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Inspection reference: 26099

## Confidential Inspection Report

18301 Taylor Ct  
Torrance CA 90504



Prepared for:  
**Mullin**

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



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This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Tuesday, May 19, 2026

Mullin

Inspection Site



18301 Taylor Ct  
Torrance CA 90504

Dear Mullin:

At your request, a visual inspection of the above referenced property was conducted on . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

**IMPORTANT:** The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

## EXTERIOR

### Exterior:

#### *2.4 Trim:*

Wood; The termite inspection report should be reviewed as deteriorated wood was visible at exterior trim ( such as fascia boards, rafter tails, starter boards, window and door casings). Licensed pest control company will determine repair method and whether fumigation is necessary.

#### *2.5 Window Frames/ Screens:*

**\*HOMEBUYER HIGHLIGHT\* WINDOWS-** This structure is equipped with dual pane windows. There are great benefits to double paned windows. Homeowners enjoy increased energy efficiency (some estimates are that dual pane windows could save you 20%-30% on your annual energy bills), as well as noise reduction and increased property value.

#### 2.6 Electrical Fixtures:

Rusted light fixture noted at right side of the structure, repair or replace.

Contact licensed contractor for repair as outlet rear of the structure tested positive for reversed polarity. Reversed polarity is when the hot and neutral connections at a receptacle are wired "backwards." Home wiring is color-coded, and the black wire is "hot," meaning that it is electrically charged or, as it is sometimes called, the "live" wire. Its the one that will shock you if you come in contact with it in a way that will complete a circuit to the earth. The white is called the "neutral." It completes a circuit when connected with the hot wire through a switch, providing electric power to an appliance, and will not shock you.

#### 2.7 Gutters:

Galvanized gutters; Gutters control the flow of rainwater to protect your roof, walls, foundation and landscape. A gutter clogged with leaves, sticks or other debris can cause a leaky roof or water damage to the interior or exterior of your home. The gutters currently need to be cleared (maintenance).

Downspouts are used to control the flow of water from the gutters away from the structure, damaged gutter downspouts were noted and should be replaced as needed.

#### 2.8 Sprinklers:

Maintenance is needed as a leaking sprinkler valves were noted, contact licensed contractor for review and replacement of any leaking valves to prevent unnecessary water loss.

#### 2.9 Hose Faucets:

Missing handle on hose faucet at left side, replace handles as needed (maintenance).

#### 2.11 Gas Meter:

Rusted fittings visible to/ from the gas meter. Paint or wrap these fittings to slow rust process. Heavily corroded lines may need replacement to prevent a gas leak as they are under pressure. The Gas Company can be contacted for free inspection.

## ROOF & ATTIC

### Roof:

#### 3.3 Roof Comments:

The roof has many cracked tiles and deterioration, replacement is suggested to prevent leakage. Contact a licensed roofing contractor for replacement options.

### Chimneys

#### 3.5 Chimney Comments:

The chimney does not have a spark arrestor installed. A spark arrestor (sometimes spark arrester) is any device which prevents the emission of flammable debris from combustion sources, such as internal combustion engines, fireplaces, and wood burning stoves.

### Attic: Note: Materials are not tested for environmental hazards

#### 3.8 Insulation:

**\*HOMEBUYER HIGHLIGHT\* ATTIC INSULATION-** The structures attic is well insulated. This can reduce heat transfer by 25% or more, preventing the summer sun from baking its way all the way down to your living room. Insulation, whether foam, fiberglass, or cellulose, provides a barrier against the transfer of heat in and out of your home. In winter, of course, insulation works to trap this heat inside your home.

The primary benefit is reduction in energy costs, other benefits include extended service life of air conditioners and furnaces. Because the home's cooling and heating load is reduced by proper attic insulation, HVAC equipment runs fewer hours to maintain comfortable temperatures, incurring less wear and tear.

## GARAGE

### Garage:

#### *4.6 Garage Walls:*

Visible cosmetic wear and tear to garage wall finishes (discoloration, small holes, hairline cracking, etc.).

#### *4.8 Garage Electrical:*

Extension cord in use for power supply to garage door opener, as extension cords are designed for temporary use only a licensed electrician should be contacted for electrical outlet installation.

Improper splicing off rear wall light fixture, repair needed.

## HVAC

### Heating:

#### *5.4 Heating Comments:*

The heater was operable when tested at time of inspection, heating and cooling systems should be serviced yearly for proper performance. Due to the age of the heater (at or near typical useful life span), a safety review by the Gas Company is suggested now and before each seasonal use until replaced. Home warranties are suggested with older fixtures and systems to offset first year costs.

The attic ducting in this structure is aged. Old and worn ductwork can cause several problems in your home. The biggest problem that it causes is that of ineffective heating and cooling, and energy inefficiency. Air leakage can cause your HVAC system to work harder to match up to thermostat settings, and may increase energy bills. Some areas of the home may get more heated or cold compared to other areas. Another very common problem caused by leaky or worn ductwork is that of poor indoor air quality. Leaky ducts suck in dust, pollen, and other pollutants from the environment and circulate them in the entire house. Contact a licensed HVAC technician for options.

Installation of a sediment trap is suggested on the heater gas line. A sediment trap which is sometimes called a drip leg is a capped off section of gas line which is installed in such a way that any debris or moisture in the gas line will be caught in the trap where it can be cleaned out easily.

## FOUNDATION & PLUMBING

### Foundation:

#### *6.2 Bolted/ Retrofitted:*

**\*HOMEBUYER HIGHLIGHT\*FOUNDATION BOLTED-** Foundation bolting typically means that bolts are added to improve the connections between the wooden framing members of a building and its concrete foundation. Usually this means adding bolts through the piece of wood that lies flat on top of the foundation, referred to as the sill or mudsill, into the concrete. Earthquake bolting became standard practice in Southern California in the 1930's. The visible portions of this structures bottom plate do show foundation bolts.

### Plumbing:

#### *6.5 Main Line Piping Materials:*

**\*HOMEBUYER HIGHLIGHT\* COPPER PLUMBING MAIN LINE-** This structure has a copper main line for plumbing where visible. Copper is durable and naturally corrosion resistant. Copper piping has been the favored material for pipes for over 70 years. Copper piping is environmentally friendly and is also

recyclable.

*6.7 Supply Piping Material:*

**\*HOMEBUYER HIGHLIGHT\* COPPER PLUMBING SUPPLY LINES-** This structure has copper supply lines for plumbing where visible. Copper is durable and naturally corrosion resistant. Copper piping has been the favored material for pipes for over 70 years. Copper piping is environmentally friendly and is also recyclable.

*6.9 Drain Line Materials:*

The visible drain lines consist of cast iron. Cast iron drains were commonly used before 1960 for the vertical drain, vent stacks, and sometimes the horizontal drain lines. A good quality cast iron pipe, installed under ideal conditions, has a life expectancy of 50 to 70 years. Cast iron does rust but when it does the rust actually forms a barrier layer over the remainder of the pipe which helps protect it from further rusting. Since most cast iron pipes were thick walled to begin with even with some rusting inside they can handle the lower pressures of waste water disposal quite well and last a long time. Cast iron also provides many other benefits in home waste systems that still makes it a good choice for homes. However it is more expensive to purchase and install. As a result ABS has taken over for the majority of home installations today. Having a licensed plumbing contractor perform a camera inspection of drain lines is suggested with older piping.

## ELECTRICAL SYSTEMS

Electrical Panels:

*7.3 Service Entrance:*

The service lines enter the structure from overhead, The service lines are coming through trees, cut back or remove.

*7.6 Wiring Type:*

**\*HOMEBUYER HIGHLIGHT\* COPPER WIRING-** The structure wiring type is copper where visible. Copper wires enjoy a universal or global standard as they are preferred for electrical use worldwide. Copper is an excellent conductor of electricity; no other metal can compete with it in terms of electrical conductivity. The wires made of this reddish metal are capable of carrying comparatively more electric current per diameter of wire. In other words, these wires deplete less electrical charge in comparison to other wires when electric current passes through them. Copper is a very ductile metal, which means that it could be stretched to a good length without breaking or weakening it.

*7.7 Electrical Panel Comments:*

There is corrosion on some breaker terminals (point of wire attachment), contact a licensed electrician for review and repair as this is a fire hazard.

Federal Pacific Electric Company (FPE) was one of the most common manufacturers of circuit breaker panels in North America from the 1950s to the 1980s. Millions of their panels were installed in homes across the country. There has been and continues to be a lot of discussion about the safety of Federal Pacific (FPE) "Stab-Lok" circuit breaker panels and the fact that they may have inherent defects. The result of the defect has linked them to numerous electrical fires. There is no supporting evidence from any government agency or regulatory authority stating that these FPE panels are unsafe and should be replaced. There has not been a recall by the consumer product safety commission. As many electricians recommend replacement of FPE panels, a licensed electrician should be contacted for review of this panel.

## WATER HEATER

Water Heater

*8.8 Water Heater Comments:*

The water heater gas line does not have a sediment trap. A sediment trap which is sometimes called a drip leg is a capped off section of gas line which is installed in such a way that any debris or moisture in the gas line will be caught in the trap where it can be cleaned out easily before it enters into the water heater or furnace gas valve.

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Different areas have different contaminants in the gas, and the traps help catch these. Most water heaters do not have a sediment trap on them. When new water heaters are installed, it is generally one of the requirements when a permit is obtained and it is recommended by the water heater manufacturer.

When a water heater is located in an area where leakage may cause damage to flooring, a pan with a discharge line should be installed under the unit, contact a licensed contractor for installation options.

**\*HOMEBUYER HIGHLIGHT\* NEWER WATER HEATER-** The structures water heater is less than ten years old and in good working condition. Most tank-type water heaters last 10 to 20 years, with the average age of replacement between 12 and 14 years; a tankless water heater lasts about 20 years.

## KITCHEN & LAUNDRY

### Kitchen:

#### *9.4 Floors/Walls/ Ceiling Comments:*

Damaged flooring in the kitchen, repair or replace as needed.

#### *9.6 Cabinetry/ Countertops Comments:*

Common wear and tear was visible at cabinetry and countertops (minor cosmetic damage).

Cracked tile visible at kitchen countertop/ backsplash, repairs needed.

Old water damage to wall and cabinet under sink.

#### *9.7 Electrical Comments:*

The kitchen is lacking the required GFCI protection at all outlets within six feet of sink. A ground fault circuit interrupter (GFCI), or Residual Current Device (RCD) is a circuit breaker right on the outlet. This safety device reduces the risk of electric shock. It shuts off an electric power circuit when it detects that current is flowing along an unintended path, such as through water or a person. This protection device is required within six feet of a water source. Contact licensed contractor for installation.

#### *9.8 Sinks & Faucets Comments:*

Apply silicone caulking around sink to prevent water from passing into cabinet below (maintenance needed).

#### *9.11 Dishwasher Comments:*

Water is exiting through the dishwasher air gap (top of sink), this may indicate a blocked or improperly installed drainage line, contact licensed contractor for repair.

#### *9.13 Oven/ Cooktop Comments:*

Damaged control panel and inoperable burner at cooktop.

#### *9.14 Exhaust Fan Comments:*

The exhaust fan is inoperable, contact licensed technician for repair or replacement.

## BATHROOMS

### Bathrooms:

#### *10.2 Bathroom #2 Location/ Comments:*

Hall; The reapplication of silicone caulking is common maintenance in bathrooms to prevent water penetration and damage, maintenance currently needed at the tub surround.

#### *10.3 Bathroom #3 Location/ Comments:*

Master; Missing wall baseboards.

Small holes in shower wall tile (may have held a grab bar).



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## LIVING AREAS

### Living Areas:

#### *11.3 Dining Room/ Area Comments:*

The sliding glass door is difficult to move. Sliding glass door rollers eventually wear out making the door more difficult to open and close. These roller assemblies can be replaced and are sold at most hardware stores.

## BEDROOMS

### Bedrooms:

#### *12.1 Bedroom #1 Location/ Comments:*

Front Left; Old water staining on bedroom and closet ceiling. The bedroom closet is missing door(s), installation suggested.

#### *12.3 Bedroom #3 Location/ Comments:*

Front Right; The bedroom closet is missing door(s), installation suggested.

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Mark Kinder  
Thoroughspec Home Inspections



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# GENERAL INFORMATION

## Client & Site Information:

<b>1.1 Inspection Date:</b> 5-18-26.	<b>1.2 Client:</b> Mullin	<b>1.3 Inspection Site:</b> 18301 Taylor Ct Torrance CA 90504.
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## Building Characteristics:

<b>1.4 Estimated Age:</b> The structure is 60-70 years old.	<b>1.5 Building Style &amp; Type:</b> Single Family Residence.	<b>1.6 Stories:</b> 1	<b>1.7 Inspector:</b> Mark Kinder Certification # NACHI06032194.
<b>1.8 Water Source:</b> Public.	<b>1.9 Sewage Disposal:</b> Public.	<b>1.10 Utilities Status:</b> All utilities on.	

## Climatic Conditions:

**1.11 Weather:**  
Clear.

### REPORT LIMITATIONS

*This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.*

*Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.*

*The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.*

*We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.*

*Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.*

## EXTERIOR

*This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.*

### Exterior:

#### 2.1 Driveway/ Walkways:

Concrete; Common cracking visible at driveways and walkways.

#### 2.2 Fencing/ Gates:

Block; Wood; No defects noted at fencing/ gates. The visual inspection of fencing was limited by vegetation.

#### 2.3 Siding:

Stucco; Stone; Wood; Chipping/ common cracking (hairline) observed at exterior siding typical of structure age and type.

#### 2.4 Trim:

Wood; The termite inspection report should be reviewed as deteriorated wood was visible at exterior trim ( such as fascia boards, rafter tails, starter boards, window and door casings). Licensed pest control company will determine repair method and whether fumigation is necessary.



**Wood rot**

**Wood rot****2.5 Window Frames/ Screens:**

**\*HOMEBUYER HIGHLIGHT\* WINDOWS-** This structure is equipped with dual pane windows. There are great benefits to double paned windows. Homeowners enjoy increased energy efficiency (some estimates are that dual pane windows could save you 20%-30% on your annual energy bills), as well as noise reduction and increased property value.

**2.6 Electrical Fixtures:**

Rusted light fixture noted at right side of the structure, repair or replace.

Contact licensed contractor for repair as outlet rear of the structure tested positive for reversed polarity. Reversed polarity is when the hot and neutral connections at a receptacle are wired "backwards." Home wiring is color-coded, and the black wire is "hot," meaning that it is electrically charged or, as it is sometimes called, the "live" wire. Its the one that will shock you if you come in contact with it in a way that will complete a circuit to the earth. The white is called the "neutral." It completes a circuit when connected with the hot wire through a switch, providing electric power to an appliance, and will not shock you.





Install gfci

**2.7 Gutters:**

Galvanized gutters; Gutters control the flow of rainwater to protect your roof, walls, foundation and landscape. A gutter clogged with leaves, sticks or other debris can cause a leaky roof or water damage to the interior or exterior of your home. The gutters currently need to be cleared (maintenance).

Downspouts are used to control the flow of water from the gutters away from the structure, damaged gutter downspouts were noted and should be replaced as needed.



Crushed downspout

**2.8 Sprinklers:**

Maintenance is needed as a leaking sprinkler valves were noted, contact licensed contractor for review and replacement of any leaking valves to prevent unnecessary water loss.



Leaking valve at rear

**2.9 Hose Faucets:**

There are disconnected steel hose faucets on the lot, common when a structure has been re-piped. These faucets can either be left in place with no effect or removed for cosmetic purposes.

Missing handle on hose faucet at left side, replace handles as needed (maintenance).





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Missing handle

**2.10 Lot Grading & Drainage:**

The structure is located on a flat to low slope lot. Grade at the foundation appears to be adequate. Ideally, soil should always slope away from the structure at a rate of over six inches per ten feet.

**2.11 Gas Meter:**

Gas meter located at right side of structure.

Rusted fittings visible to/ from the gas meter. Paint or wrap these fittings to slow rust process. Heavily corroded lines may need replacement to prevent a gas leak as they are under pressure. The Gas Company can be contacted for free inspection.





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## ROOF & ATTIC

*Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.*

*The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.*

### Roof:

#### 3.1 Roof Sloping:

The structure has a pitched roof.



#### 3.2 Roof Material:

Cal-shake, which is concrete fiber made to look like wood shake.



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**3.3 Roof Comments:**

The roof has many cracked tiles and deterioration, replacement is suggested to prevent leakage. Contact a licensed roofing contractor for replacement options.





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## Chimneys

### 3.4 Chimney Location:

The chimney is located at the rear of the structure.



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**3.5 Chimney Comments:**

The chimney does not have a spark arrester installed. A spark arrester (sometimes spark arrester) is any device which prevents the emission of flammable debris from combustion sources, such as internal combustion engines, fireplaces, and wood burning stoves.

**Attic: Note: Materials are not tested for environmental hazards**

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**3.6 Attic Access Location:**

The access to the attic is located in a bedroom closet.



**3.7 Sheathing Type:**

Wood slats (often referred to as skip sheathing) act as the roof sheathing in this structure, this type of sheathing is common for wood shake roofing.

**3.8 Insulation:**

**\*HOMEBUYER HIGHLIGHT\* ATTIC INSULATION-** The structure's attic is well insulated. This can reduce heat transfer by 25% or more, preventing the summer sun from baking its way all the way down to your living room. Insulation, whether foam, fiberglass, or cellulose, provides a barrier against the transfer of heat in and out of your home. In winter, of course, insulation works to trap this heat inside your home. The primary benefit is reduction in energy costs, other benefits include extended service life of air conditioners and furnaces. Because the home's cooling and heating load is reduced by proper attic insulation, HVAC equipment runs fewer hours to maintain comfortable temperatures, incurring less wear and tear.

**3.9 Ventilation:**

The attic is adequately ventilated with screening in serviceable condition.



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3.10 Attic Comments:



## GARAGE

*Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.*

### Garage:

#### 4.1 Attached/ Detached Garage:

The garage is attached to the structure.

#### 4.2 Garage Slab:

Concrete; Common cracking visible at garage concrete slab.

#### 4.3 Overhead Door & Hardware:

Aluminum; No defects visible at the garage door.

#### 4.4 Garage Door Opener:

The garage door opener has an operable safety reverse device as required.



#### 4.5 Fire Barrier Separation & Door:

Fire wall separations are required between garages and living space as a fire barrier. The walls are required to be minimum 5/8 thickness and must extend from floor to roof sheathing. Walls must be solid and any materials passing through it must also be fire resistant. Doors through the fire wall are required to be fire rated and have self-closing devices.

Fire wall observations: No visible defects at fire wall separation/ door.

#### 4.6 Garage Walls:

Visible cosmetic wear and tear to garage wall finishes (discoloration, small holes, hairline cracking, etc.).

#### 4.7 Garage Ceiling:

No defects noted at garage ceiling.

#### 4.8 Garage Electrical:

Extension cord in use for power supply to garage door opener, as extension cords are designed for temporary use only a licensed electrician should be contacted for electrical outlet installation.

Improper splicing off rear wall light fixture, repair needed.



**Improper splicing**

**4.9 Garage Comments:**

Excessive personal belongings limited the interior inspection of the garage.



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## HVAC

*Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.*

### Heating:

#### 5.1 Heating Type:

The structure is equipped with forced air heating. A forced hot air furnace draws the room air through duct work to a furnace, where the air is filtered and heated. The warmed air is then blown back into the rooms through other duct work. The systems duct work is usually metal wrapped in insulation to help keep in heat. In some cases, flexible duct work is preferred.



#### 5.2 Heater Fuel Type

The heating system fuel is natural gas.

**5.3 Heater Location:**

The heater is located in a hallway closet.

**5.4 Heating Comments:**

The heater was operable when tested at time of inspection, heating and cooling systems should be serviced yearly for proper performance. Due to the age of the heater (at or near typical useful life span), a safety review by the Gas Company is suggested now and before each seasonal use until replaced. Home warranties are suggested with older fixtures and systems to offset first year costs.

The attic ducting in this structure is aged. Old and worn ductwork can cause several problems in your home. The biggest problem that is causes is that of ineffective heating and cooling, and energy inefficiency. Air leakage can cause your HVAC system to work harder to match up to thermostat settings, and may increase energy bills. Some areas of the home may get more heated or cold compared to other areas. Another very common problem caused by leaky or worn ductwork is that of poor indoor air quality. Leaky ducts suck in dust, pollen, and other pollutants from the environment and circulate them in the entire house. Contact a licensed HVAC technician for options.

Installation of a sediment trap is suggested on the heater gas line. A sediment trap which is sometimes called a drip leg is a capped off section of gas line which is installed in such a way that any debris or moisture in the gas line will be caught in the trap where it can be cleaned out easily.



Attic ducting



Need sediment trap

**5.5 Thermostat Location:**  
The thermostat is located in the living room.



**5.6 Thermostat Comments:**

The thermostat operated properly when tested at time of inspection.

**Fireplace:**

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**5.7 Fireplace Type:**

The fireplace is designed for both gas and wood burning.



**5.8 Fireplace Location:**

The fireplace is located in the living room.

**5.9 Fireplace Comments:**

The fireplace operated properly with no defects visible.

**Required Detectors:**

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**5.10 Smoke Detector Comments:**

Install smoke alarms in every bedroom, in the hallways leading to the bedrooms, and on each level of your home, including the basement. Smoke alarms should be mounted on the ceiling 4" from the wall; wall mounts should be 4-12" from the ceiling. Do not install near draft areas (windows, vents.). The structure is compliant as smoke detectors are located in required areas.



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**5.11 Carbon Monoxide Detector Comments:**

As of July 1, 2011, it became state law in California for carbon monoxide detectors to be installed on each level of living space. CO detectors are only required for houses that have either an attached garage, fireplace or gas heater or appliance. The structure is compliant as carbon monoxide detectors are located in the required areas.



## FOUNDATION & PLUMBING

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

### Foundation:

#### 6.1 Foundation Type:

Slab-on-grade or floating slab foundations are a structural engineering practice whereby the concrete slab that is to serve as the foundation for the structure is formed from a mold set into the ground. The concrete is then placed into the mold, leaving no space between the ground and the structure.

#### 6.2 Bolted/ Retrofitted:

**\*HOMEBUYER HIGHLIGHT\*FOUNDATION BOLTED-** Foundation bolting typically means that bolts are added to improve the connections between the wooden framing members of a building and its concrete foundation. Usually this means adding bolts through the piece of wood that lies flat on top of the foundation, referred to as the sill or mudsill, into the concrete. Earthquake bolting became standard practice in Southern California in the 1930's. The visible portions of this structures bottom plate do show foundation bolts.



Foundation is bolted

#### 6.3 Foundation Comments:

There are no visible defects noted at foundation. This is important as the strength of a building lies in its foundation. The main purpose of the foundation is to hold the structure above it and keep it upright. Chipping and hairline cracking is common with concrete foundations and not considered repair needs.

## Plumbing:

### 6.4 Location of Water Main Valve:

The main water shut off valve is located at the front of the structure.



### 6.5 Main Line Piping Materials:

**\*HOMEBUYER HIGHLIGHT\* COPPER PLUMBING MAIN LINE-** This structure has a copper main line for plumbing where visible. Copper is durable and naturally corrosion resistant. Copper piping has been the favored material for pipes for over 70 years. Copper piping is environmentally friendly and is also recyclable.

### 6.6 Main Line Comments:

Residential water pressure tends to range between 45 and 80 psi (pounds per square inch). Anything below 40 psi is considered low and anything below 30 psi is considered too low; the minimum pressure required by most codes is 20 psi. Pressures above 80 psi are too high. High water pressure carries with it a significantly increased risk of damage to pipes, joints, fixtures and seals - not to mention increased water waste. Water pressure (PSI) taken at main at time of inspection was between 45 and 80 as needed.

### 6.7 Supply Piping Material:

**\*HOMEBUYER HIGHLIGHT\* COPPER PLUMBING SUPPLY LINES-** This structure has copper supply lines for plumbing where visible. Copper is durable and naturally corrosion resistant. Copper piping has been the favored material for pipes for over 70 years. Copper piping is environmentally friendly and is also recyclable.

**6.8 Supply Piping Comments:**

No visible defects noted at plumbing supply line piping. Water volume was adequate at plumbing fixtures when tested unless otherwise noted in the report. See kitchen and bathroom comments also.

**6.9 Drain Line Materials:**

The visible drain lines consist of cast iron. Cast iron drains were commonly used before 1960 for the vertical drain, vent stacks, and sometimes the horizontal drain lines. A good quality cast iron pipe, installed under ideal conditions, has a life expectancy of 50 to 70 years. Cast iron does rust but when it does the rust actually forms a barrier layer over the remainder of the pipe which helps protect it from further rusting. Since most cast iron pipes were thick walled to begin with even with some rusting inside they can handle the lower pressures of waste water disposal quite well and last a long time. Cast iron also provides many other benefits in home waste systems that still makes it a good choice for homes. However it is more expensive to purchase and install. As a result ABS has taken over for the majority of home installations today. Having a licensed plumbing contractor perform a camera inspection of drain lines is suggested with older piping.

**6.10 Drain Line Comments:**

A review of drain lines (camera inspection) is suggested due to age of piping, contact licensed plumbing contractor.

**6.11 California water saving fixture law:**

California law requires installation of water conserving plumbing fixtures if you own a single-family home, and it is built before 1994, whether or not it is being sold.

Non-compliant fixtures are required to be replaced.

A non-complaint plumbing fixture is any of the following:

- Any toilet manufactured that uses more than 1.6 gallons of water per flush,
- Any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute,
- Any interior faucet that emits more than 2.2 gallons of water per minute,
- Any urinal manufactured to use more than one gallon of water per flush.

**6.12 General Plumbing Comments:**

The inspection of the plumbing system (supply and drain piping) is greatly limited with a slab on grade foundation. Very little of the piping is exposed for observation generally limited to the main line above ground and supply line stubs below sinks and at toilets.

## ELECTRICAL SYSTEMS

*We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.*

*Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.*

### Panel Locations:

#### 7.1 Main Panel Location:

The main electrical panel is located at the rear of the structure. An Electrical Service Panel, also known as a load center, service panel, breaker box or electrical panel, is a steel box that holds multiple circuit breakers wired to circuits that distribute power throughout your home.



### Electrical Panels:

#### 7.2 Main Service Amperage:

The main service panel is 100-amps.



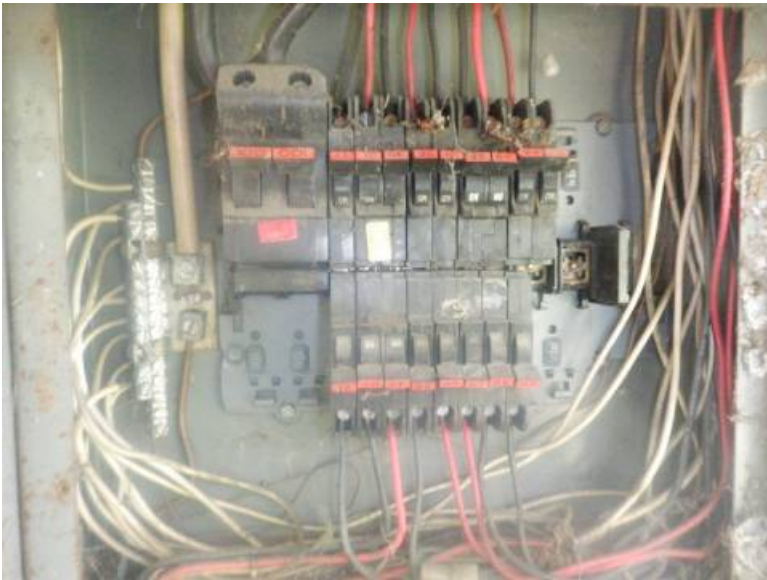
**7.3 Service Entrance:**

The service lines enter the structure from overhead, The service lines are coming through trees, cut back or remove.



**7.4 Overload Protection Provided By:**

Every electric circuit in a wiring system must be protected against overloads. A circuit overload occurs when the amount of current flowing through the circuit exceeds the rating of the protective devices. The overload protection is provided by breakers.



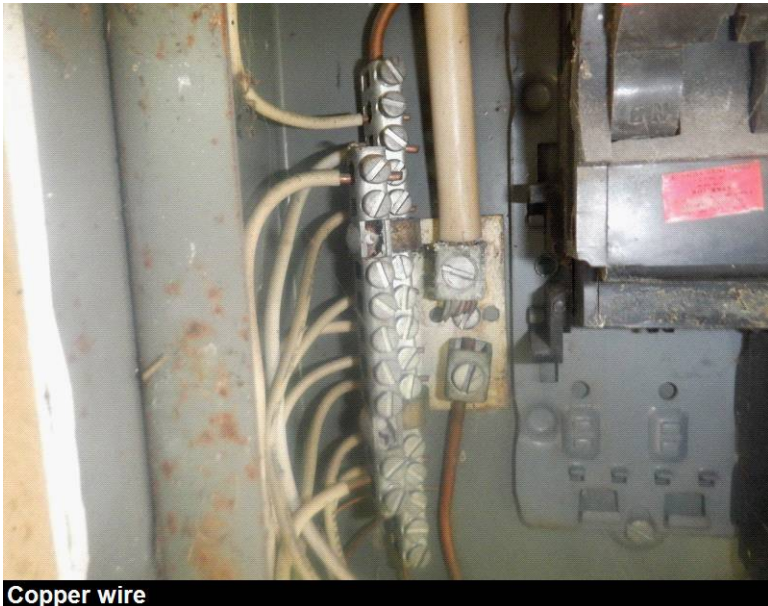
**7.5 Main Disconnect Provided:**

There is a main breaker provided for quick disconnect of all circuits.



#### 7.6 Wiring Type:

**\*HOMEBUYER HIGHLIGHT\* COPPER WIRING-** The structure wiring type is copper where visible. Copper wires enjoy a universal or global standard as they are preferred for electrical use worldwide. Copper is an excellent conductor of electricity; no other metal can compete with it in terms of electrical conductivity. The wires made of this reddish metal are capable of carrying comparatively more electric current per diameter of wire. In other words, these wires deplete less electrical charge in comparison to other wires when electric current passes through them. Copper is a very ductile metal, which means that it could be stretched to a good length without breaking or weakening it.



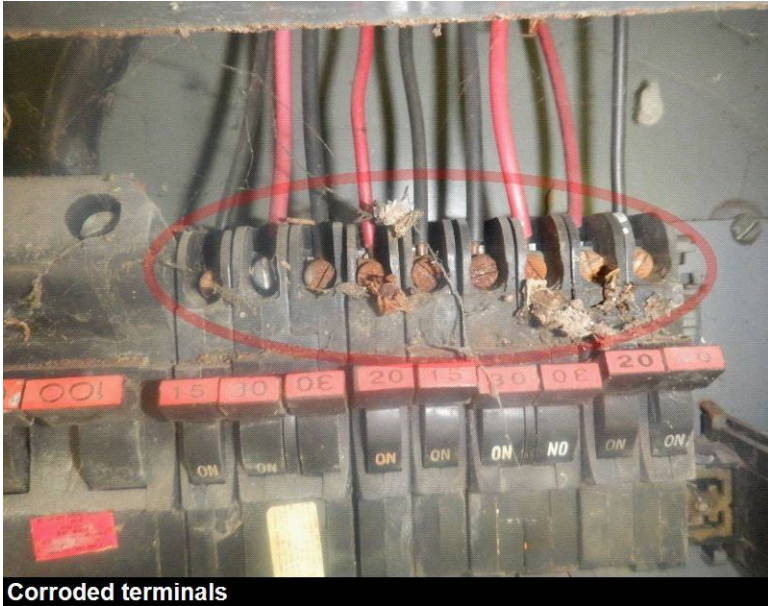
Copper wire

#### 7.7 Electrical Panel Comments:

There is corrosion on some breaker terminals (point of wire attachment), contact a licensed electrician for review and repair as this is a fire hazard.

Federal Pacific Electric Company (FPE) was one of the most common manufacturers of circuit breaker panels in North America from the 1950s to the 1980s. Millions of their panels were installed in homes across the country. There has been and continues to be a lot of discussion about the safety of Federal Pacific (FPE) "Stab-Lok" circuit breaker panels and the fact that they may have inherent defects. The result of the defect has linked them to numerous electrical fires. There is no supporting evidence from any government agency or regulatory authority stating that these FPE panels are unsafe and should be replaced. There has not been

a recall by the consumer product safety commission. As many electricians recommend replacement of FPE panels, a licensed electrician should be contacted for review of this panel.



Corroded terminals



## WATER HEATER

### Water Heater

#### 8.1 Water Heater Size:

The water heater tank is 40 gallons.



#### 8.2 Water Heater Fuel Type:

The water heater is natural gas burning.

#### 8.3 Water Heater Location:

The water heater is located in the laundry area/ room.

#### 8.4 Cold Water Shut Off Valve:

The water heater cold water line has the required water shut off valve. This valve allows water to be shut off to the water heater for replacement or repairs without shutting water off to the entire structure. The effectiveness of a valve cannot be determined during a visual home inspection.



**8.5 Pressure Relief Valve/ Discharge Line:**

Temperature/pressure-relief or TPR valves are safety devices installed on water heating appliances, such as boilers and domestic water supply heaters. TPRs are designed to automatically release water in the event that pressure or temperature in the water tank exceeds safe levels. The pressure relief valve is intact with the required discharge piping.



**8.6 Earthquake Strapping:**

Earthquake strapping of water heaters is required in California residences. The water heater is properly earthquake strapped.



**8.7 Venting:**

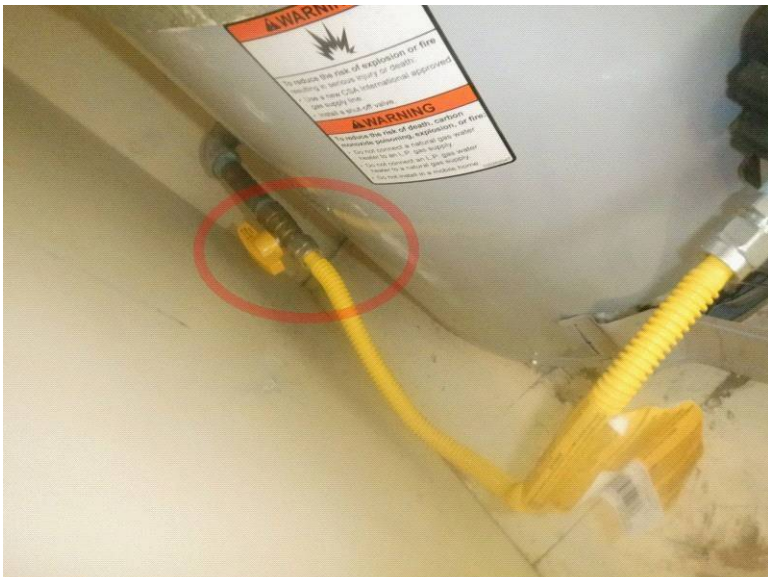
The water heater vent is in serviceable condition, no defects noted.

**8.8 Water Heater Comments:**

The water heater gas line does not have a sediment trap. A sediment trap which is sometimes called a drip leg is a capped off section of gas line which is installed in such a way that any debris or moisture in the gas line will be caught in the trap where it can be cleaned out easily before it enters into the water heater or furnace gas valve. Different areas have different contaminants in the gas, and the traps help catch these. Most water heaters do not have a sediment trap on them. When new water heaters are installed, it is generally one of the requirements when a permit is obtained and it is recommended by the water heater manufacturer.

When a water heater is located in an area where leakage may cause damage to flooring, a pan with a discharge line should be installed under the unit, contact a licensed contractor for installation options.

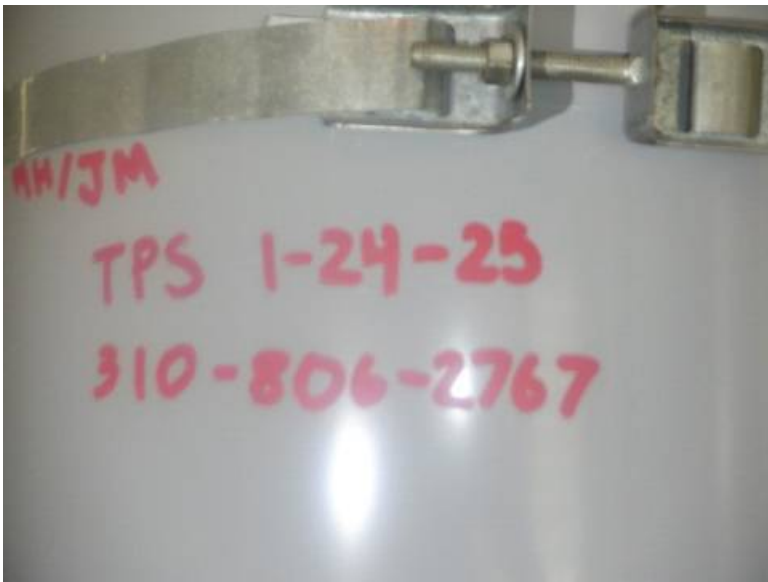
**\*HOMEBUYER HIGHLIGHT\* NEWER WATER HEATER-** The structures water heater is less than ten years old and in good working condition. Most tank-type water heaters last 10 to 20 years, with the average age of replacement between 12 and 14 years; a tankless water heater lasts about 20 years.



**No sediment trap**



No pan

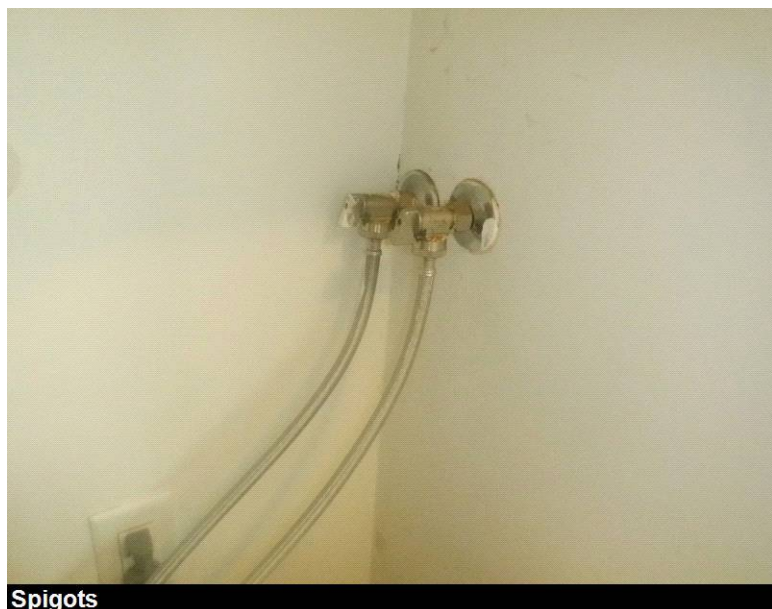


## KITCHEN & LAUNDRY

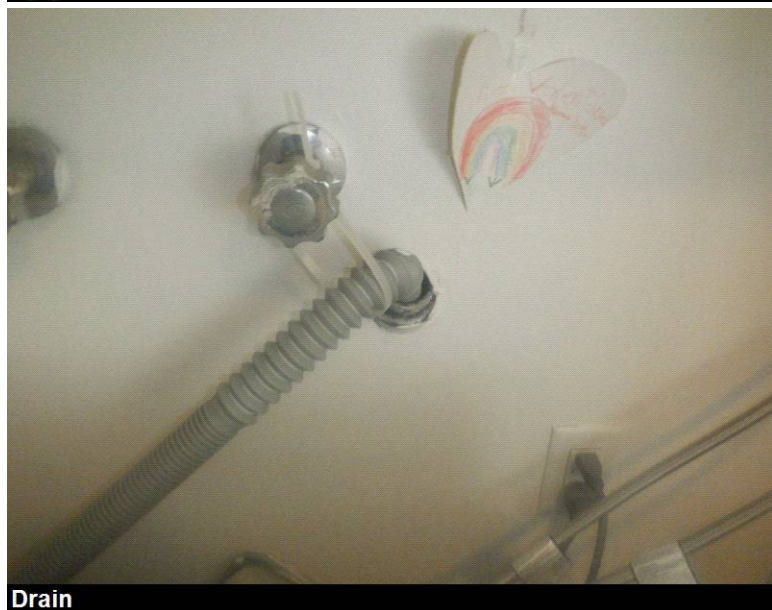
### Laundry:

#### 9.1 Washer Hook-up Comments:

The washer hook-ups show no defects.



Spigots



Drain

#### 9.2 Dryer Hook-up Comments:

The dryer hook-ups are gas.



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**9.3 Dryer Vent Comments:**

No defects visible at dryer venting.

**Kitchen:**

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**9.4 Floors/Walls/ Ceiling Comments:**

Damaged flooring in the kitchen, repair or replace as needed.

**9.5 Doors/ Windows Comments:**

No defects noted at kitchen doors or windows.

**9.6 Cabinetry/ Countertops Comments:**

Common wear and tear was visible at cabinetry and countertops (minor cosmetic damage).

Cracked tile visible at kitchen countertop/ backsplash, repairs needed.

Old water damage to wall and cabinet under sink.



**9.7 Electrical Comments:**

The kitchen is lacking the required GFCI protection at all outlets within six feet of sink. A ground fault circuit interrupter (GFCI), or Residual Current Device (RCD) is a circuit breaker right on the outlet. This safety device reduces the risk of electric shock. It shuts off an electric power circuit when it detects that current is flowing along an unintended path, such as through water or a person. This protection device is required within six feet of a water source. Contact licensed contractor for installation.

**9.8 Sinks & Faucets Comments:**

Apply silicone caulking around sink to prevent water from passing into cabinet below (maintenance needed).



**Needs silicone**

**9.9 Traps/ Valves/ Drains Comments:**

No defects noted at sink traps/ valves/ drains.

**9.10 Garbage Disposal Comments:**

The garbage disposal operated properly with no visible defects.



**9.11 Dishwasher Comments:**

Water is exiting through the dishwasher air gap (top of sink), this may indicate a blocked or improperly installed drainage line, contact licensed contractor for repair.



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**Water backing up**

**9.12 Oven/ Cooktop Type:**  
The cooktop is electric; The oven is electric.



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**9.13 Oven/ Cooktop Comments:**

Damaged control panel and inoperable burner at cooktop.



**9.14 Exhaust Fan Comments:**

The exhaust fan is inoperable, contact licensed technician for repair or replacement.



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**9.15 Microwave Comments:**

There is no attached (built-in) microwave in the kitchen.

**9.16 Trash Compactor Comments:**

The kitchen does not have a garbage compactor.

## BATHROOMS

### Bathrooms:

#### 10.1 Bathroom Location/ Comments:

Guest; There is a GFCI outlet installed in the bathroom as required at wet location areas. A ground fault circuit interrupter (GFCI), or Residual Current Device (RCD) is a circuit breaker. This safety device reduces the risk of electric shock. It shuts off an electric power circuit when it detects that current is flowing along an unintended path, such as through water or a person. No visible defects in this bathroom.

#### 10.2 Bathroom #2 Location/ Comments:

Hall; The reapplication of silicone caulking is common maintenance in bathrooms to prevent water penetration and damage, maintenance currently needed at the tub surround.



Apply silicone to tub seam

#### 10.3 Bathroom #3 Location/ Comments:

Master; Missing wall baseboards.

Small holes in shower wall tile (may have held a grab bar).



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Small holes in shower wall tile

## LIVING AREAS

*Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.*

### Living Areas:

**11.1 Entry Way Comments:**

No Defects Noted.

**11.2 Living Room Comments:**

No Defects Noted.

**11.3 Dining Room/ Area Comments:**

The sliding glass door is difficult to move. Sliding glass door rollers eventually wear out making the door more difficult to open and close. These roller assemblies can be replaced and are sold at most hardware stores.

**11.4 Hallway Comments:**

No Defects Noted.

**11.5 Living Area General Comments:**

There is cosmetic damage to the interior (floors, walls and ceilings), cosmetic repairs and painting may be required. There is visible wear and tear to flooring in the structure, flooring materials may require replacement.



# BEDROOMS

**Bedrooms:**

**12.1 Bedroom #1 Location/ Comments:**

Front Left; Old water staining on bedroom and closet ceiling. The bedroom closet is missing door(s), installation suggested.

**12.2 Bedroom #2 Location/ Comments:**

Master; No defects noted in this bedroom.

**12.3 Bedroom #3 Location/ Comments:**

Front Right; The bedroom closet is missing door(s), installation suggested.