



COASTAL INSPECTION SERVICES

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PROPERTY INSPECTION REPORT

2115 N Baker St
Santa Ana, CA 92706

Kim Skilling Steve Ranney
JUNE 25, 2026



Inspector

Jeff Kirkpatrick

ASHI # 249157, InterNachi # 19121902

jeff@coastalinspection.us

TABLE OF CONTENTS

1: REPORT LIMITATIONS	5
2: CLIENT AND SITE INFORMATION:	6
3: GROUNDS & EXTERIOR	7
4: FOUNDATION, GRADING, & DRAINAGE	11
5: ROOF SYSTEM & ROOF DRAINAGE	13
6: PLUMBING	16
7: WATER HEATER	18
8: HEATING & COOLING	20
9: ELECTRICAL	23
10: INTERIOR	26
11: KITCHEN & APPLIANCES	32
12: BATHROOM - Hallway	36
13: BATHROOM - Master bathroom	38
14: GARAGE	40
15: REPAIR QUOTE/ESTIMATE	43

SUMMARY

Client: Kim Skilling Steve Ranney

Realtor: Sandy DeAngelis

Inspection Address: 2115 N Baker St, Santa Ana, CA 92706

Inspection Date: 06/25/2026

Inspected By: Jeff Kirkpatrick

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

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

Components and Conditions Needing Service

- ⊖ 3.1.1 GROUNDS & EXTERIOR - Driveway: Cracking & heaving at driveway
- ⊖ 3.4.1 GROUNDS & EXTERIOR - Exterior Walls: Moisture/insect damaged siding
- ⊖ 3.5.1 GROUNDS & EXTERIOR - Exterior Trim: Moisture/insect damage wood
- ⊖ 3.6.1 GROUNDS & EXTERIOR - Chimney - Family room: Cracking in chimney crown
- ⊖ 3.11.1 GROUNDS & EXTERIOR - GFCI Protection: Exterior electrical receptacles not 'GFCI' protected
- ⊖ 4.2.1 FOUNDATION, GRADING, & DRAINAGE - Foundation: Older/Original Pre-1980 foundation lacks modern bolting and framing connectors
- ⊖ 5.3.1 ROOF SYSTEM & ROOF DRAINAGE - Roofing notes: Plant materials growing onto and in contact with roof
- ⊖ 6.3.1 PLUMBING - Waste & Sewer Piping: Rust cysts on cast iron waste piping
- ⊖ 7.10.1 WATER HEATER - Temperature Pressure Relief Valve: Threaded end on temperature pressure relief valve discharge piping
- ⊖ 8.2.1 HEATING & COOLING - System operation: Furnace in use beyond life expectancy - Functional
- ⊖ 8.4.1 HEATING & COOLING - Fuel System: Sediment trap not installed at furnace gas supply
- ⊖ 9.4.1 ELECTRICAL - Main Electrical Panel: Mismatched breakers within electrical panel

- ⊖ 9.5.1 ELECTRICAL - Electrical Notes: Cloth wiring present
- ⊖ 9.5.2 ELECTRICAL - Electrical Notes: Open junction box
- ⊖ 10.4.1 INTERIOR - Windows: Paint Finish Damaged
- ⊖ 10.6.1 INTERIOR - Interior Walls: Moisture staining on baseboard
- ⊖ 10.7.1 INTERIOR - Ceilings: Moisture staining on ceiling
- ⊖ 10.9.1 INTERIOR - Fireplace - Family room: Damper not permanently open
- ⊖ 10.10.1 INTERIOR - Fireplace - Living room: Damper not permanently open
- ⊖ 10.11.1 INTERIOR - Smoke Alarms: Expired smoke alarms - single level
- ⊖ 10.14.1 INTERIOR - Attic: Rafters separating from ridge within attic
- ⊖ 10.14.2 INTERIOR - Attic: Rodent traps within attic
- ⊖ 11.9.1 KITCHEN & APPLIANCES - Kitchen cabinets: Damaged cabinetry
- ⊖ 14.1.1 GARAGE - Garage Floor: Concrete - Cracking and heaving
- ⊖ 14.2.1 GARAGE - Garage Walls and Ceiling: Moisture staining and damage
- ⊖ 14.2.2 GARAGE - Garage Walls and Ceiling: Moisture damaged siding
- ⊖ 14.3.1 GARAGE - Exterior Door: Moisture damaged door and/or frame
- ⊖ 14.5.1 GARAGE - Automatic Opener: Garage door opener does not function properly
- ⊖ 14.7.1 GARAGE - Garage Electrical: Improper wiring - Extension cords
- ⊖ 14.8.1 GARAGE - Garage 'GFCI' Protection: Garage receptacles not 'GFCI' protected

1: REPORT LIMITATIONS

Information

About this Inspection

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

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

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

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

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

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

DAMAGED: An item, system or area that is typically beyond repair and must be replaced. **DETERIORATED:** An item, system or area that reached the end of its useful life, or sometimes prematurely due to improper installation or care. It may be possible to repair the item at this stage to maximize its service life. **REPAIR OR REPLACE:** An item, system or area that is damaged or deteriorated. While some items can be repaired, it may be more cost effective to replace with a newer modern or safer item or system.

2: CLIENT AND SITE INFORMATION:

Information

Date of Inspection: 06/25/2026	Time of Inspection: 2:00 pm	Client: Kim Skilling Steve Ranney
Realtor/Buyers Agent: Sandy DeAngelis ~ (714) 357-8565 sandy@historichomes.com	Inspection Location: 2115 N Baker St, Santa Ana, CA 92706	Inspected By: Jeff Kirkpatrick
		Weather: Clear
Soil Conditions: Dry	Temperature: 80 degrees	Type of Property: The property is a one-story single family residence
Number of floors One	Direction property faces: The front of the house faces west.	The Property is: Occupied
Utilities Status: Power/Electric is on at the main panel., The natural gas service is on., The water service is on.	Age of house: The property was built in 1954. This information was obtained from publicly available MLS records and/or online data.	Age of Roof: Estimated 10-15 years
		Present for Inspection: Clients, Sandy DeAngelis

3: GROUNDS & EXTERIOR

Information

Grounds

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

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

Driveway: Materials	Sidewalk(s): Materials
Concrete	Concrete, Masonry

Sidewalk(s): Serviceable

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



Patio areas: Materials
Concrete, Masonry

Patio areas: Serviceable

The patio areas appear to be in serviceable condition.

**Exterior Walls: Structure**

Wood framed

**Exterior Walls: Cladding Materials**

Stucco, Wood siding, Masonry veneer

**Exterior Trim: Material**

Wood

Chimney - Family room: Material

Masonry

Chimney - Living room: Material

Masonry

**Chimney - Living room: Serviceable**

The chimney appears to be in serviceable condition.

Fences/Gates: Materials

Wood, Masonry, Metal

Fences/Gates: Serviceable

The perimeter fencing appears to be in serviceable condition.

Hose Faucets: Serviceable - Not anti-siphon type

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

Sprinklers: Sprinklers not evaluated

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

Observations:

3.1.1 Driveway

CRACKING & HEAVING AT DRIVEWAY

There is cracking and heaving at the driveway. I recommend evaluation by a licensed contractor.



3.4.1 Exterior Walls

MOISTURE/INSECT DAMAGED SIDING

FRONT OF HOUSE

There is moisture and/or insect damaged siding at the front of the house. I recommend evaluation by a licensed contractor. Refer to a qualified structural pest control report for additional information.



3.5.1 Exterior Trim

MOISTURE/INSECT DAMAGE WOOD

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



3.6.1 Chimney - Family room

CRACKING IN CHIMNEY CROWN

There is cracking in the mortar cap at the top of the chimney. I recommend a level II inspection and evaluation by a certified chimney sweep.



3.11.1 GFCI Protection

EXTERIOR ELECTRICAL RECEPTACLES NOT 'GFCI' PROTECTED

The exterior electrical receptacles are not protected by 'GFCI' devices. I recommend evaluation by a licensed electrical contractor.

4: FOUNDATION, GRADING, & DRAINAGE

Information

Grading, Drainage, and Foundation

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

Grading and Surface Drainage: Level Site

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

Grading and Surface Drainage: Site drainage and geological conditions

Evaluation of the site drainage and geological conditions are beyond the scope of this inspection. Additional information regarding the site drainage and geological conditions can be obtained by consulting with a licensed geotechnical engineer.

Foundation: Type

Raised foundation system; poured in place concrete footings and stemwalls; concrete piers with woodposts





Crawl Space: The crawl space access is located at the
Interior entry hallway closet and exterior north side of house

Crawl Space: Entered/Inspected
The crawl space was entered and inspected

Crawl Space: Ground dry within crawl space
The crawl space was dry.

Crawl Space: Crawl space ventilation
The crawl space ventilation appears serviceable.

Crawl Space: Floor joists not insulated
The floor joists within the crawl space are not insulated.

Observations:

4.2.1 Foundation

OLDER/ORIGINAL PRE-1980 FOUNDATION LACKS MODERN BOLTING AND FRAMING CONNECTORS

The raised foundation system appears to be in serviceable condition without any defects. However, the foundation system is the originally installed foundation system without any upgrades. The foundation system lacks modern bolting and framing connections. I recommend evaluation by a licensed foundation contractor.

5: ROOF SYSTEM & ROOF DRAINAGE

Information

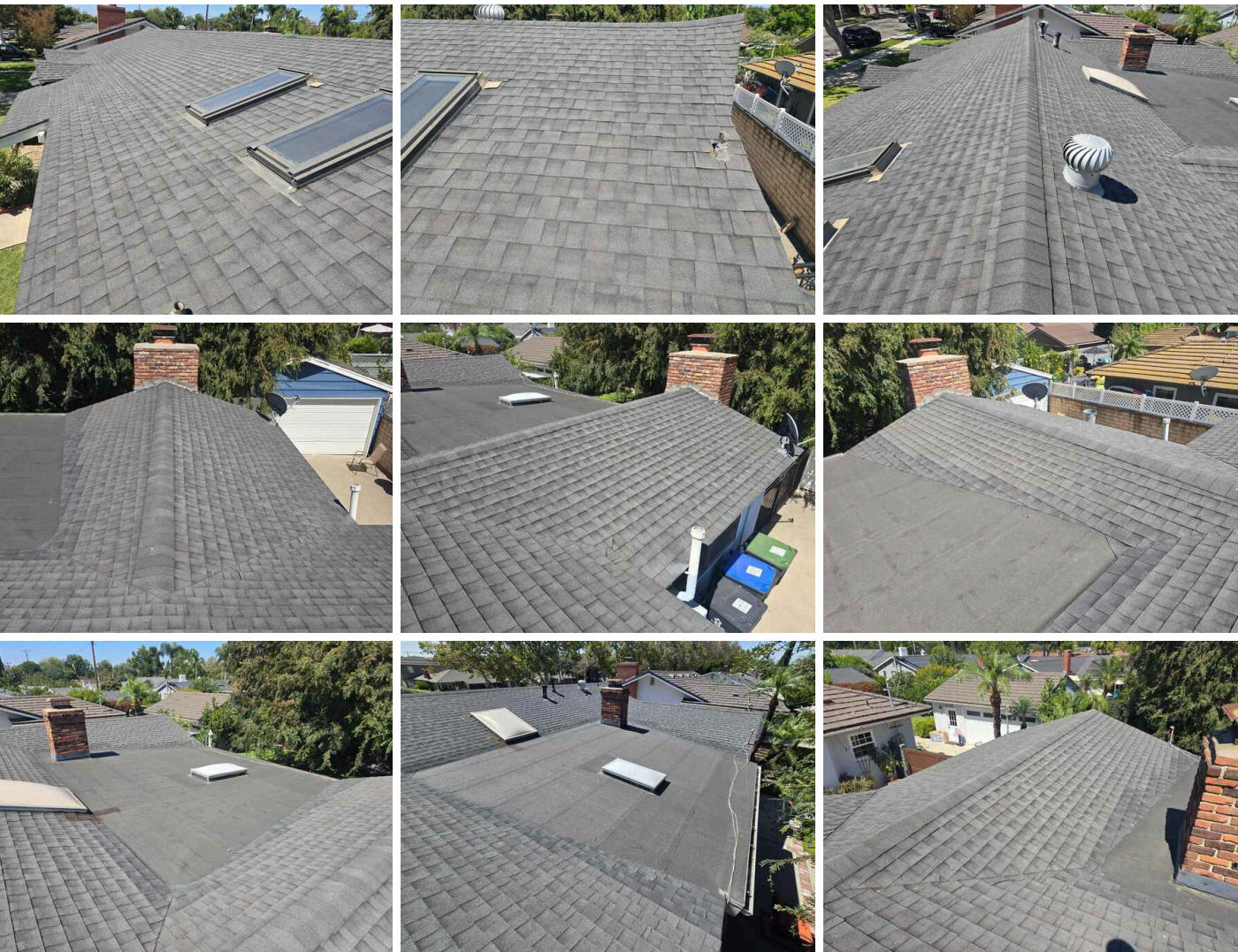
Roof System

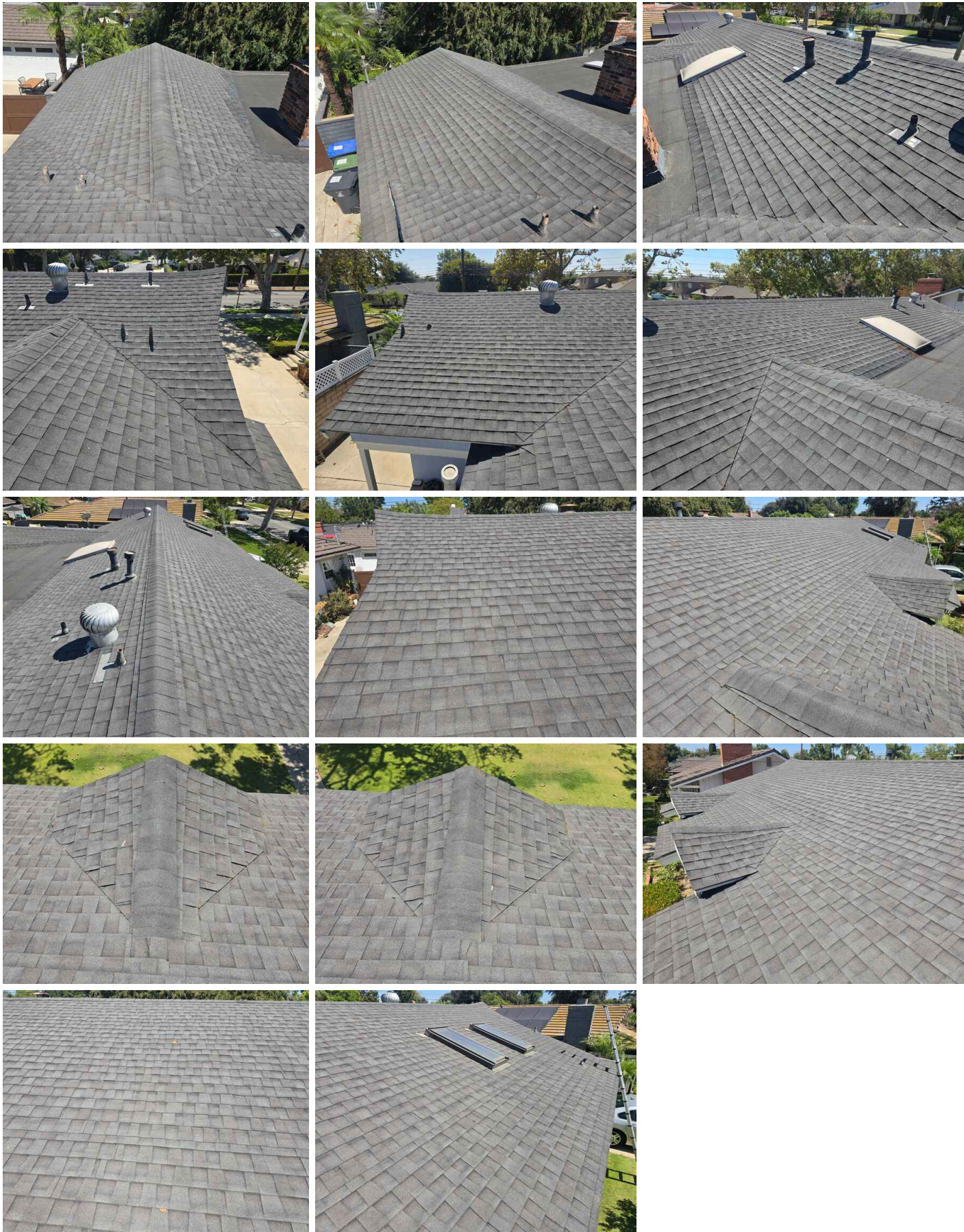
The foregoing is an opinion if the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. They only way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

Roof Information: Inspection Method	Roof Information: Materials	Roof Information: Style
Walked	Asphalt composition shingles, Roll composition roofing	Hip roof, Flat/low sloped roof

Roofing condition: Serviceable

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





Roof Flashings and Penetrations: Serviceable

The exposed flashings appear to be in serviceable condition.

Skylights: Serviceable

The skylights appear to be in serviceable condition.



Rain gutters: None installed

I recommend installing a complete rain gutter and downspout system in order to direct moisture away from the house and foundation.

Observations:

5.3.1 Roofing notes

PLANT MATERIALS GROWING ONTO AND IN CONTACT WITH ROOF

GARAGE

There are plant materials growing onto or over the garage roof. The plant materials should be cut back and removed from the roof. The roofing materials should be inspected for damage. I recommend evaluation by a qualified technician or licensed roofing contractor.



6: PLUMBING

Information

Plumbing

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

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

Main Water Supply: Shut off valve Location

Front of house



Main Water Supply: Valve Serviceable - ball valve

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

Water Supply Piping: Material Galvanized

Water Supply Piping: Serviceable

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

Waste & Sewer Piping: Material

Primarily cast iron waste piping with ABS plastic piping at the alterations.

Waste & Sewer Piping: Underground sewer piping not inspected

Testing and evaluation of the underground waste piping is beyond the scope of this inspection. I recommend video inspection and evaluation of the underground waste piping by a qualified technician.

Fuel System Meter: Type

Natural gas

Fuel System Meter: Serviceable

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



Gas piping: Serviceable

The visible gas piping appears to be in serviceable condition.

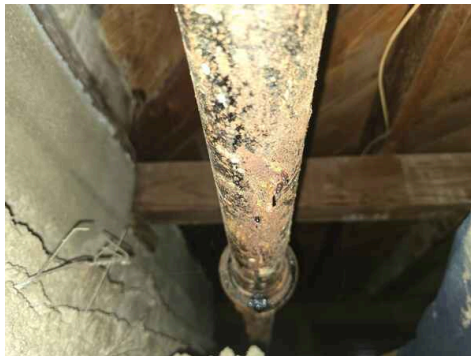
Observations:

6.3.1 Waste & Sewer Piping

RUST CYSTS ON CAST IRON WASTE PIPING

CRAWL SPACE

There are rust cysts on portions of the cast iron waste piping in the crawl space. The damaged piping likely needs replacement. I recommend evaluation by a licensed plumbing contractor.



7: WATER HEATER

Information

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



Size and Type

40 gallon - Natural gas - tank type

Water heater age

2 years old, The water heater was manufactured in, December 2023

Location

Exterior closet at south side of house

Manufacturer

Bradford White

Water Heater Operation & installation: Serviceable

The water heater appears to be in serviceable condition.

Burner Flame: Status

Located within a sealed burner chamber - Not visible

Combustion Air: Status

Combustion Air is available.

Fuel System: Gas service operable

The natural gas supply to the water heater is operable.

Strapped/Braced: Properly strapped - tank type water heater

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

Water Shut off Valve: Serviceable

The water shut off valve appears serviceable.

Water supply connections : Serviceable

The water supply connections to the water heater appear to be in serviceable condition.

Vent Piping: Serviceable

The vent system appears serviceable.

7.10.1 Temperature Pressure Relief Valve

WATER HEATER

[illegible]

8: HEATING & COOLING

Information

Heating & Cooling

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

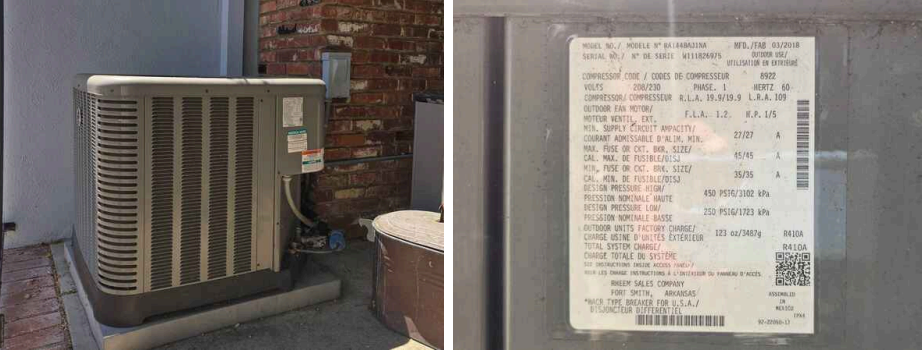
Make/Model - Air handler

Inter-City Products



Make/Model - Condenser

Ruud



System information: Location
Attic

System information:
Approximate BTU's
75,000

System information: Fuel type
Natural gas

System information: Furnace age
29 years old, The furnace was manufactured in, May 1997

Furnace Venting: Serviceable
The vent system appears to be in serviceable condition.

Combustion Air: Available

Combustion air is available.

Furnace Burners: Typical

The burner flame appears typical.

Air Distribution System: Serviceable

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

Furnace Air Filters: Serviceable

The air filter appears to be in serviceable condition.

Thermostat: Thermostat location

Hallway

Thermostat: Serviceable

The thermostat appears to be in serviceable condition.



Condenser information: Location

Exterior southeast corner of house

Condenser information:

Condenser age

8 years old, The condenser was manufactured in, March 2018

Condenser information: Type

Split system

Condenser installation and operation: Serviceable

The air conditioning condenser appears to be in serviceable condition.

Condensate drain system: Serviceable

The air conditioning condensate drain system appears to be in serviceable condition.

Condenser electrical: Electrical disconnect present

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



Whole House Fan: Serviceable

The whole house fan appears to be in serviceable condition.



Observations:

8.2.1 System operation

FURNACE IN USE BEYOND LIFE EXPECTANCY - FUNCTIONAL

ATTIC

The furnace responded to the controls and appears to function at this time. However, the furnace is approximately 29 years old and in use beyond the manufacturer's life expectancy. The remaining lifespan of this system may be limited. The furnace does not appear to have been serviced recently. I recommend evaluation and service by a licensed heating contractor.



8.4.1 Fuel System

SEDIMENT TRAP NOT INSTALLED AT FURNACE GAS SUPPLY

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



9: ELECTRICAL

Information

General: Electrical Systems

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

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

Electrical Service: Type

Overhead



Electrical Service: Voltage

120/240 volt - amperage was not determined

Electrical Service: Serviceable

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

Electrical Conductors: Entrance cables

Copper

Electrical Conductors: Branch wiring material

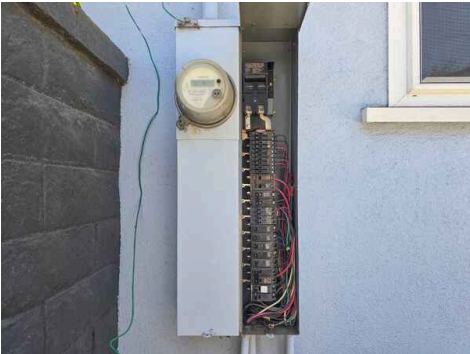
Copper

Electrical Conductors: Branch wiring style

Non-metallic sheathed cable

Main Electrical Panel: Location

Exterior - north side of the house



Main Electrical Panel: Service size

200 amp

Main Electrical Panel: Grounding

There is a ground present

**Main Electrical Panel: Breakers installed**

There are breakers installed in the main electric panel.

Electrical Notes: Representative sample of switches and receptacles checked

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

Electrical Notes: Polarity and Grounding within 6" of plumbing

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

Electrical Notes: Low voltage systems

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

Arc Fault Circuit protection: Arc Fault protection not installed

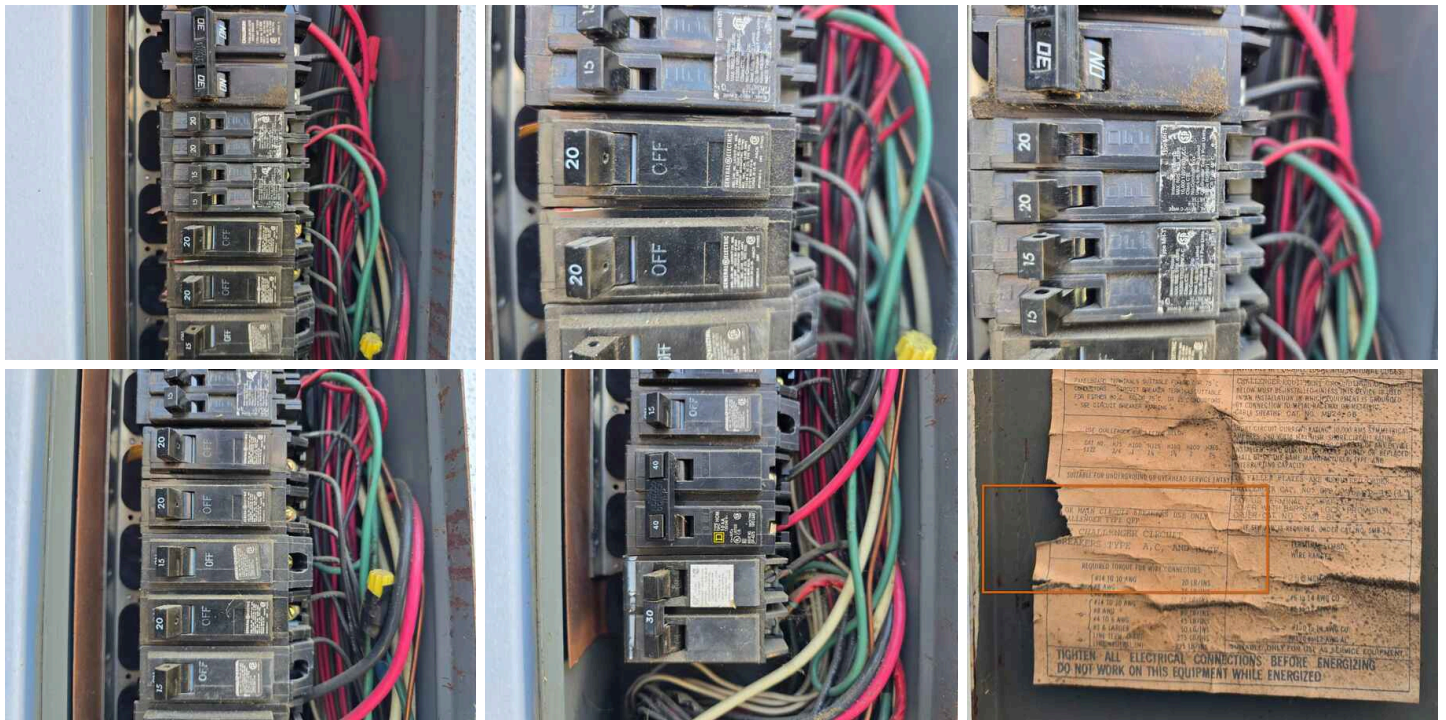
None of the breakers within the panel offer Arc Fault Circuit Protection (AFCI). Modern electrical standards require AFCI protection at all 15 and 20 amp branch circuits supplying power to outlets in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, closets, hallways, laundry areas, or similar rooms and areas. Upgrades are recommended as a safety enhancement.

Observations:

9.4.1 Main Electrical Panel

MISMATCHED BREAKERS WITHIN ELECTRICAL PANEL

There are breakers from several manufacturers within the electrical panel. Breakers from a manufacturer different from the panel manufacturer may not be approved for use within this panel. I recommend evaluation by a licensed electrical contractor.



10: INTERIOR

Information

Interior Components

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

Main Entry Door: Serviceable

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

Exterior doors: Serviceable - Exterior door

Laundry room

The exterior door appears to be in serviceable condition.

Exterior doors: Serviceable - Sliding glass door

Family room

The sliding glass door appears to be in serviceable condition.

Exterior doors: Serviceable - French doors

Master bedroom

The French door appears to be in serviceable condition.

Interior Doors: Serviceable

The interior doors appear to be in serviceable condition.

Windows: Type

Vinyl framed - dual glazed, Wood
framed - single glazed

Windows: Serviceable

The windows appear to be in serviceable condition.

Floors: Material

Carpet, Tile, Wood

Floors: Serviceable

The interior flooring appears to be in serviceable condition.

Interior Walls: Material

Drywall

Ceilings: Material

Drywall, Wood

Ceiling Fans: Serviceable

The ceiling fans appear to be in serviceable condition.

Fireplace - Family room: Location

Family room

Fireplace - Family room: Material

Masonry

Fireplace - Family room: Gas valve location

On the wall adjacent to fireplace



Fireplace - Living room: Location
Living room

Fireplace - Living room: Material
Masonry



Fireplace - Living room: Gas valve location
On the wall adjacent to fireplace

Carbon Monoxide Alarms: Single level Serviceable

Current building safety standards require a carbon monoxide alarm in the hallway immediately outside the bedrooms. Carbon Monoxide alarms are placed in the appropriate locations.

Laundry utilities: Location

Service room near kitchen



Laundry utilities: Water valves serviceable

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

Laundry utilities: 120-volt electrical

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

Laundry utilities: 220 volt Power

The 220-volt power appears serviceable.

Laundry utilities: Gas Service and Shut off Valve

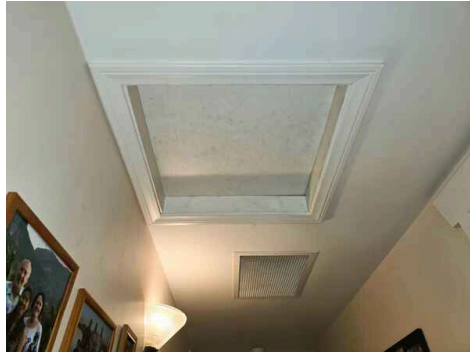
Natural gas service does not appear to be provided to the laundry area.

Laundry utilities: Dryer venting

Dryer venting is provided.

Attic: Attic Access location

Hallway



Attic: Entered/Inspected

The attic was entered and inspected.



Attic: Roof Framing

Attic: Ceiling Framing

Rafter framing - 2 x Conventional
framing.

Ceiling framing - 2 x Conventional
framing

Attic: Insulation Type
Loose fill insulation

Attic: Ventilation Serviceable

The attic ventilation appears to be in serviceable condition.

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Attic: No stains on roof sheathing

There are no visible stains on the roof sheathing within the attic.

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Observations:

10.4.1 Windows

PAINT FINISH DAMAGED

MASTER BATHROOM

The paint finish is damaged at the interior side of the master bathroom windows. I recommend evaluation by a licensed painting contractor.



10.6.1 Interior Walls

MOISTURE STAINING ON BASEBOARD

HALLWAY BATHROOM

There is moisture staining on the baseboard behind the hallway bathroom toilet. I recommend evaluation by a licensed contractor.



10.7.1 Ceilings

MOISTURE STAINING ON CEILING

There is moisture staining on the ceiling at the east side of the living room. I recommend evaluation by a licensed contractor.



10.9.1 Fireplace - Family room

DAMPER NOT PERMANENTLY OPEN

FAMILY ROOM FIREPLACE

Gas service is provided to the fireplace. The damper has not been blocked permanently open with a clamp, as required. I recommend evaluation and repair by a qualified technician.



10.10.1 Fireplace - Living room

DAMPER NOT PERMANENTLY OPEN

LIVING ROOM FIREPLACE

Gas service is provided to the fireplace. The damper has not been blocked permanently open with a clamp, as required. I recommend evaluation and repair by a qualified technician.



10.11.1 Smoke Alarms

EXPIRED SMOKE ALARMS - SINGLE LEVEL

ALL BEDROOMS

Current building safety standards require smoke alarms within each bedroom and in the hallway area immediately outside the bedroom. The smoke alarms in the bedrooms are old and in use beyond the manufacturer's expiration dates. The smoke alarms should be replaced. Hard wired smoke alarms should be replaced with hard-wired smoke alarms. I recommend installing operable smoke alarms at each of these locations.

10.14.1 Attic

RAFTERS SEPARATING FROM RIDGE WITHIN ATTIC

ATTIC

Several of the roof rafters are separating from the ridge within the attic. The separating rafters should be secured to the ridge with metal framing connectors. I recommend evaluation by a licensed contractor.



10.14.2 Attic

RODENT TRAPS WITHIN ATTIC

There are rodent traps within the attic. I recommend evaluation by a licensed pest control operator.



11: KITCHEN & APPLIANCES

Information

General: Kitchen

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



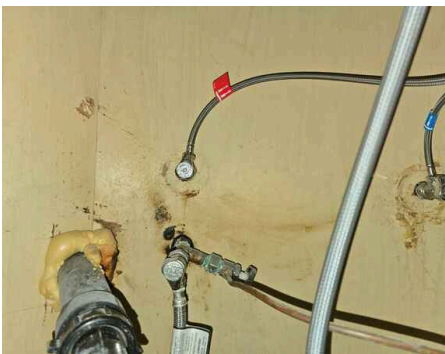
Kitchen Sink: Serviceable

The kitchen sink appears to be in serviceable condition.



Kitchen Sink Plumbing: Water Serviceable

The water supply piping appears to be in serviceable condition.



Kitchen Sink Plumbing: Waste serviceable

The waste piping within the cabinet below the sink appears to be in serviceable condition.

**Kitchen Sink Plumbing: Faucet Serviceable**

The faucet appears to be in serviceable condition.

**Garbage Disposal: Serviceable**

The garbage disposal appears to be in serviceable condition.

**Dishwasher: Serviceable**

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

**Ranges/Ovens/Cooktops: Cooking appliances present**

Gas cooktop, Electric double oven

Ranges/Ovens/Cooktops: Cooktop operation

The cooktop appears to be in serviceable condition.

**Ranges/Ovens/Cooktops: Oven operation**

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

**Kitchen exhaust: Downdraft exhaust fan serviceable**

The downdraft exhaust fan appears to be in serviceable condition.

**Microwave Oven: Not permanently installed**

The microwave oven is not permanently installed and was not evaluated.

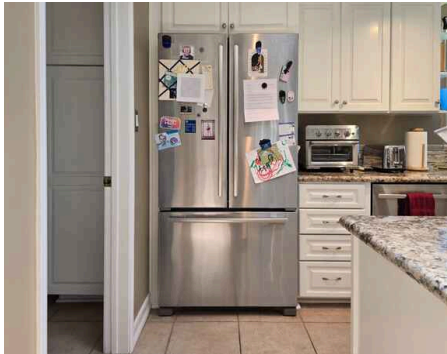


Kitchen countertops: Countertops

The kitchen countertops appear to be in serviceable condition.

Refrigerator: Limitation

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



GFCI Devices: GFCI at kitchen countertops - serviceable

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

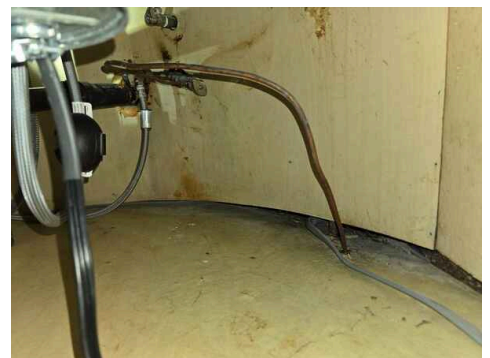
Observations:

11.9.1 Kitchen cabinets

DAMAGED CABINETRY

KITCHEN SINK BASE CABINET

The floor is damaged within the kitchen sink base cabinet. I recommend evaluation by a licensed contractor.

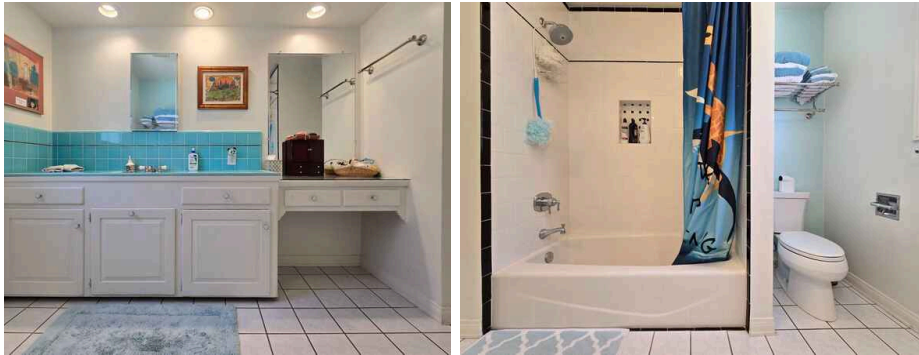


12: BATHROOM - HALLWAY

Information

General: Bathrooms

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



Sink(s): Serviceable

The sink appears to be in serviceable condition.

Sink Plumbing: Water Supply Piping Serviceable

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

Sink Plumbing: Waste piping Serviceable

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

Sink Plumbing: Faucet Serviceable

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

Toilet: Serviceable

The toilet appears to be in serviceable condition.

Tub/Shower Fixtures: Serviceable

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

Shower Walls: Serviceable

The shower walls appear to be in serviceable condition.

Shower Enclosure: None installed

Not Applicable.

Bath Ventilation: Serviceable

The bathroom ventilation appears to be in serviceable condition.

Counter and Cabinet: Serviceable

The countertop and cabinets appear to be in serviceable condition.

GFCI Protection: GFCI Serviceable

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

13: BATHROOM - MASTER BATHROOM

Information

General: Bathrooms

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



Sink(s): Serviceable

The sink appears to be in serviceable condition.

Sink Plumbing: Water Supply Piping Serviceable

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

Sink Plumbing: Waste piping Serviceable

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

Sink Plumbing: Faucet Serviceable

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

Toilet: Serviceable

The toilet appears to be in serviceable condition.

Shower Fixtures: Serviceable

The shower fixture appears to be in serviceable condition.

Shower Walls: Serviceable

The shower walls appear to be in serviceable condition.

Shower Enclosure: Serviceable

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

Bath Ventilation: Serviceable

The bathroom ventilation appears to be in serviceable condition.

Counter and Cabinet: Serviceable

The countertop and cabinets appear to be in serviceable condition.

GFCI Protection: GFCI Serviceable

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

14: GARAGE

Information

Description	Garage Floor: Materials
Detached two-car	Concrete



- Vehicle Door: Serviceable**

The roll-up garage doors appear to be in serviceable condition.
- Garage Ventilation: Garage ventilation not provided**

Garage ventilation is not provided.

Observations:

14.1.1 Garage Floor

CONCRETE - CRACKING AND HEAVING

GARAGE

There is cracking and heaving at the garage floor concrete. I recommend evaluation by a licensed contractor.



14.2.1 Garage Walls and Ceiling

MOISTURE STAINING AND DAMAGE

GARAGE

There is moisture staining and damage at the garage ceiling. I recommend evaluation by a licensed contractor. Refer to a qualified structural pest control report for additional information.



14.2.2 Garage Walls and Ceiling

MOISTURE DAMAGED SIDING

GARAGE

There is moisture damaged siding at the exterior east side of the garage. I recommend evaluation by a licensed contractor. Refer to a qualified structural pest control report for additional information.

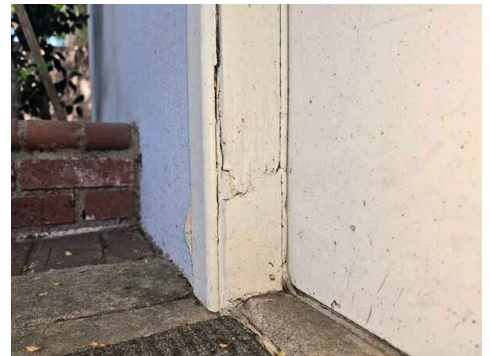


14.3.1 Exterior Door

MOISTURE DAMAGED DOOR AND/OR FRAME

GARAGE

There is moisture and/or insect damage at the exterior garage door, door frame, and/or trim. I recommend evaluation by a licensed contractor. Refer to a qualified structural pest report for additional information.



14.5.1 Automatic Opener

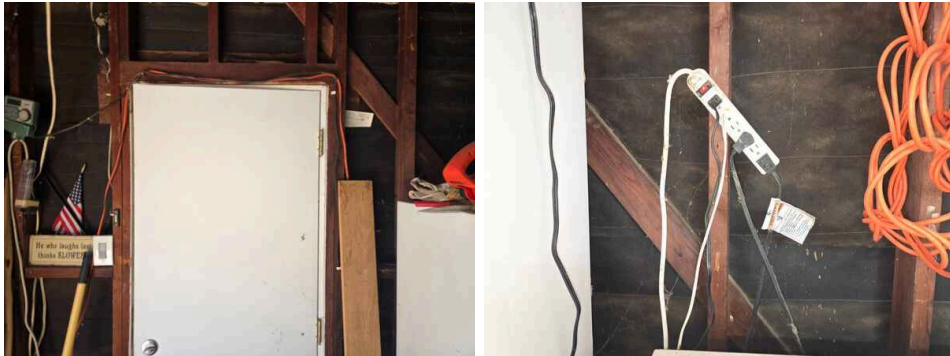
GARAGE DOOR OPENER DOES NOT FUNCTION PROPERLY

The garage door opener does not function properly. The control button must be continually depressed to close the door. I recommend evaluation by a licensed garage door contractor.

14.7.1 Garage Electrical

IMPROPER WIRING - EXTENSION CORDS

There are extension cords being used as permanent electrical wiring in the garage. Extension cords are not designed or constructed for use as permanent electrical wiring. I recommend evaluation by a licensed electrical contractor.



14.8.1 Garage 'GFCI' Protection

GARAGE RECEPTACLES NOT 'GFCI' PROTECTED

GARAGE

The garage electrical receptacles are not protected by 'GFCI' devices. I recommend evaluation by a licensed electrical contractor.

15: REPAIR QUOTE/ESTIMATE

Information

Something great... JUST FOR YOU!

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

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

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

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

What You'll Receive:

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

How to Get Your Quote:

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

GET YOUR REPAIR ESTIMATE HERE!