



920 11th Street, Huntington Beach Ca

Represented by : Keith Wichner

Dear Don Archer,

At your request, a visual and operational inspection of the above property was performed. **Trinity Home Inspection Service LLC** is proud to provide the enclosed report. Thank you for selecting our company, we appreciate the opportunity to be of service. The following report will tell you a great deal about the overall condition of this property, utilizing a thorough visual inspection of all accessible areas to determine if construction, materials and workmanship were standard for the industry when this structure was built.

Realizing that all properties experience some degree of wear, *cosmetic considerations are not within the scope of this report*. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to your ownership. You should examine the areas of this house that are of concern to you prior to closing, such as appliances, floor coverings, interior wall coverings, etc.

Furthermore, owning any building involves some risk and while we can give an excellent overview of the property, we *cannot inspect what we cannot see*. Moving furniture, appliances or contents, any dismantling, or lighting gas pilots are not within the scope of this inspection. This report is not an exhaustive technical evaluation, such an evaluation would cost several times more.

Please direct your attention to the **INSPECTION AGREEMENT**, a copy of which is attached. It more specifically delineates the scope of the inspection and the limits of **Trinity Home Inspection Service LLC** liability in performing this inspection.

In using your report, the following definitions may be helpful.

S = Serviceable	The materials and workmanship are acceptable and in generally satisfactory condition.
N = None	The item does not apply to this property.

We abide by the American Society of Home Inspectors standards of practice and code of ethics, therefore, we *cannot and do not make repairs nor refer contractors*.

If you have any questions regarding our report or any questions related to the condition of the property, please do not hesitate to call.

Thank You,

Trinity Home Inspection Service LLC

Dan Spain

TRINITY HOME INSPECTION SERVICE LLC.

Trinity Home Inspection Service LLC.
(949) 858-6875

Inspection Date: 6/16/2026 Client: Don Archer
 Inspector: Brian Spain Address : 920 11th Street, Huntington Beach Ca

The home is a single family, two story structure built on a flat lot. Estimated age is approximately 35 to 40 years. Weather at time of inspection was cool and cloudy.

This report is not a substitute for the disclosures (seller and agents) required by Civil Code 112 et. seq., nor is it a substitute for the Real Estate Transferee Disclosure Statement(TDS-14), since our inspection is limited in time and scope, full disclosure can only be made by the sellers of the property. Please consult with your agent to identify which parties are responsible for disclosing those aspects of this transaction that would be of importance for you. The testing for molds or other environmental hazards is not within the scope of our inspection. The only way to detect the presence of these materials is by sample analysis by an accredited laboratory.

100 EXTERIOR

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties.

- 101 Driveway: Concrete. Cracks noted.
- 102 Walkways: Concrete, brick and stone. Water ponds at the left walk and the left walk is poured up to the weep screed, improper. See photos. Cracks noted.
- 103 Fence/Gates: Block and vinyl. Separation at the right front wall. See photo. Cracked bricks at the right wall. See photos.
- 104 Siding: Stucco and brick. Paint is peeling at the rear wall. See photo.
- 105 Trim: Wood.
- 106 Window Frames: Vinyl.
- 107 Elec. Fixtures: Unable to operate the sensor lights at the exterior walls.
- 108 Gutters/Downspouts: Metal.
- 109 Sprinklers: This sprinkler system is controlled by a timing device. While we cannot verify the function of the timer, the system was operated manually at the control valves.
- 109a Hosebibs: PVC supply at the balcony hose bib. See photo. Shower noted at the garage wall, broken shut off handle noted. See photo.
- 110 Ext. Doors/Screens: S
- 110a Bell/Chime: S
- 111 Chimney: Factory built with chimney chase. A spark arrester is installed as a safety feature.
- 112 Lot Grade/Drainage: Home is built on a flat lot. Grade at foundation appears to be adequate. The area drains were tested and are running clear at this time.
- 113 Gas Meter: Located at the right side.
- 114 Foundation: Concrete slab construction.
- 115 Crawl Space: N
- 116 Exterior Comments: Two discharge pipes are run out the left wall second level, suggest adding 90 degree elbow to prevent water from running back into the wall along one pipe and extending the water heater T and P discharge pipe to within six inches of the ground for safety as required. See photo.

125 ROOF

Our evaluation of the roof is to determine if portions are missing and/or deteriorating and, therefore, subject to possible leaking. Portions of underlayment and decking are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks nor a certification.

- 126 Type/Material: Sloped construction, tile covering. Observed from the ground and attic.
- 127 Flashing: Appears intact. Tree debris gets stuck in the cricket at the left of the balcony. See photo.
- 128 Roof Comments: Roof was visually inspected from accessible points on the interior and/or exterior. If a roof is too high, or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review and a licensed roofer should be contacted if a more detailed report is desired. Broken tiles noted, suggest replacement. See photos. Several tiles have been replaced at the right chimney.

135 **ATTIC**

136 Access: Located at the laundry room and master closet. Accessed.
 137 Framing: Trusses.
 138 Sheathing: Oriented strand board.
 139 Evidence of Leaking: No.
 140 Insulation: Present. Blown insulation. Where visible, approximate thickness is ten inches.
 141 Ventilation: Eave vents and attic fan noted. Operated. See photo.
 142 Electrical: Present.
 143 Attic Comments: Loose socket fixture above the laundry room. See photo. Hole in the right wall of the drain pipe run out of the wall. See photo. Old water heater vent pipe left in the roof above the master closet. See photo. Solar tube above the hall bathroom is no longer run through the ceiling. See photo.

200 **GARAGE DETACHED**

201 Exterior: Stucco. Patching and peeling paint at the rear wall.
 202 Roof: See roof comments.
 203 Slab: Concrete. Water ponds on the slab.
 204 Garage Door: Metal. Two doors, damage at the frame of the large door.
 205 Garage Door Hdwr: S
 206 Door Opener: Safety reverse noted, we suggest periodic testing of the safety reverse operation.
 207 Windows/Screens: N
 208 Access Door: S
 209 Fire Door: N
 210 Fire Wall: N
 211 Walls: S
 212 Electrical: GFI present. Exposed wiring in the attic area overhead. See photos. Missing light panels.
 213 Garage Comments: N

300 **PATIO - REAR**

301 Cover: Aluminum. Motorized louvers tested.
 302 Enclosure: N
 303 Electrical: GFI present. Missing in use cover at the outlet below the grill. See photo.
 304 Window/Screens: N
 305 Deck/Slab: Pavers. Set up the weep screed, improper. See photo.
 306 Stairs: N
 307 Railing: N
 308 Comments: The grill was tested. The center burner did not ignite. Two cooler drawers were cold. The ice make is not in use at this time. Evidence of what might be mold on the door. See photo. PVC supply to the sink and ice maker. See photos.

310 **BALCONY - FRONT**

311 Cover: N
 312 Enclosure: N
 313 Electrical: GFI present. Two wall lights did not operate.
 314 Window/Screens: N
 315 Deck/Slab: Wood. No overflow drain noted, keep the drains clear to prevent damage.
 316 Stairs: N
 317 Railing: Large spaces noted between the railing spindles, potential safety hazard for children.
 318 Comments: N

400**MAJOR SYSTEMS**

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos or other potentially hazardous materials is not within the scope of this report. Main water shut off valves, washer hook ups and angle stops under plumbing fixtures are not turned, due to the likelihood of failure, or leaking when turned. Judging the sufficiency of water flow in plumbing or the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. We urge you to evaluate these systems prior to closing.

DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY WILL CONDUCT SUCH AN INSPECTION UPON REQUEST.

- 401 Heating: Gas, forced air units. Located at the attic. Gas shut offs and electrical disconnects provided.
- 401a Venting: Intact.
- 402 Air Conditioning: N
- 403 Thermostat: Operable. Located at the entry and upper hall.
- 404 Ducting: Intact.
- 405 Plumbing: Water supply provided by public system. Piping, where visible, is copper. Main shut off is located at the rear wall. 72 PSI at the main. See photo.
- 406 Waste System: Waste lines, where visible, are ABS. Waste disposal system is sewer. The pool back flush drain does not appear to have a trap. See photo.
- 407 Water Heater: Tankless, gas unit, located at the attic. Temperature relief valve installed as a safety feature. Discharge line noted. Cold water shut off provided. Earthquake straps noted. Leaking at the condensate drain drips into a bucket. See photos.
- 407a Venting: Intact.
- 408 Electrical: The main electrical service is 200 amps. Service entrance is underground, with main panel located at the rear wall of the garage. Overload protection is provided by breakers. A main disconnect is provided for safety. Futures provided for adding circuits. Grounding system present. Branch circuit conductor is copper. Aluminum wiring to the sub panel located at the lower hall. See photo. The GFI below the main panel does not trip. See photo.
- 409 Smoke Detector: Located at the hall and bedrooms. Tested.
- 410 C O Detector: Carbon monoxide detector installed for safety.
- 411 Fireplace: Located at the living room, family room and master bedroom. Gas jets provided. Dampers tested. The dampers are not permanently blocked open, suggest installing C clamps on the dampers to block the dampers part way open allowing for continuous ventilation. Rusting noted in the flue at the living room. See photo. Only a 15 inch hearth at the master bedroom unit. Removed screen at the family room unit.
- 412 Comments: The central vacuum system head unit is removed. See photo.

500**KITCHEN**

The kitchen inspection is a combination of visual and functional. Appliances are operated, if power is supplied. Calibrations to cooking systems are not evaluated nor life expectancies given to dishwashers. **Note: Dishwashers can fail at any time due to their complexity.** Our review is to determine if the system is free of leaks and corrosion.

501 Floor:	Vinyl. Scratches noted.
502 Walls:	S
503 Ceilings:	S
504 Doors:	N
505 Windows/Screens:	S
506 Cabinets:	S
507 Counter Tops:	S
508 Electrical:	GFI present. Damaged switch at the right of the sink. See photo.
509 Sinks:	S
510 Faucets:	The hot dispenser is operating.
511 Traps/Drain/Supply:	The shut off valve for the refrigerator supply is below the stairs. See photo.
512 Disposal:	Two units.
513 Dishwasher:	S
514 Stove/Cook Top:	Gas.
515 Oven:	Electric. Two units.
516 Hood/Fan:	S
517 Microwave:	S
518 Kitchen Comments:	The warming drawer is operating. The refrigerator/freezer is operating, is cold and there is ice in the ice maker bucket. The trash compactor is operating.

600**LAUNDRY AREA**

601 Floors:	Tile.
602 Walls:	S
603 Ceilings:	S
604 Doors:	S
605 Window/Screens:	S
606 Cabinets:	S
607 Electrical:	GFI present.
608 Exhaust Fan:	N
609 Laundry Tub:	S
610 Washer H/Up:	S
611 Dryer H/Up:	Gas hook up noted.
612 Comments:	Mildew on the inside glass at the skylight.

700**BATHROOM # 1 - POWDER ROOM**

Our focus in bathrooms is directed at identifying visible water damage and/or problems.

701 Floors:	Tile.
702 Walls:	S
703 Ceilings:	S
704 Doors:	S
705 Windows/Screens:	N
706 Electrical:	All outlets within six feet of a water source or in an exterior or damp location should be GFI protected for safety. Suggest adding GFI protected outlets for safety.
707 Exhaust Fan:	S
708 Heating:	S
709 Tub & Stopper:	N
710 Tub Enclosure:	N
711 Tub Faucet:	N
712 Shower & Surround:	N
713 Shower Door:	N
714 Shower Faucet:	N
715 Sink & Stopper:	S
716 Sink Faucet:	S
717 Trap/Drain/Supply:	S
718 Toilet:	S
719 Counter/Cabinets:	N
720 Comments:	N

725**BATHROOM # 2 - OFFICE**

726 Floors:	Tile. Suggest sealing the floor in front of the shower to prevent water damage.
727 Walls:	S
728 Ceilings:	S
729 Doors:	Missing door stop.
730 Windows/Screens:	S
731 Electrical:	All outlets within six feet of a water source or in an exterior or damp location should be GFI protected for safety. Suggest adding GFI protected outlets for safety.
732 Exhaust Fan:	S
733 Heating:	S
734 Tub & Stopper:	N
735 Tub Enclosure:	N
736 Tub Faucet:	N
737 Shower & Surround:	Suggest resealing at the base of the surround to prevent water damage. See photo.
738 Shower Door:	Mildew at the glass and leaking at the curb. See photo.
739 Shower Faucet:	The hot and cold supplies are backwards, reversed.
740 Sink & Stopper:	S
741 Sink Faucet:	S
742 Trap/Drain/Supply:	S
743 Toilet:	S
744 Counter/Cabinets:	S
745 Comments:	N

750**BATHROOM # 3 - UPSTAIRS LEFT BEDROOM**

751 Floors:	Tile and wood. Squeaking noted. Suggest sealing the floor in front of the shower to prevent water damage.
752 Walls:	S
753 Ceilings:	S
754 Doors:	S
755 Windows/Screens:	S
756 Electrical:	This circuit is protected by a GFCI located at the beginning of this circuit at the toilet, the added GFCI outlet at the sink is not needed and is not wired correctly to operate properly on this circuit. Suggest replacement of this outlet with a normal outlet or replacing all outlets on this circuit with individually controlled GFCI outlets wired correctly. Loose outlet across from the vanity. See photo.
757 Exhaust Fan:	S
758 Heating:	S
759 Tub & Stopper:	N
760 Tub Enclosure:	N
761 Tub Faucet:	N
762 Shower & Surround:	Suggest resealing at the base of the surround to prevent water damage.
763 Shower Door:	Mildew in the caulking. See photo.
764 Shower Faucet:	S
765 Sink & Stopper:	S
766 Sink Faucet:	S
767 Trap/Drain/Supply:	S
768 Toilet:	S
769 Counter/Cabinets:	S
770 Comments:	N

775**BATHROOM # 4 - UPPER HALL**

776 Floors:	Tile.
777 Walls:	S
778 Ceilings:	S
779 Doors:	S
780 Windows/Screens:	Condensation was noted in two double panes which will reduce visibility and the insulating capability of the window. To restore visibility and regain the insulating capability, replacement of this window is required.
781 Electrical:	S
782 Exhaust Fan:	S
783 Heating:	S
784 Tub & Stopper:	S
785 Tub Enclosure:	S
786 Tub Faucet:	Suggest sealing around the escutcheon plate.
787 Shower & Surround:	Suggest resealing at the base of the surround to prevent water damage.
788 Shower Door:	N
789 Shower Faucet:	S
790 Sink & Stopper:	S
791 Sink Faucet:	S
792 Trap/Drain/Supply:	S
793 Toilet:	S
794 Counter/Cabinets:	No wall mirror noted.
795 Comments:	N

800 **BATHROOM # 5 - MASTER**

801 Floors:	Tile. The floor heater does not operate.
802 Walls:	S
803 Ceilings:	S
804 Doors:	S
805 Windows/Screens:	S
806 Electrical:	GFI present.
807 Exhaust Fan:	S
808 Heating:	S
809 Tub & Stopper:	The drain is plugged. The air pump is inoperable.
810 Tub Enclosure:	S
811 Tub Faucet:	S
812 Shower & Surround:	S
813 Shower Door:	S
814 Shower Faucet:	S
815 Sink & Stopper:	S
816 Sink Faucet:	S
817 Trap/Drain/Supply:	Loop below the right sink allows hot water to circulate, unable to determine if the water heater has a circulation pump. See photo.
818 Toilet:	S
819 Counter/Cabinets:	S
820 Comments:	Heavy corrosion at the supply to the steamer. See photo. The pan below the steamer is rusted. See photo. The steamer is no longer in use, it is unplugged in the attic. See photo. The T and P drain and the unit drain are run together to the exterior of the right wall, the pipe is open above the steamer. See photos. The wine closet condenser and steamer pans drain out the right wall of the attic together. See photo.

900 **ENTRY**

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. NOTE: As pointed out in the inspection agreement, materials regularly used in residential construction may contain potentially hazardous substances such as asbestos and formaldehyde. Our report will not identify these substances since laboratory testing is necessary to detect their presence.

901 Floors:	Wood. Scratches noted.
902 Walls:	S
903 Ceilings:	S
904 Doors:	S
905 Window:	S
906 Electrical:	The GFI in the close is not grounded. See photo. Broken cover plate in the closet. See photo.
907 Comments:	N

950 **LIVING ROOM**

951 Floors:	Wood. Scratches noted.
952 Walls:	S
953 Ceilings:	S
954 Doors:	N
955 Window/Screens:	S
956 Electrical:	Hole in the outlet in the right front corner. See photo. One ceiling light did not operate.
957 Comments:	N

<u>1000</u>		<u>DINING ROOM</u>
1001	Floors:	Wood. Scratches noted.
1002	Walls:	S
1003	Ceilings:	S
1004	Doors:	Condensation was noted in the left door double pane which will reduce visibility and the insulating capability of the window. To restore visibility and regain the insulating capability, replacement of this window is required.
1005	Window/Screens:	S
1006	Electrical:	S
1007	Comments:	N

<u>1100</u>		<u>FAMILY ROOM</u>
1101	Floors:	Wood. Scratches noted.
1102	Walls:	S
1103	Ceilings:	S
1104	Doors:	S
1105	Windows/Screens:	S
1106	Electrical:	The three way switches controlling the lights do not operate independently.
1107	Wet Bar:	S
1108	Comments:	Clean out noted at the wall and base board in the front wall near the right wall cabinet. See photo.

<u>1150</u>		<u>OTHER ROOM - OFFICE</u>
1151	Floors:	Wood. Scratches noted.
1152	Walls:	S
1153	Ceilings:	S
1154	Doors:	S
1155	Windows/Screens:	S
1156	Electrical:	S
1157	Wet Bar:	N
1158	Comments:	N

<u>1160</u>		<u>OTHER ROOM - GYM</u>
1161	Floors:	Wood. Scratches noted.
1162	Walls:	Patching noted.
1163	Ceilings:	S
1164	Doors:	S
1165	Windows/Screens:	S
1166	Electrical:	Unable to determine the purpose of one switch.
1167	Wet Bar:	N
1168	Comments:	The refrigerator is not turned on.

<u>1200</u>		<u>HALL/STAIRS</u>
1201	Floors:	Wood. Scratches noted.
1202	Walls:	Hole cut in the wall below the stairs in the closet. See photo.
1203	Ceilings:	S
1204	Doors:	S
1205	Electrical:	Ungrounded outlet below the stairs. See photo.
1206	Stairs:	S
1207	Comments:	The wine chiller wine is cold. See photo. The condensation pump sends water up to the attic and out the right wall. See photo. Missing insulation at the condensate locate din the attic, the condenser drips into the pan. See photo. The pan does not drain out of the closet. See photo.

1300 **BEDROOM # 1 - UPSTAIRS LEFT**

1301 Floors: Wood. Scratches noted.
 1302 Walls: S
 1303 Ceilings: S
 1304 Doors: S
 1305 Windows/Screens: S
 1306 Electrical: S
 1307 Closet/Wardrobe: Missing floor guides noted.
 1308 Comments: N

1310 **BEDROOM # 2 - LEFT REAR**

1311 Floors: Wood. Scratches noted.
 1312 Walls: S
 1313 Ceilings: S
 1314 Doors: S
 1315 Windows/Screens: S
 1316 Electrical: S
 1317 Closet/Wardrobe: S
 1318 Comments: N

1320 **BEDROOM # 3 - MASTER**

1321 Floors: Wood. Scratches noted. Discoloration at the slider doors.
 1322 Walls: S
 1323 Ceilings: S
 1324 Doors: S
 1325 Windows/Screens: Damaged window and door screen.
 1326 Electrical: S
 1327 Closet/Wardrobe: S
 1328 Comments: N

1700

POOL/SPA EQUIPMENT AND DECKING

THIS IS AN OPERATIONAL INSPECTION OF THE ITEMS LISTED; IT IS NOT A CERTIFICATION. THIS REPORT IS A VISUAL INSPECTION AND OPERATIONAL TEST OF THE ABOVE GROUND EQUIPMENT ONLY. AS INDICATED IN OUR INSPECTION AGREEMENT, INSPECTION OF THE SHELL OR CONCEALED COMPONENTS ARE NOT WITHIN THE SCOPE OF THIS REPORT

- 1701 Decking/Caulking: Concrete.
- 1702 Tile: S
- 1703 Dive Board: N
- 1704 Handrail: N
- 1705 Fill Line: Auto fill noted.
- 1706 Lights: Operable.
- 1707 GFI's: Responded to test.
- 1708 Skimmer: Good draw noted.
- 1709 Heater: Operable, gas.
- 1710 Filter: Operable.
- 1711 Pressure Gauge: Operable.
- 1712 Pump: Operable.
- 1713 Motor: Rusting noted at one motor. See photo.
- 1714 Ground wire: Present.
- 1715 Time Clock: Present.
- 1716 Gate Self Closers: Self closers and self latching latches on all gates and some doors leading to the pool/spa area and installing alarms at all doors leading from the house to the pool area are required. Some cities require a secondary alarm system to be installed inside the pool also. Suggest further review with the local building department to determine local requirements.
- 1717 Comments: Some deterioration at the pool and spa shell.

Trinity Home Inspection Service LLC. requires an inspection agreement to be signed by Client prior to performing an inspection. If you were not present at the inspection and did not sign the Inspection Agreement you, by accepting, paying for, and or using the inspection report you acknowledge and agree to be bound by the terms and conditions of the Inspection Agreement and further agree that the Inspection Agreement will form a part of the inspection report.



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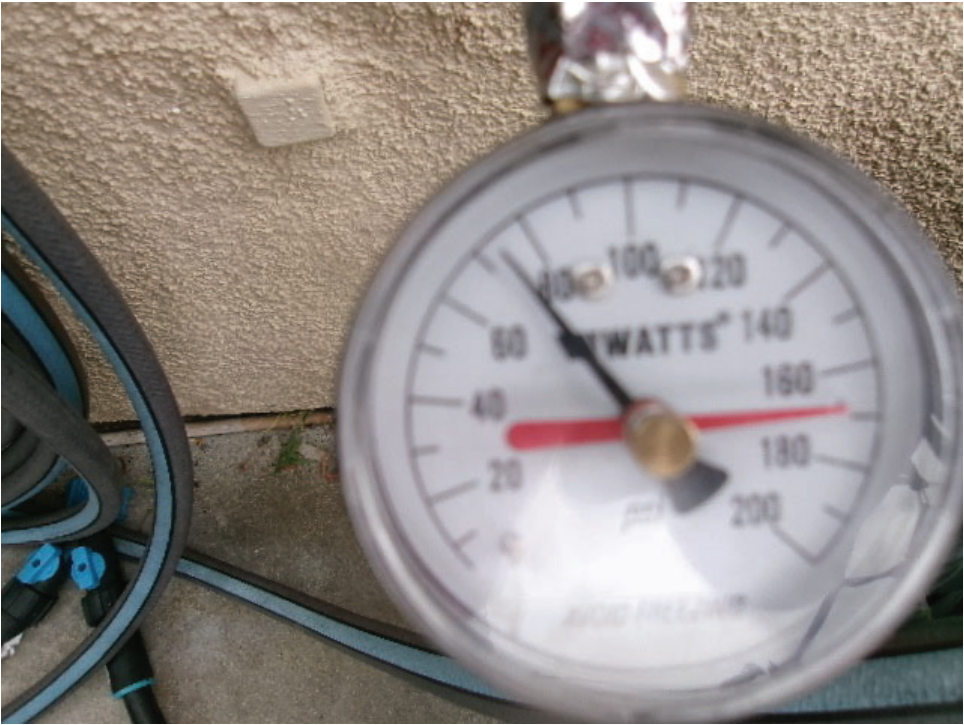
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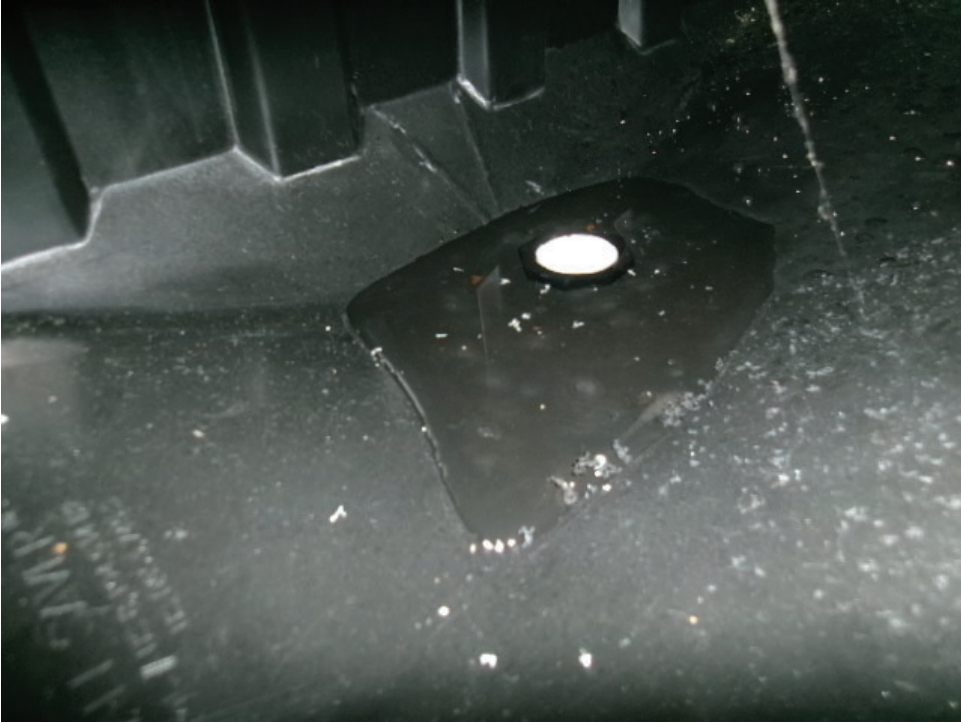
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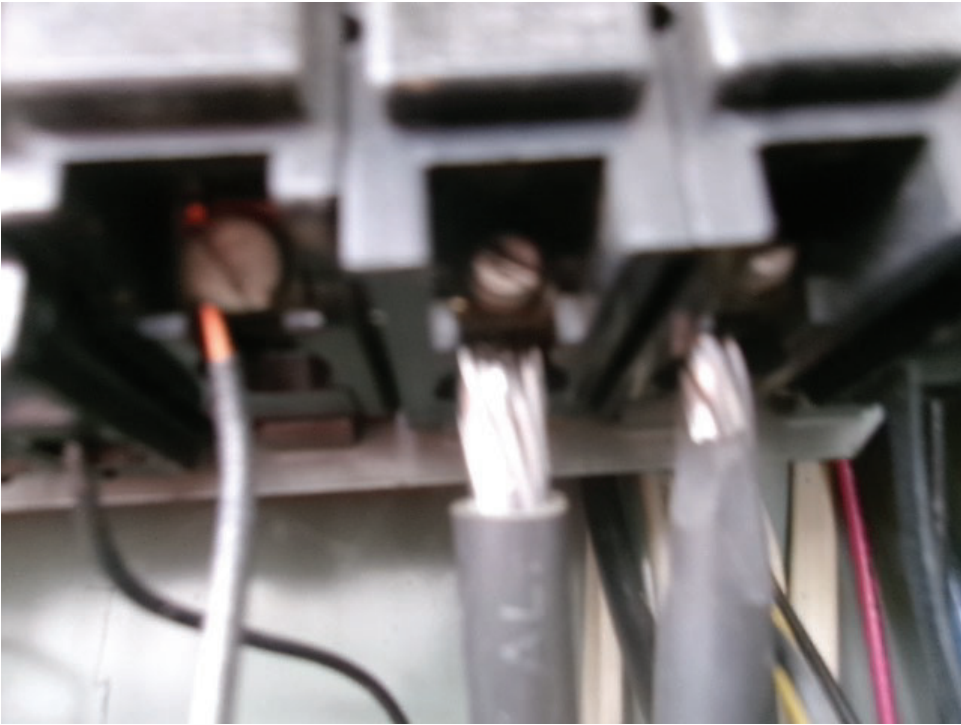
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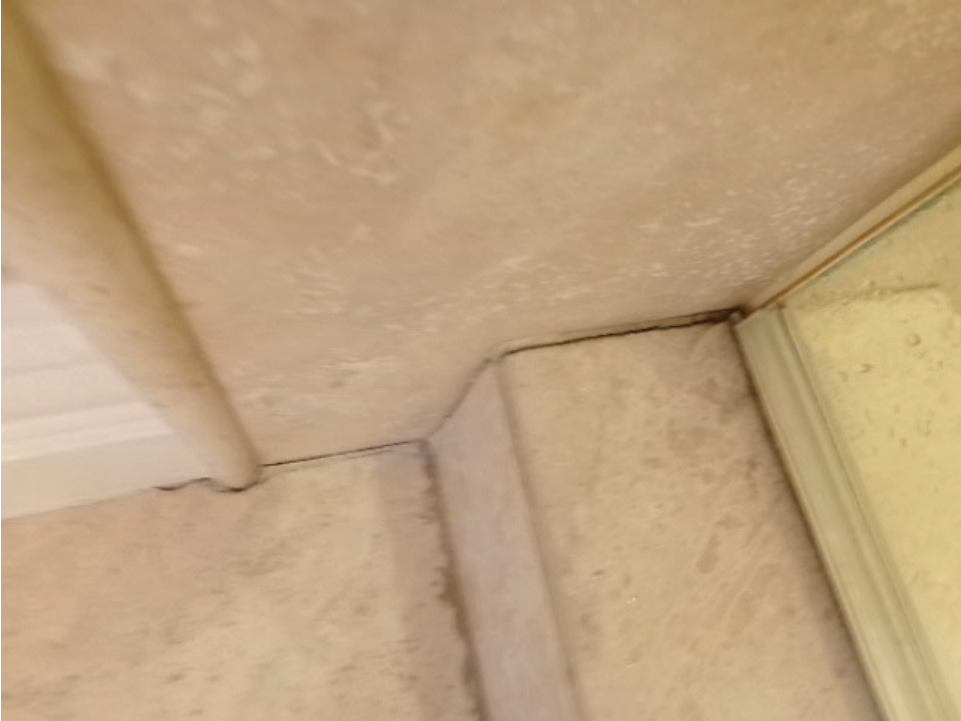
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1108



1202



1205



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1713

End of photos.