



Inspection Report

Sharon Vanderlain

Property Address:

32181 Paseo de Manuel
San Juan Capistrano CA 92675



Anderson Inspections

Reid Anderson
949/285-2609

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GENERAL INFO

Property Address

32181 Paseo de Manuel
San Juan Capistrano CA 92675

Date of Inspection

6/29/2026

Report ID

062926RA3

Customer(s)

Sharon Vanderlain

Time of Inspection

03:00:00 PM

Real Estate Agent

Michael Ahumada
Re/Max

INSPECTION DETAILS

Type of Building:

One Story Single Family Dwelling

Building Status:

Vacant with Some Interior
Furnishings

Attendees:

Client's Agent

Age Of Home:

1970 to 1975

Precipitation:

None

Home Viewed From:

Front Street

Standards of Practice:

American Society of Home
Inspectors

COMMENT KEY & DEFINITIONS

Inspection Agreement

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

Scope

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

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

Use of Reports

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

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

Report Definitions

The following definitions of comment descriptions represent this inspection report.

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

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

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

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

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

✓ RESULTS AT A GLANCE

109

✓ ITEMS INSPECTED
Total number in report.

66

📋 SUMMARY COMMENTS
Total number in report.

🏠 1. INTRODUCTORY NOTES

👁 ITEMS: INTRODUCTORY NOTES

1.0 CLIENT ADVICE

📋 INSPECTED

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

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

🌊 (2) This building is constructed on a hillside and sloping is noted at some interior floors. The evaluation of soil conditions and/or stability is not within the scope of this inspection. - For information on soil stability and/or the potential for movement, we recommend that you determine if the owner has information on the soils condition, or contact a qualified soil or geotechnical engineer who is familiar with conditions in this area.

1.1 PERMITS

📋 INSPECTED

🌊 There is evidence that the structure has been remodeled or improved, subsequent to original construction. Verifying existence or absence of building permits is beyond the scope of this inspection. Confirmation should be obtained from the local building department that all necessary permits for construction and/or remodeling were secured and that appropriate inspections were performed.

🏠 2. STRUCTURE/ FOUNDATION

DESCRIPTION

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

STYLES & MATERIALS: STRUCTURE/ FOUNDATION

Foundation Type and Material:

Slab (poured in place concrete)

ITEMS: STRUCTURE/ FOUNDATION

2.0 FOUNDATION

✓ INSPECTED

3. STRUCTURE/ FRAMING

DESCRIPTION

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

STYLES & MATERIALS: STRUCTURE/ FRAMING

Roof Structure:

Engineered Wood Trusses
Conventional Rafter

Ceiling Structure:

Wooden Trusses
Wooden Joists

Wall Structure:

Not Visible

ITEMS: STRUCTURE/ FRAMING

3.0 ROOF AND CEILING FRAMING

✓ INSPECTED

3.1 ROOF TRUSS CONDITION

✓ INSPECTED

4. EXTERIOR/ GRADING, DRAINAGE & HARDSCAPING

DESCRIPTION

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

STYLES & MATERIALS: EXTERIOR/ GRADING, DRAINAGE & HARDSCAPING

Walkway Surface:

Pavers

Patio Surface:

Pavers

ITEMS: EXTERIOR/ GRADING, DRAINAGE & HARDSCAPING

4.0 GRADING & DRAINAGE

 INSPECTED

4.1 DRIVEWAYS AND WALKWAYS

 INSPECTED

4.2 PATIOS AND COVERS

 INSPECTED

-  (1) One or more of the left rear patio cover support posts are damaged or deteriorated at their base. -All damaged posts should be repaired by a qualified contractor to ensure proper support of the structure.
 -  (2) The patio pavers are uneven at section at the right rear. - A qualified technician should repair as needed.
 -  (3) The surface of the rear patio is uneven, creating trip hazards in some areas.- Repairing the affected areas is recommended for improved safety.
-

4.3 FENCES AND GATES

 INSPECTED

-  (1) The gate latch at the left rear of the property is does not latch.
- A qualified technician should repair/replace the latch, as needed.
 -  (2) The gate at the rear of the property is drags on the sidewalk.
- The gate should be repaired or replaced as needed.
-

4.4 LIMITATIONS: EXTERIOR

 INSPECTED

-  One or more electric awnings were installed at the exterior. No switch or remote control was located for the awnings. - We recommend having the seller(s) demonstrate the operation of the awnings. Repairs should be made as needed by a qualified specialist.
-

5. EXTERIOR/ WALL CLADDING & EAVES

DESCRIPTION

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

STYLES & MATERIALS: EXTERIOR/ WALL CLADDING & EAVES

Wall cladding:

Stucco

Trim:

Wood

ITEMS: EXTERIOR/ WALL CLADDING & EAVES

5.0 WALL CLADDING CONDITIONS

 INSPECTED

5.1 EAVES, SOFFITS, FASCIA AND TRIM

 INSPECTED

6. EXTERIOR/ RAILINGS/ DECKS/ STAIRS

DESCRIPTION

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

ITEMS: EXTERIOR/ RAILINGS/ DECKS/ STAIRS

6.0 RAILINGS

 INSPECTED

-  (1) The guardrail for the deck at the rear is very loose and is a safety hazard (some of the glass panels are loose and at risk of falling out).
 - The railing should be replaced by a qualified technician.
 -  (2) The railing for the upper deck is loose.
 - The railing should be reinforced or replaced as necessary by a qualified technician.
-

6.1 WATERPROOF & TILE DECKS/ BALCONIES

 INSPECTED

6.2 WOOD & COMPOSITE DECKS

📋 INSPECTED

- ✚ The deck is finished with a coating that provides both the walking surface and the waterproof membrane. The coating is cracked and split, exposing the underlying material to deterioration.
 - The coating and substrate should be recoated as necessary.

🏠 7. EXTERIOR/ ROOF COVERING

📋 DESCRIPTION

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

🔧 STYLES & MATERIALS: EXTERIOR/ ROOF COVERING

Method Used to Observe Roof

Covering:

Walked Roof Surface

Roof Sheathing:

Plywood Nailed Over Skip
Sheathing

Roof Covering:

Asphalt/Fiberglass Shingles

Gutters:

Metal Gutters and Downspouts

👁️ ITEMS: EXTERIOR/ ROOF COVERING

7.0 ROOF COVERINGS

👍 INSPECTED

7.1 FLUES AND CAPS

👍 INSPECTED

7.2 FLASHINGS

👍 INSPECTED

7.3 GUTTERS/ DOWNSPOUTS AND DRAINS

📋 INSPECTED

- 🌊 One or more downspouts at the left front were missing. - Any missing downspouts should be replaced where needed.

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

DESCRIPTION

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

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

Attic Insulation:

Fiberglass
Batt

Attic Ventilation:

Passive
Turbines

Method Used to Observe Attic:

Entered

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

8.0 INSULATION CONDITIONS

✓ INSPECTED

8.1 VENTILATION CONDITIONS

📋 INSPECTED

🌊 One or more of the turbine vent(s) on the roof are noisy and no longer turn freely. We recommend a qualified technician repair or replace all non working vents.

🏠 9. INT./EXT./ FIREPLACE/ CHIMNEY

DESCRIPTION

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

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

Types of Fireplaces:

Factory-Built Prefabricated
Fireplace.
Brick Masonry

ITEMS: INT./EXT./ FIREPLACE/ CHIMNEY

9.0 FACTORY BUILT FIREPLACE

📋 INSPECTED

🌊 The Master Bedroom fireplace and/or chimney had a buildup of soot. This can be a fire hazard if the buildup is allowed to continue. - A qualified chimney sweep should clean the flue.

9.1 MASONRY FIREPLACE

INSPECTED

-  (1) The mantle is too close to the firebox opening by current standards (12" minimum clearance). -No damage was noted at this time, however we recommend modifying the mantel for improved fire safety.
-  (2) The fireplace gas connector is rigid aluminum tubing. Aluminum tubing was approved at the time of this installation. However exposure to the elements deteriorates the tubing and makes it more likely to rupture during seismic activity.
 - For an increased margin of safety, a connector meeting industry standards should be installed.
-  (3) The gas log fireplace is not equipped with a damper clamp that stops the damper from fully closing. - A proper metal C clamp or damper clamp should be installed to ensure toxic gases go up the chimney, instead of escaping to the interior.

9.2 CHIMNEYS

INSPECTED

-  (1) The sheet metal cap(s) at the top of the chimney is not watertight. Driven rain could leak at the cap.
 - A qualified technician should repair the cap as needed.
-  (2) No spark arrestor or rain cap is installed at the chimney flue terminal(s). Caps help prevent the escape of hot embers or rain entry. - As an upgrade, a combination chimney cap/spark arrestor should be installed.

10. INT./EXT./ DOORS/ WINDOWS/ SKYLIGHTS

DESCRIPTION

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

STYLES & MATERIALS: INT./EXT./ DOORS/ WINDOWS/ SKYLIGHTS

Window Material:

Vinyl

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

10.0 DOORS-EXTERIOR

INSPECTED

-  (1) A exterior door at the Master Bedroom binds on the jamb or threshold. - Have a qualified technician adjust the door to restore proper operation.
-  (2) The exterior door deadbolt at the rear patio does not lock properly. - The hardware on all non-latching doors should be adjusted to restore full operation.

10.1 WINDOWS-INTERIOR

INSPECTED



There is one or more missing crank handles at the windows in the some locations. -The handles should be replaced where needed. (Such windows cannot be easily used for an exit in an emergency.)

11. INT./EXT./ GARAGE



DESCRIPTION

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

STYLES & MATERIALS: INT./EXT./ GARAGE

Garage Door Type:

Three Automatic

Garage Style:

Attached

ITEMS: INT./EXT./ GARAGE

11.0 GARAGE DOOR(S) AND HARDWARE

INSPECTED



The counter balance mechanism (spring) for the Left Side garage door is out of adjustment and does not adequately compensate for the weight of the door. -A qualified garage door mechanic should make the necessary repairs and/or adjustments.

11.1 GARAGE DOOR OPERATORS

INSPECTED

11.2 PASSAGE DOOR FROM GARAGE TO INTERIOR

INSPECTED

11.3 GARAGE WALLS (FIREWALL SEPARATION - VENTILATION)

INSPECTED



There are gaps/holes in the fire-resistive barrier between the garage and interior. This condition can allow more rapid spread of smoke and flames in the event of a fire. - All voids should be repaired for improved fire safety.

12. INTERIORS/ SMOKE & CO ALARMS



DESCRIPTION

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

STYLES & MATERIALS: INTERIORS/ SMOKE & CO ALARMS

Smoke Alarms Present:

Partial

Carbon Monoxide Alarms**Present:**

Yes

 ITEMS: INTERIORS/ SMOKE & CO ALARMS

12.0 SMOKE ALARMS

 INSPECTED

-  The latest standards require that smoke alarms be installed in all bedrooms at the time of construction, or if any significant remodeling is done, or (in some jurisdictions) when the residence is sold.
- Whether or not installation is required, we recommend that smoke alarms be installed where needed per modern standards.

12.1 CARBON MONOXIDE ALARMS

 INSPECTED 13. INTERIORS/ WALLS/ CEILING/ CABINETS/ STAIRS DESCRIPTION

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

 STYLES & MATERIALS: INTERIORS/ WALLS/ CEILING/ CABINETS/ STAIRS**Ceiling Materials:**

Drywall/Gypsum Board

Wall Material:

Drywall/Gypsum Board

 ITEMS: INTERIORS/ WALLS/ CEILING/ CABINETS/ STAIRS

13.0 CEILINGS

 INSPECTED

13.1 WALLS

 INSPECTED

13.2 FLOORS

 INSPECTED

13.3 BEDROOM FIRE SAFETY EGRESS

 INSPECTED

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

14. INTERIORS/ KITCHEN

DESCRIPTION

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

STYLES & MATERIALS: INTERIORS/ KITCHEN

Built in Microwave:

Yes

Exhaust/Range Hood:

Microwave- Fan to Exterior

Cooking Fuel:

Natural Gas

Range/Cooktop:

Yes

Disposal:

Yes

Dishwasher:

Yes

ITEMS: INTERIORS/ KITCHEN

14.0 MICROWAVE

 INSPECTED

14.1 KITCHEN EXHAUST SYSTEM

 INSPECTED

14.2 RANGES/OVENS/COOKTOPS

 INSPECTED

-  One or more cooktop burners did not ignite. - A qualified technician should make any needed repairs so that the burners and ignition system are functional

14.3 DISHWASHER AND AIR GAP

 INSPECTED

14.4 WASTE DISPOSER

 INSPECTED

14.5 CABINETS

 INSPECTED

14.6 REFRIGERATOR

📅 NOT INSPECTED



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

🏠 15. INTERIORS/ BATHROOMS

📋 DESCRIPTION

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

🔧 STYLES & MATERIALS: INTERIORS/ BATHROOMS

Bathrom Ventilation:

Fan

Window

👁️ ITEMS: INTERIORS/ BATHROOMS

15.0 BATHROOM VENTILATION

✅ INSPECTED

15.1 WASH BASIN(S)

✅ INSPECTED

15.2 TOILET(S)

✅ INSPECTED

15.3 CABINETS/COUNTERTOP

✅ INSPECTED

15.4 SHOWER WALLS

✅ INSPECTED

15.5 IMPORTANT CLIENT INFORMATION

📅 INSPECTED

(1) A bathroom appears to been added after the original construction. Verifying existence or absence of building permits is beyond the scope of this inspection.

- Confirmation should be obtained from the local building department that all necessary permits for construction and/or remodeling were secured and that appropriate inspections were performed.



(2) Personal items were stored in the Master Bathroom at the time of this inspection. The fixtures and drains could not be tested. Stored items should be removed and the fixtures and drains tested by a qualified technician.

16. INTERIORS/ LAUNDRY

DESCRIPTION

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

STYLES & MATERIALS: INTERIORS/ LAUNDRY

Clothes Washer Hook Ups:

Yes

Dryer Power Source:

Gas

ITEMS: INTERIORS/ LAUNDRY

16.0 CLOTHES WASHER CONNECTIONS

 INSPECTED

16.1 CLOTHES DRYER CONNECTIONS

 INSPECTED

16.2 VISIBLE CLOTHES DRYER VENT

 INSPECTED



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

17. SYSTEMS/ ELECTRICAL/ PANELS/ BREAKERS/ WIRING

DESCRIPTION

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

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

Main Disconnect Location:

Inside of the Main Distribution
Panel

Main Panel Location:

Left
Front
Exterior

Service Ampacity:

100 AMP

Sub Panel Location:

Garage

Grounding Type:

Water Supply Piping

Electrical Service Conductors:

Under Ground Service

Circuit Protection Type:

Circuit Breakers

Branch Wiring:

Copper

Wiring Type(s):

Romex
Conduit

🔍 ITEMS: SYSTEMS/ ELECTRICAL/ PANELS/ BREAKERS/ WIRING

17.0 SERVICE ENTRANCE

🔍 INSPECTED

17.1 MAIN DISTRIBUTION PANEL

📋 INSPECTED

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

17.2 SUB PANEL(S)

📋 INSPECTED

- 🌊 Some circuits in the Garage electric subpanel are labeled, some are not. We did not verify the accuracy of the labeling. - A qualified person should check the labeling and properly label any unlabeled breakers.

17.3 CIRCUIT BREAKERS

🔍 INSPECTED

17.4 WIRING

📋 INSPECTED

- ⚠️ (1) Extension cords are being used as permanent wiring at the exterior. Extension cords are not appropriate for use in permanent installations, are easy to overload, and are easily damaged, which can create a shock or fire hazard. Removal of all permanently installed extension cords and replacement with appropriate, permanent wiring is recommended. A licensed electrician should install all permanent wiring.
- ⚠️ (2) There is exposed wiring (Romex) at the garage. The wiring is susceptible to physical damage and not well protected. - A qualified electrician should properly install any exposed wiring.
- ⚠️ (3) Extension cords are being used for permanent power to the garage door opener. This type of wiring is not appropriate for use in permanent installations, is easy to overload, and is easily damaged.
 - Removal of all permanently installed extension cords and replacement with appropriate, permanently installed wiring is recommended. A qualified technician should do the work.

-  (4) There are one or more open wire splices at the Garage. Open splices can be a shock or fire hazard.
- A qualified technician should properly splice all wiring inside covered junction boxes.
-  (5) There is exposed wiring (Romex) at the exterior. The wiring is susceptible to physical damage and not well protected. - A qualified electrician should properly install any exposed wiring.
-  (6) There is unsecured wiring exposed to physical damage in the attic. Wiring should be secured to prevent damage to the wiring. - A qualified electrician should make repairs as necessary.

17.5 LIMITATIONS: ELECTRICAL

 INSPECTED

-  (1) This property has low voltage landscape lighting and/or fixtures controlled by timers or photo cells. An evaluation of these types of lighting is beyond the scope of this inspection.
- The function of these fixtures should be verified at or before the final walkthrough.
-  (2) A solar electrical system was installed as a supplement to the electrical utility service. This system is beyond the scope of this inspection. - We recommend having the system inspected by a qualified specialist as needed.

17.6 METER AND GROUNDING

 INSPECTED

17.7 CONDUIT

 INSPECTED

18. SYSTEMS/ ELECTRICAL/ RECEPTACLES/ FIXTURES

DESCRIPTION

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

STYLES & MATERIALS: SYSTEMS/ ELECTRICAL/ RECEPTACLES/ FIXTURES

GFCI's:

Some Installed

Arc Fault Protection:

Not Present

Surge Protection:

Not Present

ITEMS: SYSTEMS/ ELECTRICAL/ RECEPTACLES/ FIXTURES

18.0 INTERIOR RECEPTACLES AND FIXTURES

 INSPECTED

-  Some ceiling fans had no visible remote control. The ceiling fan could not be tested or the speed could not be changed. - We recommend having the seller demonstrate the operation of the fan. The fan should be tested at the highest speed to verify it does not wobble excessively.

18.1 EXTERIOR RECEPTACLES AND FIXTURES

INSPECTED

-  (1) There is one or more permanently installed extension or appliance cords at the exterior of the building. All permanently installed cords should have a cover that allows the plug to be installed and still maintain a weather-tight enclosure. -An approved in-use cover should be installed as an upgrade.
-  (2) One or more lights were not verified to be operational. We didn't locate a switch or otherwise did not verify the operation of the lights. - We recommend having the seller demonstrate the operation of the lights.
-  (3) The outlet at the right side exterior had no power when tested. No switch or tripped GFCI was located for the outlet. - We recommend further review and repair by a qualified electrician.
-  (4) There is an ungrounded receptacle in the rear exterior. Three-pronged receptacles should be grounded. The ground is a safety feature.
- A qualified electrician should make repairs or modifications as necessary to any ungrounded receptacle.
-  (5) One or more receptacles were wired backwards at the rear exterior. This is commonly called reversed polarity. This condition can pose a risk to personal safety and some types of electrical equipment. - A qualified electrician should reverse the hot and neutral wires of any reversed-polarity receptacles.
-  (6) One or more lights are not functional at the exterior. The bulbs may have burned out. Try replacing the bulbs and testing the fixtures. If new bulbs do not correct the problem, a qualified electrician should make repairs or modifications as necessary.

18.2 GFCI CONDITIONS (GROUND FAULT CIRCUIT INTERRUPTERS)

INSPECTED

-  (1) Ground Fault Circuit Interrupter (GFCI) protection is installed for some, but not all, of the Garage receptacles where this type of protection is presently required.
- A qualified electrician should make repairs as needed so that all garage receptacles meet current standards.
-  (2) Ground Fault Circuit Interrupter (GFCI) protection is installed for some, but not all, of the Exterior receptacles where this type of protection is presently required.
- A qualified electrician should make repairs as needed so that all garage receptacles meet current standards.
-  (3) We recommend upgrading by installing GFCI receptacles in all interior locations required by present standards. This includes locations in bathrooms, kitchens and any receptacles within six feet of a sink.
-Consider upgrading unprotected receptacles in areas where GFCI protection is presently required. A qualified electrician should do the work.

19. SYSTEMS/ PLUMBING/ SUPPLY PIPING & FIXTURES

DESCRIPTION

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

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

Plumbing Water Supply**Material:**

Copper

PEX

 ITEMS: SYSTEMS/ PLUMBING/ SUPPLY PIPING & FIXTURES

19.0 MAIN WATER SHUT-OFF

 INSPECTED

19.1 PLUMBING WATER SUPPLY

 INSPECTED

 There is exposed PEX plastic piping at the garage. The piping is exposed to physical damage as well as damage from ultraviolet rays. - All exposed PEX piping should be properly protected in accordance with current plumbing standards.

19.2 PLUMBING- BATH AND KITCHEN FIXTURES

 INSPECTED

 Some of the sink water supply shutoff valves were noticeably corroded, but were not leaking at this time. - We recommend monitoring the valves for leaks and replacing any valve when a leak is discovered. Be prepared for a valve to leak whenever it is used.

19.3 LIMITATIONS: PLUMBING WATER SUPPLY

 INSPECTED

 Water softening/conditioning equipment has been added to the water supply system for this house. Evaluation of this equipment is outside the scope of this inspection.
-We recommend asking the seller for information about this equipment. Sometimes this equipment is leased from, and serviced by, a service provider.

 20. SYSTEMS/ PLUMBING/ DRAIN & WASTE DESCRIPTION

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

 STYLES & MATERIALS: SYSTEMS/ PLUMBING/ DRAIN & WASTE

Plumbing Waste/Drain**Material:**

ABS

 ITEMS: SYSTEMS/ PLUMBING/ DRAIN & WASTE

20.0 DRAIN WASTE AND VENT PIPES

 INSPECTED There is an open pipe at the left rear. The purpose of the pipe was not determined. - We recommend review by a qualified technician to determine the purpose of the pipe. 21. SYSTEMS/ PLUMBING/ FUEL GAS PIPING & VENTS DESCRIPTION

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

 STYLES & MATERIALS: SYSTEMS/ PLUMBING/ FUEL GAS PIPING & VENTS**Gas Shutoff Location:**Left
Front
Exterior**Gas Type:**

Natural Gas

**Automatic Gas Earthquake
Shutoff Valve:**

No

 ITEMS: SYSTEMS/ PLUMBING/ FUEL GAS PIPING & VENTS

21.0 GAS METER AND SYSTEM

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

21.1 GAS PIPES AND VALVES

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

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

22. SYSTEMS/ PLUMBING/ WATER HEATING

DESCRIPTION

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

STYLES & MATERIALS: SYSTEMS/ PLUMBING/ WATER HEATING

Water Heater Location:

Garage

Water Heater Capacity:

50 Gallon

Water Heater Age:

12 years

Water Heater Power Source:

Natural Gas

Water Heating Bonding

Present:

Yes

Expansion Tank Present:

No

ITEMS: SYSTEMS/ PLUMBING/ WATER HEATING

22.0 WATER HEATER

INSPECTED

-  (1) The water heater is at or beyond the end of its anticipated service life (unit is 12 years old). This type of water heater averages 10-15 years of service life. -Although it is still operating, you should budget to replace it in the not too distant future.
-  (2) The flexible and plastic discharge pipe on the water heater's temperature-and-pressure (T&P) valve is not an approved material for this installation.
- A qualified plumber should install a discharge pipe that complies with the valve manufacturer's specifications.

22.1 TPR VALVE AND EXPANSION TANK

INSPECTED

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

22.2 WATER HEATER SEISMIC STRAPS

☑ INSPECTED

22.3 WATER HEATER - GENERAL CONDITIONS

☑ INSPECTED

🌊 The water heater is in the garage or an exterior location and the water supply lines are not insulated. Uninsulated pipes are less energy efficient. - We recommend the hot water lines be insulated.

22.4 WATER HEATER GAS AND ELECTRIC CONNECTIONS

☑ INSPECTED

🌊 The water heater gas connector is flexible brass. Flexible brass connectors are no longer an acceptable device for use in a natural gas supply. -A connector meeting present standards should be installed as an upgrade.

22.5 WATER HEATER COMBUSTION AND VENTING

☑ INSPECTED

🌊 The water heater vent is not connected with an appropriate transition fitting connector. - A qualified technician should repair with an approved fitting.

🏠 23. SYSTEMS/ HVAC/ FUEL GAS HEATING

👁 ITEMS: SYSTEMS/ HVAC/ FUEL GAS HEATING

23.0 HEAT - GENERAL CONDITIONS

☑ INSPECTED

23.1 BURNER CONDITIONS

☑ INSPECTED

23.2 VENTS AND FLUES

☑ INSPECTED

23.3 SAFETY SWITCH AND SENSORS

☑ INSPECTED

🏠 24. SYSTEMS/ HVAC/ COOLING

DESCRIPTION

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

ITEMS: SYSTEMS/ HVAC/ COOLING

24.0 A/C EQUIPMENT

☑ INSPECTED

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

DESCRIPTION

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

STYLES & MATERIALS: SYSTEMS/ HVAC/ AIR HANDLER/ DUCTING/ ELECTRIC/ OTHER

Filter Type:

Disposable

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

25.0 DUCTING, FILTERS, PLENUM

☑ INSPECTED

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

25.1 CLIENT INFORMATION

☑ INSPECTED

🌊 There is evidence that the heating and cooling system has been upgraded or replaced (Units were built in 2015/ 2016). We recommend checking with the owner or the local building department regarding necessary permits and any warranty information that may be available.

26. SHUT OFF LOCATIONS

ITEMS: SHUT OFF LOCATIONS

26.0 WATER SHUT OFF

 INSPECTED



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

SUMMARY



Anderson Inspections
949/285-2609

Customer
Sharon Vanderlain

Address
32181 Paseo de Manuel
San Juan Capistrano CA 92675

1. INTRODUCTORY NOTES

Consideration Items

CLIENT ADVICE

INSPECTED

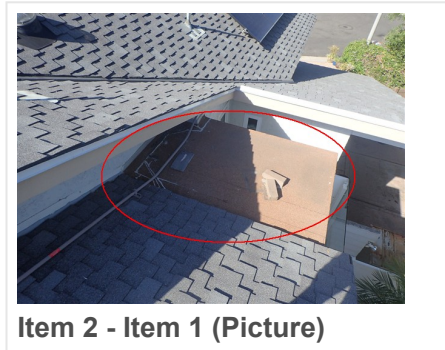
1. (2) This building is constructed on a hillside and sloping is noted at some interior floors. The evaluation of soil conditions and/or stability is not within the scope of this inspection. - For information on soil stability and/or the potential for movement, we recommend that you determine if the owner has information on the soils condition, or contact a qualified soil or geotechnical engineer who is familiar with conditions in this area.



PERMITS

☐ INSPECTED

2. There is evidence that the structure has been remodeled or improved, subsequent to original construction. Verifying existence or absence of building permits is beyond the scope of this inspection. Confirmation should be obtained from the local building department that all necessary permits for construction and/or remodeling were secured and that appropriate inspections were performed.



4. EXTERIOR/ GRADING, DRAINAGE & HARDSCAPING

Action Items

PATIOS AND COVERS

☐ INSPECTED

3. (3) The surface of the rear patio is uneven, creating trip hazards in some areas.- Repairing the affected areas is recommended for improved safety.



Item 3 - Item 1 (Picture)

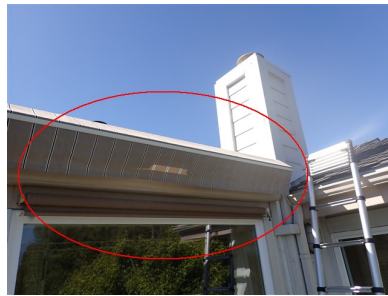
LIMITATIONS: EXTERIOR

☐ INSPECTED

4. One or more electric awnings were installed at the exterior. No switch or remote control was located for the awnings. - We recommend having the seller(s) demonstrate the operation of the awnings. Repairs should be made as needed by a qualified specialist.



Item 4 - Item 1 (Picture)



Item 4 - Item 2 (Picture)

Consideration Items

PATIOS AND COVERS

☐ INSPECTED

5. (1) One or more of the left rear patio cover support posts are damaged or deteriorated at their base. -All damaged posts should be repaired by a qualified contractor to ensure proper support of the structure.



Item 5 - Item 1 (Picture)

6. (2) The patio pavers are uneven at section at the right rear. - A qualified technician should repair as needed.



Item 6 - Item 1 (Picture)



Item 6 - Item 2 (Picture)

FENCES AND GATES

INSPECTED

7. (1) The gate latch at the left rear of the property is does not latch.
- A qualified technician should repair/replace the latch, as needed.



Item 7 - Item 1 (Picture)



Item 7 - Item 2 (Picture)



Item 7 - Item 3 (Picture)

8. (2) The gate at the rear of the property is drags on the sidewalk.
- The gate should be repaired or replaced as needed.

6. EXTERIOR/ RAILINGS/ DECKS/ STAIRS

Action Items

RAILINGS

INSPECTED

9. (1) The guardrail for the deck at the rear is very loose and is a safety hazard (some of the glass panels are loose and at risk of falling out).
- The railing should be replaced by a qualified technician.



Item 9 - Item 1 (Picture)



Item 9 - Item 2 (Picture)



Item 9 - Item 3 (Picture)

10. (2) The railing for the upper deck is loose.
- The railing should be reinforced or replaced as necessary by a qualified technician.



Item 10 - Item 1 (Picture)

WOOD & COMPOSITE DECKS

☑ INSPECTED

11. The deck is finished with a coating that provides both the walking surface and the waterproof membrane. The coating is cracked and split, exposing the underlying material to deterioration.
- The coating and substrate should be recoated as necessary.



Item 11 - Item 1 (Picture)



Item 11 - Item 2 (Picture)



Item 11 - Item 3 (Picture)



Item 11 - Item 4 (Picture)

7. EXTERIOR/ ROOF COVERING

Consideration Items

GUTTERS/ DOWNSPOUTS AND DRAINS

📋 INSPECTED

12. One or more downspouts at the left front were missing. - Any missing downspouts should be replaced where needed.



Item 12 - Item 1 (Picture)

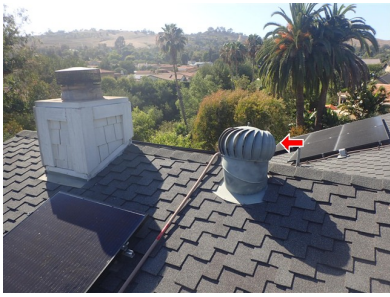
8. INT./EXT./ ATTIC INSULATION & VENTILATION

Consideration Items

VENTILATION CONDITIONS

📋 INSPECTED

13. One or more of the turbine vent(s) on the roof are noisy and no longer turn freely. We recommend a qualified technician repair or replace all non working vents.



Item 13 - Item 1 (Picture)

9. INT./EXT./ FIREPLACE/ CHIMNEY

Action Items

MASONRY FIREPLACE

📋 INSPECTED

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



Item 14 - Item 1 (Picture)



Item 14 - Item 2 (Picture)

Consideration Items

FACTORY BUILT FIREPLACE

📋 INSPECTED

15. The Master Bedroom fireplace and/or chimney had a buildup of soot. This can be a fire hazard if the buildup is allowed to continue. - A qualified chimney sweep should clean the flue.



Item 15 - Item 1 (Picture)



Item 15 - Item 2 (Picture)

MASONRY FIREPLACE

☐ INSPECTED

16. (1) The mantle is too close to the firebox opening by current standards (12" minimum clearance). -No damage was noted at this time, however we recommend modifying the mantel for improved fire safety.



Item 16 - Item 1 (Picture)



Item 16 - Item 2 (Picture)

17. (2) The fireplace gas connector is rigid aluminum tubing. Aluminum tubing was approved at the time of this installation. However exposure to the elements deteriorates the tubing and makes it more likely to rupture during seismic activity.
- For an increased margin of safety, a connector meeting industry standards should be installed.



Item 17 - Item 1 (Picture)



Item 17 - Item 2 (Picture)

CHIMNEYS

☐ INSPECTED

18. (1) The sheet metal cap(s) at the top of the chimney is not watertight. Driven rain could leak at the cap.
- A qualified technician should repair the cap as needed.



Item 18 - Item 1 (Picture)



Item 18 - Item 2 (Picture)

19. (2) No spark arrestor or rain cap is installed at the chimney flue terminal(s). Caps help prevent the escape of hot embers or rain entry. - As an upgrade, a combination chimney cap/spark arrestor should be installed.



Item 19 - Item 1 (Picture)

10. INT./EXT./ DOORS/ WINDOWS/ SKYLIGHTS

Action Items

DOORS-EXTERIOR

☐ INSPECTED

20. (2) The exterior door deadbolt at the rear patio does not lock properly. - The hardware on all non-latching doors should be adjusted to restore full operation.



Item 20 - Item 1 (Picture)



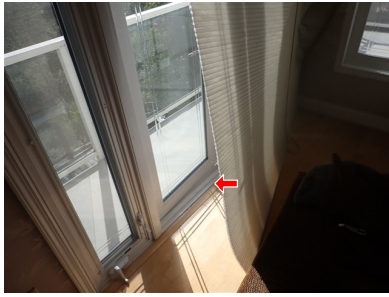
Item 20 - Item 2 (Picture)

Consideration Items

DOORS-EXTERIOR

☑ INSPECTED

21. (1) A exterior door at the Master Bedroom binds on the jamb or threshold. - Have a qualified technician adjust the door to restore proper operation.



Item 21 - Item 1 (Picture)

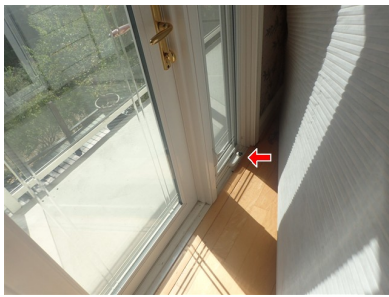


Item 21 - Item 2 (Picture)

WINDOWS-INTERIOR

☑ INSPECTED

22. There is one or more missing crank handles at the windows in the some locations. -The handles should be replaced where needed. (Such windows cannot be easily used for an exit in an emergency.)



Item 22 - Item 1 (Picture)



Item 22 - Item 2 (Picture)

11. INT./EXT./ GARAGE

Action Items

GARAGE DOOR(S) AND HARDWARE

☑ INSPECTED

23. The counter balance mechanism (spring) for the Left Side garage door is out of adjustment and does not adequately compensate for the weight of the door. -A qualified garage door mechanic should make the necessary repairs and/or adjustments.



Item 23 - Item 1 (Picture)

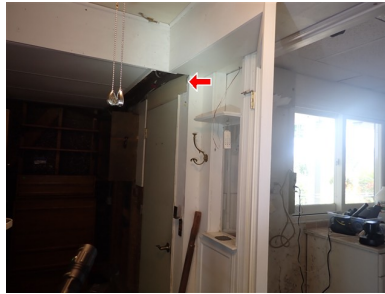
GARAGE WALLS (FIREWALL SEPARATION - VENTILATION)

☐ INSPECTED

24. There are gaps/holes in the fire-resistive barrier between the garage and interior. This condition can allow more rapid spread of smoke and flames in the event of a fire. - All voids should be repaired for improved fire safety.



Item 24 - Item 1 (Picture)



Item 24 - Item 2 (Picture)



Item 24 - Item 3 (Picture)

12. INTERIORS/ SMOKE & CO ALARMS

Action Items

SMOKE ALARMS

☐ INSPECTED

25. The latest standards require that smoke alarms be installed in all bedrooms at the time of construction, or if any significant remodeling is done, or (in some jurisdictions) when the residence is sold.
- Whether or not installation is required, we recommend that smoke alarms be installed where needed per modern standards.

13. INTERIORS/ WALLS/ CEILING/ CABINETS/ STAIRS

Action Items

BEDROOM FIRE SAFETY EGRESS

☐ INSPECTED

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



Item 26 - Item 1 (Picture)



Item 26 - Item 2 (Picture)

14. INTERIORS/ KITCHEN

Action Items

RANGES/OVENS/COOKTOPS

📋 INSPECTED

27. One or more cooktop burners did not ignite. - A qualified technician should make any needed repairs so that the burners and ignition system are functional



Item 27 - Item 1 (Picture)

Consideration Items

REFRIGERATOR

📋 NOT INSPECTED

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

15. INTERIORS/ BATHROOMS

Consideration Items

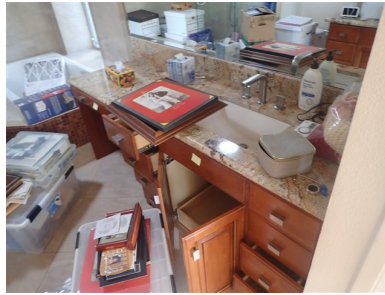
IMPORTANT CLIENT INFORMATION

☐ INSPECTED

29. (2) Personal items were stored in the Master Bathroom at the time of this inspection. The fixtures and drains could not be tested. Stored items should be removed and the fixtures and drains tested by a qualified technician.



Item 29 - Item 1 (Picture)



Item 29 - Item 2 (Picture)

16. INTERIORS/ LAUNDRY

Consideration Items

VISIBLE CLOTHES DRYER VENT

☐ INSPECTED

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

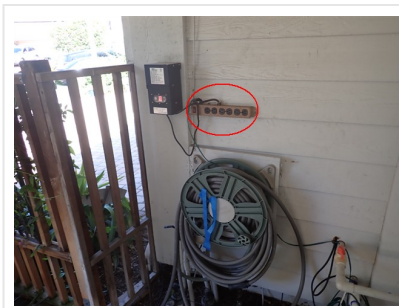
17. SYSTEMS/ ELECTRICAL/ PANELS/ BREAKERS/ WIRING

Action Items

WIRING

☐ INSPECTED

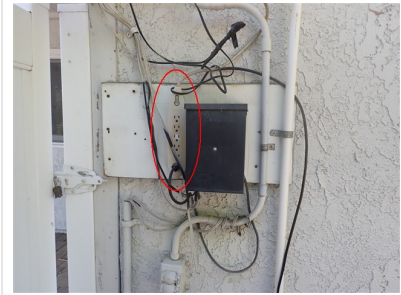
31. (1) Extension cords are being used as permanent wiring at the exterior. Extension cords are not appropriate for use in permanent installations, are easy to overload, and are easily damaged, which can create a shock or fire hazard. Removal of all permanently installed extension cords and replacement with appropriate, permanent wiring is recommended. A licensed electrician should install all permanent wiring.



Item 31 - Item 1 (Picture)



Item 31 - Item 2 (Picture)



Item 31 - Item 3 (Picture)



Item 31 - Item 4 (Picture)



Item 31 - Item 5 (Picture)

32. (2) There is exposed wiring (Romex) at the garage. The wiring is susceptible to physical damage and not well protected. - A qualified electrician should properly install any exposed wiring.



Item 32 - Item 1 (Picture)



Item 32 - Item 2 (Picture)

33. (3) Extension cords are being used for permanent power to the garage door opener. This type of wiring is not appropriate for use in permanent installations, is easy to overload, and is easily damaged. - Removal of all permanently installed extension cords and replacement with appropriate, permanently installed wiring is recommended. A qualified technician should do the work.



Item 33 - Item 1 (Picture)



Item 33 - Item 2 (Picture)



Item 33 - Item 3 (Picture)

34. (4) There are one or more open wire splices at the Garage. Open splices can be a shock or fire hazard.
- A qualified technician should properly splice all wiring inside covered junction boxes.

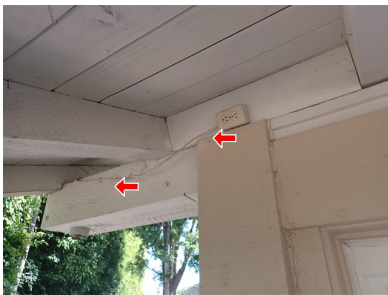


Item 34 - Item 1 (Picture)

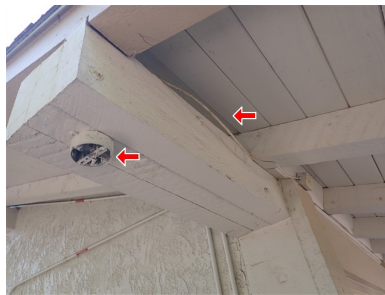


Item 34 - Item 2 (Picture)

35. (5) There is exposed wiring (Romex) at the exterior. The wiring is susceptible to physical damage and not well protected. - A qualified electrician should properly install any exposed wiring.



Item 35 - Item 1 (Picture)



Item 35 - Item 2 (Picture)



Item 35 - Item 3 (Picture)



Item 35 - Item 4 (Picture)

36. (6) There is unsecured wiring exposed to physical damage in the attic. Wiring should be secured to prevent damage to the wiring. - A qualified electrician should make repairs as necessary.



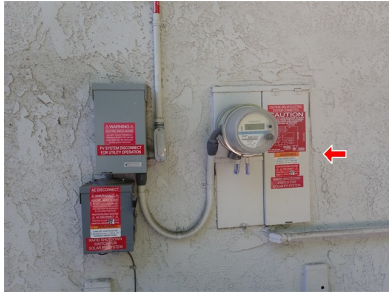
Item 36 - Item 1 (Picture)

Consideration Items

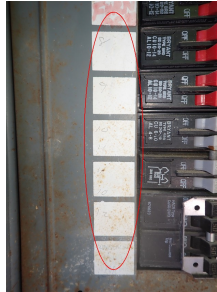
MAIN DISTRIBUTION PANEL

☐ INSPECTED

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



Item 37 - Item 1 (Picture)



Item 37 - Item 2 (Picture)

SUB PANEL(S)

☐ INSPECTED

38. Some circuits in the Garage electric subpanel are labeled, some are not. We did not verify the accuracy of the labeling. - A qualified person should check the labeling and properly label any unlabeled breakers.

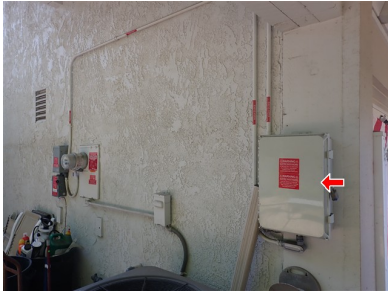


Item 38 - Item 1 (Picture)

LIMITATIONS: ELECTRICAL

☐ INSPECTED

39. (1) This property has low voltage landscape lighting and/or fixtures controlled by timers or photo cells. An evaluation of these types of lighting is beyond the scope of this inspection.
- The function of these fixtures should be verified at or before the final walkthrough.
40. (2) A solar electrical system was installed as a supplement to the electrical utility service. This system is beyond the scope of this inspection. - We recommend having the system inspected by a qualified specialist as needed.



Item 40 - Item 1 (Picture)



Item 40 - Item 2 (Picture)



Item 40 - Item 3 (Picture)



Item 40 - Item 4 (Picture)

18. SYSTEMS/ ELECTRICAL/ RECEPTACLES/ FIXTURES

Action Items

INTERIOR RECEPTACLES AND FIXTURES

☑ INSPECTED

41. Some ceiling fans had no visible remote control. The ceiling fan could not be tested or the speed could not be changed. - We recommend having the seller demonstrate the operation of the fan. The fan should be tested at the highest speed to verify it does not wobble excessively.



Item 41 - Item 1 (Picture)



Item 41 - Item 2 (Picture)

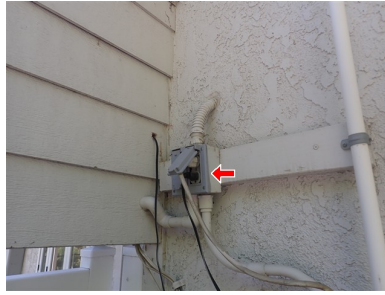
EXTERIOR RECEPTACLES AND FIXTURES

☑ INSPECTED

42. (1) There is one or more permanently installed extension or appliance cords at the exterior of the building. All permanently installed cords should have a cover that allows the plug to be installed and still maintain a weather-tight enclosure. -An approved in-use cover should be installed as an upgrade.



Item 42 - Item 1 (Picture)



Item 42 - Item 2 (Picture)

43. (3) The outlet at the right side exterior had no power when tested. No switch or tripped GFCI was located for the outlet. - We recommend further review and repair by a qualified electrician.



Item 43 - Item 1 (Picture)



Item 43 - Item 2 (Picture)

44. (4) There is an ungrounded receptacle in the rear exterior. Three-pronged receptacles should be grounded. The ground is a safety feature.
- A qualified electrician should make repairs or modifications as necessary to any ungrounded receptacle.



Item 44 - Item 1 (Picture)



Item 44 - Item 2 (Picture)

45. (5) One or more receptacles were wired backwards at the rear exterior. This is commonly called reversed polarity. This condition can pose a risk to personal safety and some types of electrical equipment. - A qualified electrician should reverse the hot and neutral wires of any reversed-polarity receptacles.



Item 45 - Item 1 (Picture)



Item 45 - Item 2 (Picture)

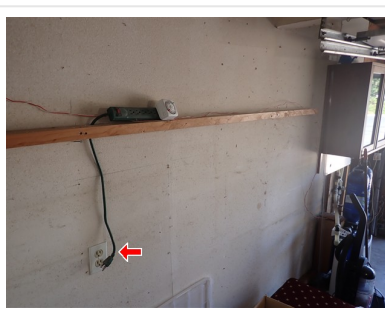
GFCI CONDITIONS (GROUND FAULT CIRCUIT INTERRUPTERS)

☐ INSPECTED

46. (1) Ground Fault Circuit Interrupter (GFCI) protection is installed for some, but not all, of the Garage receptacles where this type of protection is presently required.
- A qualified electrician should make repairs as needed so that all garage receptacles meet current standards.



Item 46 - Item 1 (Picture)



Item 46 - Item 2 (Picture)

47. (2) Ground Fault Circuit Interrupter (GFCI) protection is installed for some, but not all, of the Exterior receptacles where this type of protection is presently required.
- A qualified electrician should make repairs as needed so that all garage receptacles meet current standards.

Consideration Items

EXTERIOR RECEPTACLES AND FIXTURES

☐ INSPECTED

48. (2) One or more lights were not verified to be operational. We didn't locate a switch or otherwise did not verify the operation of the lights. - We recommend having the seller demonstrate the operation of the lights.



Item 48 - Item 1 (Picture)

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



Item 49 - Item 1 (Picture)

GFCI CONDITIONS (GROUND FAULT CIRCUIT INTERRUPTERS)

☐ INSPECTED

50. (3) We recommend upgrading by installing GFCI receptacles in all interior locations required by present standards. This includes locations in bathrooms, kitchens and any receptacles within six feet of a sink.
-Consider upgrading unprotected receptacles in areas where GFCI protection is presently required. A qualified electrician should do the work.

19. SYSTEMS/ PLUMBING/ SUPPLY PIPING & FIXTURES

Consideration Items

PLUMBING WATER SUPPLY

☐ INSPECTED

51. There is exposed PEX plastic piping at the garage. The piping is exposed to physical damage as well as damage from ultraviolet rays. - All exposed PEX piping should be properly protected in accordance with current plumbing standards.



Item 51 - Item 1 (Picture)

PLUMBING- BATH AND KITCHEN FIXTURES

☐ INSPECTED

52. Some of the sink water supply shutoff valves were noticeably corroded, but were not leaking at this time. - We recommend monitoring the valves for leaks and replacing any valve when a leak is discovered. Be prepared for a valve to leak whenever it is used.



Item 52 - Item 1 (Picture)



Item 52 - Item 2 (Picture)

LIMITATIONS: PLUMBING WATER SUPPLY

☐ INSPECTED

53. Water softening/conditioning equipment has been added to the water supply system for this house. Evaluation of this equipment is outside the scope of this inspection.
- We recommend asking the seller for information about this equipment. Sometimes this equipment is leased from, and serviced by, a service provider.



Item 53 - Item 1 (Picture)

20. SYSTEMS/ PLUMBING/ DRAIN & WASTE

Consideration Items

DRAIN WASTE AND VENT PIPES

☐ INSPECTED

54. There is an open pipe at the left rear. The purpose of the pipe was not determined. - We recommend review by a qualified technician to determine the purpose of the pipe.



Item 54 - Item 1 (Picture)



Item 54 - Item 2 (Picture)

21. SYSTEMS/ PLUMBING/ FUEL GAS PIPING & VENTS

Action Items

GAS PIPES AND VALVES

📋 INSPECTED

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



Item 55 - Item 1 (Picture)



Item 55 - Item 2 (Picture)

Consideration Items

GAS METER AND SYSTEM

📋 INSPECTED

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

GAS PIPES AND VALVES

📋 INSPECTED

57. (2) The furnace gas line was installed without a sediment trap. Gas valves installed on such appliances should be protected by a trap/drip leg that is installed just before the appliance valve to capture any debris or moisture that might be in the gas line. -Consult a qualified gas plumbing contractor for further recommendations and repairs.

(Home warranty companies may use the lack of such traps as a reason to deny repairs due to the gas appliances not being installed to "code".)

22. SYSTEMS/ PLUMBING/ WATER HEATING

Consideration Items

WATER HEATER

INSPECTED

58. (1) The water heater is at or beyond the end of its anticipated service life (unit is 12 years old). This type of water heater averages 10-15 years of service life. -Although it is still operating, you should budget to replace it in the not too distant future.



Item 58 - Item 1 (Picture)

59. (2) The flexible and plastic discharge pipe on the water heater's temperature-and-pressure (T&P) valve is not an approved material for this installation.
- A qualified plumber should install a discharge pipe that complies with the valve manufacturer's specifications.



Item 59 - Item 1 (Picture)



Item 59 - Item 2 (Picture)

TPR VALVE AND EXPANSION TANK

INSPECTED

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

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

WATER HEATER - GENERAL CONDITIONS

☐ INSPECTED

61. The water heater is in the garage or an exterior location and the water supply lines are not insulated. Uninsulated pipes are less energy efficient. - We recommend the hot water lines be insulated.

WATER HEATER GAS AND ELECTRIC CONNECTIONS

☐ INSPECTED

62. The water heater gas connector is flexible brass. Flexible brass connectors are no longer an acceptable device for use in a natural gas supply. -A connector meeting present standards should be installed as an upgrade.



Item 62 - Item 1 (Picture)

WATER HEATER COMBUSTION AND VENTING

☐ INSPECTED

63. The water heater vent is not connected with an appropriate transition fitting connector. - A qualified technician should repair with an approved fitting.



Item 63 - Item 1 (Picture)



Item 63 - Item 2 (Picture)

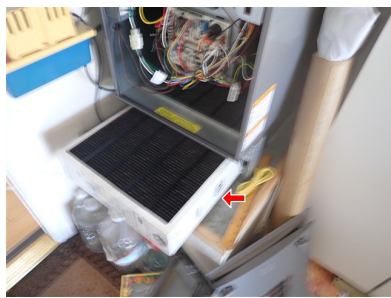
25. SYSTEMS/ HVAC/ AIR HANDLER/ DUCTING/ ELECTRIC/ OTHER

Consideration Items

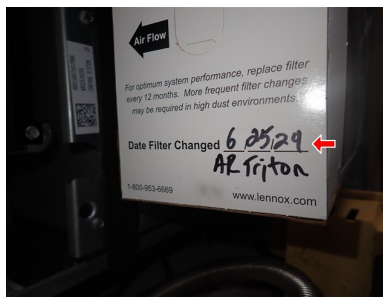
DUCTING, FILTERS, PLENUM

☐ INSPECTED

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



Item 64 - Item 1 (Picture)



Item 64 - Item 2 (Picture)

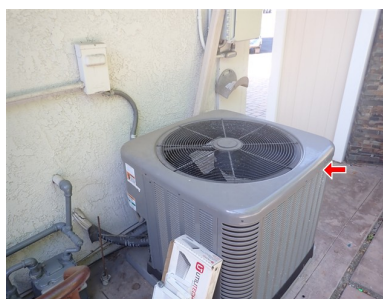
CLIENT INFORMATION

☐ INSPECTED

65. There is evidence that the heating and cooling system has been upgraded or replaced (Units were built in 2015/ 2016). We recommend checking with the owner or the local building department regarding necessary permits and any warranty information that may be available.



Item 65 - Item 1 (Picture)



Item 65 - Item 2 (Picture)

26. SHUT OFF LOCATIONS

Consideration Items

WATER SHUT OFF

☐ INSPECTED

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



Item 66 - Item 1 (Picture)



Item 66 - Item 2 (Picture)

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