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PROPERTY INSPECTION REPORT

309 Lodestar, Tustin, CA 92782



Prepared for: Nhan Le

Inspection Date: 7/6/2026

Report Number: 2026070601IGrm

Real Estate Agent: Anita Sever

Property Inspector: Isaías Godoy



CERTIFIED CREIA INSPECTOR

www.morrisoninspects.com

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GENERAL SUMMARY



Morrison Property Inspections, Inc.
504 Route 66., Suite 102
Glendora, CA 91740

Customer
Nhan Le

Address
309 Lodestar
Tustin CA 92782

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

2. ATTIC SPACE

2.2 WATER STAINS & EVIDENCE OF LEAKING

RECOMMENDATION

Water staining observed at the sheathing. Recommend further review by a qualified roofer.

3. EXTERIORS AND GROUNDS

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

RECOMMENDATION

- (1) Scalable barrier railing observed at balcony – safety concern. Recommend correcting.
- (2) Open ended barrier observed at balcony. Recommend correcting.

4. GARAGE

4.2 FIRE & SERVICE DOORS

RECOMMENDATION

The fire door does not self-close, latch shut with a tight seal. Recommend correcting.

5. ELECTRICAL SYSTEM

5.4 OUTLETS & GFCI (INTERIOR/EXTERIOR)

RECOMMENDATION

(2) Outlet(s) are installed below the countertop at the kitchen. As of 2023 standards outlets are prohibited from being installed below countertops due to safety risks. Recommend terminating and relocating above the counter for optimal safety.

6. PLUMBING SYSTEM

6.3 MAIN GAS SHUT-OFF & FUEL PIPING

RECOMMENDATION

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

6.4 WASHER & DRYER CONNECTIONS

RECOMMENDATION

(3) Drip pan with drain line is not installed underneath the upper level washer. Recommend installing.

6.5 FAUCETS, DRAINS & SHUT OFF VALVES (FUNCTIONAL FLOW & DRAINAGE)

RECOMMENDATION

(2) Low water flow observed at 2nd level hall bathroom sink faucet. Recommend further review by a qualified plumber.

(3) Faucet is loose at 3rd level hall bathroom tub. Recommend correcting.

6.6 SINKS, SHOWERS, TUBS, TOILETS & BIDETS

RECOMMENDATION

Caulking/grout at 3rd level primary bathroom shower is deteriorated. Recommend repair.

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

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Isaias Godoy

Date: 7/6/2026	Time: 09:00 AM	Report ID: 2026070601IGrm
Property: 309 Lodestar Tustin CA 92782	Customer: Nhan Le	Real Estate Professional: Anita Sever Savanna Real Estate

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

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

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

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

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

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

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

Structure Type: Condominium/Townhouse	Levels: 3 Story Structure	Lot Type: Sloped
Estimated Age of Home: Approximately 1 to 10 years of age	Weather Conditions: Clear	Temperature: Approximately 80 to 90 degrees
Rain in last 3 days: No	Occupant Status: Occupied	Present: Yes

1. ROOF COVERINGS

DESCRIPTION

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



STYLES & MATERIALS: ROOF COVERINGS

Viewed Roof Covering From: Partially Walked	Roof-Types: Low Slope with Parapet Walls	Roof Covering: Thermoplastic polyolefin (TPO)
Number of Layers: 1	Vent Penetrations: Plumbing Vent(s) Air Vent(s)	Flashings: Metal
Gutters & Downspouts: Metal	Skylight-Types: Not Installed	

ITEMS: ROOF COVERINGS

1.0 ROOF COVERINGS

✔ LIMITED INSPECTION

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

1.1 ROOF VENTS & PENETRATIONS

✔ LIMITED INSPECTION

1.2 ROOF FLASHING

✔ LIMITED INSPECTION

1.3 GUTTERS AND DOWNSPOUTS

✔ LIMITED INSPECTION

1.4 ROOF COMMENTS

✔ LIMITED INSPECTION

Limited evaluation due to roofing materials, height, or pitch. The client is advised to verify the overall condition with a qualified roofer.

1.5 HOMEOWNER ASSOCIATION COMMENTS

✔ LIMITED INSPECTION

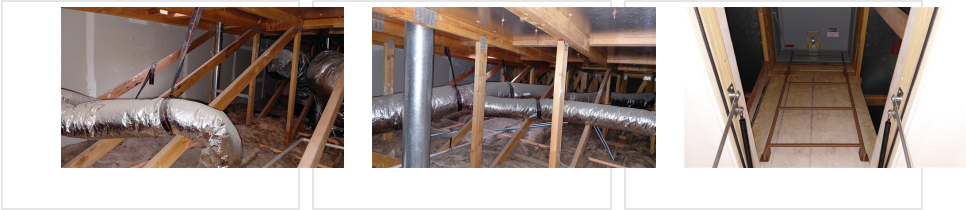
Roofing materials are typically association maintained. Suggest contacting the homeowner association regarding condition and maintenance schedule.

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

🏠 2. ATTIC SPACE

📖 DESCRIPTION

(Refer to Part 2, Section 4 of the CREIA Standards of Practice) Items to be inspected: 1. Framing 2. Ventilation 3. Insulation. The inspector is not required to: 1. Inspect mechanical attic ventilation systems or components 2. Determine the composition or energy rating of insulation materials.



🔧 STYLES & MATERIALS: ATTIC SPACE

Method used to observe attic: Restrictive Clearances – Partially Accessed	Access Location: Hallway	Roof & Ceiling Structure: Engineered Wood Trusses
Insulation: Batts – Fiberglass	Vapor Retarder: Felt Paper Observed	Air Ventilation Type: Hooded
Sheathing: Radiant Barrier – O.S.B.		

👁️ ITEMS: ATTIC SPACE

2.0ACCESS

✔️ LIMITED INSPECTION

Limited review of the attic space due to restrictive clearances. Suggest verifying overall condition.

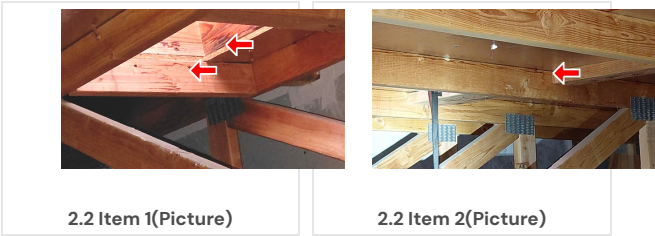
2.1CONDITION OF FRAMING & SHEATHING

✔️ LIMITED INSPECTION

2.2WATER STAINS & EVIDENCE OF LEAKING

📋 RECOMMENDATION

🔍 Water staining observed at the sheathing. Recommend further review by a qualified roofer.



2.3INSULATION

✔️ LIMITED INSPECTION

2.4ROOF VENTILATION (GABLES, EAVES, FANS)

✔️ LIMITED INSPECTION

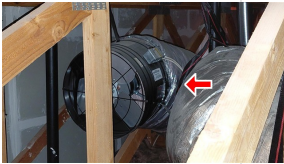
2.5ATTIC COMMENTS

✔️ LIMITED INSPECTION

2.6WHOLE HOUSE FAN

✔️ LIMITED INSPECTION

Whole house fan installed. **Warning: The client is advised that windows should be opened and the appliance must not be used when hot embers are in the fireplace. Manufacturer's operation guidelines and warnings must be read and understood, prior to use.**

		
2.6 Item 1(Picture)	2.6 Item 2(Picture)	2.6 Item 3(Picture)

2.7HOMEOWNER ASSOCIATION COMMENTS

✔ LIMITED INSPECTION

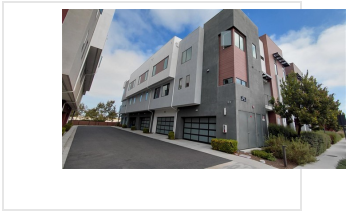
Attic framing and other various components are typically association maintained. Suggest contacting the homeowner association regarding condition and maintenance schedule.

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

🏠 3. EXTERIORS AND GROUNDS

📄 DESCRIPTION

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



✂️ STYLES & MATERIALS: EXTERIORS AND GROUNDS

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

👁️ ITEMS: EXTERIORS AND GROUNDS

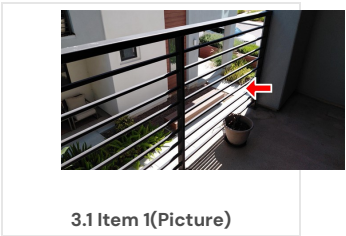
3.0WALKWAYS AND DRIVEWAYS

👍 INSPECTED

3.1PORCH, DECKS, BALCONIES, STAIRS/RAILINGS AND PATIO COVERS

📄 RECOMMENDATION

🔍 (1) Scalable barrier railing observed at balcony – safety concern. Recommend correcting.



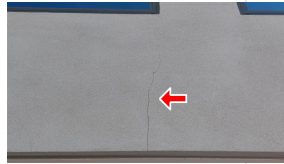
🔍 (2) Open ended barrier observed at balcony. Recommend correcting.



3.2WALL CLADDINGS

👍 LIMITED INSPECTION

Cracks observed at the wall cladding in a number of areas. Suggest repair.



3.2 Item 1(Picture)

3.3 TRIM, EAVES & FASCIA

☑ LIMITED INSPECTION

3.4 RETAINING WALL(S)

☑ LIMITED INSPECTION

3.5 GRADING/DRAINAGE & PLANTERS

☑ LIMITED INSPECTION

Unable to determine the condition of the sub-surface lot drainage system. The client is advised to verify the overall condition with a qualified drainage contractor.



3.5 Item 1(Picture)

3.6 EXTERIOR DOORS

☑ INSPECTED

3.7 EXTERIOR WINDOWS & FRAMES

☑ LIMITED INSPECTION

Limited review due to personal items and window treatments.

3.8 FENCING, WALLS & GATES

☑ LIMITED INSPECTION

3.9 EXTERIOR COMMENTS

☑ LIMITED INSPECTION

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

3.10 HOMEOWNER ASSOCIATION COMMENTS

☑ LIMITED INSPECTION

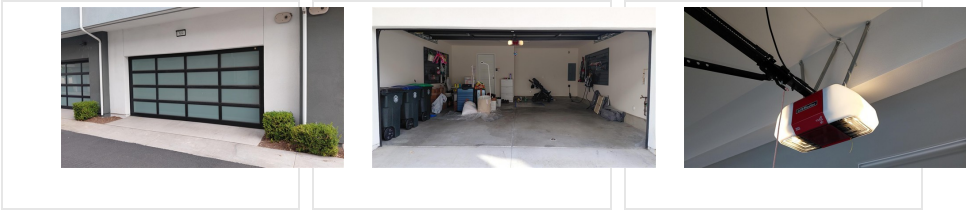
Common areas and other exterior components are typically association maintained. Suggest contacting the homeowner association regarding condition and maintenance schedule.

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

4. GARAGE

DESCRIPTION

(Refer to Part 2, Section 9 of the CREIA Standards of Practice) Items to be inspected: 1. Vehicle doors, door openers, garage interior and occupant doors. The inspector is not required to: 1. Test vehicle door safety devices



STYLES & MATERIALS: GARAGE

Garage Type:

Attached

Garage Door Type:

Two car – automatic

Safety Features:

Safety Reversing Device Operational
Photo-Electric Sensors Operational

Interior:

Limited Review due to personal items/Vehicle(s)

Garage Door Material:

Windowed

Interior Walls:

Finished

Auto-opener Manufacturer:

Lift-Master

ITEMS: GARAGE

4.0WALLS, CEILINGS & VENTILATION

✓ LIMITED INSPECTION

4.1FLOOR/SLAB

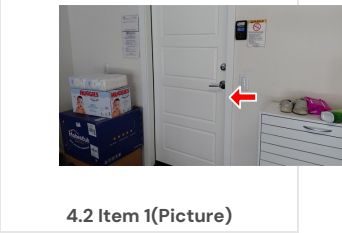
✓ LIMITED INSPECTION

Cracks observed. Suggest repair.

4.2FIRE & SERVICE DOORS

📄 RECOMMENDATION

🔍 The fire door does not self-close, latch shut with a tight seal. Recommend correcting.



4.2 Item 1(Picture)

4.3GARAGE DOOR

✓ INSPECTED

4.4GARAGE DOOR OPERATORS

✓ INSPECTED

- (1) As of July 1, 2019 all garage door openers are required to have a battery back up that is designed to operate when activated due to an electrical outage. Replacement of the garage doors connected to an automatic opener requires updating to a battery backup type. Verification of compliance is beyond the scope of this inspection. Client is advised to verify compliance and update if needed.
- (2) Safety reversing device installed and responded to test.
- (3) Photo-electric safety sensors are installed and responded to test.

4.5GARAGE COMMENTS

✓ INSPECTED

Limited review due to personal items.

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

🏠 5. ELECTRICAL SYSTEM

📖 DESCRIPTION

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



🔧 STYLES & MATERIALS: ELECTRICAL SYSTEM

Electrical Service Entrance: Below Ground	Main Service Voltage: 120/240 Volts	Main Disconnect Amperage: 125 AMP
Main Disconnect Location: Exterior closet/cabinet	Main Panel Manufacturer: Square D	Sub Panel Location: Garage
Sub Panel Manufacturer: Square D	Sub Panel Disconnect Amperage: 125 AMP	Overload Protection Type: Circuit breakers CAFCI(S)
Branch Circuit Wiring Type: Non-Metallic Sheathed	Branch Circuit Wiring Material (15 and 20 amp): Copper	Surge Protection: Not Installed (2019 or Older)
Grounding Location(s): 2 - Locations found	Smoke & Carbon Monoxide Detectors: Installed	Car Charger Outlet (EVSE): Installed (Not Tested)

👁️ ITEMS: ELECTRICAL SYSTEM

5.0MAIN SERVICE ENTRANCE, WIRING & CONNECTIONS

👍 LIMITED INSPECTION

The main service entrance and wiring are typically association maintained. Suggest contacting the homeowner association regarding responsibility, condition, and maintenance schedule.

5.1MAIN PANEL & SUB PANEL(S)

👍 INSPECTED

5.2MAIN DISCONNECT & OVERLOAD PROTECTION (BREAKERS/FUSES)

👍 LIMITED INSPECTION

(1) A whole house surge protection device is not installed at the main panel. Suggest installing as a safety enhancement.

(2) Combination arc fault circuit interrupter(CAFCI) breakers installed. Testing of CAFCI breakers is beyond the scope of this inspection.

5.3BRANCH WIRING & GROUNDING

👍 LIMITED INSPECTION

5.4OUTLETS & GFCI (INTERIOR/EXTERIOR)

📋 RECOMMENDATION

(1) Testing of electric car chargers/outlets is beyond the scope of this inspection.



🔍 (2) Outlet(s) are installed below the countertop at the kitchen. As of 2023 standards outlets are prohibited from being installed below countertops due to safety risks.

Recommend terminating and relocating above the counter for optimal safety.



5.4 Item 2(Picture)



5.4 Item 3(Picture)

5.5LIGHT FIXTURES, CEILING FANS & DOOR BELL (INTERIOR/EXTERIOR)

✔ LIMITED INSPECTION

- (1) A number of exterior lights are on timers/sensor equipment. These low voltage systems are beyond the scope of this inspection.
- (2) Fluorescent bulbs/fixtures observed at garage. Due to environmental, health, and energy-efficiency concerns, fluorescent bulbs are being banned in many regions including California and Nevada. The client is advised that replacement of the fluorescent fixtures may be necessary when the bulbs burn out.

5.6SMOKE & CARBON MONOXIDE DETECTORS

✔ LIMITED INSPECTION

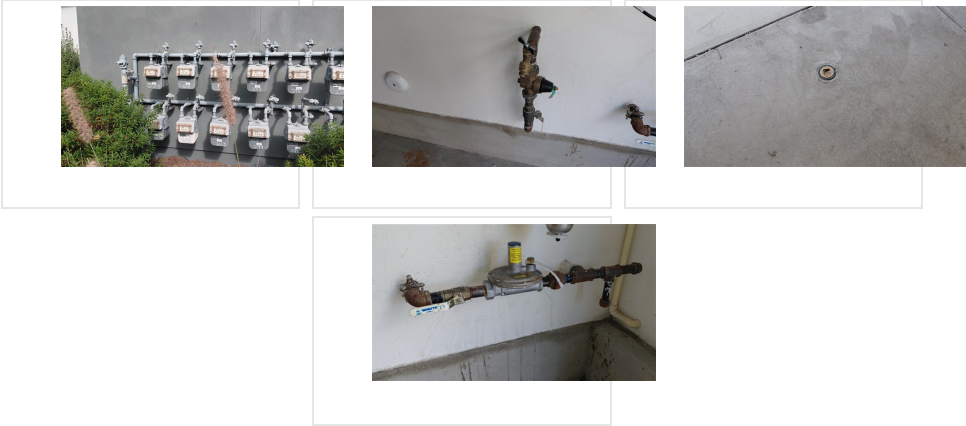
Testing of smoke and carbon monoxide detectors is beyond the scope of this inspection. The client is advised to have all smoke and carbon monoxide detectors tested annually to ensure a safe living environment.

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

🏠 6. PLUMBING SYSTEM

📖 DESCRIPTION

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



🔧 STYLES & MATERIALS: PLUMBING SYSTEM

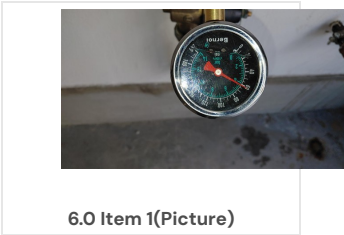
Main Water Shut-Off: Garage	Pressure Regulator: Installed	Water Distribution Piping: Copper Cross-Linked Polyethylene
Drain – Waste – Vent Piping: ABS	Location of Main Line Clean-out(s): Garage	Waste System: Unable to determine waste system type – Waste system is underground
Main Gas Shut-Off Location: Common area Garage	Gas Distribution Piping: Galvanized Steel Piping Corrugated Stainless Steel Tubing (CSST – Black)	Seismic Shut Off Valve: Not installed
Washer/Dryer Connection Location: 3rd level	Dryer Connection Type: Natural Gas	Bathroom Exhaust Types: Fan(s)
Fire Sprinklers: Installed		

👁️ ITEMS: PLUMBING SYSTEM

6.0WATER SOURCE

✔️ INSPECTED

Water pressure at the time of inspection was 60 static PSI. Water pressure is between the appropriate range of 40 to 80 PSI.



6.1WATER DISTRIBUTION PIPING

✔️ LIMITED INSPECTION

6.2DRAIN, WASTE, VENT PIPING (READILY VISIBLE)

✔️ LIMITED INSPECTION

6.3 MAIN GAS SHUT-OFF & FUEL PIPING

RECOMMENDATION

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

- Q (2) Seismic shut-off valve is not installed. We recommend installing as a safety enhancement. The client is advised to check with local city ordinances, as not every city requires a shut-off valve. Recommend installing.

6.4 WASHER & DRYER CONNECTIONS

RECOMMENDATION

(1) Washer connections present. Faucet and drain not tested. Suggest verifying condition.

(2) Gas service available. Testing is beyond the scope of this inspection. Suggest verifying condition.

- Q (3) Drip pan with drain line is not installed underneath the upper level washer. Recommend installing.



6.4 Item 1(Picture)

6.5 FAUCETS, DRAINS & SHUT OFF VALVES (FUNCTIONAL FLOW & DRAINAGE)

RECOMMENDATION

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

- Q (2) Low water flow observed at 2nd level hall bathroom sink faucet. Recommend further review by a qualified plumber.



6.5 Item 1(Picture)

- Q (3) Faucet is loose at 3rd level hall bathroom tub. Recommend correcting.



6.5 Item 2(Picture)

6.6 SINKS, SHOWERS, TUBS, TOILETS & BIDETS

RECOMMENDATION

- Q Caulking/grout at 3rd level primary bathroom shower is deteriorated. Recommend repair.



6.6 Item 1(Picture)

6.7 VENTILATION (BATHROOM & LAUNDRY ROOM)

LIMITED INSPECTION

6.8 YARD SPRINKLER SYSTEMS

✔ LIMITED INSPECTION

Sprinkler system is controlled by a timing device. Timing devices are beyond the scope of this inspection. Suggest verifying systems performance.

6.9 FIRE SPRINKLERS

✔ LIMITED INSPECTION

Fire sprinkler system observed. Inspection and testing of this system is beyond the scope of this inspection.



6.9 Item 1(Picture)

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

7. WATER HEATERS

DESCRIPTION

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



STYLES & MATERIALS: WATER HEATERS

Location: Garage	Manufacturer: Rinnai	Power Source: Natural Gas (tankless)
Capacity: Tankless	Connections: Not Visible	Date Manufactured: 2019
Combustion Air Supply: Adequate		

ITEMS: WATER HEATERS

7.0EXHAUST VENT PIPE & COMBUSTION AIR

INSPECTED

7.1FUEL PIPING & SHUT OFF VALVE

INSPECTED

7.2WATER PIPING & SHUT OFF VALVE

LIMITED INSPECTION

Limited review of water supply lines due to insulation wrap.



7.2 Item 1(Picture)

7.3TEMPERATURE/PRESSURE RELIEF VALVE & DISCHARGE LINE

INSPECTED

7.4EXPANSION TANK

LIMITED INSPECTION

7.5WATER HEATER COMMENTS

INSPECTED

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

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

🏠 8. HEATING AND AIR CONDITIONING SYSTEMS

📖 DESCRIPTION

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



✂ STYLES & MATERIALS: HEATING AND AIR CONDITIONING SYSTEMS

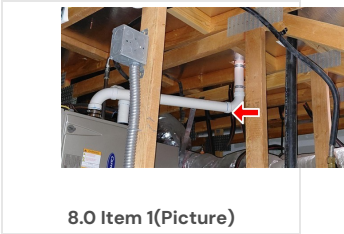
Air Conditioning Equipment Type: Split System/Forced Air – Electric Condenser	Air Conditioning Manufacturer: Carrier	Air Conditioning Location: Roof
Heating Equipment Type: Forced air furnace – natural gas	Heating Manufacturer: Carrier	Heating Equipment Location: Attic
Combustion Air Supply: Adequate	Thermostat Locations: 2nd level	Primary Condensate Termination: Bathroom
Alternate Condensate Termination: Exterior	Ductwork: Flexible	Cooling Differential: Greater than 15 degrees Fahrenheit
Heating Operation: Unit provided heat		

🔍 ITEMS: HEATING AND AIR CONDITIONING SYSTEMS

8.0EXHAUST VENT PIPE

🔍 LIMITED INSPECTION

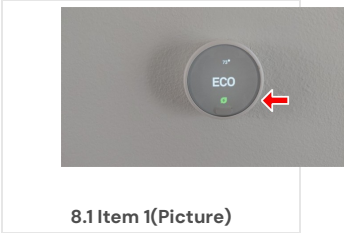
Unable to determine if (PVC) type exhaust vent meets manufacturer’s installation standards. Suggest verifying condition.



8.1HEATING CONDITION

🔍 LIMITED INSPECTION

(1) A Nest system is present. Due to the nature of these systems, we were unable to remove the access cover to the furnace to inspect the combustion chamber and mechanical items – limited review. The client is advised to have the furnace interiors checked by a qualified HVAC technician.



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



8.1 Item 2(Picture)

8.2 COOLING CONDITION

☑ INSPECTED

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



8.2 Item 1(Picture)



8.2 Item 2(Picture)



8.2 Item 3(Picture)

8.3 CONDENSATE REMOVAL

☑ LIMITED INSPECTION

8.4 PLATFORM/COMPARTMENT/CLOSET

☑ LIMITED INSPECTION

8.5 THERMOSTATS & AUTOMATIC SAFETY SWITCHES

☑ LIMITED INSPECTION

8.6 DUCTING & PLENUMS

☑ LIMITED INSPECTION

Unable to inspect all ductwork. Ducts may be concealed or installed in an inaccessible area. The client is advised to verify the overall condition of the ducting with a qualified HVAC contractor.

8.7 AIR FILTER AND REGISTERS

☑ INSPECTED

8.8 HEATING & A/C COMMENTS

☑ NOT INSPECTED

A "Home Energy Rating System" (HERS®) test checks for air leakage, improper insulation, and if the proper HVAC appliances are installed. In many states and jurisdictions, HERS® Testing is required when an HVAC system is installed, replaced, relocated, or when building an addition. The client is advised testing airflow, pressure, correct zoning and compatibility, insulation, and system component compatibility is beyond the scope of this inspection. Contact a certified RESNET® rater to see if there has been a test or if a test should be completed, before the end of the contingency period.

8.9 HOMEOWNER ASSOCIATION COMMENTS

☑ LIMITED INSPECTION

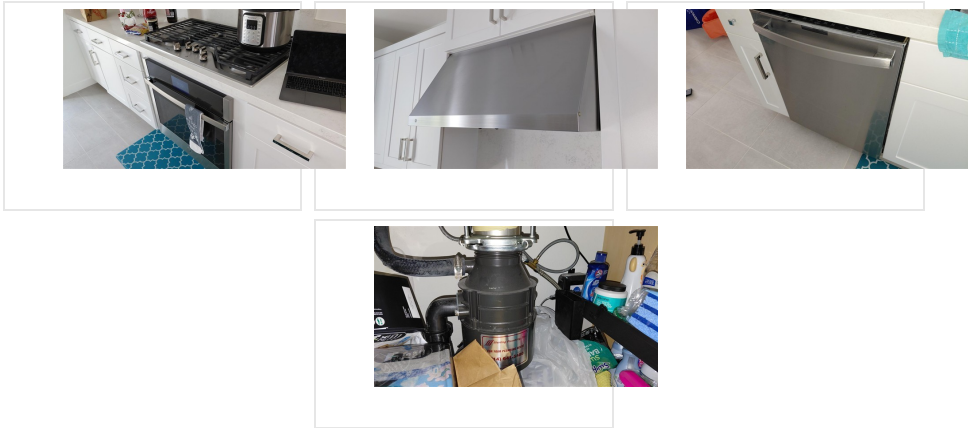
Heating and air conditioning units are sometimes the responsibility of the homeowner association. Suggest contacting the homeowner association regarding responsibility, condition, and maintenance schedule.

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

🏠 9. KITCHEN APPLIANCES

📋 DESCRIPTION

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



🔧 STYLES & MATERIALS: KITCHEN APPLIANCES

Exhaust Hood Brand: Counter-saver microwave	Dishwasher Brand: General Electric	Disposal Brand: In-Sink Erator
Stove/Oven Brand(s): General Electric	Microwave Brand: Monogram	

👁️ ITEMS: KITCHEN APPLIANCES

- 9.0DISHWASHER
✔️ INSPECTED
- 9.1STOVE/OVEN
✔️ INSPECTED
- 9.2EXHAUST FAN/HOOD
✔️ INSPECTED
- 9.3DISPOSAL
✔️ INSPECTED
- 9.4MICROWAVE
✔️ INSPECTED
- 9.5APPLIANCE COMMENTS
✔️ LIMITED INSPECTION

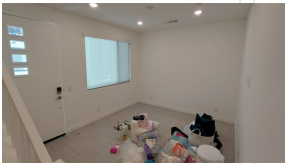
A visual observation and basic function testing of the appliances was performed and run in normal modes only. The client is advised to verify condition of all modes and functions.

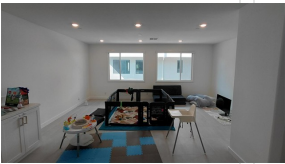
The kitchen appliances were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Interior finishes, or stored personal items can limit the evaluation of the kitchen area. Please be aware that the inspector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

🏠 10. INTERIOR ROOMS

☰ DESCRIPTION

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

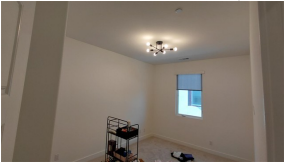














✂ STYLES & MATERIALS: INTERIOR ROOMS

Flooring Material Type: Carpet Tile	Walls & Ceiling Material Type: Drywall/Sheetrock	Interior Door Type: Hollow core wood
Cabinet Material Type: Wood	Counter Type: Manufactured material	Railings: Wood

👁 ITEMS: INTERIOR ROOMS

10.0FLOORS ✔ INSPECTED
10.1WALLS & CEILINGS ✔ INSPECTED
10.2INTERIOR DOORS ✔ INSPECTED
10.3INTERIOR CLOSETS ✔ INSPECTED
10.4CABINETS & COUNTERTOPS ✔ LIMITED INSPECTION Limited review due to personal items.



10.4 Item 1(Picture)



10.4 Item 2(Picture)



10.4 Item 3(Picture)



10.4 Item 4(Picture)

10.5STAIRS & RAILINGS

🕒 INSPECTED

10.6INTERIOR COMMENTS

🕒 INSPECTED

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

11. FOUNDATIONS, UNDERFLOOR AREAS, & BASEMENT(S)

DESCRIPTION

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

STYLES & MATERIALS: FOUNDATIONS, UNDERFLOOR AREAS, & BASEMENT(S)

Exposed Foundation:

Post Tension Concrete Slab

Sill Plate:

Unable to Determine (Slab)

ITEMS: FOUNDATIONS, UNDERFLOOR AREAS, & BASEMENT(S)

11.0 EXPOSED FOUNDATION

LIMITED INSPECTION

A post tension concrete slab has been identified. This type of slab has steel cables running through it that have been placed under the tension. This tension makes the concrete slab and foundation stronger than concrete without reinforcement and helps reduce cracking. Prior to cutting, boring or modification to the slab, it is required for a structural engineer to supervise these changes. Houses built with a slab construction may have heating ducts, plumbing, gas, and electrical lines in the slab. We are unable to observe these conditions visually and they are excluded from the scope of this inspection. Interior floor coverings and exterior vegetation limit our view of the slab and the slab edge.



11.0 Item 1(Picture)

11.1 SILL PLATE

LIMITED INSPECTION

Due to the sill plates being enclosed inside the walls, determining the presence of anchor bolts is beyond the scope of this inspection.

11.2 HOMEOWNER ASSOCIATION COMMENTS

LIMITED INSPECTION

Crawlspace's, foundations, and other associated components are typically the responsibility of the homeowner association. Suggest contacting the homeowner association regarding responsibility, condition, and maintenance schedule.

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

12. REPAIR ESTIMATES

DESCRIPTION

TO GET A COST BREAKDOWN ON REPAIRING ITEMS LISTED IN THE REPORT, WE HAVE PARTNERED WITH THEQWIKFIX. MORRISON PLUS CUSTOMERS GET \$10 OFF THEIR REPAIR QUOTES.

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

What you get:

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

How to get a quote:

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

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

Get Your Repair Quote Now

ITEMS: REPAIR ESTIMATES

INVOICE

Morrison Property Inspections, Inc.
504 Route 66., Suite 102
Glendora, CA 91740
Inspected By: Isaías Godoy

Inspection Date: 7/6/2025
Report ID: 2026070601IGr

Customer Info:	Inspection Property:
Nhan Le Customer's Real Estate Professional: Anita Sever Savanna Real Estate	309 Lodestar Tustin CA 92782

Inspection Fee:

Service	Price	Amount	Sub-Tot
Condo	475.00	1	475.00

Tax \$0.00
Total Price \$475.00

Payment Method: Credit Card
Payment Status: Paid
Note:



Morrison Property Inspections, Inc.
504 Route 66., Suite 102
Glendora, CA 91740

Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Cover Letter](#)

[Inspection Agreement](#)