommend familiarizing yourself with this location during your final walkthrough.
-

25.2 ELECTRIC PANEL/ SHUT OFF

 INSPECTED

 CLIENT INFO: The main electric disconnect is located at the right rear. We recommend familiarizing yourself with this location during your final walkthrough.

SUMMARY



Anderson Inspections
949/285-2609

Customer
Andrew Ciralou

Address
25482 Westborne Dr
Dana Point CA 92629

3. STRUCTURE/ FRAMING

Consideration Items

PURLINS AND COLLAR TIES

INSPECTED

1. There is a damaged rafter tie at of the attic. Rafter ties are important structural members that connect opposing paired rafters to help prevent the roof from sagging.
- A qualified contractor should repair or replace the broken rafter tie.



Item 1 - Item 1 (Picture)

4. EXTERIOR/ GRADING, DRAINAGE & HARDSCAPING

Action Items

FENCES AND GATES

INSPECTED

2. (3) A pool or spa was present on the property but was not inspected. To minimize a pool/spa owner's liability exposure, all vessels should be surrounded with an appropriate fence or barrier. Fence gates should open outward and be self-closing with positive, lockable latches.
 - Consult with local building officials regarding any pool/spa fencing requirements. Installation of a proper barrier is strongly advised.
3. (4) Effective 1/1/2018, CA Senate Bill 442 has added to the existing Pool Safety Act the following provisions for child safety.

"... the respective swimming pool or spa shall be equipped with at least two of the following seven drowning prevention safety features:

 - (1) An enclosure that meets the requirements of Section 115923 and isolates the swimming pool or spa from the private single-family home.
 - (2) Removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.
 - (3) An approved safety pool cover, as defined in subdivision (d) of Section 115921.
 - (4) Exit alarms on the private single-family home's doors that provide direct access to the swimming pool or spa. The exit alarm may cause either an alarm noise or a verbal warning, such as a repeating notification that "the door to the pool is open."
 - (5) A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family home's doors providing direct access to the swimming pool or spa.
 - (6) An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208 "Standard Safety Specification for Residential Pool Alarms," which includes surface motion, pressure, sonar, laser, and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child

that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety feature.

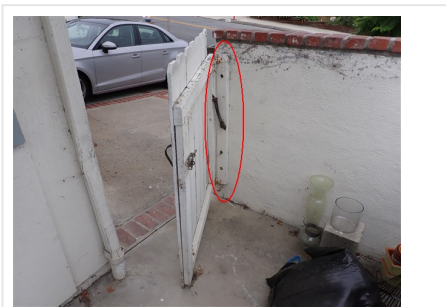
(7) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM or the American Society of Mechanical Engineers (ASME)."

Consideration Items

FENCES AND GATES

INSPECTED

4. (1) The gate at the front of the property is loose.
- The gate should be repaired or replaced as needed.



Item 4 - Item 1 (Picture)

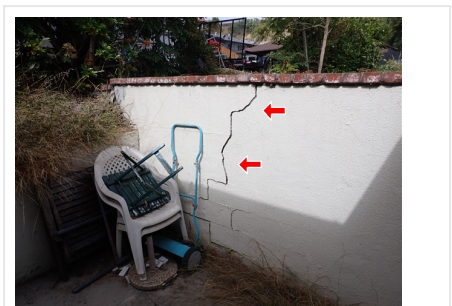
5. (2) Cracking and/or separations were present in the masonry garden fencing. This appears to be a result of movement in the supporting soils. An evaluation of the soil conditions is beyond the scope of this inspection. -The masonry fencing can be patched and repaired as part of typical maintenance. However, the cracks may reappear over time. If needed, further evaluation of these conditions by a qualified fencing and/or soils specialist is recommended.



Item 5 - Item 1 (Picture)



Item 5 - Item 2 (Picture)



Item 5 - Item 3 (Picture)



Item 5 - Item 4 (Picture)

MISCELLANEOUS FEATURES

INSPECTED

- The gas valve at the patio firepit was operational, however the gas was not lit. - We recommend having the seller demonstrate the operation of the firepit.



Item 6 - Item 1 (Picture)

RETAINING WALLS

INSPECTED

- The wooden retaining wall is leaning and there are gaps at some connections. - Repairs should be made as needed to stabilize the wall.



Item 7 - Item 1 (Picture)



Item 7 - Item 2 (Picture)

5. EXTERIOR/ WALL CLADDING & EAVES

Consideration Items

WALL CLADDING CONDITIONS

☑ INSPECTED

8. (1) There is earth-to-wood contact on the right front side of the building. This condition promotes infestation by wood destroying organisms and deterioration.
- All earth/wood contact should be eliminated and proper clearances to soil should be provided. Any damaged material discovered in the course of repairs should be removed and replaced.



Item 8 - Item 1 (Picture)

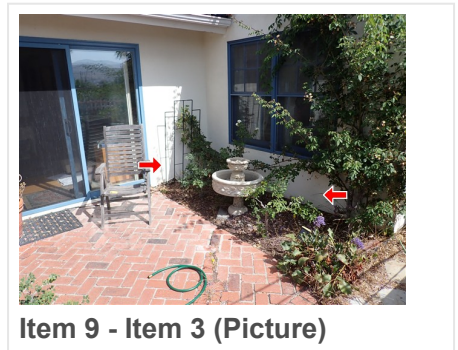
9. (2) Soil is at or above the weep screed at some locations. The weep screed is designed to allow the water absorbed by the stucco to drain at the base of the wall. When soil block the weep screed, this can promote water retention in the wall and potential damage.
- We recommend adequate clearances be provided in accordance with current standards. The stucco areas should be monitored for any moisture related conditions and repaired or modified by a qualified technician if problems are noted.



Item 9 - Item 1 (Picture)



Item 9 - Item 2 (Picture)



Item 9 - Item 3 (Picture)

8. INT./EXT./ FIREPLACE/ CHIMNEY

Action Items

MASONRY FIREPLACE

☑ INSPECTED

10. (2) The gas log fireplace is not equipped with a damper clamp that stops the damper from fully closing. - A proper metal C clamp or damper clamp should be installed to ensure toxic gases go up the chimney, instead of escaping to the interior.

Consideration Items

MASONRY FIREPLACE

☑ INSPECTED

11. (1) Smoke stains were present at the fireplace. This may be an indication of poor drafting of the chimney. - We recommend further review by a qualified fireplace specialist.



Item 11 - Item 1 (Picture)

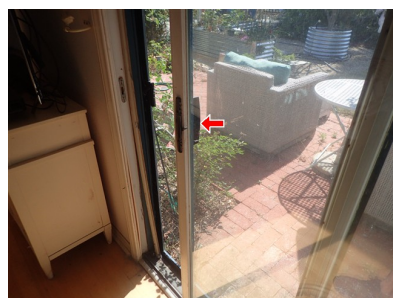
9. INT./EXT./ DOORS/ WINDOWS/ SKYLIGHTS

Action Items

DOORS-EXTERIOR

☑ INSPECTED

12. (2) The exterior door at the rear patio does not latch properly. - The hardware on all non-latching doors should be repaired or replaced to restore full operation.



Item 12 - Item 1 (Picture)

DOORS-INTERIOR

☑ INSPECTED

13. There is evidence of water intrusion at the living room exterior doors. - We recommend further review by a qualified specialist. Repairs should be made as needed to prevent any future water intrusion.



Item 13 - Item 1 (Picture)



Item 13 - Item 2 (Picture)

Consideration Items

DOORS-EXTERIOR

☑ INSPECTED

14. (1) The garage service door is deteriorated/ damaged. - The deteriorated door should be repaired or replaced as necessary.



Item 14 - Item 1 (Picture)

10. INT./EXT./ GARAGE

Action Items

GARAGE DOOR OPERATORS

☑ INSPECTED

15. The optical sensor for the garage door opener(s) (which activates the safety reverse system) was installed too high. This is a child safety concern. - The optical sensors should be installed no more than six inches above the floor of the garage or in accordance with the manufacturer's specifications.



Item 15 - Item 1 (Picture)

GARAGE WALLS (FIREWALL SEPARATION - VENTILATION)

INSPECTED

16. The attic access in the garage is not a fire-rated assembly. In the event of a fire, this could lead to rapid spread of smoke and flames into the attic and the living space.
- We recommend properly sealing the access with drywall or the installation of an approved fire rated access for fire safety.



Item 16 - Item 1 (Picture)

Consideration Items

LIMITATIONS ABOUT INSPECTING THE GARAGE

INSPECTED

17. The presence of personal items limited access to the garage at the time of this inspection. Portions of the wall/ceiling were not accessible due to personal belongings and could not be inspected.
- When access is provided, the walls/ceiling should be checked for any holes or penetrations. If any are discovered they should be patched for fire safety.

12. INTERIORS/ WALLS/ CEILING/ CABINETS/ STAIRS

Action Items

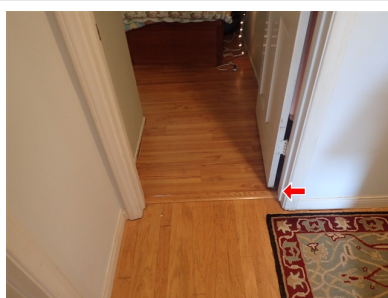
FLOORS

INSPECTED

- 18. (1) A door threshold strip is loose. This creates a potential trip hazard. A qualified technician should make repairs or modifications as necessary.



Item 18 - Item 1 (Picture)



Item 18 - Item 2 (Picture)

- 19. (2) The interior floors are noticeably sloped, especially at the left rear of the structure. This may be the result of settlement. Repairs were reportedly made to the foundation. - We recommend having the seller provide copies of any repairs made to the foundation. We also recommend to see if there is any transferrable warranty for the repairs.

Consideration Items

CEILINGS

INSPECTED

- 20. There is evidence of previous patching at various locations ceiling. The reason for the patching was not determined. - We recommend asking the seller for information about this condition.



Item 20 - Item 1 (Picture)



Item 20 - Item 2 (Picture)



Item 20 - Item 3 (Picture)



Item 20 - Item 4 (Picture)



Item 20 - Item 5 (Picture)

WALLS

INSPECTED

21. There is evidence of previous patching and/or repairs to the finished wall surface at various locations. - Ask the seller the reason for the repairs. If necessary, have a qualified technician further evaluate this condition.



Item 21 - Item 1 (Picture)

BEDROOM FIRE SAFETY EGRESS

INSPECTED

22. One or more of the bedroom window sills are more than forty-four inches above the floor. This was likely allowed at the time of construction but no longer meets current standards for fire safety. - Although no upgrading is required, we recommend modifying the windows to meet present safety standards.



Item 22 - Item 1 (Picture)

INTERIOR INSPECTION LIMITATIONS

INSPECTED

23. Speakers and/or audio controls were noted but not inspected and are beyond the scope of this inspection. - We recommend having the seller demonstrate the system and/or review by a qualified specialist.

13. INTERIORS/ KITCHEN

Action Items

DISHWASHER AND AIR GAP

INSPECTED

24. The dishwasher drain has no air gap. This can allow dirty sink water (from a clogged sink) to siphon back into the dishwasher.
- Consider having an air gap installed when the dishwasher is replaced, or when other plumbing work is done. In

the meantime, the dishwasher drain hose should be secured as high as possible under the sink (in a "high loop" configuration), to prevent siphoning of the drain water back into the dishwasher.



Item 24 - Item 1 (Picture)



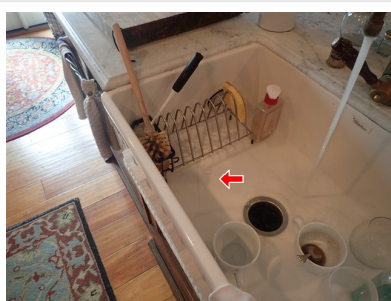
Item 24 - Item 2 (Picture)

Consideration Items

COUNTERTOP/SINK

INSPECTED

25. The kitchen sink is cracked, but not leaking. - Repairs should be made as needed.



Item 25 - Item 1 (Picture)

REFRIGERATOR

NOT INSPECTED

26. Tip: Inspection and evaluation of the refrigerator is beyond the scope of this inspection. Periodic cleaning of the refrigerator coils is recommended to keep the unit operating at peak efficiency. Referral to the owner's manual is recommended for information on access and cleaning of the coils.

14. INTERIORS/ BATHROOMS

Consideration Items

TOILET(S)

INSPECTED

27. The Hall Bathroom toilet is not securely attached at the floor. This could allow leaks at the wax ring seal. No leaks were noted at the time of the inspection. - A qualified technician should secure the toilet as needed.



Item 27 - Item 1 (Picture)

SHOWER WALLS

☐ INSPECTED

28. There are loose or missing tiles at the shower walls. - Have a qualified tile contractor make repairs as needed.



Item 28 - Item 1 (Picture)



Item 28 - Item 2 (Picture)

JETTED TUB

☐ INSPECTED

29. The hydrotherapy tub jets are sealed.
The hydrotherapy tub pump was not tested. - A qualified technician should make repairs as desired.



Item 29 - Item 1 (Picture)



Item 29 - Item 2 (Picture)

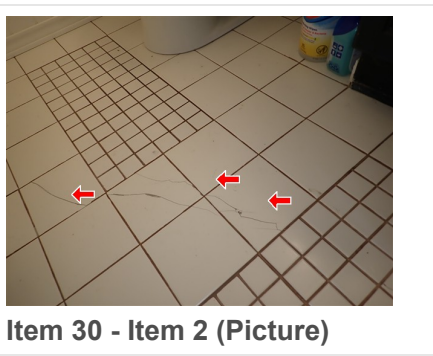
FLOOR

☐ INSPECTED

30. Some floor tiles were cracked in the Bathroom. - Repairs should be made as needed by a qualified flooring specialist.



Item 30 - Item 1 (Picture)



Item 30 - Item 2 (Picture)

15. INTERIORS/ LAUNDRY

Consideration Items

VISIBLE CLOTHES DRYER VENT

INSPECTED

31. **MAINTENANCE TIP:** Dryer vents can become clogged with lint. This is a common fire hazard. - We recommend having the vent cleaned on a regular basis.

16. SYSTEMS/ ELECTRICAL/ PANELS/ BREAKERS/ WIRING

Action Items

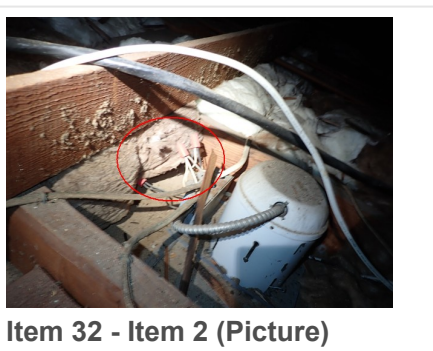
WIRING

INSPECTED

32. (1) There are open wire splices (wiring connections outside of a junction box) at the attic. Open splices can be a shock or fire hazard. - A qualified technician should properly enclose all wiring splices inside covered junction boxes.



Item 32 - Item 1 (Picture)



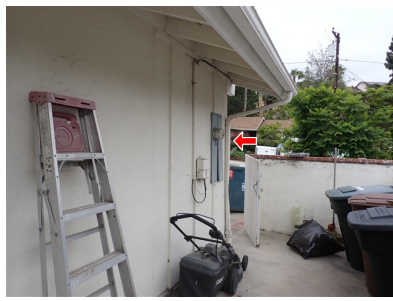
Item 32 - Item 2 (Picture)

Consideration Items

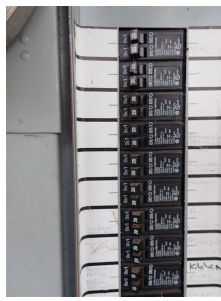
MAIN DISTRIBUTION PANEL

☑ INSPECTED

33. Some circuits in the main service panel are labeled, some are not. We did not verify the accuracy of the labels.
- Each circuit should be identified and labeled by a qualified electrician for safe operation of the circuit breakers.



Item 33 - Item 1 (Picture)



Item 33 - Item 2 (Picture)

WIRING

☑ INSPECTED

34. (2) There is unsecured wiring exposed to physical damage near the attic access. No wiring should be within 6' of the access to prevent damage to the wiring. - A qualified technician should make repairs or modifications as necessary.



Item 34 - Item 1 (Picture)

17. SYSTEMS/ ELECTRICAL/ RECEPTACLES/ FIXTURES

Consideration Items

EXTERIOR RECEPTACLES AND FIXTURES

☑ INSPECTED

35. One or more lights are not functional at the exterior. The bulbs may have burned out. Try replacing the bulbs and testing the fixtures. If new bulbs do not correct the problem, a qualified electrician should make repairs or modifications as necessary.



Item 35 - Item 1 (Picture)



Item 35 - Item 2 (Picture)

GFCI CONDITIONS (GROUND FAULT CIRCUIT INTERRUPTERS)

☐ INSPECTED

36. Ground Fault Circuit Interrupter (GFCI) protection is installed for some, but not all, of the receptacles where this type of protection is presently required. This includes locations in kitchens, bathrooms, garages, and exterior receptacles.

- Upgrading unprotected receptacles in areas where GFCI protection is presently required is recommended.

18. SYSTEMS/ PLUMBING/ SUPPLY PIPING & FIXTURES

Consideration Items

PLUMBING- BATH AND KITCHEN FIXTURES

☐ INSPECTED

37. A shower diverter valve leaks. This is preventing the water from being completely diverted to the shower from the tub spout. - Repair of the diverter valve is usually not practical. We recommend replacing the tub spout for water conservation



Item 37 - Item 1 (Picture)



Item 37 - Item 2 (Picture)

20. SYSTEMS/ PLUMBING/ WATER HEATING

Consideration Items

WATER HEATER

☐ INSPECTED

38. There is evidence that the water heater has been upgraded or replaced (the unit was manufactured in 2022). We recommend checking with the owner or the local building department regarding necessary permits and any warranty information that may be available.



Item 38 - Item 1 (Picture)

TPR VALVE AND EXPANSION TANK

INSPECTED

39. No "Thermal Expansion tank" was installed near the water heater. When the water heater heats the water, thermal expansion can stress the pipes and plumbing fixtures. The expansion tanks has a bladder that compresses to prevent excess pressure. Recent changes in the building standards have led to many building departments to require one when a water heater is installed. - A qualified plumber should install a proper expansion tank where needed.

(If the water heater TPR (Temperature/Pressure Relief) valve leaks, then a Thermal Expansion tank is recommended.)

TANKLESS WATER HEATER

INSPECTED

40. Maintenance Note: Tankless water heaters should be de-scaled (flushed) on a regular basis (refer to the manufacturer's recommendations) to keep them operating at peak efficiency. White vinegar (or similar) should be recirculated through the water heater by a qualified technician to flush out the mineral deposits. - We recommend asking the seller when the water heater was last had a de-scaling treatment.

(Installing a Heater Treater or similar filter before the water heater will reduce the need for de-scaling maintenance. Consult a qualified plumber for further information and installation costs.)

21. SYSTEMS/ PLUMBING/ FUEL GAS PIPING & VENTS

Action Items

GAS PIPES AND VALVES

INSPECTED

41. (1) The gas piping at the right side exterior was not verified to be approved for underground installation by current standards. The pipe is subject to corrosion and leakage if it is not the proper pipe.
- Consult a qualified plumbing contractor for evaluation of this condition and any required repairs.



Item 41 - Item 1 (Picture)



Item 41 - Item 2 (Picture)

42. (2) There is CSST (Corrugated Stainless Steel) gas pipe located in the attic with no visible bonding. This type of gas piping is required (since 2009) to be bonded to prevent fires from happening when lightning strikes. Lightning strikes have resulted in ruptures of this type of gas piping, which then leads to fires. Proper bonding provides a path for the energy from a lightning strike to be dissipated to ground. - A qualified electrician should bond the gas pipe where needed. (See CSSTsafety.com for further information.)



Item 42 - Item 1 (Picture)



Item 42 - Item 2 (Picture)

Consideration Items

GAS METER AND SYSTEM

INSPECTED

43. NOTE: There is no "emergency gas shut off" meter wrench in the vicinity of the gas meter. A meter wrench is recommended in areas subject to seismic activity. It is recommended to have a shutoff wrench attached to the meter, to provide a convenient means for shutoff in an emergency.

GAS PIPES AND VALVES

INSPECTED

44. (3) The furnace gas line was installed without a sediment trap. Gas valves installed on such appliances should be protected by a trap/drip leg that is installed just before the appliance valve to capture any debris or moisture that might be in the gas line. -Consult a qualified gas plumbing contractor for further recommendations and repairs. (Home warranty companies may use the lack of such traps as a reason to deny repairs due to the gas appliances not being installed to "code".)

22. SYSTEMS/ HVAC/ FUEL GAS HEATING

Consideration Items

HEAT - GENERAL CONDITIONS

INSPECTED

45. The heating system failed to respond to normal operating controls.
- A qualified technician should evaluate the system and make repairs or modifications as necessary



Item 45 - Item 1 (Picture)

23. SYSTEMS/ HVAC/ AIR HANDLER/ DUCTING/ ELECTRIC/ OTHER

Action Items

DUCTING, FILTERS, PLENUM

INSPECTED

46. (2) The filter(s) were dirty. This decreases the effectiveness of the filter and blocks airflow, making the blower work harder. -Replace (or clean washable) filters now, and at regular intervals thereafter.



Item 46 - Item 1 (Picture)

Consideration Items

DUCTING, FILTERS, PLENUM

INSPECTED

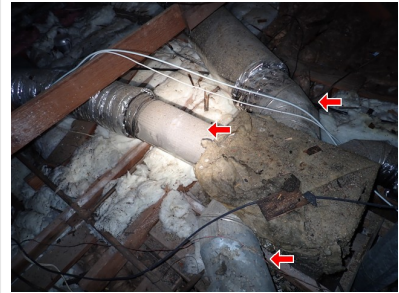
47. (1) There is no insulation on some of the duct connections. This is energy inefficient.
 - As an energy conservation upgrade, insulation should be installed to meet current industry standards.



Item 47 - Item 1 (Picture)



Item 47 - Item 2 (Picture)



Item 47 - Item 3 (Picture)

48. (3) Dust and debris have collected in the bottom of the return air plenum.
 - We recommend that these areas be thoroughly vacuumed for improved health safety.



Item 48 - Item 1 (Picture)



Item 48 - Item 2 (Picture)

24. LAWN SPRINKLERS

Consideration Items

SPRINKLER SYSTEM

INSPECTED

49. Operation and evaluation of irrigation (sprinkler) systems is outside of the scope of this inspection. However, it was noted the sprinkler timer was in the Off position or has been unplugged.
 - We suggest that you have the owner or a sprinkler technician demonstrate the irrigation system and any related equipment before closing.



Item 49 - Item 1 (Picture)



Item 49 - Item 2 (Picture)

25. SHUT OFF LOCATIONS

Consideration Items

WATER SHUT OFF

INSPECTED

50. **CLIENT INFO:** The main water shut off is located at the right front. We recommend familiarizing yourself with this location during your final walkthrough.

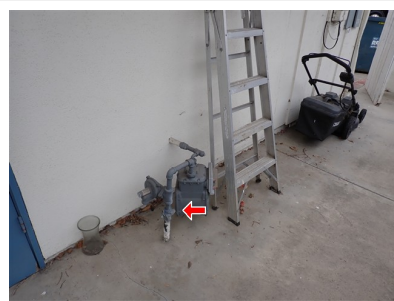


Item 50 - Item 1 (Picture)

GAS METER SHUT OFF

INSPECTED

51. (1) **CLIENT INFO:** The gas utility shut off is located at the right rear. We recommend familiarizing yourself with this location during your final walkthrough.
52. (2) **CLIENT INFO:** The gas utility shut off is located at the right side. We recommend familiarizing yourself with this location during your final walkthrough.

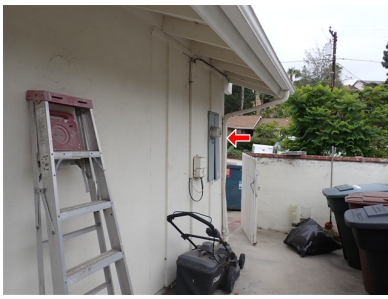


Item 52 - Item 1 (Picture)

ELECTRIC PANEL/ SHUT OFF

INSPECTED

53. **CLIENT INFO:** The main electric disconnect is located at the right rear. We recommend familiarizing yourself with this location during your final walkthrough.



Item 53 - Item 1 (Picture)

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