



PROPERTY INSPECTION V 5.0

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08/15/2026



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MINOR/MAINTENANCE



MODERATE

HEALTH AND SAFETY /
MAJOR

SUMMARY

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- 🔧 6.3.2 Major Systems - Heating Equipment: Serviceable Life Expectancy
- ⊖ 6.3.3 Major Systems - Heating Equipment: No Drip Pan
- ⊖ 6.3.4 Major Systems - Heating Equipment: HVAC Return Located Inside Bathroom Cabinet
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- ⊖ 6.10.1 Major Systems - Distribution System: Patched Ducting Noted
- 🔧 6.11.1 Major Systems - Chimneys and Fireplaces: Recommend Level 2 Chimney inspection per NFPA 211
- ⚠️ 6.12.1 Major Systems - Smoke Detectors: Suggest Adding Smoke Detectors
- ⚠️ 6.12.2 Major Systems - Smoke Detectors: Recommend Replacing Smoke Detectors Due to Age
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- ⊖ 7.2.4 Roof - Material / Type: Damaged (General)
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- ⊖ 7.3.1 Roof - Gutters / Downspouts: Downspouts Drain Near Property
- ⊖ 7.3.2 Roof - Gutters / Downspouts: Broken/Missing Bracket Noted
- ⚠ 7.5.1 Roof - Chimneys / Skylights: Exhaust Flue Termination Near Windows
- ⚠ 7.5.2 Roof - Chimneys / Skylights: Loose Chimney Flue
- ⚠ 7.5.3 Roof - Chimneys / Skylights: Potential Burn / Safety Hazard
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- ⊖ 8.2.2 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Missing Labels on Panel
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- 8.2.3 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: AFCI Breakers In Electrical Panel
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- 8.2.4 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Rust and corrosion has been noted on one or more breakers.
- ⊖ 8.2.5 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Breaker not in use
- ⊖ 8.2.6 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Mismatching Breakers
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- ⊖ 9.4.2 Plumbing - Water Heater, Controls, Flues & Vents: No Sediment Trap
- ⊖ 9.4.3 Plumbing - Water Heater, Controls, Flues & Vents: Loose Earthquake Strap(s) Noted
- ⚠ 9.4.4 Plumbing - Water Heater, Controls, Flues & Vents: Recommend adding brace behind water heater
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- 🔧 10.10.3 Exterior - Siding : Vegetation Too Close To Building
- 🔧 10.10.4 Exterior - Siding : Patching Noted
- ⚠️ 10.10.5 Exterior - Siding : Stucco Blistering
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- 🔧 10.11.3 Exterior - Trim: Trim - Paint Flaking/Failing
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- ⚠️ 10.12.6 Exterior - Windows: Failing Window Seals Noted
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- ⚠️ 10.16.1 Exterior - Hose Bib(s): No Anti-Siphon Valve(s)
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- ⚠️ 11.3.1 Garage - Garage Door Opener: Garage Door Opener - Battery Back Up
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- ⚠️ 11.7.1 Garage - Window(s): Window Sill - Water Stains
- ⚠️ 11.8.1 Garage - Access door: Deteriorated Wood
- ⚠️ 11.8.2 Garage - Access door: Garage Access Door - No/Low Threshold
- ⚠️ 11.11.1 Garage - Electrical: No GFI
- ⚠️ 11.11.2 Garage - Electrical: Cover Plate Missing
- ⚠️ 11.11.3 Garage - Electrical: Inoperable Outlet
- ⚠️ 11.12.1 Garage - Vent Screen(s): No Garage Ventilation Observed
- 🔧 11.15.1 Garage - Dryer Hook Up: Recommend cleaning dryer vent
- ⚠️ 12.6.1 Kitchen - Electrical: Inoperable Overhead Light(s)
- ⚠️ 12.8.1 Kitchen - Cabinets: Water Damage Noted
- ⚠️ 12.9.1 Kitchen - Sink, Faucets, & Drains: Angle Stops - Corrosion
- 🔧 12.9.2 Kitchen - Sink, Faucets, & Drains: Suggest re-caulking as needed
- ⚠️ 12.10.1 Kitchen - Garbage Disposal: Garbage Disposal is Rusted

- 🔧 12.11.1 Kitchen - Countertops: Suggest Re-Caulking/Grouting Where Needed
- 🟡 12.11.2 Kitchen - Countertops: Counter Top - Sagging
- 🟡 12.11.3 Kitchen - Countertops: Countertop Patching and Damage
- 🟡 12.15.1 Kitchen - Oven: Oven Light
- 🔧 12.16.1 Kitchen - Built-in Microwave: Microwave Serviceable Life Expectancy
- 🟡 13.5.1 Kitchen A - Electrical: Missing Face Plate Noted
- 🔧 13.6.1 Kitchen A - Cabinets: Paint/Finish Damage
- 🔧 13.9.1 Kitchen A - Countertops: Suggest Re-Caulking/Grouting Where Needed
- 🟡 13.11.1 Kitchen A - Dishwasher: Dishwasher - Serviceable Life Expectancy
- 🟡 13.13.1 Kitchen A - Oven: Oven is Inoperable
- 🟡 14.9.1 Kitchen B - Sink, Faucets, & Drains: Loose Facuet
- 🔧 14.11.1 Kitchen B - Countertops: Suggest Re-Caulking/Grouting Where Needed
- 🟡 14.13.1 Kitchen B - Range/Cooktop/Vent: Anti-Tip Device
- 🚨 14.14.1 Kitchen B - Oven: Range Not Fastened
- 🔧 15.5.1 Bathroom - Primary - Exhaust Fan: Recommend Cleaning Exhaust Fan Cover
- 🔧 15.9.1 Bathroom - Primary - Counter/Cabinets: Suggest re-caulking/Grouting where needed
- 🔧 15.10.1 Bathroom - Primary - Shower: Recommend Sealing Around the Faucets
- 🔧 15.10.2 Bathroom - Primary - Shower: Re-Caulk/Grout
- 🔧 15.10.3 Bathroom - Primary - Shower: Shower Pan Not Flood Tested
- 🔧 16.6.1 Bathroom - Left Rear Guest - Exhaust Fan: Recommend Cleaning Exhaust Fan Cover
- 🔧 16.10.1 Bathroom - Left Rear Guest - Counter/Cabinets: Suggest re-caulking/Grouting where needed
- 🔧 16.11.1 Bathroom - Left Rear Guest - Shower: Recommend Sealing Around the Faucets
- 🔧 16.11.2 Bathroom - Left Rear Guest - Shower: Re-Caulk/Grout
- 🔧 16.11.3 Bathroom - Left Rear Guest - Shower: Shower Pan Not Flood Tested
- 🟡 16.11.4 Bathroom - Left Rear Guest - Shower: Corrosion and Loose Shower Door Frame
- 🔧 17.5.1 Bathroom - Hall - Exhaust Fan: Recommend Cleaning Exhaust Fan Cover
- 🔧 17.9.1 Bathroom - Hall - Counter/Cabinets: Suggest re-caulking/Grouting where needed
- 🔧 17.10.1 Bathroom - Hall - Shower: Recommend Sealing Around the Faucets
- 🔧 17.10.2 Bathroom - Hall - Shower: Re-Caulk/Grout
- 🔧 17.10.3 Bathroom - Hall - Shower: Shower Pan Not Flood Tested
- 🔧 17.11.1 Bathroom - Hall - Tub: Suggest Re-Caulking and Grout as Needed.
- 🔧 18.6.1 Primary Bed/Bathroom - A - Exhaust Fan: Recommend Cleaning Exhaust Fan Cover
- 🔧 18.11.1 Primary Bed/Bathroom - A - Shower: Shower Pan Not Flood Tested
- 🔧 18.11.2 Primary Bed/Bathroom - A - Shower: Re-Caulk/Grout
- 🔧 18.11.3 Primary Bed/Bathroom - A - Shower: Recommend Sealing Around the Faucets
- 🔧 18.12.1 Primary Bed/Bathroom - A - Tub: Suggest Re-Caulking and Grout as Needed.
- 🚨 18.12.2 Primary Bed/Bathroom - A - Tub: Water temperature above 120°F
- 🔧 18.12.3 Primary Bed/Bathroom - A - Tub: Hydro Jets Not Tested
- 🔧 19.6.1 Bathroom - B - Exhaust Fan: Recommend Cleaning Exhaust Fan Cover
- 🟡 19.9.1 Bathroom - B - Sink/Faucet/Drains/Supply: Loose Pedestal Sink
- 🔧 19.11.1 Bathroom - B - Shower: Shower Pan Not Flood Tested

- 🔧 19.11.2 Bathroom - B - Shower: Re-Caulk/Grout
- 🔧 19.11.3 Bathroom - B - Shower: Recommend Sealing Around the Faucets
- 🚫 19.11.4 Bathroom - B - Shower: Diverter
- 🚫 21.1.1 Dining Room - Floors: Moisture Damage
- 🔧 22.1.1 Living Room - Floors: Flooring Patching and Repairs
- 🚫 22.6.1 Living Room - Electrical: Loose Outlets/Switches
- 🚫 22.6.2 Living Room - Electrical: Cover Plates Damaged
- 🚫 25.1.1 Bedroom - Primary - Floors: Missing/Damaged Baseboard
- 🔧 25.2.1 Bedroom - Primary - Walls: Patching Noted
- 🚫 25.7.1 Bedroom - Primary - Closet: Missing Closet Door Guide(s)
- 🚫 27.5.1 Bedroom - Right Rear - Windows: Damaged/Missing Screen
- 🚫 27.5.2 Bedroom - Right Rear - Windows: Window Lock Does Not Catch
- 🚫 28.1.1 Bedroom - Left Rear - Floors: Threshold Trim
- 🚫 28.6.1 Bedroom - Left Rear - Electrical: Cover Plates Missing
- 🚫 30.5.1 Attic - Attic Insulation: Insufficient Insulation
- 🚫 30.5.2 Attic - Attic Insulation: Damaged
- 🚫 30.7.1 Attic - Attic Comments: Open Junction Box

1: GENERAL INFORMATION / OVERVIEW

		IN	NI	NP
1.1	General	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

General: Comment Keys and Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this property. Any findings / comments that are listed under "**Health and Safety / Major**" by the inspector suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

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

Not Inspected (NI) = The item, component or system was not inspected and no representations made of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = The item, component or system is not in this building.

Findings = The item, component or system was inspected and a concern, observation and/or deficiency was found and falls under one of the categories below.

Note = The item or discovery indicated is considered cosmetic, nuisance or is "For Your Information". The items, although should be repaired, are not considered to be in need of immediate repair. Any items or recommendations in this category should not be considered as an enforceable repair or responsibility of the sellers, but designed only to provide you with specific information about the property.

Minor = The item, component, or system while perhaps functioning as intended is in need of **minor** repair, service, or maintenance; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; or considerations should be made in upgrading the item, component, or system to enhance the function, efficiency and / or safety. Items falling into this category can frequently be addressed by a contractor or **handyman** and are considered to be routine maintenance (DIY) or recommended upgrades.

Moderate = The item, component, or system while perhaps functioning as intended is in need of **moderate** repair, service; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; or considerations should be made in upgrading the item, component, or system to enhance the function, efficiency and / or safety. Items falling into this category can frequently be addressed by a **handyman or a qualified contractor** and are not considered routine maintenance or DIY items.

Health and Safety / Major = The item, component or system poses a safety concern to occupants in or around the building. Some listed concerns will be considered acceptable for the time period of construction but pose a current risk.

The item, component or system is **Not** functioning as intended, or needs further evaluation by a specialized qualified licensed contractor or can cause damage to the structure. Items, components or units that can be repaired to satisfactory condition may not need replacement.

PHOTOS - Can represent one or more areas. As the comment may detail a specific area or areas. Photos are in the report to provide a visual aid not a definite . They are used to help see what the inspector sees. If report says one or more areas make sure that whom ever may be doing repairs or the work checks to make sure what needs to be corrected or done. They person or company making the corrections may also find underlying issues that were not present at the time of the inspection.

General: Interiors

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.

The inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows, separation walls, ceilings, doors, between a dwelling unit and an attached garage or dwelling unit. The inspector shall observe sumps. The inspector shall: Operate a representative number of primary windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments, household appliances, recreational facilities or another dwelling unit.

General: Lead / Asbestos Warning

Asbestos was commonly used in building materials from the early 1900s through the late 1970s due to its fire-resistant and insulating properties. It can be found in insulation, roofing, flooring, and other construction materials. The use of asbestos in most building products was largely phased out in the late 1970s after its health risks, including lung disease and cancer, became widely recognized. For more information on asbestos and its risks, visit the Environmental Protection Agency (EPA) website or consult local health and safety regulations. If you suspect asbestos in your property, contact a certified asbestos inspector.

General: Moisture Meter Information

FYI - A moisture meter was used where necessary to confirm or rule out the presence of moisture. Any pictures, including a moisture meter, should be seen as qualitative readings only. It will be the job of repairing contractors to determine the quantifiable readings of moisture, the extent of the moisture, and its source. Rule of thumb reading are as follows:

- 16-19% - Fungal growth and mold can grow, thrive, and produce spores.
- 20-26% - Wood Decay begins.
- 27%+ - Wood Decay rapidly accelerates.
- 30%+ - FSP The fiber saturation point has been reached, and the wood is fully saturated with water/moisture.

General: Specialty Tools Information

LMT - Specialty tools, testers, meters, and the like may have been used during this inspection and photographed in this report. The use of any of these tools is beyond the scope of an inspection and was done as a courtesy to provide you with as much information as possible about the property.

Quantitative readings will not be provided in this report. Although readings or other quantitative values may be represented in photographs, these values should not be wholly relied upon as they can change from day to day, with differing conditions.

General: Overview

An inspection is a non invasive, visual examination of the accessible areas of the property, designed to identify areas of concern within specific systems or components defined by the CCPIA/InterNACHI Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property. This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection

is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

General: Notes

Note: California has seasonable rains which occur at the end and the beginning of each calendar year. Occasionally, the rainfall is exceptionally high. This is called an El Nino year. In recent years Southern California has been going through a drought. During drought periods many conditions visible following rains do not appear. The duty of a property inspector is to disclose visible conditions. If a condition is not visible it cannot be reported.

Note: Read the [Standards of Practice](#) set forth by the [InterNational Association of Certified Home Inspectors/ Certified Commercial Property Inspectors](#) for an insight into the scope of the inspection.

Note: The inspection represents the condition of the visually inspected areas of the property on the date of the inspection. Component conditions may change between the date of the inspection and the title transfer date. A thorough walk-through prior to title transfer helps protect against unexpected surprises, and is recommended. **The purchase of a warranty (if available) is recommended.**

Notice to Third Parties: This report is copyright protected. This report is the exclusive property of Trident Inspection Group and the Client(s) listed above and is not transferable to any third parties or subsequent buyers. Our Inspection and this report have been performed with a written contract agreement that limits its scope and usefulness. Unauthorized recipients are therefore advised not to rely upon this report, but rather to retain the services of an appropriately qualified property inspector of their choice to provide them with their own inspection and report. Liability under this report is limited to the party identified on the cover page of this report.

Note: For the purpose of this report, all directional references (left, right, rear, front) are based on when facing the front of the structure as depicted in the cover image above.

Note: The client is advised that a mold inspection / testing be performed by a qualified specialist if any evidence of past or current water leaks (plumbing, roof, intrusion or otherwise) are reported by the inspector.

ENVIRONMENTAL CONDITIONS: Client agrees what is being contracted for is a building inspection and not an environmental evaluation. The inspection is not intended to detect, identify, or disclose any health or environmental conditions regarding this building or property, including, but not limited to: the presence of asbestos, radon, lead, urea-formaldehyde, fungi, molds, mildew, feces, urine, vermin or pests, PCBs, "Chinese drywall" or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or building materials. The Inspector is not liable for injury, health risks, or damage caused or contributed to by these conditions. If concerned with any of these conditions a professional in that field should be hired prior to the end of your contingency period for further examination.

TYPOGRAPHICAL ERRORS: This report is proofread before sending it out, but typographical errors may be present. If any errors are noticed, please feel free to contact me for clarification.

Please acknowledge to me once you have completed reading this report. At that time I will be happy to answer any questions you may have, or provide clarification. Non-acknowledgement implies that you understood all information contained in this report.

INACCESSIBLE AREAS: In the report, there may be specific references to areas and items that were inaccessible or only partly accessible. I can make no representations regarding conditions that may be present in these areas that were

concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions or hidden damage may be found in these areas.

QUALITATIVE vs QUANTITATIVE: An inspection is not quantitative, when multiple or similar parts of a system, item, or component are found to have a deficiency, the deficiency will be noted in a qualitative manner such as "multiple present" etc. A quantitative number of deficient parts, pieces, or items will not be given as the repairing contractor will need to evaluate and ascertain the full amount or extent of the deficiency or damage. This is not a technically exhaustive inspection.

REPAIRS VERSUS UPGRADES: I inspect properties to today's safety and building standards. Therefore some recommendations made in this report may have not been required when the property was constructed. Building standards change and are improved for the safety and benefit of the occupants of the property and any repairs and/or upgrades mentioned should be considered for safety, performance, and the longevity of the properties items and components. Although, I will address some recommended upgrades in the report, this should not be construed as a full listing of items that could potentially be upgraded. To learn of **ALL** the ways the building could be brought up to today's building and safety standards, full and exhaustive evaluations should be conducted by qualified tradespeople.

CONTRACTORS / FURTHER EVALUATION: It is recommended that licensed professionals be used for repair issues as it relates to the comments in this report, and copies of receipts are kept for warranty purposes. The use of the term "Qualified Person" in this report relates to an individual, company, or contractor whom is either licensed or certified in the field of concern. If I recommend evaluation or repairs by contractors or other licensed professionals, it is possible that they will discover additional problems since they will be invasive with their evaluation and repairs. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and/or exhaustive list of problems, or areas of concern.

CAUSES of DAMAGE / METHODS OF REPAIR: Any suggested causes of damage or defects, and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the property, and in my opinion only from the standpoint of a visual inspection, and should not be wholly relied upon. Contractors or other licensed professionals will have the final determination on the causes of damage/deficiencies, and the best methods of repairs, due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

General: Thermal Imaging

Note: A Thermal Imaging camera may be used as a means of evaluating certain suspect issues or systems. Any anomalies found are always verified by other means such as a moisture meter. Moisture must be present for infrared thermography to locate its existence. During dry times a leak may still be present but undetectable if materials have no moisture present. **Thermal Imaging is not X-ray vision, cannot see through walls and cannot detect mold.** An infrared camera may be used for specific areas or visual problems, and should not be viewed as a full thermal scan of the entire building. Additional services are available at additional costs and would be supplemented by an additional agreement/addendum. Temperature readings displayed on thermal images in this report are included as a courtesy and should not be wholly relied upon as an inspection is qualitative, not quantitative. These values can vary +/- 4% or more of displayed readings, and these values will display surface temperatures when air temperature readings would actually need to be conducted on some items which is beyond the scope of a property inspection. If a full thermal scan of the building is desired, please reach out to me schedule this service.

General: Vacant Walkthrough

During your final walk-through inspection you will have the opportunity to check the property for a final time. You should check to see if anything has changed since the original inspection (that is typically performed a few months prior to closing). It is also advisable for the owner to provide any operating manuals for equipment, along with any warranties that are available. You should operate kitchen equipment, plumbing fixtures, heating and air conditioning systems, and any other equipment that is included as part of the purchase. It is also important to check for any signs of water penetration problems in the house (interior and in the attic). If the owner has agreed to any repair work, the documentation for this work should be obtained. Any problems that are discovered during the walk-through inspection should be discussed with your attorney, prior to closing.

Limitations

General

INTERIOR LIMITATIONS

General

UTILITIES ON/OFF

Water On, Electricity On, Gas On

Any utilities that are off during the inspection will limit the inspection of any devices requiring water, gas, or electricity.

2: INSPECTION DETAILS - PROPERTY INSPECTION

		IN	NI	NP
2.1	General	X		

IN = InspectedNI = Not InspectedNP = Not Present

Information

General: Type of Building
Multi-Unit

General: Weather Conditions
Cloudy

General: How Many Levels
1

General: Left Side



General: In Attendance
Client, Client's Agent

General: Right Side



General: Streetview



Limitations

General

CLIENTS REPORT

This report is for the person(s) named in the Client section only. Unauthorized use is prohibited without said Client(s) and Trident Inspection Group permission. Liability under this report is limited to the party identified on the cover page of this report.

General

TENANT OCCUPIED

The property was occupied at the time of the inspection. Conditions noted at this time may change before the buyer when a property is occupied during an inspection, several factors come into play:

1. ****Changing Conditions:**** Since tenants continue to occupy the property after the inspection, they may continue to live their daily lives, leading to changes in the property's condition. Regular use, wear and tear, and maintenance practices by tenants can impact the overall condition of the property over time.
2. ****Tenant's Belongings:**** The belongings of the tenants can obstruct or limit the inspector's ability to thoroughly inspect the property. Certain areas may be difficult to access or examine, limiting visibility and making it challenging to assess potential issues that might be hidden behind furniture, personal items, or other belongings.
3. ****Limitation on Inspection Scope:**** The presence of tenants and their belongings might restrict the inspector's ability to fully evaluate certain areas of the property. For instance, they might not be able to access locked rooms or storage areas containing the tenant's personal items.
4. ****Privacy and Cooperation:**** It is essential for the inspector and the tenants to coordinate and communicate effectively to ensure a smooth inspection process. While respecting the tenants' privacy, they need to provide access to all the essential areas for inspection, within the boundaries of local laws and regulations.

Considering these factors, it's important for the buyer and their real estate agent to be aware that the inspection report might not reflect the property's final condition when they take possession. To address this issue, it's common for the purchase agreement to include a clause stipulating that the property must be in the same or better condition upon possession as it was during the inspection.

In some cases, a re-inspection may be recommended closer to the possession date to ensure that any changes in the property's condition have been taken into account, and any necessary repairs or negotiations can be carried out based on the updated information.

In summary, when a property is tenant occupied at the time of inspection, it's crucial to understand the potential limitations that may affect the inspection process and to be prepared for possible changes in the property's condition before taking possession. Proper communication between all parties involved can help ensure a smoother real estate transaction and better transparency throughout the process.

3: ENVIRONMENTAL CONCERNS

		IN	NI	NP
3.1	Odors Present	X		
3.2	Fungal Growth	X		
3.3	Pest/Insect/Wildlife Concerns	X		
3.4	Rodent/Vermin Concerns	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Odors Present: Odor(s) Present

No Discernible Odors

Fungal Growth: Fungal Growth

Presence

Not at Visible Portions

Odors Present: Odors Information

If any odors are noticed in the home I will include them in this section with recommendations made as needed. If no additional information is included in this report in respect to odors, then no discernible odors were present or noticed in the home at the time of inspection.

Fungal Growth: Fungal Growth and Mold Information

EXCL - In accordance with the Standards of practice reporting on the presence of mold is excluded from this inspection.

If I see obvious signs of fungal growth, I will recommend further evaluation and testing as a courtesy, but these individual references should not be construed as an all-inclusive listing of areas of fungal growth present.

Furthermore, the removal of personal belongings or any remodeling or repairs that may take place in the future may reveal fungal growth or mold that was not visible at the time of inspection. **If mold is a concern, you are advised to have a mold inspection and indoor air quality testing conducted by a certified mold inspector or industrial hygienist prior to the end of your inspection contingency period.**

Pest/Insect/Wildlife Concerns: Termite & Pest Control Services by Trident Pest Control (License PR 8662)

In addition to your property inspection, we want to make you aware of a valuable resource available through our sister company — Trident Pest Control, licensed by the California Structural Pest Control Board (PR 8662).

Termites are one of the most costly threats to any structure, often going undetected until significant damage has occurred. Trident Pest Control specializes in both preventive and corrective termite treatments, including local treatments and full-structure fumigations. Whether it's addressing an active infestation or protecting your home long-term, our licensed termite professionals are trained to identify, treat, and prevent issues with precision and care.

We also offer a full range of general pest control services — from ants and spiders to rodents and cockroaches — all delivered with the same high standard of professionalism you've come to expect from Trident Inspection Group.

If termite or pest concerns arise now or in the future, we encourage you to contact us directly. Our team of licensed experts is ready to provide honest guidance, detailed inspections, and customized solutions to keep your home protected.

☎ 949-294-1188

Pest/Insect/Wildlife Concerns: WDO - Termite Inspection Recommended

EXCL - Inspecting for, and reporting on the presence of WDO activity (wood destroying organisms) including but not limited to; termites, powder post beetles, carpenter ants, carpenter bees, etc. is beyond the scope of an inspection, is excluded by the Standards of Practice, and is excluded from this inspection. **It is highly recommended that you have a WDO-Termite inspection prior to the end of your inspection contingency period. Any comments made in this report in regards to any such activity was done as a courtesy only, should not be viewed as an all-inclusive listing of activity, and requires further evaluation by a licensed pest control company.**

4: UTILITY SHUT OFF LOCATIONS

		IN	NI	NP
4.1	General	X		

IN = InspectedNI = Not InspectedNP = Not Present

Information

General: Gas/LP: Main Gas Shutoff Valve Location



General: Water: Water Shutoff Valve Location



Front



Rear

General: Electric Service: Main Disconnect Location & Photo





5: THERMAL IMAGING

		IN	NI	NP
5.1	Thermal Imaging Information	X		
5.2	Interior Surfaces	X		
5.3	HVAC Ductwork	X		
5.4	Electrical Components	X		

IN = Inspected NI = Not Inspected NP = Not Present

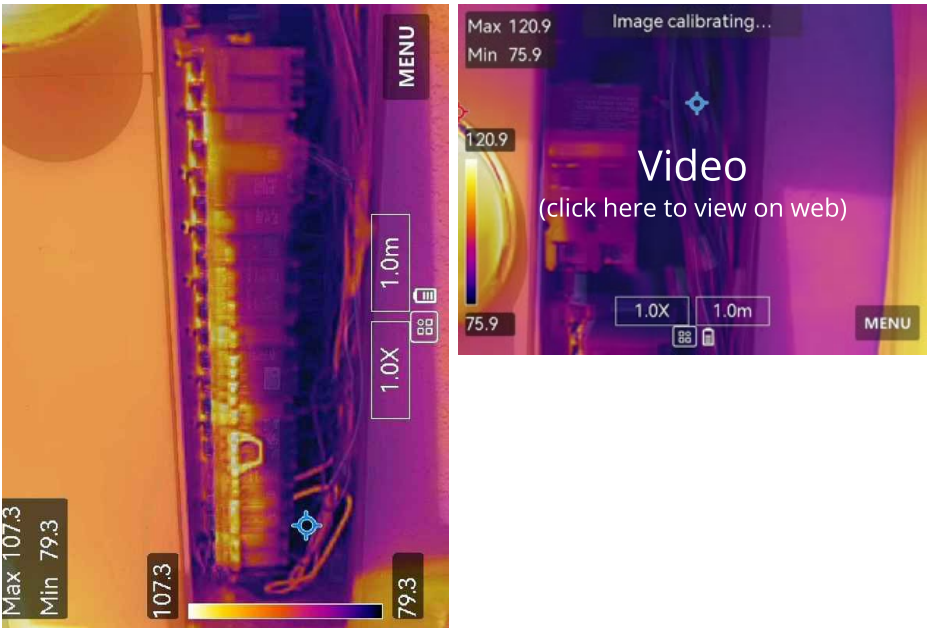
Information

Thermal Imaging Information:
Thermal Imaging Scan Type
Limited Scan

Thermal Imaging Information: Thermal Imaging Info - Limited Scan
LMT - An infrared camera was used for specific areas or to rule out or confirm presumed concerns and the camera's use should not be viewed as a full thermal scan of the structure. The use of the IR camera was done so at my discretion to provide as much information as possible, as its use exceeds the scope of an inspection. **A full thermal scan of the structure is available at an additional cost and would be supplemented by an additional agreement and fee.**

Temperature readings displayed on thermal images in this report are included as a courtesy and should not be wholly relied upon as the inspection is qualitative, not quantitative. These values can vary +/- 2% or more of displayed readings. These values will also display surface temperatures when air temperature readings would actually need to be conducted on some items, which is also beyond the scope of a building inspection.

Electrical Components: Infrared Information - Electrical Panel(s)
LMT - An infrared camera was used to look for thermal anomalies in the electrical panel(s). No anomalies were observed, under the current loading conditions at the time of inspection, unless otherwise noted in this report. The possibility exists that anomalies could become apparent under a heavier load (lived-in conditions).



6: MAJOR SYSTEMS

		IN	NI	NP
6.1	General Information - HVAC	X		
6.2	Air Supply Information	X		
6.3	Heating Equipment	X		
6.4	Heating Equipment - 1919A	X		
6.5	Cooling Equipment - 1919	X		
6.6	Mini-Split System Information - Roof	X		
6.7	Mini-Split System Information - Left Front	X		
6.8	Cooling Equipment - 1919A	X		
6.9	Thermostat	X		
6.10	Distribution System	X		
6.11	Chimneys and Fireplaces	X		
6.12	Smoke Detectors	X		
6.13	Carbon Monoxide Detectors	X		
6.14	Disclosures	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Heating Equipment: Unit Was working properly at time of inspection?
yes

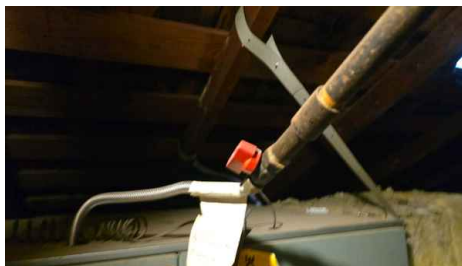
Heating Equipment: Heat System Brand
Rheem



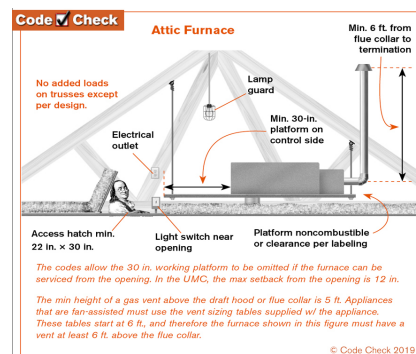
Heating Equipment: Location
Attic

Heating Equipment: Heat Type
Forced Air

Heating Equipment: Disconnects
Gas Shut Off



Heating Equipment: Attic Forced Air Unit



Heating Equipment: Energy Source

Heating Equipment - 1919A: Unit Was working properly at time of

Heating Equipment - 1919A: Heat System Brand

Natural Gas

inspection?
yes

ADP



Heating Equipment - 1919A: Location
Garage

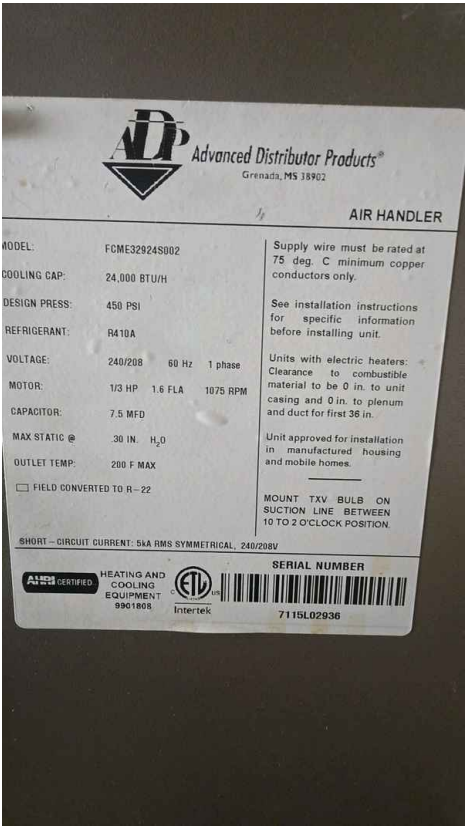
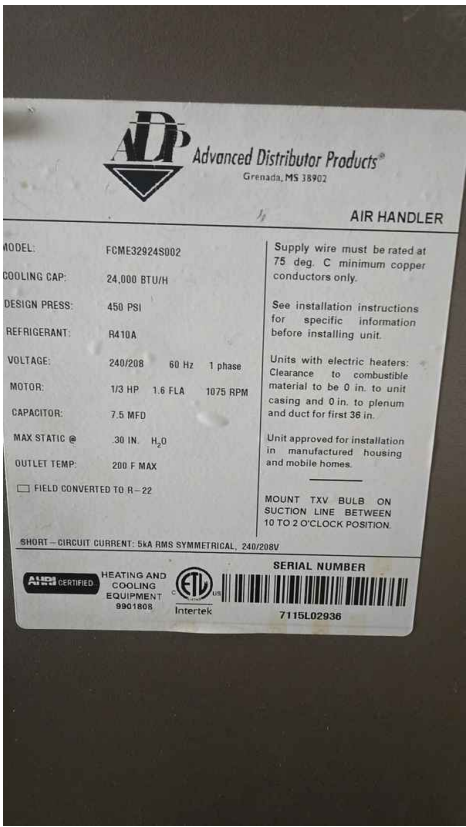
Heating Equipment - 1919A: Heat Type
Forced Air

Heating Equipment - 1919A: Disconnects
None

Heating Equipment - 1919A: Energy Source
Electric

Heating Equipment - 1919A: Data Plate

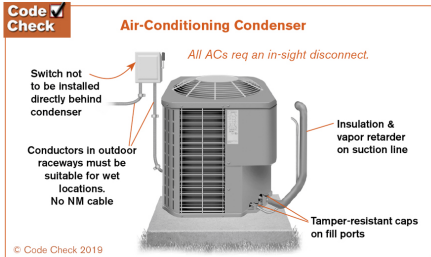
Heating Equipment - 1919A: Manufacturer Date
2015



Cooling Equipment - 1919: Unit Was working properly at time of inspection?
yes

Cooling Equipment - 1919: Central Air Brand
Rheem

Cooling Equipment - 1919: Location
Roof



Cooling Equipment - 1919: Energy Source/Type

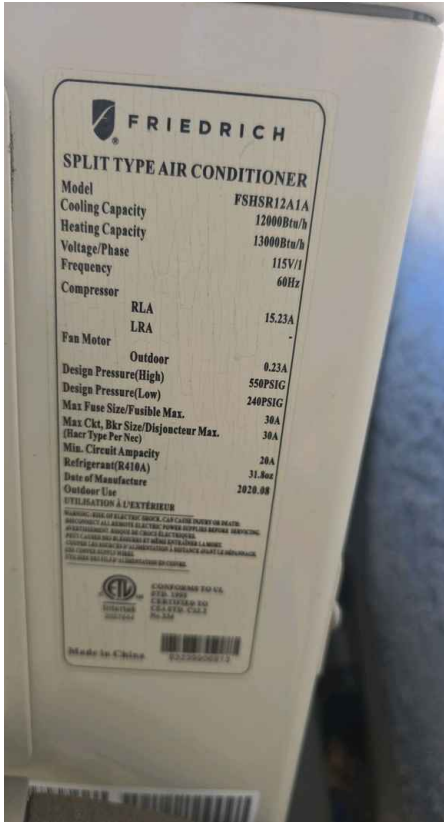
Cooling Equipment - 1919: Manufacture Date
1998

Mini-Split System Information - Roof: Data Tag

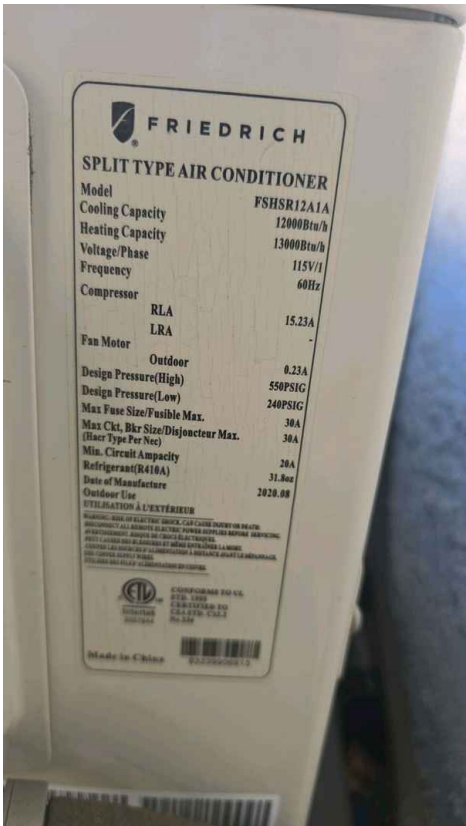
Electric, Central Air Conditioner,
Data Plate



Mini-Split System Information -
Left Front: Data Tag



Mini-Split System Information -
Left Front: Manufacture Date
2020

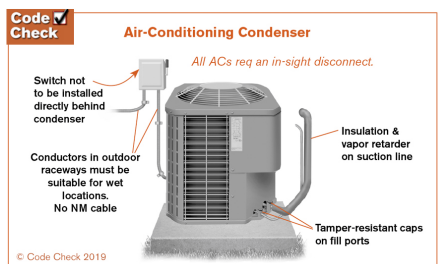


Cooling Equipment - 1919A: Unit
Was working properly at time of
inspection?
yes

Cooling Equipment - 1919A:
Central Air Brand
AC Pro

Cooling Equipment - 1919A:
Location
Rear

Cooling Equipment - 1919A:
Energy Source/Type
Electric, Central Air Conditioner,
Data Plate



Cooling Equipment - 1919A: Manufacture Date

2015



Thermostat: Location Upstairs



A

Distribution System: Ductwork Action needed

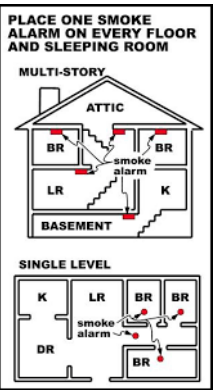
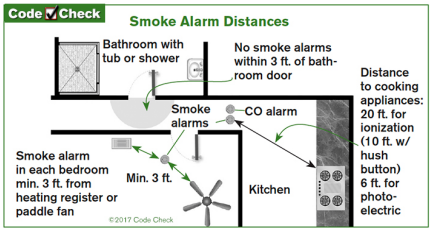
Chimneys and Fireplaces: Fireplace Type

Gas

Recommend referring to manufactures instructions prior to use

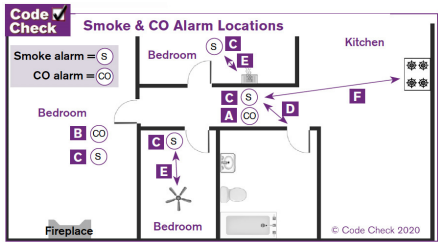


Smoke Detectors: Locations Hall, Bedroom



Carbon Monoxide Detectors: Locations

None



Smoke & CO Alarm Locations		18 IRC
☐ Req'd outside each separate sleeping area	A	315.3
☐ Req'd in bedroom or attached bath w/ fuel-burning device	B	315.3
☐ Alarms must comply w/ NFPA 72 & be listed to UL 217		314.1
☐ Req'd in each sleeping room & outside in immediate vicinity	C	314.3
☐ Min 3 ft. from door to bath w/ tub or shower if no conflict w/ above	D	314.3
☐ Min 3 ft. from forced-air outlet or tip of ceiling paddle fan blade	E	314.1
☐ Photoelectric min 6 ft. from permanently installed cooking appliance	F	314.3.1
☐ Ionization min 20 ft. from cooking, 10 ft. OK w/ hush button	F	314.3.1

General Information - HVAC: What's Inspected

The following was inspected:

- A. The air handler, circulating fan and air filter
- B. The condensate pump
- C. Readily visible ductwork
- D. A representative number of supply and return air registers;
- E. The central humidifier
- F. The central air-conditioning unit

The inspection was focused on deficiencies that could lead to water intrusion into the home's structure.

General Information - HVAC: HVAC System Life Expectancy

We recently conducted an inspection of the HVAC unit(s) at your property and would like to provide you with valuable information regarding their life expectancy. Understanding the typical lifespan of these units can assist you in planning

for maintenance, repairs, and potential replacements, ensuring the optimal functionality and cost-effectiveness of your HVAC system.

Based on our findings and industry standards, the average life expectancy of HVAC rooftop units is as follows:

Package Rooftop Units: Package rooftop units typically have a lifespan of 10 to 15 years. Regular maintenance, including filter changes, cleaning of coils, and inspections for electrical and mechanical components, is essential to extend their lifespan.

Split Units: Split units generally last between 10 to 15 years. Regular inspections, cleaning of condenser and evaporator coils, checking refrigerant levels, and maintaining electrical connections are crucial to maximize their efficiency and longevity.

It is important to note that these estimates are based on average conditions and may vary depending on factors such as unit quality, usage intensity, and environmental conditions. Regular maintenance and timely repairs are vital to ensure the longevity of your HVAC rooftop units.

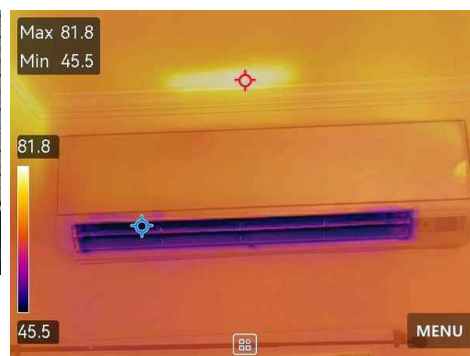
Air Supply Information: Air Supply Information

An infrared camera was used to show the system(s) responded to normal operating controls, at the time of inspection. **These images are not intended to show the exact temperature differential produced, the efficiency, or performance of the system, which lies beyond the scope of a home inspection.** HVAC thermometers (wet bulb) are required for accurate readings, and measurement points would be carried out at a different location by an HVAC contractor. Typical temperature differentials between return and supply air is 12 - 20 degrees in cooling mode, and 15 - 25 degrees in heating mode. Several factors can affect these numbers, such as, but not limited to: indoor ambient air temperature, exterior ambient air temperature, humidity, cleanliness of the air filter and evaporator, etc.

Mini-Split System Information - Roof: Mini-Split System Information

Mini-Split systems are inspected by a visual examination of the indoor and outdoor units, and by testing functionality at normal operating controls only. Temperature output or efficiency is not tested for. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

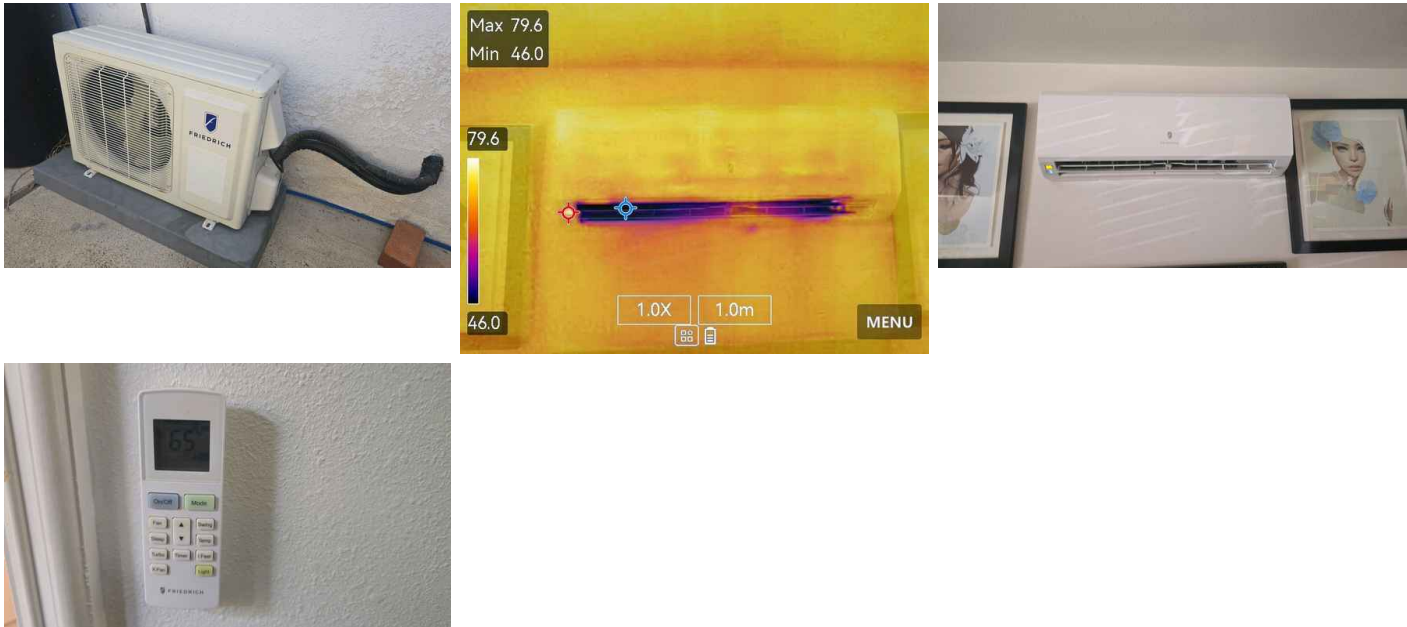
Mini-Split System Information - Roof: Photos of Unit (s)



Mini-Split System Information - Left Front: Mini-Split System Information

Mini-Split systems are inspected by a visual examination of the indoor and outdoor units, and by testing functionality at normal operating controls only. Temperature output or efficiency is not tested for. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

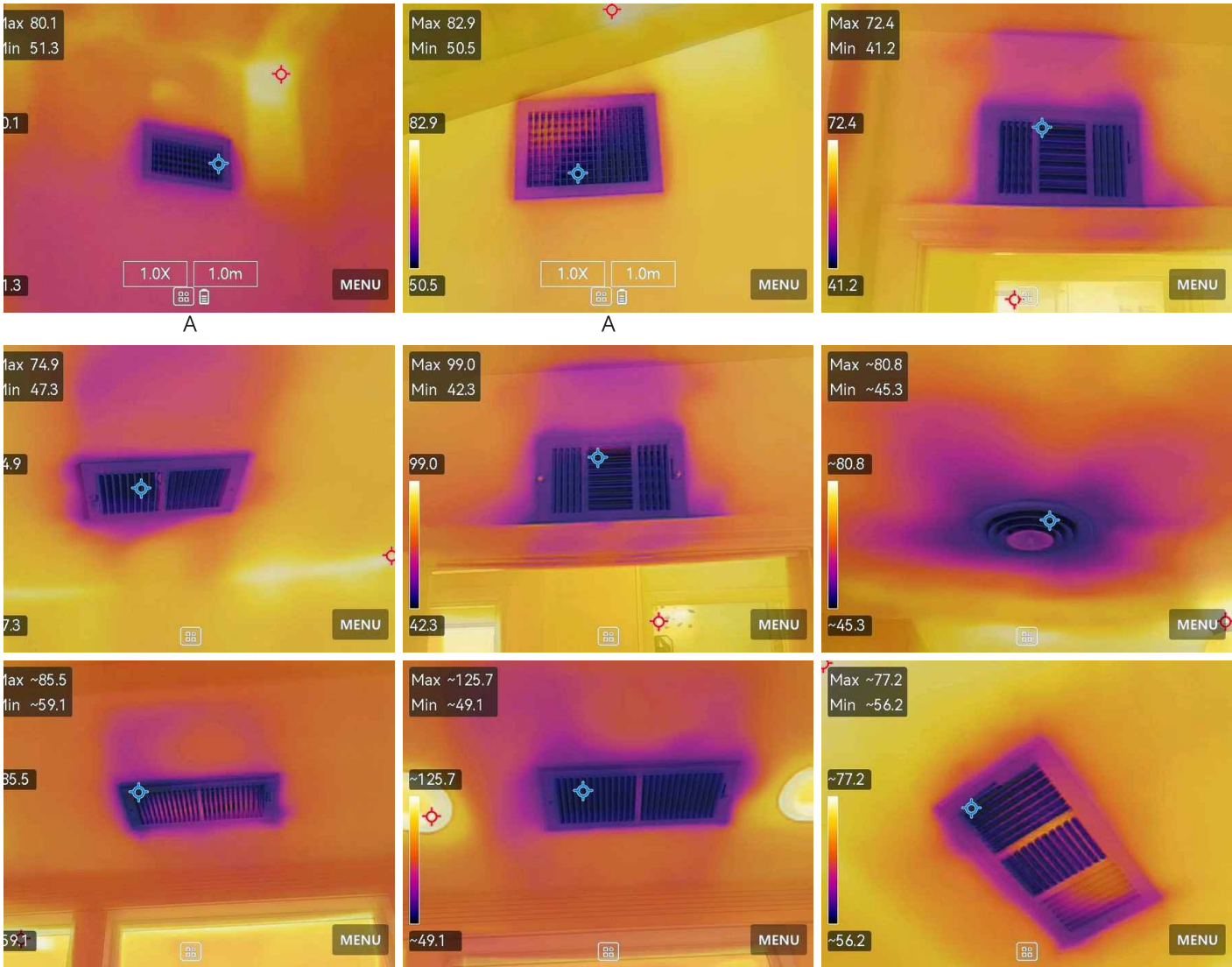
Mini-Split System Information - Left Front: Photos of Unit (s)

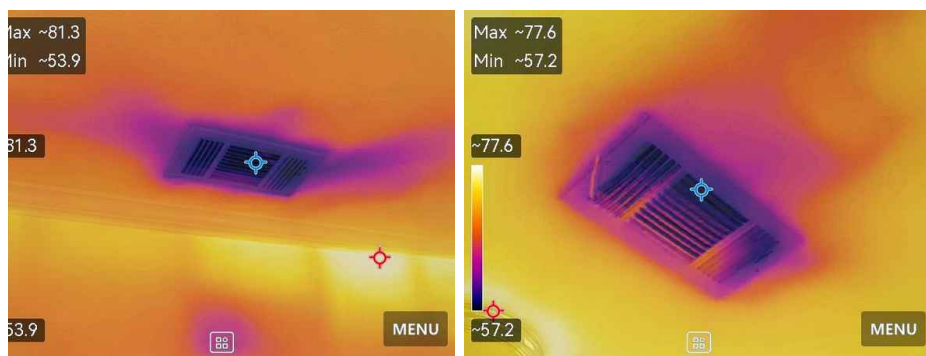


Distribution System: Distribution Ok

All accessible and visible ducts, fans, supports, air filters, registers, and fan coil units were in acceptable condition and performing their intended function on the day of the inspection.

Distribution System: Pictures of Air Conditioning Temperatures at Register & Intake





Chimneys and Fireplaces: FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS: GENERAL INFO*

Note: Our inspection of chimneys is that of a generalist and not a specialist, and is described by specialists as less than a phase-one inspection, as distinct from phase one- and phase-two inspections that are conducted by fireplace specialists. Please note that significant areas of chimney flues cannot be adequately viewed during a home inspection. Phase-one inspections have been documented by the Chimney Safety Institute of America which reported in 1992 "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend a phase-two inspection by a specialist within the contingency period to fully document the condition of the flue in its entirety.

Disclosures: Disclosure

The HVAC inspection is a visual, non-invasive evaluation of readily accessible heating and cooling system components at the time of inspection. The inspector evaluates the visible heating and air conditioning equipment, including furnaces, air handlers, condensers, heat pumps, and associated distribution components such as ductwork, registers, and grilles. Systems are operated using normal user controls when conditions permit to observe basic heating and cooling response.

The inspector observes visible components such as thermostats, safety controls, venting systems, condensate drainage, and refrigerant lines for signs of damage, improper installation, or functional concerns. Fuel supply piping and electrical disconnects serving HVAC equipment are visually inspected when accessible. The inspector also notes conditions that may affect system performance, such as damaged ducting, missing insulation, or improper clearances when visible.

The inspection does not include dismantling HVAC equipment, performing invasive testing, measuring airflow or refrigerant pressures, or determining system capacity or efficiency. The inspector is not required to verify code compliance, evaluate remaining service life, or assess internal components not visible without disassembly. The inspection report documents material defects that are visible and accessible at the time of inspection and identifies safety concerns or conditions that may warrant further evaluation or servicing by a qualified HVAC professional.

The chimney inspection is a visual, non-invasive evaluation of readily accessible components at the time of inspection. The inspector evaluates the visible portions of chimneys and associated fireplace or venting components, including the chimney structure, flue, firebox, damper, hearth, and chimney termination. Exterior and interior surfaces are inspected for visible damage, deterioration, cracking, spalling, or improper clearances where accessible.

The inspector observes chimney flashing, caps, crowns, spark arrestors, and vent terminations when visible, as well as the general condition of masonry or factory-built chimney components. The inspection includes observation for visible obstructions, debris, or signs of moisture intrusion, soot accumulation, or past leakage. Fireplaces and dampers are operated when safely accessible to observe basic function.

The inspection does not include dismantling chimney components, performing flue scanning, conducting draft measurements, or inspecting concealed or inaccessible areas. The inspector is not required to determine code compliance, confirm liner integrity, evaluate internal flue conditions beyond what is visible, or assess the remaining service life of chimney components. The inspection report documents material defects that are visible and accessible at the time of inspection and identifies conditions that may warrant further evaluation, cleaning, or repair by a qualified chimney professional or licensed contractor.

The smoke and carbon monoxide alarm inspection is a visual, non-invasive evaluation of readily accessible components at the time of inspection. The inspector observes the presence and general condition of installed smoke alarms and carbon monoxide alarms where visible and accessible within the dwelling. When possible, alarms are tested using the manufacturer's test button to verify basic operation at the time of inspection.

The inspector notes the apparent locations of alarms and reports conditions such as missing units, damaged devices, inoperable alarms, or units that do not respond to testing when observed. The inspection is limited to confirming presence and basic function only and does not determine adequacy of coverage for the structure.

The inspection does not include testing alarms with smoke, heat, or gas, verifying interconnection between units, determining the age of alarms, replacing batteries, or confirming compliance with current building or fire codes. The inspector is not required to determine proper placement, quantity, or remaining service life of alarms. The inspection report documents observed deficiencies related to smoke and carbon monoxide alarms and recommends further evaluation, servicing, or installation by a qualified professional when appropriate.

The ducting inspection is a visual, non-invasive evaluation of readily accessible components at the time of inspection. The inspector evaluates visible heating and cooling ductwork in accessible areas such as attics, crawlspaces, basements, garages, and mechanical rooms. Duct materials, connections, supports, and insulation are observed for signs of damage, deterioration, disconnection, or improper installation.

The inspector observes visible supply and return ducts, plenums, registers, and grilles for general condition and secure attachment. Signs of air leakage, crushed or restricted ducting, missing or damaged insulation, moisture intrusion, or microbial growth indicators are noted when visible. The inspector also observes whether ducting appears appropriately routed and supported where accessible.

The inspection does not include dismantling duct systems, performing airflow measurements, testing system balance, inspecting concealed ducting, or determining system efficiency or capacity. The inspector is not required to verify code compliance, calculate heat loss or gain, or assess the remaining service life of duct components. The inspection report documents material defects that are visible and accessible at the time of inspection and identifies conditions that may warrant further evaluation or repair by a qualified HVAC professional.

Limitations

Cooling Equipment - 1919

AIR CONDITIONING - SERVICEABLE LIFE EXPECTANCY

Serviceable Life Expectancy Note for AC Systems:

The average serviceable life expectancy of residential air conditioning (AC) systems is generally between 15 to 20 years. This lifespan can be influenced by factors such as the quality of the unit, frequency of use, environmental conditions, and adherence to regular maintenance schedules. Proper maintenance, including regular filter changes and professional servicing, is crucial for maximizing efficiency and longevity. Residents should be aware that older units may show decreased efficiency and increased repair needs as they approach the end of their serviceable life.

Cooling Equipment - 1919A

AIR CONDITIONING - SERVICEABLE LIFE EXPECTANCY

Serviceable Life Expectancy Note for AC Systems:

The average serviceable life expectancy of residential air conditioning (AC) systems is generally between 15 to 20 years. This lifespan can be influenced by factors such as the quality of the unit, frequency of use, environmental conditions, and adherence to regular maintenance schedules. Proper maintenance, including regular filter changes and professional servicing, is crucial for maximizing efficiency and longevity. Residents should be aware that older units may show decreased efficiency and increased repair needs as they approach the end of their serviceable life.

Smoke Detectors

FIRE/SAFETY

Smoke detector should be tested upon moving into home, and every six months. We recommend replacing all smoke detectors when they become 10 years old. Smoke detectors that are 10 years old or older may have a failure rate as high as 30%, and smoke detectors that are 15 years old or older may have a failure rate as high as 50% according to the National Fire Protection Association www.nfpa.org. We also recommend that a smoke alarm be installed in each bedroom, and at least one on each level outside of bedrooms. It is further recommended that all smoke detectors be inter-connected with a signal wire to sound all alarms if one is activated. Wireless smoke detectors are available.

Important Smoke Alarm Law SB 745: A law took effect which will impact every homeowner in California. These are the new requirements that you should be aware of. For more details, please see our article "When and Where are Smoke Alarms Required?"

- July 1, 2014 - Any smoke alarm installed that is solely powered by a battery **MUST** be a sealed unit with a 10-year non-removable battery. You must write the date of installation on the unit.
- July 1, 2015 ALL old smoke alarms that are solely powered by batteries **MUST** be replaced with those that contain a sealed battery that is rated to last 10 years.
- July 1, 2015 ALL smoke alarms powered by 120 VAC and/or battery must comply with the provisions of having a 10 year non-removable battery.

From now on, any repairs, alterations or additions greater than \$1,000 or requiring a permit will require upgrading (and installing additional alarms) that meet the new requirements.

Observations

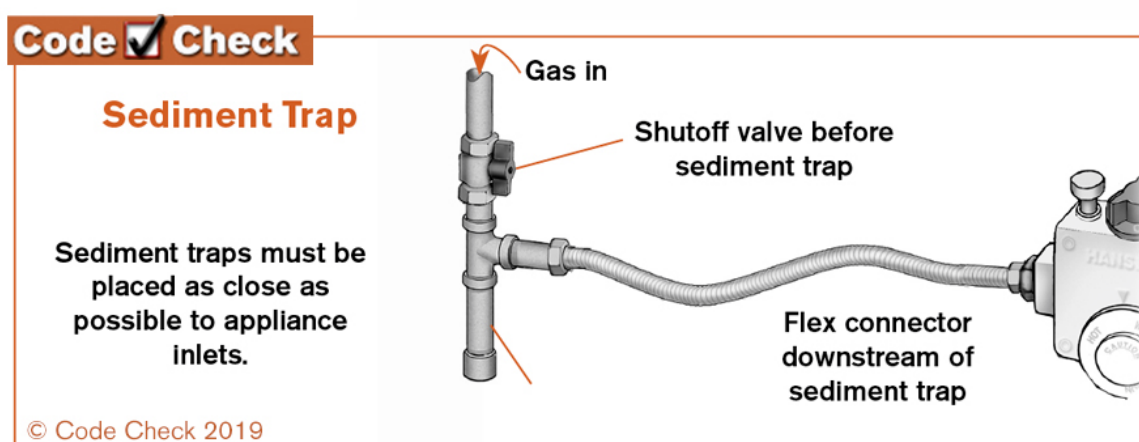
6.3.1 Heating Equipment

**SEDIMENT TRAP**

Defect: Missing sediment trap on gas line to the appliance.

Potential Issue: moisture in the gas line may enter the appliance, potentially causing damage or affecting safe operation.

Recommendation: While it may not have been required at the time of original installation, current codes require sediment traps on gas appliances. Recommend having a licensed HVAC or plumbing contractor install a sediment trap to enhance safety and comply with current standards.



Recommendation
Contact a qualified professional.

6.3.2 Heating Equipment

**SERVICEABLE LIFE EXPECTANCY**

Observation: General information regarding the serviceable life expectancy of an HVAC package unit.

Potential Issue: HVAC systems nearing or beyond their expected service life may be more prone to breakdowns, reduced efficiency, and may no longer comply with current energy or safety standards.

Recommendation: While the average life expectancy of a well-maintained HVAC package unit is typically 15–20 years, actual lifespan can vary. Regular maintenance and professional inspections are recommended to assess the system's condition and plan for future replacement if needed.

Recommendation

Recommend monitoring.

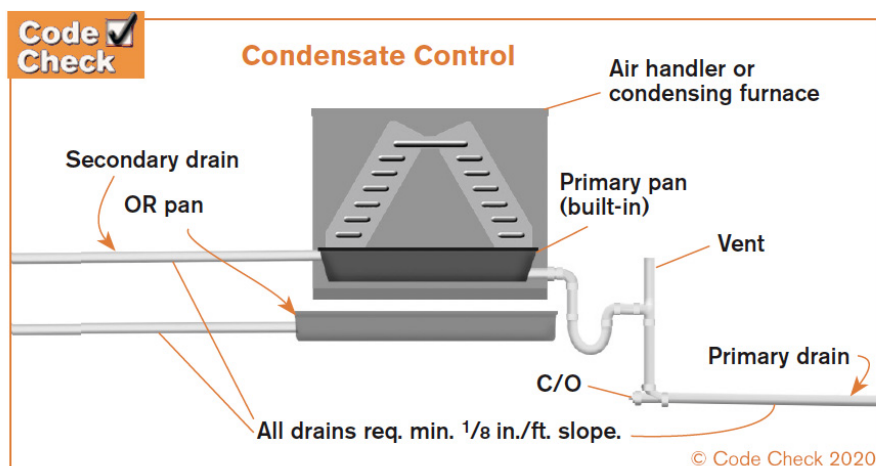
6.3.3 Heating Equipment

**NO DRIP PAN**

Defect: Missing drip pan beneath the air conditioning (evaporator) coil.

Potential Issue: Without a drip pan, condensate from the AC unit may leak onto surrounding materials, causing potential water damage, mold growth, or structural deterioration.

Recommendation: Have a licensed HVAC technician install a properly sized secondary drip pan beneath the AC unit to catch potential overflow and protect the area from water damage.



Recommendation

Contact a qualified professional.

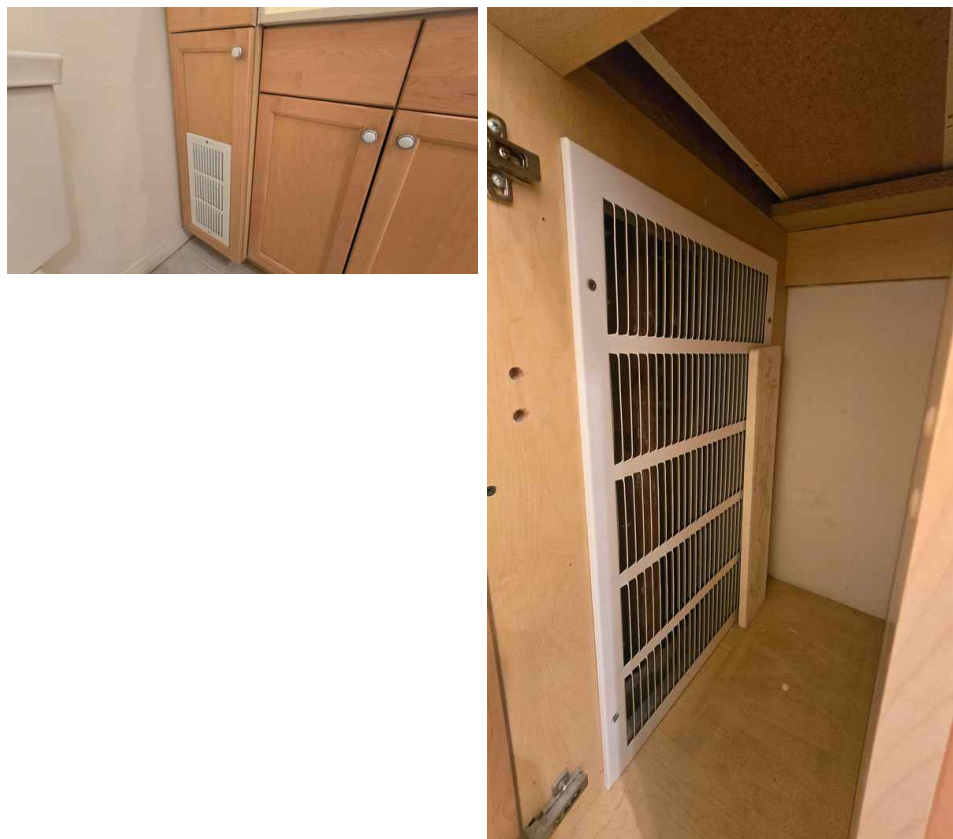
6.3.4 Heating Equipment

HVAC RETURN LOCATED INSIDE BATHROOM CABINET Moderate

The HVAC return-air grille was observed inside a bathroom cabinet. This location may restrict airflow when the cabinet door is closed or when stored items obstruct the grille. Bathroom placement may also allow moisture, odors, and airborne contaminants to be drawn into the HVAC system. Recommend keeping the grille unobstructed and having a qualified HVAC contractor evaluate the return-air configuration for proper sizing, airflow, accessibility, and suitability and modify or relocate it as necessary.

Recommendation

Contact a qualified professional.



6.5.1 Cooling Equipment - 1919

INSULATION MISSING OR DAMAGED Moderate

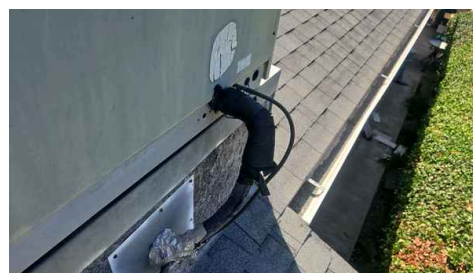
Defect: Missing or damaged insulation on the refrigerant line.

Potential Issue: Lack of proper insulation can lead to energy loss, reduced system efficiency, and potential condensation, which can cause water damage or mold growth.

Recommendation: Replace or install appropriate insulation on the refrigerant line to improve energy efficiency and prevent condensation issues.

Recommendation

Contact a qualified HVAC professional.



6.5.2 Cooling Equipment - 1919

SERVICEABLE LIFE EXPECTANCY - HVAC Moderate

Defect: Air conditioning unit is at or nearing the end of its serviceable life.

Potential Issue: As the unit approaches the end of its lifespan, it may experience reduced efficiency, frequent breakdowns, or higher energy consumption, leading to increased repair costs.

Recommendation: Consult a qualified HVAC technician to assess the unit's condition and explore repair or replacement options to ensure continued optimal functionality and energy efficiency.

Recommendation

Recommend monitoring.

6.5.3 Cooling Equipment - 1919

HVAC - R22 REFRIGERANT Moderate

Defect: The air conditioning system uses R22 refrigerant, which is no longer manufactured.

Potential Issue: R22 refrigerant is being phased out due to environmental concerns, and as it becomes scarce, repair costs may increase, or parts may become difficult to source. Future repairs may require replacing the system.

Recommendation: Consult with a licensed HVAC contractor to discuss the implications of continuing to use R22 and evaluate options for replacing or retrofitting the system with a more current, environmentally-friendly refrigerant.

For more information please click the link below

[EPA R22 PDF](#)

Recommendation

Contact a qualified HVAC professional.

6.5.4 Cooling Equipment - 1919

ROOF TOP CONDENSOR - CONDENSATION OBSERVED BELOW UNIT Moderate

Moisture or condensation was observed below the HVAC condenser at the time of inspection. This may be related to normal system operation, improper drainage, or another condition requiring evaluation. Persistent moisture can contribute to staining, material deterioration, or microbial growth. Recommend monitoring the area and having a qualified HVAC contractor evaluate and correct the condition as necessary.

Recommendation

Contact a qualified professional.



6.6.1 Mini-Split System Information - Roof



Moderate

AGED UNIT

AGED - The mini-split unit was nearing, at, or past its typical service life. Major repairs or replacement should be anticipated in the future due to the age of the unit(s) alone. Depending on prior maintenance and other factors the unit could last anywhere from months to years, the remaining life is undeterminable. ***Due to its age servicing is recommended by an HVAC contractor.*** A typical life expectancy chart can be found here:

<http://prohitn.com/component-life-expectancies/>

Recommendation

Contact a qualified heating and cooling contractor

6.6.2 Mini-Split System Information - Roof



Moderate

MINI-SPLIT CONDENSATE DRAINAGE

The mini-split condensate drain line was observed discharging into a gutter downspout extension. While this configuration may help direct condensate away from the structure, the connection appears improvised and may not provide a secure or approved drainage method. Recommend evaluation by a qualified HVAC contractor and correction as needed to ensure proper condensate disposal, prevent leakage, and maintain reliable drainage away from the building exterior.

Recommendation

Contact a qualified professional.



6.7.1 Mini-Split System Information - Left Front



Moderate

HVAC LINE PENETRATION – POTENTIAL RODENT ENTRY

The wall penetration for the mini split refrigerant lines was observed without a proper seal at the exterior/interior transition. Unsealed or inadequately sealed openings may allow moisture intrusion, air leakage, and potential rodent or pest entry. This condition can contribute to energy loss and interior damage. Recommend sealing the penetration with an appropriate exterior-grade sealant or escutcheon to prevent intrusion.

Recommendation

Contact a qualified professional.



6.8.1 Cooling Equipment - 1919A

UNIT NOT LEVEL Moderate

Defect: Air conditioning condensing unit is not level.

Potential Issue: An uneven unit can cause improper drainage, increased wear on components, and potentially lead to refrigerant leaks or mechanical failure over time.

Recommendation: Have a licensed HVAC contractor level the condensing unit to ensure proper function and prevent accelerated deterioration of components.

Recommendation

Contact a qualified HVAC professional.



6.8.2 Cooling Equipment - 1919A

AC THROUGH-WALL Moderate

Through-wall AC units are installed, creating potential points for moisture entry and damage. Recommend further evaluation by HVAC technician to ensure proper installation and sealing to prevent moisture-related issues and protect the building structure.



6.10.1 Distribution System

PATCHED DUCTING NOTED

Defect: Patched ducting observed.

Potential Issue: Patches may not provide a permanent or efficient seal, leading to air leaks, reduced system efficiency, and potential loss of conditioned air.

Recommendation: Have a licensed HVAC contractor assess the patched ducting and perform necessary repairs or replacements to ensure a proper, long-lasting seal and restore optimal system performance.

Recommendation

Contact a qualified professional.



6.11.1 Chimneys and Fireplaces

RECOMMEND LEVEL 2 CHIMNEY INSPECTION PER NFPA 211

Defect: Level 2 Chimney inspection recommended per NFPA 211 Standards of Practice.

Potential Issue: A Level 2 inspection is necessary to assess the internal components of the chimney, including areas that may not be visible in a standard inspection, to identify any hazards, blockages, or damage that could affect safety and performance.

Recommendation: Due to the real estate transfer, a qualified chimney professional should perform a Level 2 inspection in accordance with NFPA 211 Standards of Practice to ensure the chimney is safe and functional for the new occupants.

Recommendation

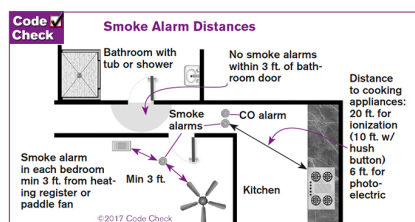
Contact a qualified professional.

6.12.1 Smoke Detectors

SUGGEST ADDING SMOKE DETECTORS

Health and Safety / Major

Suggest adding smoke detectors to all sleeping areas and areas required by law.



Recommendation

Contact a qualified professional.

6.12.2 Smoke Detectors

RECOMMEND REPLACING SMOKE DETECTORS DUE TO AGE

Health and Safety / Major

We highly recommend changing out any Smoke detectors out to NEW UNITS due to the age of the unit.

NFPA 72, National Fire Alarm Code, requires smoke alarms be replaced at least every 10 years, but because the public is generally unaware of this requirement, many homes have smoke alarms past their expiration date, putting people at increased risk.

https://www.usfa.fema.gov/prevention/outreach/smoke_alarms.html

Recommendation

Contact a qualified professional.

6.13.1 Carbon Monoxide Detectors

NO CARBON MONOXIDE

Health and Safety / Major

Suggest adding carbon monoxide detectors to all areas required by law, as a safety upgrade.

Recommendation

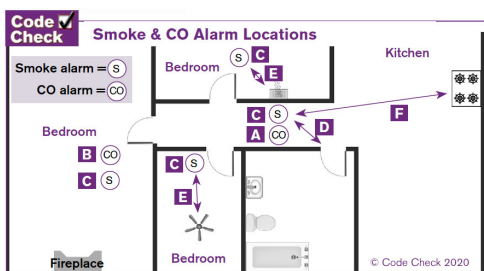
Contact a qualified professional.

6.13.2 Carbon Monoxide Detectors

RECOMMEND ADDING CARBON MONOXIDE DETECTORS

Health and Safety / Major

Suggest adding carbon monoxide detectors to all areas required by law, as a safety upgrade.



Recommendation

Contact a qualified professional.

- Smoke & CO Alarm Locations** **18 IRC**
- ☐ Req'd outside each separate sleeping area **A** 315.3
 - ☐ Req'd in bedroom or attached bath w/ fuel-burning device **B** 315.3
 - ☐ Alarms must comply w/ NFPA 72 & be listed to UL 217 314.1
 - ☐ Req'd in each sleeping room & outside in immediate vicinity **C** 314.3
 - ☐ Min 3 ft. from door to bath w/ tub or shower if no conflict w/ above **D** 314.3
 - ☐ Min 3 ft. from forced-air outlet or tip of ceiling paddle fan blade **E** 314.1
 - ☐ Photoelectric min 6 ft. from permanently installed cooking appliance **F** 314.3.1
 - ☐ Ionization min 20 ft. from cooking, 10 ft. OK w/ hush button **F** 314.3.1

7: ROOF

		IN	NI	NP
7.1	Method	X		
7.2	Material / Type	X		
7.3	Gutters / Downspouts	X		
7.4	Flashings	X		
7.5	Chimneys / Skylights	X		
7.6	Disclosures	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Material / Type: Material
Composition



Material / Type: Type
Pitched



Gutters / Downspouts: Gutter
Material
Metal

Method: What's Inspected

The following was inspected:

- A. The roof covering
- B. The roof drainage system, including gutters and downspouts
- C. The vents, flashings, skylights, chimneys, and any other roof penetrations

The inspection was focused on deficiencies that could lead to water intrusion into the buildings structure.

The following items or areas are not included in our inspections: areas that we were not able to traverse or areas that could not be viewed clearly due to lack of or inadequate access. Things like solar roofing components, debris, and roof coatings can limit our inspection. Any comments made regarding these systems on the roof are made only as a courtesy for our clients. Note that the inspector does not provide any written estimate of possible remaining life on this roofing system or the materials used. Nor will we guarantee that this roof is leak free, due to limited rain in our area. We can identify possible old leaks by water stains found on ceilings and in the attic space. We can not guarantee that any water stains are active or if those leaks have been fixed. To identify where these possible leaks or stains came from; we highly recommend consulting a roofer prior to the release of contingencies. Leaks have a high chance of occurring when you do not maintain your roof system. We recommend a roofer evaluate the roofing system every 2 - 5 years to prevent leaking. We can not determine if the roof surface, skylights, or roof penetrations have leaked in the past. Regarding roof leaks, only active leaks can be found. We need visible evidence of possible sources of leaks (water dripping or wet materials at the time of the inspection). Evidence of past leaks are observed during the inspection and are reported on as part of this inspection. Trident Inspection Group does not guarantee or warrant that this roof will be leak free and/or will not occur in the future. Complete access to all roofs and attic spaces does not always happen; due to the steepness of the roof (pitch), debris, coatings, low construction attics, insulations, personal belongings, and other items. For older roofs, we recommend that a professional company like Trident Inspection Group or roofing contractor inspect the roof surface, flashings, penetrations, and other areas of the roof every 2 - 5 years, so you can maintain and repair what maybe needed. Our inspector was unable to determine if gutters, downspouts, and extensions perform properly or if they are leak-free unless there was adequate rain at the time of the inspection. You May need to perform regular maintenance on the gutter system.

Method: Inspection Method

Walked Roof



Material / Type: Composition Shingle General

Composition shingle roof system over the majority of the structure. This type shingle is composed of an asphalt impregnated fiberglass mat covered with a granular aggregate. Sloped construction. Periodic maintenance will extend the life of the roof for some time yet.

Gutters / Downspouts: What Is Inspected?

Inspection of the roof drainage system typically includes examination of any of the following:

- Gutters (condition and configuration);
- Downspouts & extensions (condition and configuration);
- Scuppers; and
- Overflow drains.

Disclosures: Disclosure

The roof inspection is a visual, non-invasive evaluation of readily accessible components at the time of inspection. The inspector evaluates the visible roof-covering materials, including shingles, tiles, membranes, or panels, for signs of damage, deterioration, improper installation, or aging. Flashings at roof penetrations, valleys, skylights, chimneys, and roof-to-wall transitions are observed for visible defects or conditions that may allow water intrusion.

The inspector inspects roof drainage components, including gutters, downspouts, and scuppers, where present, for visible damage, improper installation, or obstructions at accessible locations. The general roof structure is evaluated from accessible vantage points for signs of sagging, uneven surfaces, or other conditions suggestive of structural concerns. Roof penetrations such as vents and exhaust terminations are observed for proper installation and weather sealing when visible.

The inspection does not include walking on roofs that are unsafe, steep, wet, or otherwise inaccessible. The inspector is not required to perform destructive testing, verify manufacturer installation requirements, determine remaining service life, or confirm code compliance. The inspection report documents material defects that are visible and accessible at the

time of inspection and identifies conditions that may warrant further evaluation or repair by a qualified roofing professional.

Limitations

Method

ROOF LIMITATIONS

The following items or areas are not included in our inspections: areas that we were not able to traverse or areas that could not be viewed clearly due to lack of or inadequate access. Things like solar roofing components, debris, and roof coatings can limit our inspection. Any comments made regarding these systems on the roof are made only as a courtesy for our clients. Note that the inspector does not provide any written estimate of possible remaining life on this roofing system or the materials used. Nor will we guarantee that this roof is leak free, due to limited rain in our area. We can identify possible old leaks by water stains found on ceilings and in the attic space. We can not guarantee that any water stains are active or if those leaks have been fixed. To identify where these possible leaks or stains came from; we highly recommend consulting a roofer prior to the release of contingencies. Leaks have a high chance of occurring when you do not maintain your roof system. We recommend a roofer evaluate the roofing system every 2 - 5 years to prevent leaking. We can not determine if the roof surface, skylights, or roof penetrations have leaked in the past. Regarding roof leaks, only active leaks can be found. We need visible evidence of possible sources of leaks (water dripping or wet materials at the time of the inspection). Evidence of past leaks are observed during the inspection and are reported on as part of this inspection. Maven Home Inspection Services does not guarantee or warrant that this roof will be leak free and/or will not occur in the future. Complete access to all roofs and attic spaces does not always happen; due to the steepness of the roof (pitch), debris, coatings, low construction attics, insulations, personal belongings, and other items. For older roofs, we recommend that a professional company such as a roofing contractor inspect the roof surface, flashings, penetrations, and other areas of the roof every 2 - 5 years, so you can maintain and repair what maybe needed. Our inspector was unable to determine if gutters, downspouts, and extensions perform properly or if they are leak-free unless there was adequate rain at the time of the inspection. You May need to preform regular maintenance on the gutter system.

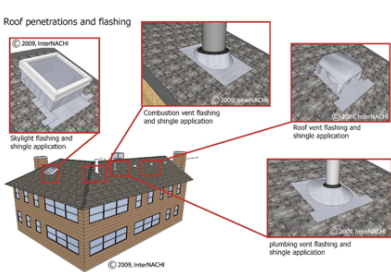
Observations

7.2.1 Material / Type

 Moderate

RECOMMEND SEALING ALL ROOF PROJECTIONS

We advise resealing all through roof vents and projections as part of routine maintenance.



Recommendation
Contact a qualified professional.

7.2.2 Material / Type

**TREE(S) - LIMBS WITHIN 10 FEET OF ROOF**

Observation: Trees located within 10 feet of the main structure

Potential Issue: These trees pose risks due to limb overhang, root intrusion, and increased fire hazard. The tree limbs overhang the roof and walls, which could lead to physical damage and may contribute to the spread of fire, particularly in windy conditions or during a wildfire event.

Recommendation:

Tree Trimming: It is recommended to prune or trim the tree branches to ensure a safe distance from the structure. Proper arboricultural practices should be followed to maintain tree health and stability.

Tree Assessment: Engage a certified arborist to evaluate the health of the trees and recommend removal if any are diseased, dying, or pose a risk to the property.

Regular Maintenance: Implement a regular maintenance schedule for vegetation management around the property to reduce fire fuel and maintain a defensible space per NFPA guidelines.

Additional Notes: Ensure all debris from pruning and trimming is properly removed to reduce fire fuel. Consider the impact on local wildlife and the ecosystem before making significant changes to the landscaping.

Additional Notes: Ensure all debris from pruning and trimming is properly removed to reduce fire fuel. Consider the impact on local wildlife and the ecosystem before making significant changes to the landscaping.

Recommendation

Contact a qualified tree service company.

7.2.3 Material / Type

**GRANULAR LOSS (COMP SHINGLE)**

Degranulation was observed on the composition shingle roof during the home inspection. This is a common form of wear on this type of roof, where small granules become dislodged and accumulate in gutters or on the ground.

Recommendation

Contact a qualified professional.

7.2.4 Material / Type

**DAMAGED (GENERAL)**

Observation: Roof shows normal wear for its age and type. Some areas exhibit general damage, including scratches, dents, cracks, and other visible signs of wear and tear.

Potential Issue: The damage may be a result of normal use, age, or other external factors. While this damage may not present an immediate safety concern, it could affect the roof's performance and longevity.

Recommendation: It is recommended to have a qualified roofing contractor further evaluate the extent of the damage and determine if repair or replacement is necessary to ensure the roof's proper functioning and longevity.

Recommendation

Contact a qualified roofing professional.

7.2.5 Material / Type

PATCHING/REPAIRS Moderate

Patching/Repairs observed at one or more locations. Inspector is unable to determine the effectiveness of these repairs. Suggest consulting seller for additional information.

Recommendation

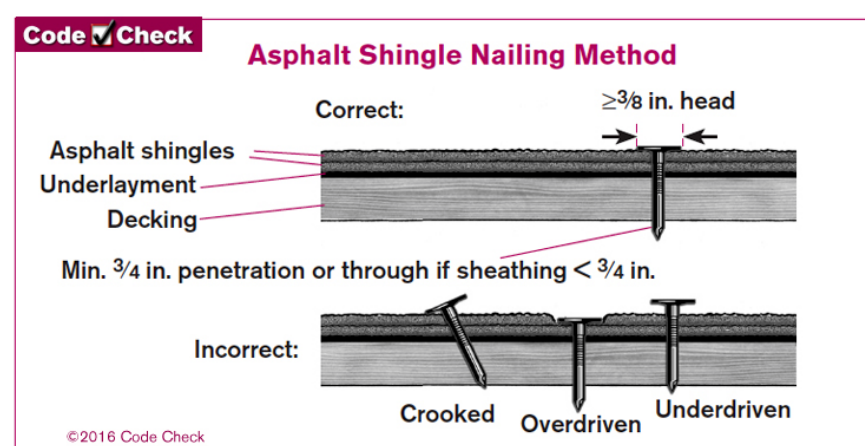
Contact a qualified professional.



7.2.6 Material / Type

EXPOSED NAIL HEADS/FASTENERS Moderate

I observed indications of exposed fasteners at the roof-covering materials. Fasteners should not be exposed. Potential water entry points. Roof could leak. Further evaluation and correction is recommended.



Recommendation

Contact a qualified roofing professional.

7.2.7 Material / Type

MULTIPLE LAYERS OF ROOFING MATERIAL Moderate

GARAGE

There appeared to be multiple layers of Roofing material on this structure. Consult with a qualified contractor prior to close of escrow.

Recommendation

Contact a qualified roofing professional.



7.3.1 Gutters / Downspouts

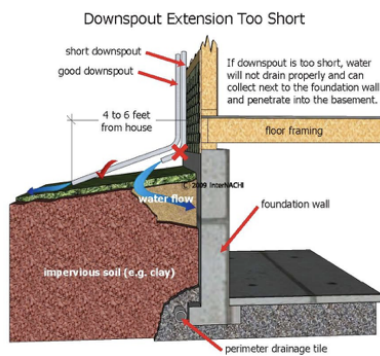
**DOWNSPOUTS DRAIN NEAR PROPERTY**

Defect: Downspouts draining too close to the foundation.

Potential Issue: Water discharging near the foundation can increase soil moisture, potentially leading to foundation movement, settlement, or moisture intrusion into the structure.

Recommendation: Recommend a qualified contractor adjust or install downspout extensions to discharge water at least 6 feet away from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

**Recommendation**

Contact a qualified roofing professional.



7.3.2 Gutters / Downspouts

**BROKEN/MISSING BRACKET NOTED**

Defect: Missing or damaged brackets observed at one or more locations.

Potential Issue: Brackets provide essential support for attached components such as gutters, handrails, or structural elements. Missing or damaged brackets may lead to sagging, detachment, or failure of these systems.

Recommendation: Recommend replacement or repair of affected brackets to restore proper support and function.

Recommendation

Contact a qualified professional.



7.5.1 Chimneys / Skylights



Health and Safety / Major

EXHAUST FLUE TERMINATION NEAR WINDOWS

The exhaust flue was observed terminating below the roofline and near adjacent windows. This location may allow combustion gases to enter the building through nearby openings and may affect proper venting performance. The installation should be evaluated by a qualified HVAC or chimney contractor to verify required termination height, clearances, and safe operation. Recommend modification or extension of the flue as necessary to ensure combustion gases are safely discharged away from the structure and openings.

Recommendation

Contact a qualified professional.



7.5.2 Chimneys / Skylights



Health and Safety / Major

LOOSE CHIMNEY FLUE

The chimney flue was observed to be loose and not securely supported at the time of inspection. Movement or improper attachment may affect venting performance and could allow separation or leakage of combustion gases. Recommend evaluation and repair by a qualified chimney or HVAC contractor. The flue should be secured, supported, and sealed as necessary to help ensure reliable operation and exhaust of combustion gases.

Recommendation

Contact a qualified professional.



7.5.3 Chimneys / Skylights

POTENTIAL BURN / SAFETY HAZARD**Health and Safety / Major**

The chimney/exhaust flue is installed at a low, accessible location adjacent to the walking area. During operation, the metal vent may become hot enough to create a potential burn or contact hazard for occupants, children, or service personnel. Recommend evaluation by a qualified HVAC or chimney contractor and modification, guarding, or relocation as necessary to reduce accidental contact and improve safety at this exterior area.

Recommendation

Contact a qualified professional.



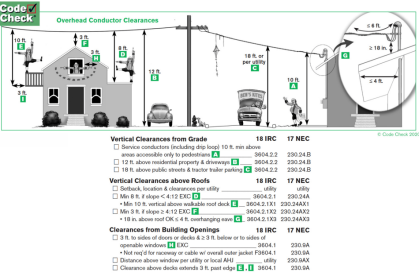
8: ELECTRICAL

		IN	NI	NP
8.1	Service Entrance Conductors	X		
8.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X		
8.3	Branch Wiring Circuits	X		
8.4	Disclosures	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

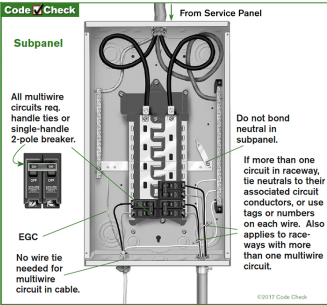
Service Entrance Conductors:
Electrical Service
Below Ground



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Overload Protection / Futures
Circuit Breaker, AFCI, No futures for expansion

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
200 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Garage, AC(s)

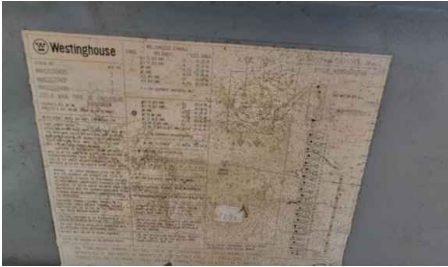


Branch Wiring Circuits: Copper Branch Circuit
Copper branch circuits are preferred for durability and low maintenance.



Branch Wiring Circuits: Wiring
Copper

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Electrical Panel Manufacturer
Westinghouse



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Disconnect
Yes





Main & Subpanels, Service & Grounding, Main Overcurrent Device: Exterior Light - Attached (daylight sensors & landscape lights excluded):

Note: The exterior lights controlled by "daylight", "dusk-to-dawn" or motion sensors were not tested. These sensors only allow lights to be turned on after sundown to save energy. Since the home inspection took place during the day, these sensors could not be tested. Daylight or motion sensors do fail due to exposure and may require periodic replacement. This is a wear-and-tear item. We recommend that you visit the property after sundown to test these lights. If exterior lights are not on, further repairs may be required.

Disclosures: Disclosure

The electrical system inspection is a visual, non-invasive evaluation of readily accessible components at the time of inspection. The inspector evaluates the visible electrical service components, including the service entrance conductors, meter base, main disconnect, and electrical panelboards. Panel enclosures are opened when safely accessible to observe the condition of wiring, overcurrent protection devices, grounding and bonding components, and general installation practices.

The inspector observes visible branch circuit wiring, switches, receptacles, and lighting fixtures throughout the structure and tests a representative number of receptacles for polarity and grounding. The presence of ground-fault circuit interrupter and arc-fault circuit interrupter protection is noted where applicable. The inspector reports visible deficiencies such as damaged wiring, improper connections, missing covers, or evidence of overheating when observed.

The inspection does not include dismantling electrical components, performing load calculations, testing every receptacle or circuit, inspecting concealed wiring, or determining code compliance. The inspector is not required to evaluate system capacity, confirm labeling accuracy beyond what is visible, or assess the remaining service life of electrical components. The inspection report documents material defects that are visible and accessible at the time of inspection and identifies safety concerns or conditions that may warrant further evaluation or repair by a qualified professional.

Observations

8.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

 Moderate**NO AFCI (ARC FAULT CIRCUIT INTERRUPTERS) AT 15/20 AMP CIRCUITS**

In 2008 the National Electrical Code (NEC) required that all 15 and 20 amp branch circuits feeding convenience receptacles be protected by an AFCI circuit breaker. The National Fire Protection Authority (NFPA) recognizes that AFCI circuit breakers can greatly reduce the risk of fire at receptacles throughout the dwelling caused by arc fault conditions. It is for that reason we at Trident Inspection Group recommend the client consult with a licensed electrical contractor for the installation of such safety devices.

Recommendation

Contact a qualified electrical contractor.

8.2.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device

 Moderate**MISSING LABELS ON PANEL**

At the time of inspection, panel was missing labeling. Recommend a qualified electrician or person identify and map out locations.

Recommendation

Contact a qualified electrical contractor.

8.2.3 Main & Subpanels, Service & Grounding, Main Overcurrent Device

 Minor/Maintenance**AFCI BREAKERS IN ELECTRICAL PANEL**

Defect: One or more AFCI breakers were present in the electrical panel but were not tested during the inspection.

Potential Issue: Testing AFCI breakers without knowing what is connected to the circuits could potentially disrupt or damage sensitive equipment.

Recommendation: Recommend consulting with a licensed electrician to test AFCI breakers under controlled conditions to verify proper functionality without risk to connected devices.

Recommendation

Contact a qualified professional.



8.2.4 Main & Subpanels, Service & Grounding, Main Overcurrent Device

 Moderate**RUST AND CORROSION HAS BEEN NOTED ON ONE OR MORE BREAKERS.**

Corrosion observed at lug breakers. Recommend correction due to potential of "breaker tripping.

Recommendation

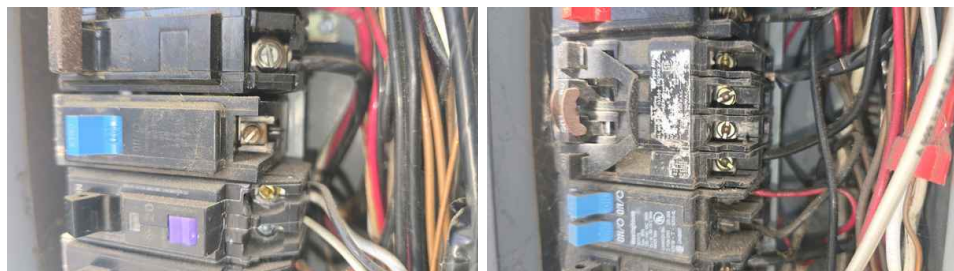
Contact a qualified professional.

8.2.5 Main & Subpanels, Service & Grounding, Main Overcurrent Device

 Moderate**BREAKER NOT IN USE**

Recommendation

Contact a qualified professional.



8.2.6 Main & Subpanels, Service & Grounding, Main Overcurrent Device

 Moderate**MISMATCHING BREAKERS**

Upon inspection, some breakers in the main panel appear to be mismatched. Further evaluation is recommended to confirm compatibility and ensure safe operation.

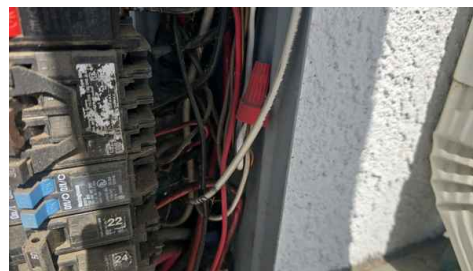
8.2.7 Main & Subpanels, Service & Grounding, Main Overcurrent Device

 Moderate**SPLICING IN ELECTRICAL PANEL**

Wire splices were noted at the main electrical panel. The client should consult with a licensed electrical contractor for complete evaluation and resolution.

Recommendation

Contact a qualified professional.



9: PLUMBING

		IN	NI	NP
9.1	General Information - Plumbing	X		
9.2	Drain, Waste, & Vent Systems	X		
9.3	Main Water Shut-off Device & water supply lines	X		
9.4	Water Heater, Controls, Flues & Vents	X		
9.5	Water Heater, Controls, Flues & Vents - Garage	X		
9.6	Gas Meter	X		
9.7	Disclosure	X		

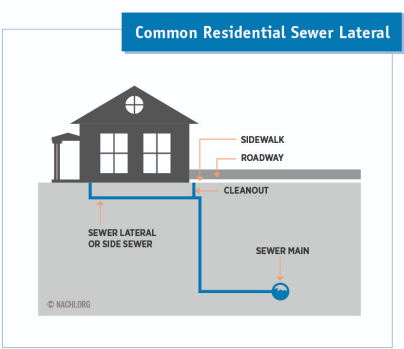
IN = Inspected NI = Not Inspected NP = Not Present

Information

Drain, Waste, & Vent Systems:
Materials

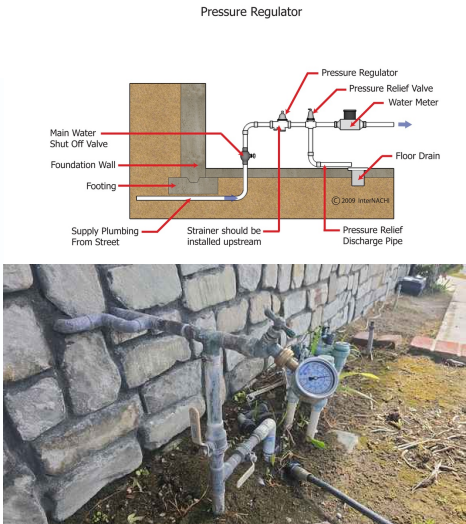
Unknown

All sewer line materials are not always identifiable.



Main Water Shut-off Device & water supply lines: Location

Front



Main Water Shut-off Device & water supply lines: Material

Copper

Main Water Shut-off Device & water supply lines: PSI



Main Water Shut-off Device & water supply lines: Copper

Copper is preferred for durability and low maintenance.

Water Heater, Controls, Flues & Vents: Location

Exterior Closet



Water Heater, Controls, Flues & Vents: Unit Was working properly at time of inspection?
yes

Water Heater, Controls, Flues & Vents: Capacity
50 gallons

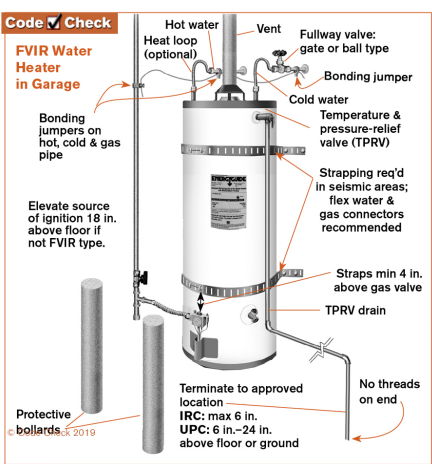
Water Heater, Controls, Flues & Vents: Safety Requirements
Earthquake straps, Temperature and pressure relief valve, Cold water shut off

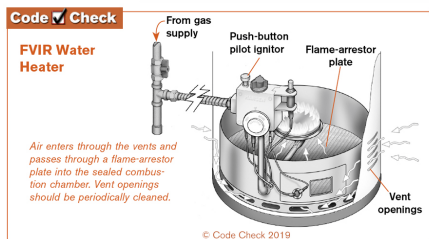


Water Heater, Controls, Flues & Vents: Gas Tanked Water Heater

Water Heater, Controls, Flues & Vents: Manufacture Date
2019

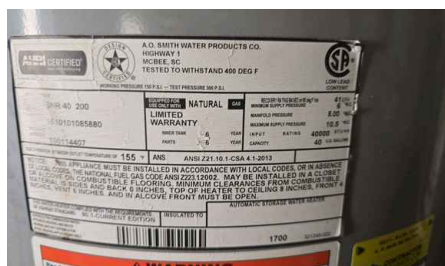
Water Heater, Controls, Flues & Vents - Garage: Location
Garage





Water Heater, Controls, Flues & Vents - Garage: Capacity

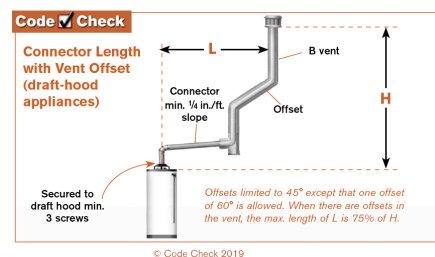
40 gallons



Water Heater, Controls, Flues & Vents - Garage: Safety Requirements

Earthquake straps, Temperature and pressure relief valve, Cold water shut off

Water Heater, Controls, Flues & Vents - Garage: Flue/Vent Serviceable



Water Heater, Controls, Flues & Vents - Garage: Water Heater in Garage

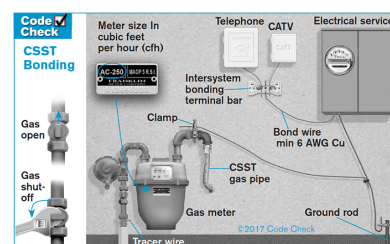
Water Heater, Controls, Flues & Vents - Garage: Manufacture Date

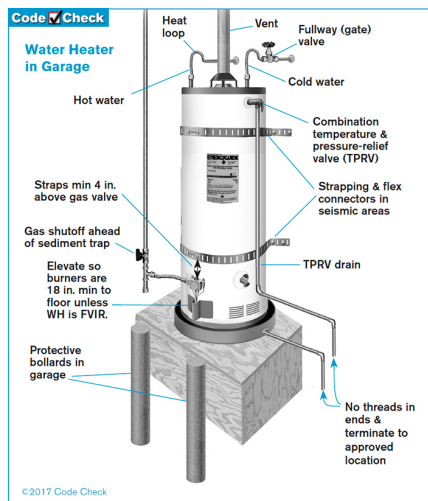
2015



Gas Meter: Gas Meter Location

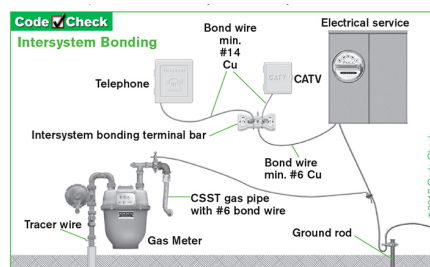
Front, Left side





Gas Meter: Material Observed
 Iron

Gas Meter: Bonding Connection Observed
 Unknown/Not visible



General Information - Plumbing: What Is Inspected?

The following was inspected:

- A. The readily visible main water line
- B. The readily visible water supply lines
- C. The readily visible drain, waste and vent pipes
- D. The hot water source
- E. Fixtures such as toilets, faucets, showers and tubs

The inspection was focused on deficiencies that could lead to water intrusion into the structure.

General Information - Plumbing: CALIFORNIA SENATE BILL CALIFORNIA SENATE BILL 407 107

CALIFORNIA SENATE BILL CALIFORNIA SENATE BILL 407 107:

Updated January 2017: According to California Senate Bill 407 Chapter 587 and California Civil Code 1101.4, all residential properties built before January 1, 1994, require the property owner to replace plumbing fixtures that are not water conserving as defined by the following:

A toilet using more than 1.6 gallons per flush

A urinal using more than one gallon per flush.

A showerhead using more than 2.5 gallons per minute

An interior faucet using more than 2.2 gallons per minute

A seller in a real estate transaction is required to disclose in writing to the prospective purchaser or transferee these requirements and whether the real property includes any noncompliant plumbing fixtures.

This article shall not apply to any of the following:

- (a) Registered historical sites.
- (b) Real property for which a "Licensed Plumber" certifies that, due to the age or configuration of the property or its plumbing, installation of water-conserving plumbing fixtures is not technically feasible.
- (c) A building for which water service is permanently disconnected.

Technically, every homeowner living in a house built before January 1, 1994, is required to upgrade to the new low flow water requirements, regardless of them selling their house. There does not seem to be a direct requirement from a Realtor regarding this issue, besides having the seller disclose if their house meets the requirement. There is no penalty, as of now, if the house does not meet the requirements. This is subject to change at any time.

The home inspector is not in any way required to confirm if the faucets, shower heads, and toilets meet this requirement.

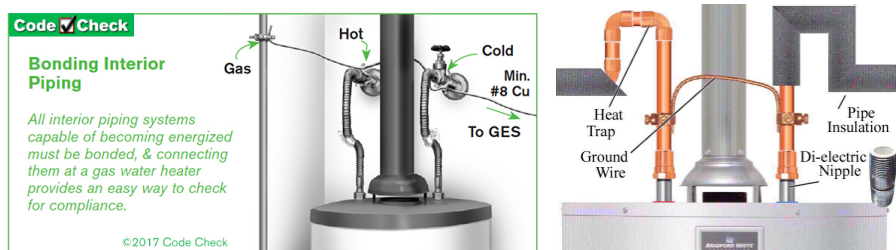
There is the possibility that local cities and jurisdictions will create additional requirements and penalties regarding this issue. The buyer should always do their own due diligence as it pertains to local codes and ordinances

Drain, Waste, & Vent Systems: Lateral Sewer Line

Trident Inspection Group suggests having a sewer camera inspection done on all properties. As we can not determine if there are any obstructions in the lines. Backups normally will not present during an inspection. The client understands that failure to perform this inspection as part of their due diligence limits any and all liability regarding sewer line deficiencies.

Main Water Shut-off Device & water supply lines: Bonding Interior Piping

This may not have been required at the time of installation. It is recommended that a bonding jumper be installed at the hot water heater lines as seen in the diagram. This will help ensure grounding continuity through the plumbing system.



Water Heater, Controls, Flues & Vents: Water Heater(s) Capacity

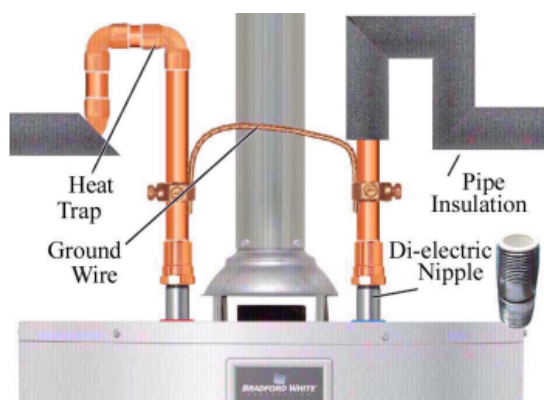
Here is a chart for the average hot water consumption based on the number of people living in the home.

Residential Water Heater Sizing Guide			
Family Size	Demand	Gallon Capacity Required	
		Electric	Gas
5+	High	-	75
	Regular/Low	80	50
3-4	High	80	50-75
	Regular/Low	50	40
2-3	High	50	40-50
	Regular/Low	40	40
1-2	High	40-50	40-50
	Regular/Low	30	30

This chart is for determining appropriate water heater capacity in response to individual family requirements. Individual use may vary. Sizing is based on 3 gallons per minute shower head and standard bathtub. Accommodations for larger capacity and higher recovery water heaters should be made for high demand conditions.

Water Heater, Controls, Flues & Vents: Bonding Jumper Recommended

It is recommended that a bonding jumper be installed at the hot water heater lines as seen in the diagram. This will help ensure grounding continuity through the plumbing system.

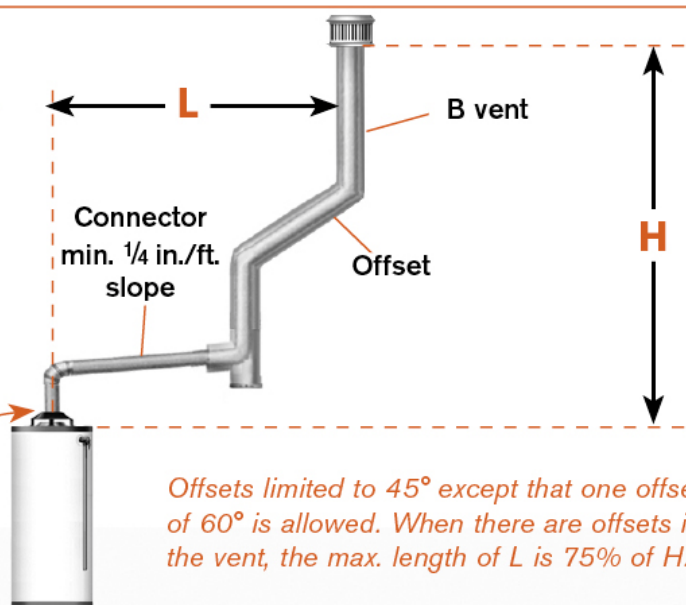


Water Heater, Controls, Flues & Vents: Flue/Vent

Action needed

Code ☒ Check**Connector Length with Vent Offset (draft-hood appliances)**

Secured to draft hood min. 3 screws



Offsets limited to 45° except that one offset of 60° is allowed. When there are offsets in the vent, the max. length of L is 75% of H.

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**Water Heater, Controls, Flues & Vents: Title: Plumbing System – Inspection Limitations**

During the inspection, reasonable efforts were made to visually identify the types of potable water supply lines present within the property. However, the inspection is limited to visible and accessible areas only. Many portions of the plumbing system—such as lines concealed within walls, ceilings, floors, or underground—are not visible and therefore could not be evaluated.

Identification of supply line materials is generally limited to exposed sections found near the water heater, under sinks, at plumbing fixtures, or within accessible crawlspaces and utility areas. Hidden or partially obscured piping may include a mix of materials not fully observable during a standard visual inspection.

No destructive or invasive methods are performed, and the condition or type of concealed plumbing components cannot be verified. Further evaluation by a licensed plumbing contractor is recommended if material type confirmation or comprehensive system assessment is desired.

Water Heater, Controls, Flues & Vents - Garage: Water Heater(s) Capacity

Here is a chart for the average hot water consumption based on the number of people living in the home.

Residential Water Heater Sizing Guide			
Family Size	Demand	Gallon Capacity Required	
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	Regular/Low	30	30

This chart is for determining appropriate water heater capacity in response to individual family requirements. Individual use may vary. Sizing is based on 3 gallons per minute shower head and standard bathtub. Accommodations for larger capacity and higher recovery water heaters should be made for high demand conditions.

Water Heater, Controls, Flues & Vents - Garage: Title: Plumbing System – Inspection Limitations

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Identification of supply line materials is generally limited to exposed sections found near the water heater, under sinks, at plumbing fixtures, or within accessible crawlspaces and utility areas. Hidden or partially obscured piping may include a mix of materials not fully observable during a standard visual inspection.

No destructive or invasive methods are performed, and the condition or type of concealed plumbing components cannot be verified. Further evaluation by a licensed plumbing contractor is recommended if material type confirmation or comprehensive system assessment is desired.

Disclosure: Disclosure

Since main shut-off valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. For this reason main shut-off valves are not tested during an inspection. We suggest caution when operating shut-offs that have not been turned for a long period of time. All shut-off valves and angle stops should be turned regularly to ensure free movement in case of emergency. Pressure regulators are beyond the inspectors scope of practice.

The plumbing inspection is a visual, non-invasive evaluation of readily accessible components at the time of inspection. The inspector evaluates visible interior and exterior plumbing systems, including water supply piping, drain, waste, and vent piping, fixtures, and faucets for signs of leaks, damage, improper installation, or functional concerns. The inspector operates fixtures to observe basic flow and drainage and checks for visible leakage at connections and components.

The inspector observes visible water heating equipment, including the water heater tank, associated piping, temperature and pressure relief valve discharge piping, and seismic strapping where present. Fuel supply piping for gas-fired appliances is visually inspected when accessible. Exterior plumbing components such as hose bibs and visible piping are also observed for damage or leakage when accessible.

The inspection does not include dismantling plumbing systems, opening walls or ceilings, testing water quality or pressure, inspecting underground or concealed piping, or determining system capacity or code compliance. The inspector is not required to evaluate the remaining service life of plumbing components or identify the source of concealed leaks. The inspection report documents material defects that are visible and accessible at the time of inspection and identifies safety concerns or conditions that may warrant further evaluation or repair by a qualified professional.

The modern plumbing system will utilize PEX tubing. This tubing functions under certain water pressure and temperatures that help to prevent leaks. It is important to maintain proper water pressure levels along with hot water heater temperatures. The client should seek the assistance of a licensed plumber if a higher hot water temperature is desired.

Items such as fountains and water softeners are excluded from this general inspection. If the inspector makes any comments regarding these items it is done as a courtesy only. Moreover, these items are excluded from the industry standards of practice of which this inspection was performed. Should you have any concerns regarding the functionality or viability of these items you should consult qualified contractors prior to the close of escrow.

The plumbing inspection is not a guarantee or warranty against future leaks, clogs, or predictions of the future performance of the plumbing systems. It is merely a snapshot of the functionality of the primary plumbing system on the day of inspection

Limitations

Water Heater, Controls, Flues & Vents - Garage

WATER HEATER - SERVICEABLE LIFE EXPECTANCY

General Note:

The typical life expectancy of water heaters in individual apartments is around 10-12 years, contingent on the model and adherence to regular maintenance. It's essential for residents to be vigilant for signs of deterioration, like rusting or leakage, particularly as the unit approaches the latter part of its lifespan. Timely replacement towards the end of this estimated period is advised to maintain consistent and efficient hot water supply and to avoid potential disruptions.

Observations

9.3.1 Main Water Shut-off Device & water supply lines



Minor/Maintenance

WATER TREATMENT SYSTEM DESCRIPTION & INSPECTION LIMITATION

A dual-canister water treatment/softening system was present and visually observed. These systems are specialized and not within the scope of a standard property inspection. Internal components, programming, regeneration cycles, media condition, and overall performance could not be verified. The system was not tested for water quality or operational effectiveness. Recommend the seller provide service records and a qualified water treatment professional evaluate the system, confirm proper operation, and perform any needed maintenance or adjustments.

Recommendation

Contact a qualified professional.



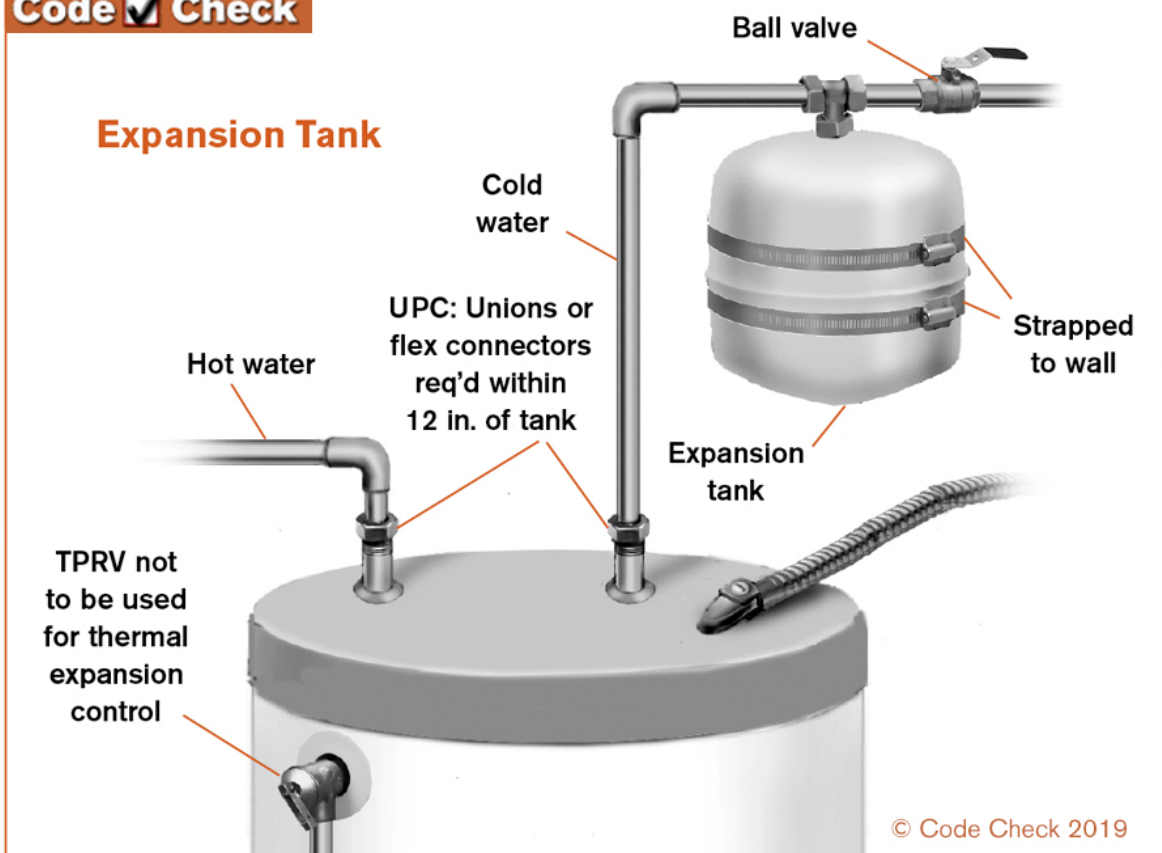
9.4.1 Water Heater, Controls, Flues & Vents

NO EXPANSION TANK

No expansion tank was present. Expansion tanks allow for the thermal expansion of water in the pipes. These are becoming required in certain areas for new installs.

 Moderate

Recommendation
Contact a qualified plumbing contractor.

Code Check**Expansion Tank**

9.4.2 Water Heater, Controls, Flues & Vents

NO SEDIMENT TRAP

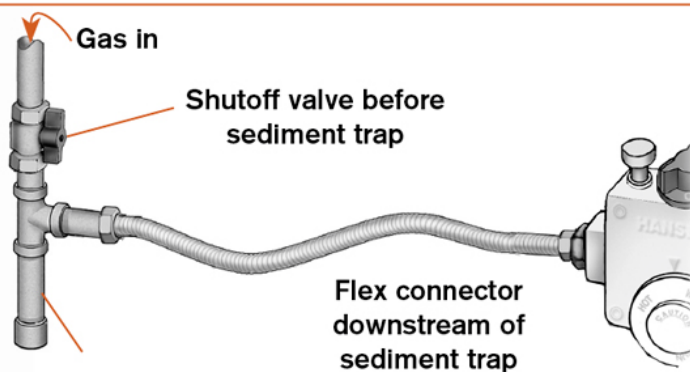
No sediment trap installed. May not have been required at time of construction, however it is required today. Recommend adding.

 Moderate

Recommendation
Contact a qualified professional.

Code Check**Sediment Trap**

Sediment traps must be placed as close as possible to appliance inlets.



9.4.3 Water Heater, Controls, Flues & Vents

LOOSE EARTHQUAKE STRAP(S) NOTED

Moderate

One or more earthquake straps are not tightened or secured. Recommend correcting.

Recommendation
Contact a qualified professional.

9.4.4 Water Heater, Controls, Flues & Vents

RECOMMEND ADDING BRACE BEHIND WATER HEATER

Health and Safety / Major

Recommend adding brace behind water heater, due to increased space between water heater and wall. This will help reduce movement in case of an earthquake.

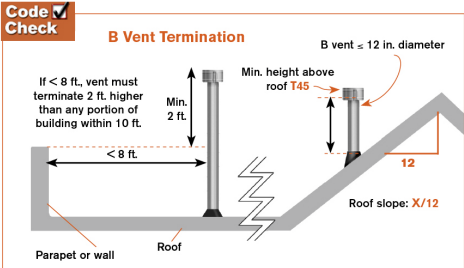
Recommendation
Contact a qualified professional.

9.4.5 Water Heater, Controls, Flues & Vents

VENT SHOULD EXTEND ABOVE ROOF

Moderate

The vent stack does not extend past the roof line. The vent stack should extend above the roof line. Suggest contacting a qualified professional for further review.



Recommendation
Contact a qualified professional.

TABLE 45 B VENT TERMINATION (F117) ♦ IRC 2427.6.3 & UMC 802.6.2			
Roof Slope	Min Height (ft.)	Roof Slope	Min Height (ft.)
Flat to 6/12	1	>11/12 to 12/12	4
>6/12 to 7/12	1½	>12/12 to 14/12	5
>7/12 to 8/12	1½	>14/12 to 16/12	6
>8/12 to 9/12	2	>16/12 to 18/12	7
>9/12 to 10/12	2½	>18/12 to 20/12	7½
>10/12 to 11/12	3½	>20/12 to 21/12	8

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9.4.6 Water Heater, Controls, Flues & Vents

UNSECURED EXHAUST FLUE CONNECTION

Health and Safety / Major

An unsecured connection was observed at the water heater exhaust flue where vent sections join. The connection appears inadequately fastened and may allow movement, separation, or leakage of combustion gases into the surrounding area. Improperly secured venting can create a potential carbon monoxide and fire safety hazard. Recommend evaluation and repair by a qualified plumbing or HVAC contractor, including fastening and verification of vent integrity.



Recommendation
Contact a qualified professional.

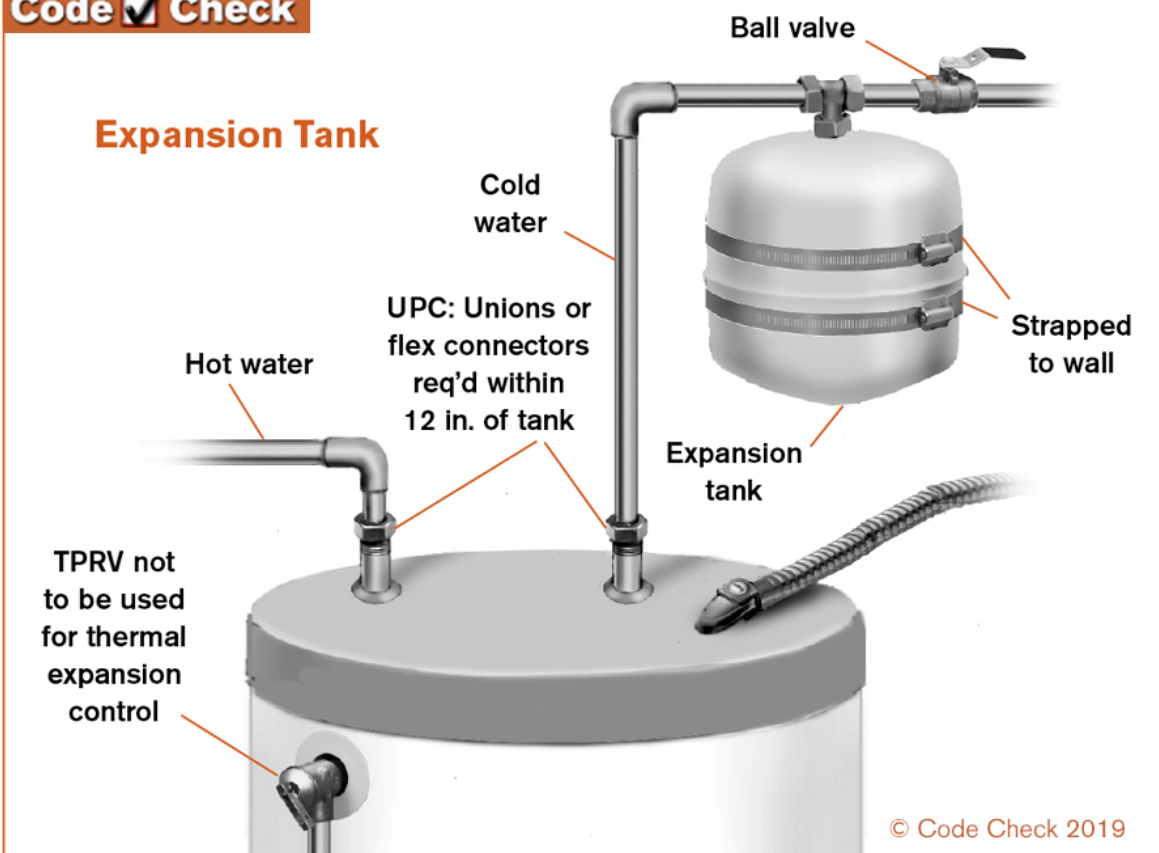
9.5.1 Water Heater, Controls, Flues & Vents - Garage

NO EXPANSION TANK

No expansion tank was present. Expansion tanks allow for the thermal expansion of water in the pipes. These are becoming required in certain areas for new installs.



Moderate

Code Check**Expansion Tank**

Recommendation

Contact a qualified plumbing contractor.

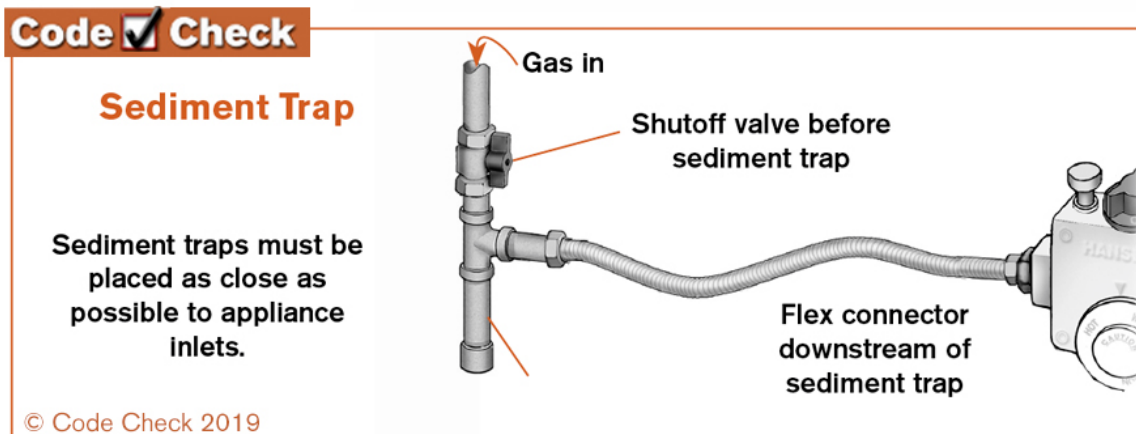
9.5.2 Water Heater, Controls, Flues & Vents - Garage

NO SEDIMENT TRAP

No sediment trap installed. May not have been required at time of construction, however it is required today. Recommend adding.



Moderate

Code Check**Sediment Trap**

Recommendation

Contact a qualified professional.

9.5.3 Water Heater, Controls, Flues & Vents - Garage

**WATER HEATER – SERVICABLE LIFE EXPECTANCY**

The water heater appears to be at or near the typical serviceable life expectancy of approximately 8 to 12 years for a conventional storage-type unit. This does not necessarily indicate that the water heater is defective or that failure is imminent. However, age-related leakage, corrosion, reduced efficiency, or component failure may become more likely. Continued monitoring is advised, and replacement should be anticipated as part of future maintenance and budgeting.

Recommendation

Contact a qualified professional.

10: EXTERIOR

		IN	NI	NP
10.1	Concrete Surfaces	X		
10.2	Driveways	X		
10.3	Walkways	X		
10.4	Exterior Doors	X		
10.5	Doorbell	X		
10.6	Gates	X		
10.7	Fence/Wall(s)	X		
10.8	Retaining Wall	X		
10.9	Exterior Electrical	X		
10.10	Siding	X		
10.11	Trim	X		
10.12	Windows	X		
10.13	Window Screens	X		
10.14	Foundation	X		
10.15	Sprinklers		X	
10.16	Hose Bib(s)	X		
10.17	Grading and Drainage	X		
10.18	Exterior Comments	X		
10.19	Beyond The Scope of our inspection		X	
10.20	Disclosures	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Driveways: Driveway Material

Concrete



Doorbell: Doorbell

Operable



Gates: Material

Metal



Retaining Wall: Retaining Wall Material (Visible Portions)

CMU Block



Siding : Siding Material
Stucco, Stone Veneer

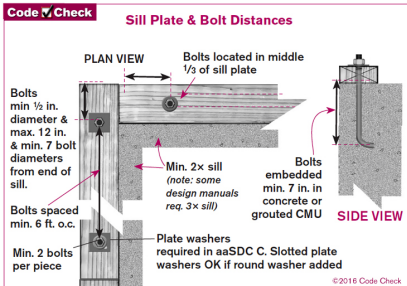
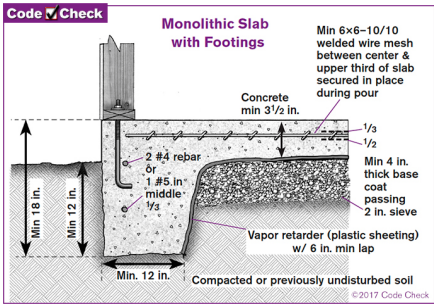
Foundation: Material
Concrete, Slab on Grade



Foundation: Slab Foundation
For Illustration Purposes Only.

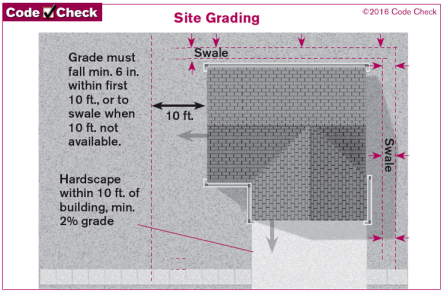
Foundation: Bolted to Foundation
Unable to determine due to walls being covered at time of inspection
For Illustration Purposes Only.

Hose Bib(s): Hose Bib(s)
Yes



Grading and Drainage: Lot
Sloped lot

Grading and Drainage: Grade at Foundation
Grade at foundation needs attention



Concrete Surfaces: Concrete Flatwork Information

Concrete flatwork that adjoined the structure was inspected looking for excessive cracking and for any other significant defects. No reportable conditions were visibly present at the time of inspection if not otherwise noted in this report.

Concrete Surfaces: Typical Settlement Cracks

Settlement / shrinkage cracks were present on the concrete surface (<1/4" wide). These are typically from standard settlement, or from admixtures used in the concrete. I recommend sealing these cracks to prevent further damage from freezing water in winter months.

Concrete Surfaces: Drain Present

There was a drain present on the concrete slab. Testing the functionality of drains and locating their termination point is beyond the scope of a home inspection.

Driveways: Typical Settlement / Shrinkage Cracks

Settlement/shrinkage cracks were present on the concrete surface (<1/4 inch wide). These can typically be from standard settlement, from poor mixtures or the composition of the concrete, or weather conditions when the concrete

was poured. It is recommended to seal these cracks at a minimum, to prevent further damage from freezing water in winter months.

Walkways : Walkway Material

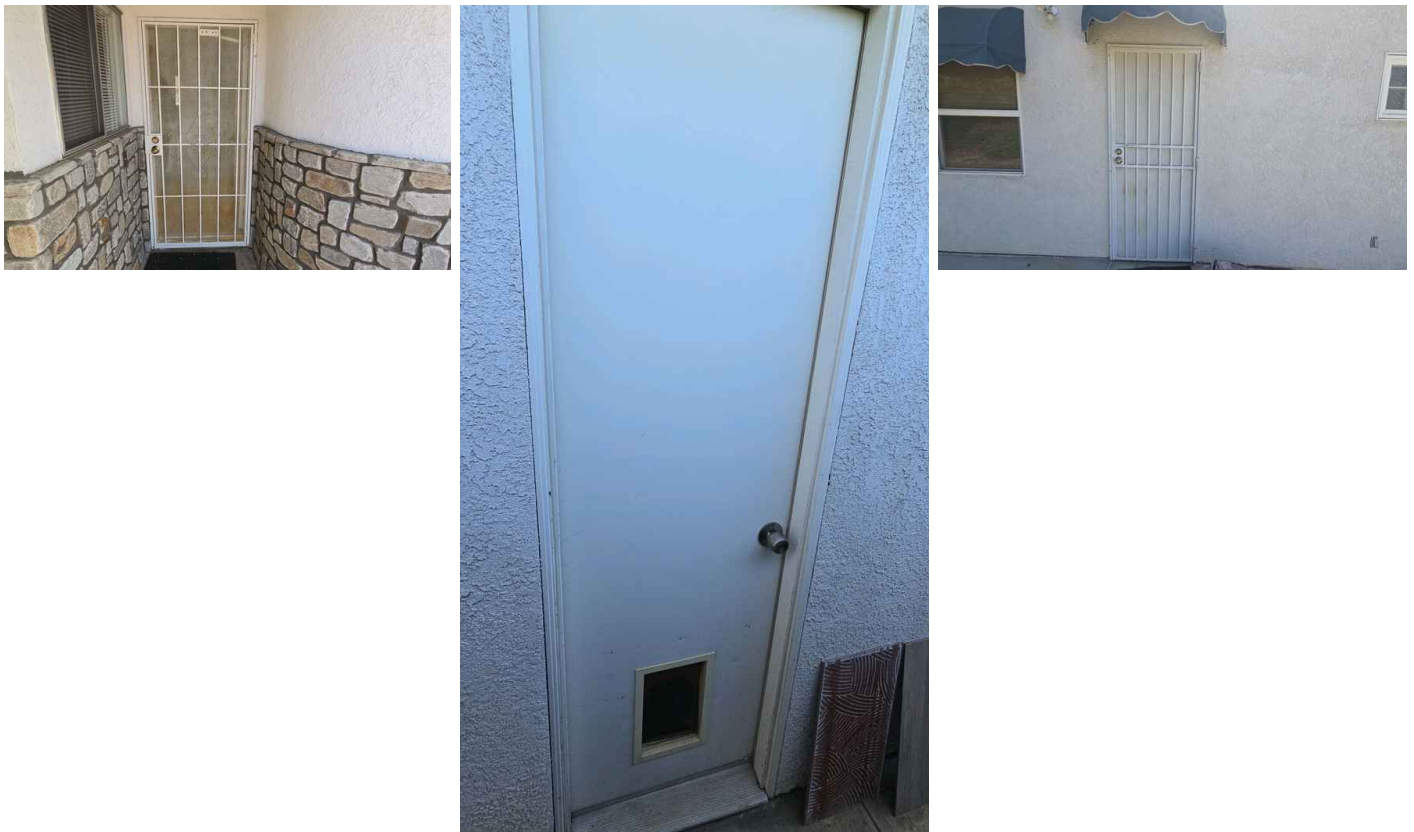
Concrete, Pebblestone, Brick



Walkways : Walkway Information

The driveway(s) and walkway(s) (as applicable) were inspected to determine their affect on the structure of the home only. Any visible deficiencies that may be present will also be reported on such as; cracking, displacement, or other damage. Any comments relating to damage to the concrete, asphalt, and/or masonry surfaces should be viewed as a courtesy and may not be an all-inclusive listing, as the Standards of Practice only requires that driveway(s) and walkway(s) be reported on with their respected affect on the structure. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Exterior Doors: Picture



**Fence/Wall(s): Material**

Wood, Metal, Block, Composite

**Retaining Wall: Retaining Wall Information**

Retaining walls are inspected in respect to their effect on the structure of the home. The structural integrity or load bearing capacities of retaining walls are beyond the scope of a home inspection. No significant deficiencies were observed in the walls relation to the structure unless otherwise noted in this report.

Exterior Electrical: Picture**Siding : Vegetation Information**

Vegetation was inspected around the home to ensure that it had adequate clearance from the structure, and was not impacting the structure. No significant deficiencies were observed unless otherwise noted in this report.

Trim: Material

Wood, Enclosed Eaves

**Windows: Windows**

Wood, Metal, Vinyl



Grading and Drainage: Grading Limitations

LMT - The performance of the grading and lot drainage is limited to the conditions existing at the time of the inspection only. We cannot guarantee this performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather and can add moisture to the soil in the area around the foundation. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls or under slabs, therefore, is limited to the visible conditions at the time of inspection, and evidence of past problems. We recommend consulting with the sellers as to any previous moisture intrusion into the structure, as well as reading over the Sellers Disclosure which should list any such issues.

Exterior Comments: Modifications to Original Structure

There appears to be additions and/or modifications to this property. We do not determine if these additions or alterations were permitted; suggest consulting with local municipality for further review.

Beyond The Scope of our inspection: Items We Do Not Inspect

Cable TV, Satellite TV, Surface drains, Photovoltaic system, Low Voltage Lighting Systems, Water Softener, Water Purifier, Interior Fire Sprinklers, Audio System, Security Bars, Electronic air cleaner at furnace, Fire pit, Tool shed(s), Window air-conditioning units, Fountain, Telephone jacks, Exterior barbecue, Swingset, Shutters/Blinds, Security System, Awning(s), Car lift, Sump Pump, Condensation pump, Circulating pump on hot water heater, Central vacuuming system, Electronic gates, Elevator, Wall safe, Sauna, Floor safe, Instantaneous hot water, Solar water heater for pool, Humidifier, Above ground pool, Chair lift on stairs, Trash Compactor, Dumb Waiter, Steam Shower, Gazebo, Swamp Cooler, Chair Lift on Stairs, Koi Pond, Above Ground Pool, Wine Cellar/Closet, Condenser, Electronic Bidet, Above Ground Acrylic Spa, Automatic Plumbing/Fixtures, Floor Drains, Safe, Propane System, Wheelchair Access Ramp, Trailers/Outbuildings, Automated Gate Systems, Outdoor Cooking, Wall Ladder, Pneumatic System, Hydraulic System, Fire Sprinkler System, Accessibility ADA Compliance, Steamer, Evaporative Cooler

The items noted are beyond the scope of this inspection. We do not have the expertise to inspect or test this/these system(s), and recommend that you have a specialist evaluate it.

Disclosures: Disclosure

The exterior inspection is a visual, non-invasive evaluation of readily accessible components at the time of inspection. The inspector evaluates the condition of exterior wall coverings, trim, flashing, and visible structural elements for signs of damage, deterioration, improper installation, or moisture intrusion. Windows, exterior doors, and associated components are inspected for visible damage, basic operation, and conditions that may affect weather resistance when safely accessible.

The inspector observes exterior features such as balconies, decks, patios, porches, steps, walkways, and railings for visible defects, deterioration, or safety-related concerns. Roof overhangs, eaves, soffits, and fascia are visually inspected from accessible vantage points. The inspector also evaluates the visible grading, drainage patterns, and site conditions near the structure that may impact moisture management or foundation performance.

The inspection includes observation of visible exterior electrical components such as lighting fixtures, receptacles, and service-related equipment when present. Plumbing-related exterior components, including hose bibs and visible piping, are inspected for leaks or damage when accessible. The inspection does not include dismantling exterior finishes, moving landscaping or stored items, entering unsafe areas, or inspecting concealed structural, plumbing, or electrical systems. The inspector is not required to determine code compliance, evaluate soil conditions, confirm property boundaries, or assess the remaining service life of exterior components. The inspection report documents material defects that are visible and accessible at the time of inspection and identifies safety concerns or conditions that may warrant further evaluation or repair by a qualified professional.

Limitations

Trim

ENCLOSED EAVES

Due to the construction style and configuration of the enclosed eaves, a thorough visual inspection of these areas was not possible. Enclosed eaves restrict access to inspect the interior components, including but not limited to framing, insulation, and potential signs of pest activity or moisture intrusion.

While efforts were made to observe accessible areas and identify any visible issues from the exterior, the presence of closed soffits, fascia, or other obstructions limited our ability to evaluate conditions within the eaves. As a result, potential defects, damages, or infestations within these areas may not have been identified.

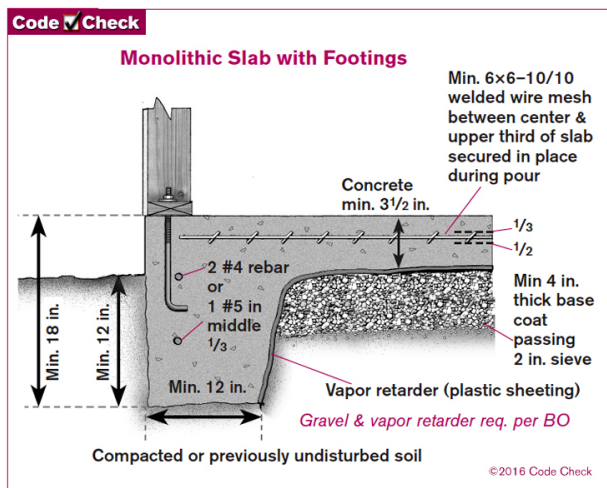
If concerns exist regarding the condition of the enclosed eaves, we recommend consulting with a licensed contractor or pest control professional who can perform a more invasive inspection if necessary.

Foundation

SLAB ON GRADE

This structure utilizes a slab on grade foundation system. Since no access can be gained to the underside of the foundation, virtually the only review that can be made is from visible and accessible portions of the exterior.

For illustrations purposes only.



Sprinklers

TIMED SYSTEM

A timing device controls this sprinkler system. Timing devices are beyond the scope of this inspection. We advise that you obtain verification of this system's performance prior to closing.

Exterior Comments

GROUND'S LIMITATIONS

Observations

10.2.1 Driveways

DRIVEWAY CRACKING -

Cracking observed at one or more locations. Recommend sealing all cracking as part of long term maintenance. If concerned recommend further review by a licensed general contractor for repairs prior to close.

Recommendation

Contact a qualified concrete contractor.



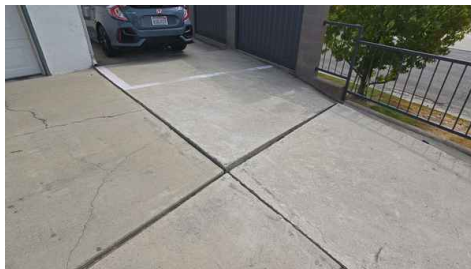
10.2.2 Driveways

DRIVEWAY TRIP HAZARD

Trip hazards observed on the driveway. This is a safety concern. Recommend further review by a licensed general contractor for repairs as necessary prior to close of escrow.

Recommendation

Contact a qualified concrete contractor.



10.3.1 Walkways

WALKWAY - CRACKING

Moderate

Cracking is observed at one or more locations. Recommend sealing to prevent further deterioration. If concerned, recommend further review by a licensed general contractor as necessary.

Recommendation

Contact a qualified concrete contractor.



10.3.2 Walkways

BRICK BORDER SEPARATION

Moderate

The brick border adjacent to the sidewalk was observed pulling away from the concrete walkway, creating a visible separation along the edge. This condition may be related to soil movement, settlement, moisture, or deterioration of the underlying support. Recommend evaluation and repair by a qualified masonry or concrete contractor to restore proper alignment, reduce further movement, and help minimize potential trip or maintenance concerns and issues.

Recommendation

Contact a qualified professional.



10.4.1 Exterior Doors

DOG DOOR NOTED IN EXTERIOR SCREEN

Recommendation

Contact a qualified professional.



Moderate



10.4.2 Exterior Doors

SECURITY DOORS/GATES - CORROSION

During the commercial property inspection, it was observed that the security gates at the entry doors exhibited signs of corrosion. This is a common occurrence with metal structures and can typically be addressed through proper maintenance and periodic cleaning. However, it is important to note that while the corrosion does not appear to be severe, it may require some level of repair or maintenance to prevent further degradation. It is recommended that a qualified professional evaluate the gates to determine the appropriate course of action.

Recommendation

Contact a qualified professional.



Moderate



10.6.1 Gates

RUST AND DETERIORATION ON METAL GATE

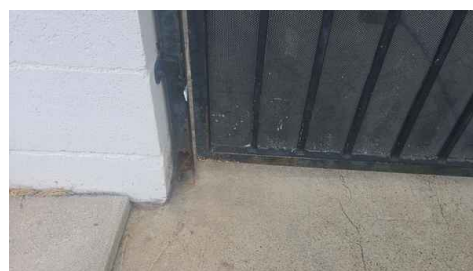
One or more metal gates are rusted and deteriorated

Recommendation

Contact a qualified professional.



Moderate



10.7.1 Fence/Wall(s)



Minor/Maintenance

EARTH TO WOOD CONTACT

During the home inspection, it was noted that the earth comes into direct contact with the wood fence. Direct earth contact can potentially accelerate wood decay over time. It is recommended to create a gap between the earth and the fence to minimize moisture retention and prolong the fence's lifespan.

Recommendation

Contact a handyman or DIY project

10.7.2 Fence/Wall(s)



Moderate

LOOSE AND LEANING FENCE

Fence is loose and leaning. This can be an indication of settling. Suggest consulting with specialist for further review prior to close of escrow.

Recommendation

Contact a qualified professional.



10.8.1 Retaining Wall



Moderate

RETAINING WALL - CRACKING NOTED

Vertical crack observed on the retaining wall. It may be a result of natural settling or expansion of the building materials. No signs of significant movement or structural instability noted at this time. Recommend repair to prevent further deterioration/damage.

Recommendation

Contact a qualified professional.



10.9.1 Exterior Electrical

IMPROPER/MISSING/DAMAGED EXTERIOR WEATHER COVER
 Moderate

Improper/Damaged/Missing weatherproof cover at exterior outlet. Suggest installing weatherproof cover to ensure safety.

Recommendation
Contact a qualified professional.



10.9.2 Exterior Electrical

GFI INOPERABLE
 Moderate

Ground fault interrupter provided for safety is inoperable. Recommend replacing.

Recommendation

Contact a qualified electrical contractor.



10.10.1 Siding



Minor/Maintenance

CAULKING AROUND WINDOWS, TRIM & VOIDS

Regular maintenance of window trim caulking is recommended to prevent moisture intrusion, air leaks, and pest entry. Check for gaps, cracks, or deteriorated sealant and reapply a high-quality, weather-resistant caulk as needed. Proper sealing helps maintain energy efficiency and protects the home from potential water damage

Recommendation

Contact a qualified professional.

10.10.2 Siding



Minor/Maintenance

CRACKING

Cracking was observed at one or more points on the exterior. Recommend repair to prevent further deterioration

Recommendation

Contact a qualified professional.



10.10.3 Siding



Minor/Maintenance

VEGETATION TOO CLOSE TO BUILDING

At time of inspection, one or more areas of the vegetation were observed to be against or close to the exterior walls. This should also be noted on your Termite report. Irrigated vegetation against house walls is conducive to Subterranean Termites. Recommend clearing 1- 3 feet

Recommendation

Contact a qualified professional.



10.10.4 Siding

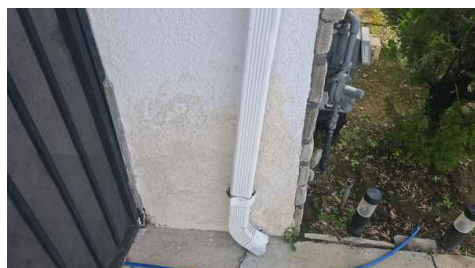
PATCHING NOTED

Minor/Maintenance

Evidence of patching noted. We are unable to determine the effectiveness of this repair.

Recommendation

Contact a qualified professional.



10.10.5 Siding

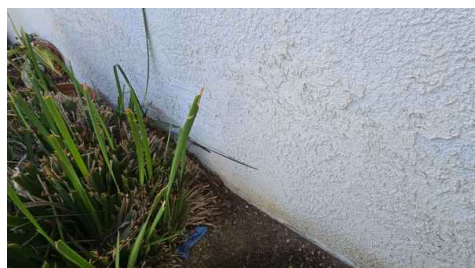
STUCCO BLISTERING

Moderate

Stucco is flaking, blistering and/or deteriorating at one or more areas around home. Recommend further evaluation by a stucco professional to determine the extent of damage and necessary repairs.

Recommendation

Contact a qualified professional.



10.10.6 Siding

WEEP SCREED RESTRICTED

Moderate

Observed weep screed partially or fully covered, restricting necessary ventilation and drainage. This setup can potentially lead to moisture accumulation. Recommend further evaluation by a specialist may be necessary to assess any underlying moisture-related issues.

Recommendation

Contact a qualified professional.



10.10.7 Siding

STEP CRACKING IN VENEER

Moderate

Step cracking in the brick/stone veneer is present at one or more locations. Step cracking in the brick/stone veneer may be from normal settlement or from a more serious structural issue. A licensed structural engineer will need to further review and recommend necessary repairs.

Recommendation

Contact a qualified professional.



10.10.8 Siding

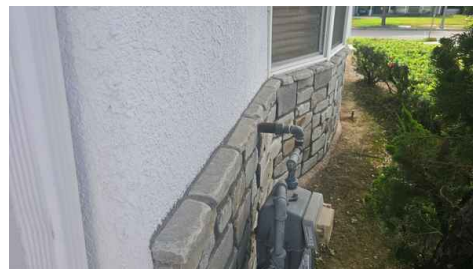
POTENTIAL LACK OF FLASHING AT BRICK STONE VENEER

Moderate

The brick stone veneer along the exterior wall may lack proper flashing at the top transition where it meets the stucco siding. Without flashing, water can penetrate behind the veneer, leading to concealed moisture damage or deterioration. Recommend evaluation and correction by a qualified contractor.

Recommendation

Contact a qualified professional.



10.11.1 Trim

CAULKING - WINDOW, TRIM, AND VOIDS

Minor/Maintenance

Regular maintenance of window trim caulking is recommended to prevent moisture intrusion, air leaks, and pest entry. Check for gaps, cracks, or deteriorated sealant and reapply a high-quality, weather-resistant caulk as needed. Proper sealing helps maintain energy efficiency and protects the home from potential water damage.

Recommendation

Contact a qualified professional.

10.11.2 Trim



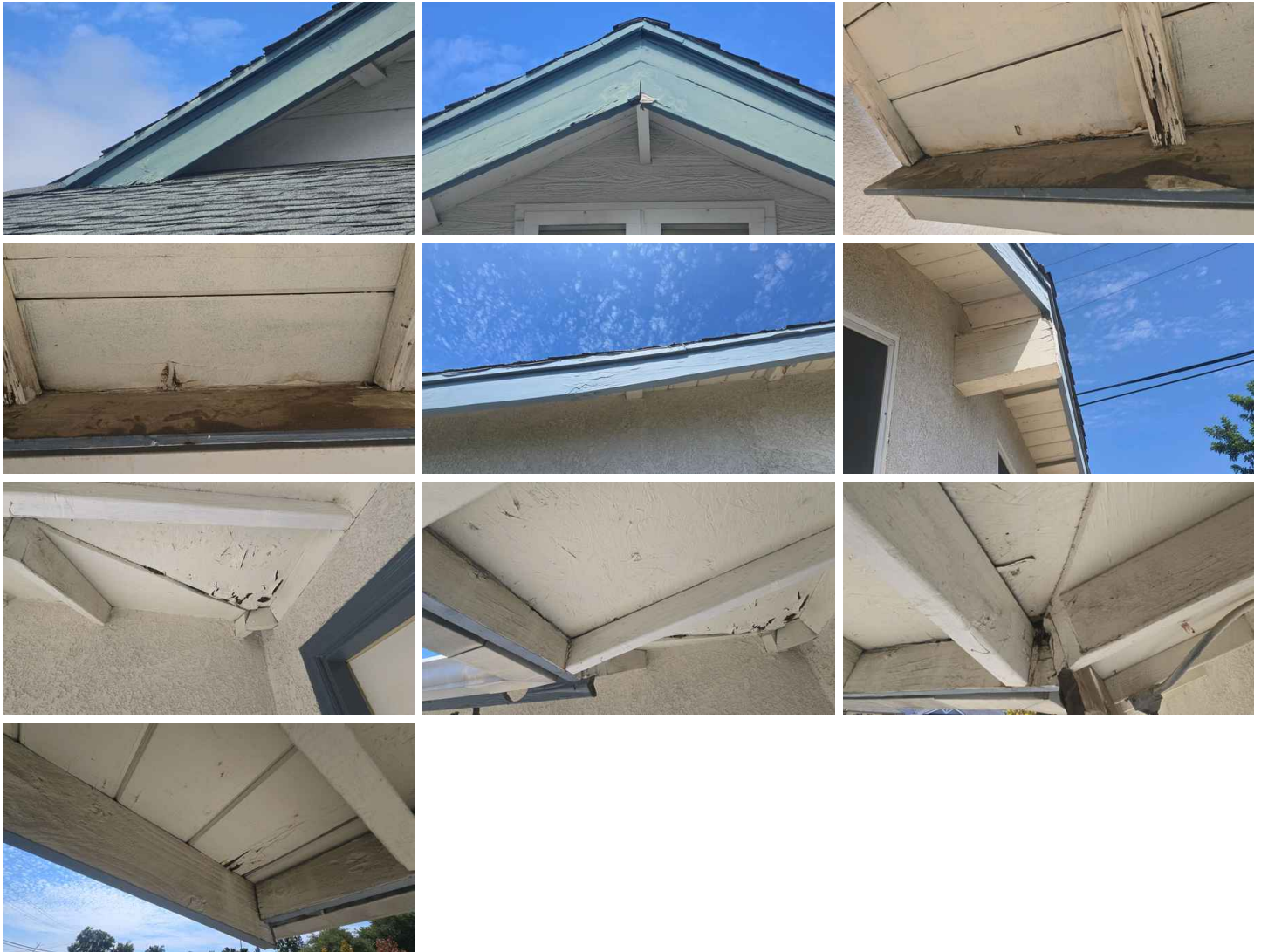
Moderate

WOOD DETERIORATION

Deteriorated wood was observed in various areas, showing signs of weathering, cracking, and possible rot. Exposure to moisture and pests may accelerate further damage. Regular maintenance, sealing, or replacement of affected areas is recommended to prevent structural compromise. A qualified contractor should evaluate and repair as necessary to maintain the integrity of the structure.

Recommendation

Contact a qualified trident pest control pr#8662 (949)294-1188



10.11.3 Trim



Minor/Maintenance

TRIM - PAINT FLAKING/FAILING

The exterior trim paint is flaking, peeling, or failing in various areas. This condition may expose underlying materials to moisture intrusion and deterioration over time. Proper preparation and repainting are recommended to protect the surfaces and maintain the home's appearance. Consult a qualified painting contractor for evaluation and necessary repairs to prevent further deterioration and potential maintenance issues.

Recommendation

Contact a qualified professional.



10.11.4 Trim



Minor/Maintenance

ENCLOSED EAVES

Limitation Note for Enclosed Eaves:

Due to the construction style and configuration of the enclosed eaves, a thorough visual inspection of these areas was not possible. Enclosed eaves restrict access to inspect the interior components, including but not limited to framing, insulation, and potential signs of pest activity or moisture intrusion.

While efforts were made to observe accessible areas and identify any visible issues from the exterior, the presence of closed soffits, fascia, or other obstructions limited our ability to evaluate conditions within the eaves. As a result, potential defects, damages, or infestations within these areas may not have been identified.

If concerns exist regarding the condition of the enclosed eaves, we recommend consulting with a licensed contractor or pest control professional who can perform a more invasive inspection if necessary.

10.11.5 Trim



Moderate

WEATHERED PAINT AT EXTERIOR TRIM

The exterior trim exhibits visible paint deterioration and weathering. Areas of peeling and flaking expose bare wood, which may lead to moisture intrusion and decay if left unaddressed. Recommend proper surface preparation, priming, and repainting to restore protection and maintain the trim's condition.



10.11.6 Trim

WOOD DETERIORATION AT GARAGE DOOR TRIM

Moderate

Wood deterioration was observed at sections of the garage door trim. The affected areas show signs of weather exposure and material breakdown. Recommend further evaluation and repair by a qualified contractor to prevent continued damage and maintain proper protection of the structure.

Recommendation

Contact a qualified professional.



10.12.1 Windows

THERMO-PANE WINDOWS

Minor/Maintenance

House is equipped with thermo-pane windows for added insulation. Verifying the seal between the two panes of glass is beyond the scope of this inspection.

Recommendation

Contact a qualified professional.

10.12.2 Windows

CAULKING- WINDOWS, TRIM AND VOIDS

Minor/Maintenance

Regular maintenance of window trim caulking is recommended to prevent moisture intrusion, air leaks, and pest entry. Check for gaps, cracks, or deteriorated sealant and reapply a high-quality, weather-resistant caulk as needed. Proper sealing helps maintain energy efficiency and protects the home from potential water damage.

Recommendation

Contact a qualified professional.

10.12.3 Windows

ADDITION

Minor/Maintenance

This area appears to be an addition to the original structure. We are unable to determine if permits were issued at the time of construction. We advise checking city records to verify the existence of permits before the close of escrow.

Recommendation

Contact a qualified professional.

10.12.4 Windows

PAINT/FINISH FAILING

Moderate

The paint or finish is failing at one or more locations. This can lead to deterioration and rot of the material. Recommend further evaluation by qualified contractor.

Recommendation

Contact a qualified professional.



10.12.5 Windows

**SUGGEST RE-GLAZING WINDOW(S)
WHERE NEEDED**

Minor/Maintenance

One or more windows may be in need of reglazing

Recommendation

Contact a qualified professional.



10.12.6 Windows

FAILING WINDOW SEALS NOTED

Moderate

Condensation staining, or droplets, is present between the panes of one or more insulated glass windows. This suggests a failure of the factory seal between the twin pieces of glass. There are some companies that can repair windows with moisture between panes without replacing the window. "Fogged" windows can still perform their function for ventilation and light admittance, but can become so opaque that visibility is impaired. We did NOT attempt to list every fogged window. Have a qualified glass contractor check ALL windows and determine if the breach can be fixed or if the window needs to be replaced. Any insulated glass units which display symptoms of breached seals should be repaired or replaced as desired.

Recommendation

Contact a qualified professional.



10.13.1 Window Screens

DETERIORATED SCREENS

Minor/Maintenance

Recommendation

Contact a qualified professional.

10.13.2 Window Screens

TORN SCREEN(S)

Moderate

Recommendation

Contact a qualified professional.



10.15.1 Sprinklers

SPRINKLER HEAD - NEAR SIDING

Moderate

A sprinkler head was observed in close proximity to the home’s exterior wall. Excessive or frequent watering in this area may contribute to elevated moisture levels at the foundation, potentially leading to soil movement or moisture intrusion. Recommend adjusting sprinkler placement or coverage to direct water away from the structure



Recommendation
Contact a qualified professional.

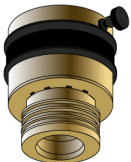
10.16.1 Hose Bib(s)

NO ANTI-SIPHON VALVE(S)

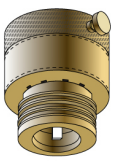
Moderate

One or more hose bibs may not have anti-siphon valves. Recommend adding anti-siphon valves to all hose bibs as needed as an upgrade.

Hose bibb vacuum breakers (draining required)



advantage of black ring on this vacuum breaker is that hose does not need to be removed when draining
black ring is moved up to drain breaker
pin is broken off once installed



white stem is moved to side to drain breaker
other types have pins that are pulled down

Recommendation
Contact a qualified professional.

10.16.2 Hose Bib(s)

EXTERIOR HOSE BIB STEM LEAK

Moderate

Stem packing leak observed at one or more locations of home exterior faucet, recommend review for repairs as needed.



Recommendation
Contact a qualified professional.

11: GARAGE

		IN	NI	NP
11.1	General	X		
11.2	Garage Door	X		
11.3	Garage Door Opener	X		
11.4	Ceiling	X		
11.5	Walls	X		
11.6	Slab	X		
11.7	Window(s)	X		
11.8	Access door	X		
11.9	Fire Door			X
11.10	Firewalls	X		
11.11	Electrical	X		
11.12	Vent Screen(s)	X		
11.13	Laundry Tub	X		
11.14	Washer Hook Up	X		
11.15	Dryer Hook Up	X		
11.16	Disclosures	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

General: Garage is:

Attached to another structure

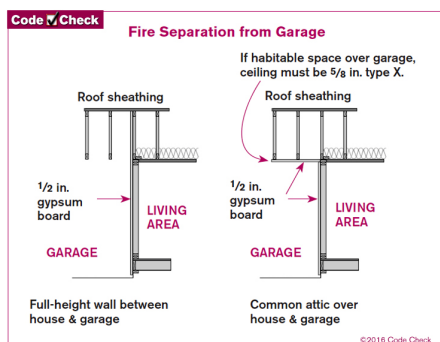
Garage Door Opener: Unit Was working properly at time of inspection?

yes

Ceiling: Picture



Firewalls: Drywall



Electrical: Outlet



Electrical: GFCI Reset

None



Washer Hook Up: Hook ups



Dryer Hook Up: Fuel
Gas



Dryer Hook Up: Vent Intact
Yes

General: What's Inspected - Garage

I inspected the readily visible surfaces of floors, walls and ceilings.

Garage Door: Material

Metal, Non-insulated



Garage Door Opener: Safety Reverse

This garage door opener is equipped with a safety reverse device, which operated when tested at the time of our inspection. The U.S. Product and Safety Commission recommends that these devices be checked monthly.



Access door: Picture





Laundry Tub: Picture



Disclosures: Disclosure

Standards of Practice – Garage Inspection

The inspector shall inspect the attached or detached garage as part of the property inspection. The garage inspection includes observing the condition and operation of garage vehicle doors and any installed automatic door operators, as well as the visible condition of walls, ceilings, floors, and accessible structural components. The inspector shall also observe the presence and visible condition of fire separation between the garage and the living space, including walls and ceilings beneath habitable rooms, when applicable. The inspection includes noting the presence of a service door between the garage and the dwelling, visible electrical systems and components installed in the garage, and any visible means of exhaust ventilation where present.

With respect to garage doors and automatic operators, the inspector shall operate garage vehicle doors manually or by using installed automatic controls when safe to do so. The inspector shall inspect the visible condition of door panels, tracks, rollers, springs (visual observation only), and safety cables where accessible. Automatic garage door operators shall be tested for proper reversal using normal operating controls, and photoelectric safety sensors shall be inspected where installed. The inspector is not required to dismantle or adjust door components, test door balance or spring tension, operate doors that are unsafe, inoperable, or obstructed, or evaluate the remaining service life of door components.

The inspector shall inspect the visible fire-resistive separation between the garage and the dwelling, including walls, ceilings beneath habitable rooms, and any visible penetrations or openings. The service door between the garage and the residence shall be inspected for its presence, visible condition, proper closing, and any observable damage or alterations, including self-closing mechanisms when installed. The inspector is not required to determine fire-resistance ratings, verify compliance with local fire or building codes, or inspect concealed fire-blocking, insulation, or assemblies.

Visible structural components within the garage shall be inspected, including walls, ceilings, floors, and exposed framing where accessible. The inspector shall report visible signs of damage, deterioration, cracking, moisture intrusion, or apparent structural movement. The inspector is not required to evaluate structural engineering adequacy, determine load capacities, or inspect concealed structural elements.

The inspector shall inspect visible electrical components within the garage, including lighting fixtures, receptacles, and junction boxes. The presence or absence of Ground-Fault Circuit Interrupter (GFCI) protection shall be reported where applicable, and visible conditions such as exposed wiring, open junction boxes, or improper electrical modifications shall be noted when readily observable. The inspector is not required to test every receptacle, verify circuit capacity or electrical load calculations, or inspect concealed or underground wiring.

The inspector shall inspect for visible means of ventilation within the garage where present and report observable conditions that may contribute to the accumulation of exhaust gases when readily apparent. The inspector is not required to measure air flow, determine ventilation adequacy, or test exhaust fans or systems unless they are readily accessible and operable.

Garage floor conditions shall be inspected for visible cracks, heaving, settlement, and evidence of moisture intrusion. The inspector shall report observable conditions that may affect vehicle safety or drainage performance. The inspector is not required to determine slab thickness, evaluate subsurface soil conditions, or identify the cause of settlement or cracking.

The inspection does not include stored personal belongings, vehicle interiors, specialty equipment or vehicle lifts, fire suppression systems, carbon monoxide detectors unless part of a separate system inspection, or detached structures not defined as garages.

The inspector shall describe observed conditions in clear, factual, and objective language and report material defects that are visible and accessible at the time of the inspection. When appropriate, the inspector shall recommend further evaluation or repair by qualified professionals and shall avoid code enforcement opinions or compliance determinations.

Limitations

Walls

LIMITED REVIEW

Garage walls are inaccessible due to storage occupants belongings. Recommend review prior to close of escrow.



Observations

11.2.1 Garage Door

PANEL DAMAGE

Garage door panel is damaged observed

Recommendation

Contact a qualified garage door contractor.

 Moderate



11.3.1 Garage Door Opener

GARAGE DOOR OPENER - BATTERY BACK UP Moderate

Defect: Garage door opener does not have a battery backup.

Potential Issue: Without a battery backup, the garage door opener will not function during power outages, potentially leaving the garage door inoperable and hindering access to the property.

Recommendation: Consider installing a battery backup system for the garage door opener to ensure reliable operation during power outages and maintain accessibility to the garage. Consult with a qualified technician for installation.

Recommendation

Contact a qualified professional.

11.6.1 Slab

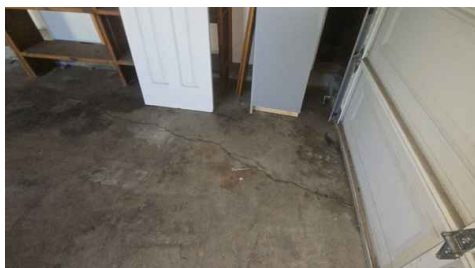
CRACKING NOTED IN CONCRETE SLAB Moderate

Inspection Note: Settling Cracking in Garage Floor

During our inspection, we observed minor settling cracks in the garage floor. These cracks appear to be superficial and not structurally concerning. They are typical in concrete surfaces over time and do not suggest any imminent issues. We recommend monitoring them for further progression but do not consider immediate action necessary.

Recommendation

Contact a qualified professional.



11.7.1 Window(s)

WINDOW SILL - WATER STAINS Moderate

Water staining observed on the window sill, indicating past or ongoing moisture intrusion. The affected area shows signs of discoloration and possible wood deterioration. Recommend further evaluation for potential leaks, sealing gaps or damaged areas, and refinishing or replacing affected wood as needed to prevent future issues.

Recommendation

Contact a qualified professional.



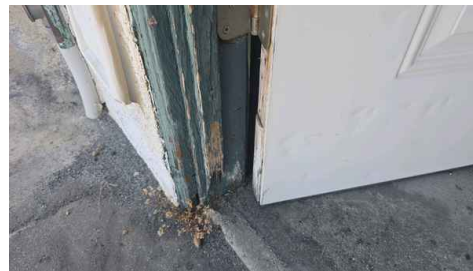
11.8.1 Access door

DETERIORATED WOOD Moderate

Recommendation Note: Deterioration in the wood within the garage has been noted. We recommend an independent termite evaluation to accurately assess the condition and determine the necessary steps for repair or prevention.

Recommendation

Contact a qualified trident pest control pr#8662 (949)294-1188



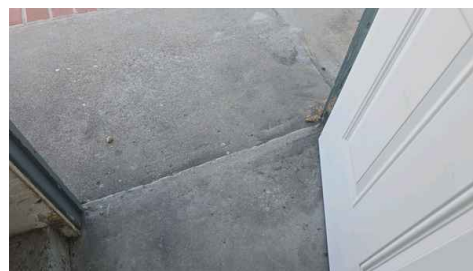
11.8.2 Access door

GARAGE ACCESS DOOR - NO/LOW THRESHOLD Moderate

No or low threshold observed at the garage access door. This design lacks a prominent separation between the indoor and outdoor spaces. While not necessarily problematic, it may result in minor issues with debris or water ingress during adverse weather conditions.

Recommendation

Contact a qualified professional.



11.11.1 Electrical

NO GFI

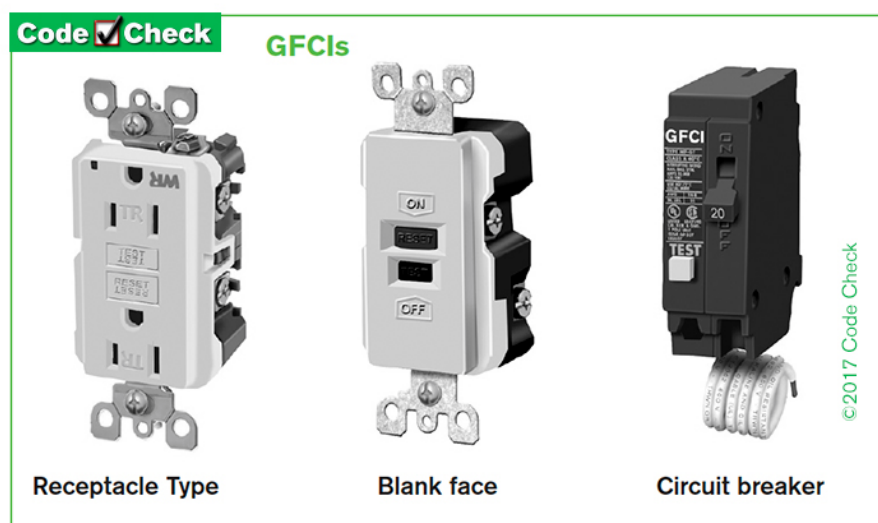
Moderate

We recommend upgrading by installing GFCI receptacles in all locations required by present standards. This includes locations in bathrooms, garages, exteriors, basements and crawl spaces, kitchens and laundry within six feet of the sink. They are also commonly utilized for equipment such as sump pumps, whirlpools, spas and pool equipment. GFCI's have two different forms: receptacles with test/reset buttons, and panel breakers, and either form is effective in protecting appropriate outlets or fixtures.

Consider upgrading unprotected receptacles in areas where GFCI protection is presently required. A qualified electrician should do the work.



A GFCI receptacle can provide protection for other receptacles downstream on the circuit. GFCI protection can be provided by GFCI breakers, blank face devices, or GFCI receptacles



Recommendation

Contact a qualified electrical contractor.

11.11.2 Electrical

COVER PLATE MISSING

Moderate

One or more outlets are missing faceplates. Recommend re-installing

Recommendation

Contact a qualified professional.



11.11.3 Electrical

INOPERABLE OUTLET

One or more outlets are not working at time of inspection.

Recommendation

Contact a qualified professional.



11.12.1 Vent Screen(s)

NO GARAGE VENTILATION OBSERVED

No ventilation openings were observed in the garage at the time of inspection. Garage ventilation helps reduce the accumulation of heat, moisture, and vehicle-related fumes. Recommend evaluation by a qualified contractor and installation of appropriate ventilation if deemed necessary to improve air circulation and overall garage conditions.

Recommendation

Contact a qualified professional.

11.15.1 Dryer Hook Up

RECOMMEND CLEANING DRYER VENT

Dryer vent appears to be filled with debris recommend cleaning for safety.

Recommendation

Contact a qualified professional.

12: KITCHEN

		IN	NI	NP
12.1	Breakfast Nook	X		
12.2	Floors	X		
12.3	Walls	X		
12.4	Ceiling	X		
12.5	Doors	X		
12.6	Electrical	X		
12.7	Windows	X		
12.8	Cabinets	X		
12.9	Sink, Faucets, & Drains	X		
12.10	Garbage Disposal	X		
12.11	Countertops	X		
12.12	Refrigerator	X		
12.13	Dishwasher	X		
12.14	Range/Cooktop/Vent	X		
12.15	Oven	X		
12.16	Built-in Microwave	X		
12.17	Disclosures	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Breakfast Nook: Picture



Sink, Faucets, & Drains: Water Temperature



Sink, Faucets, & Drains: Below Sink



Garbage Disposal: Brand ISE



Garbage Disposal: Unit Was working properly at time of inspection? yes

Countertops: Material Formica



Refrigerator : Unit Was working properly at time of inspection?
yes



Refrigerator : Data Tag



Dishwasher: Unit Was working properly at time of inspection?
yes

Range/Cooktop/Vent: Unit Was working properly at time of inspection?
yes

Range/Cooktop/Vent:
Range/Oven Brand
Magic Chef



Range/Cooktop/Vent:
Range/Oven Energy Source
Electric, Gas



Range/Cooktop/Vent: Exhaust Hood Type
Vented



Oven: Unit Was working properly at time of inspection?
yes

Oven: Oven Fuel Source
Electric

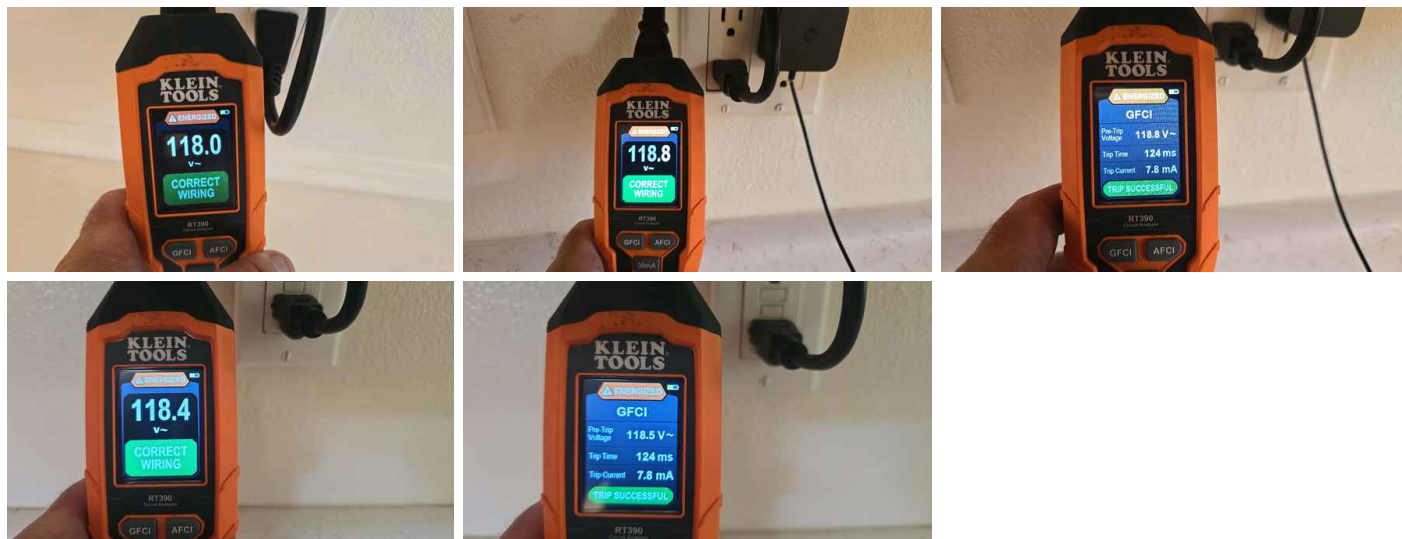


Built-in Microwave: Unit Was working properly at time of inspection?
yes

Disclosures: Photo



Electrical: Picture



Sink, Faucets, & Drains: Angle Stops



Dishwasher: Brand

Frigidaire

Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the "normal wash" cycle only.



Disclosures: Disclosure

The kitchen inspection is a visual, non-invasive evaluation of readily accessible components at the time of inspection. The inspector evaluates the condition and basic operation of permanently installed kitchen appliances, including the range or cooktop, oven, microwave, dishwasher, garbage disposal, and any installed exhaust hood or fan. Cabinets, countertops, and backsplash surfaces are visually inspected for damage, deterioration, improper installation, or conditions that may affect normal use.

The inspector observes visible plumbing components at sinks, including faucets, shutoff valves, drain piping, and the presence of leaks or moisture-related conditions. Accessible electrical components such as receptacles, lighting, and visible wiring are inspected, including the presence of ground-fault circuit interrupter protection where applicable. The inspector also evaluates the condition of walls, ceilings, floors, and visible ventilation components within the kitchen area.

The inspection does not include dismantling appliances or cabinetry, moving personal belongings, or inspecting concealed plumbing, electrical, or mechanical systems. The inspector is not required to verify appliance performance beyond normal on/off operation, confirm code compliance, determine system capacity, or evaluate the remaining service life of kitchen components. The inspection report documents material defects that are visible and accessible at the time of inspection and identifies safety concerns or conditions that may warrant further evaluation or repair by a qualified professional.

Observations

12.6.1 Electrical

INOPERABLE OVERHEAD LIGHT(S)

Moderate

One or more lights are inoperable. Bulb may need to be replaced.

Recommendation

Contact a qualified professional.



12.8.1 Cabinets

WATER DAMAGE NOTED

Moderate

Water damage noted under kitchen sink.

Recommendation

Contact a qualified professional.



12.9.1 Sink, Faucets, & Drains

ANGLE STOPS - CORROSION

Moderate

Corrosion noted at angle stops no evidence leak at time of inspection.

Recommendation

Contact a qualified professional.



12.9.2 Sink, Faucets, & Drains

SUGGEST RE-CAULKING AS NEEDED

Minor/Maintenance

Caulk is in poor condition around sink, recommend re-caulking to prevent water damage or other leakage

Recommendation

Contact a qualified professional.

12.10.1 Garbage Disposal

GARBAGE DISPOSAL IS RUSTED Moderate

Garbage disposal show signs of rust and corrosion. No signs of leak at time of inspection.

Recommendation

Contact a qualified professional.



12.11.1 Countertops

SUGGEST RE-CAULKING/GROUTING WHERE NEEDED Minor/Maintenance

INTERIORS Maintenance Note: ⁸Caulking and grouting play a crucial role in maintaining a home's integrity. It's recommended to periodically inspect and touch up caulking in areas such as windows, doors, and sinks to prevent water seepage. Additionally, checking and reapplying caulk/grout in tile areas ensures a clean and sealed surface

Recommendation

Contact a qualified professional.

12.11.2 Countertops

COUNTER TOP - SAGGING Moderate

During the inspection of the kitchen area, it was observed that the countertop around the sink displayed noticeable sagging, likely due to water damage. Immediate attention is required to address the sagging countertop to prevent further damage and ensure safe usage

Recommendation

Contact a qualified professional.



12.11.3 Countertops

COUNTERTOP PATCHING AND DAMAGE Moderate

Patching, separation, and localized damage were observed at multiple areas of the countertop, including joints and near the sink. Previous repairs appear to have been performed, although the cause and effectiveness of those repairs could not be determined during the inspection. Recommend evaluation and repair by a qualified countertop or finish contractor to restore damaged areas and help prevent further deterioration or moisture intrusion.

Recommendation

Contact a qualified professional.



12.15.1 Oven

OVEN LIGHT

Oven light is not working. Recommend repair/replacement.

Recommendation

Contact a qualified professional.



Moderate



12.16.1 Built-in Microwave

MICROWAVE SERVICEABLE LIFE EXPECTANCY

Minor/Maintenance

The microwave was observed to be an older appliance and may be approaching or beyond its typical serviceable life expectancy. Microwave ovens commonly have a useful service life of approximately 7 to 10 years, depending on use, maintenance, and installation conditions. Although operational at the time of inspection, future repairs or replacement should be anticipated. Recommend budgeting for replacement as the appliance continues to age.

Recommendation

Contact a qualified professional.

13: KITCHEN A

		IN	NI	NP
13.1	Floors	X		
13.2	Walls	X		
13.3	Ceiling	X		
13.4	Doors	X		
13.5	Electrical	X		
13.6	Cabinets	X		
13.7	Sink, Faucets, & Drains	X		
13.8	Garbage Disposal	X		
13.9	Countertops	X		
13.10	Refrigerator	X		
13.11	Dishwasher	X		
13.12	Range/Cooktop/Vent	X		
13.13	Oven	X		
13.14	Disclosures	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Sink, Faucets, & Drains: Water Temperature



Sink, Faucets, & Drains: Below Sink



Garbage Disposal: Brand ISE



Garbage Disposal: Unit Was working properly at time of inspection?

yes

Countertops: Material Formica



Refrigerator : Data Tag



Dishwasher: Unit Was working properly at time of inspection?

yes

Range/Cooktop/Vent: Unit Was working properly at time of inspection?

yes

Range/Cooktop/Vent:
Range/Oven Brand
Kenmore



Range/Cooktop/Vent:
Range/Oven Energy Source
Electric, Gas



Range/Cooktop/Vent: Exhaust Hood Type
Re-circulate



Oven: Unit Was working properly at time of inspection?
no

Oven: Oven Fuel Source
Gas

Disclosures: Photo



Electrical: Picture



Refrigerator : Unit Was working properly at time of inspection?
yes



Dishwasher: Brand
GE

Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the "normal wash" cycle only.



Disclosures: Disclosure

The kitchen inspection is a visual, non-invasive evaluation of readily accessible components at the time of inspection. The inspector evaluates the condition and basic operation of permanently installed kitchen appliances, including the range or cooktop, oven, microwave, dishwasher, garbage disposal, and any installed exhaust hood or fan. Cabinets, countertops, and backsplash surfaces are visually inspected for damage, deterioration, improper installation, or conditions that may affect normal use.

The inspector observes visible plumbing components at sinks, including faucets, shutoff valves, drain piping, and the presence of leaks or moisture-related conditions. Accessible electrical components such as receptacles, lighting, and visible wiring are inspected, including the presence of ground-fault circuit interrupter protection where applicable. The inspector also evaluates the condition of walls, ceilings, floors, and visible ventilation components within the kitchen area.

The inspection does not include dismantling appliances or cabinetry, moving personal belongings, or inspecting concealed plumbing, electrical, or mechanical systems. The inspector is not required to verify appliance performance beyond normal on/off operation, confirm code compliance, determine system capacity, or evaluate the remaining service life of kitchen components. The inspection report documents material defects that are visible and accessible at the time of inspection and identifies safety concerns or conditions that may warrant further evaluation or repair by a qualified professional.

Observations

13.5.1 Electrical

MISSING FACE PLATE NOTED

 Moderate

During the home inspection, it was observed that electrical outlets in one or more locations do not have a faceplate installed. It is recommended to have a qualified electrician install a faceplate for safety and aesthetic purpose

Recommendation

Contact a qualified professional.



13.6.1 Cabinets

PAINT/FINISH DAMAGE

Recommendation

Contact a qualified professional.

 Minor/Maintenance



13.9.1 Countertops



Minor/Maintenance

SUGGEST RE-CAULKING/GROUTING WHERE NEEDED

INTERIORS Maintenance Note: ⁸Caulking and grouting play a crucial role in maintaining a home's integrity. It's recommended to periodically inspect and touch up caulking in areas such as windows, doors, and sinks to prevent water seepage. Additionally, checking and reapplying caulk/grout in tile areas ensures a clean and sealed surface

Recommendation

Contact a qualified professional.

13.11.1 Dishwasher



Moderate

DISHWASHER - SERVICEABLE LIFE EXPECTANCY

Dishwasher operated during inspection; however, based on visible age and condition, it may be near the end of its typical service life. Recommend monitoring for signs of diminished performance or leakage. Replacement may be needed in the near future depending on usage and ongoing maintenance.

Recommendation

Contact a qualified professional.

13.13.1 Oven



Moderate

OVEN IS INOPERABLE

Oven is not working at time of inspection. Recommend further review prior to the close of escrow.

Recommendation

Contact a qualified professional.

14: KITCHEN B

		IN	NI	NP
14.1	Breakfast Nook	X		
14.2	Floors	X		
14.3	Walls	X		
14.4	Ceiling	X		
14.5	Doors	X		
14.6	Electrical	X		
14.7	Windows	X		
14.8	Cabinets	X		
14.9	Sink, Faucets, & Drains	X		
14.10	Garbage Disposal			X
14.11	Countertops	X		
14.12	Refrigerator	X		
14.13	Range/Cooktop/Vent	X		
14.14	Oven	X		
14.15	Built-in Microwave	X		
14.16	Disclosures	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Breakfast Nook: Picture



Sink, Faucets, & Drains: Water Temperature



Sink, Faucets, & Drains: Angle Stops



Garbage Disposal: Brand

None

Garbage Disposal: Unit Was working properly at time of inspection?

None

Countertops: Material

Formica



Refrigerator : Data Tag

Range/Cooktop/Vent: Unit Was working properly at time of

Range/Cooktop/Vent: Range/Oven Brand



inspection?
yes

Whirlpool



Range/Cooktop/Vent:
Range/Oven Energy Source
Electric, Gas

Range/Cooktop/Vent: Exhaust
Hood Type
Re-circulate

Oven: Unit Was working properly
at time of inspection?
yes



Oven: Oven Fuel Source
Gas

Built-in Microwave: Unit Was
working properly at time of
inspection?
yes

Built-in Microwave: Data Tag



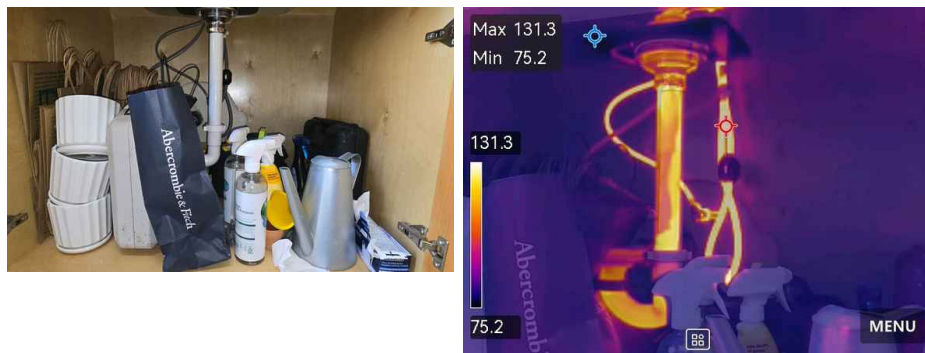
Disclosures: Photo



Electrical: Picture



Sink, Faucets, & Drains: Below Sink



Refrigerator : Unit Was working properly at time of inspection?

yes



Disclosures: Disclosure

The kitchen inspection is a visual, non-invasive evaluation of readily accessible components at the time of inspection. The inspector evaluates the condition and basic operation of permanently installed kitchen appliances, including the range or cooktop, oven, microwave, dishwasher, garbage disposal, and any installed exhaust hood or fan. Cabinets, countertops, and backsplash surfaces are visually inspected for damage, deterioration, improper installation, or conditions that may affect normal use.

The inspector observes visible plumbing components at sinks, including faucets, shutoff valves, drain piping, and the presence of leaks or moisture-related conditions. Accessible electrical components such as receptacles, lighting, and visible wiring are inspected, including the presence of ground-fault circuit interrupter protection where applicable. The inspector also evaluates the condition of walls, ceilings, floors, and visible ventilation components within the kitchen area.

The inspection does not include dismantling appliances or cabinetry, moving personal belongings, or inspecting concealed plumbing, electrical, or mechanical systems. The inspector is not required to verify appliance performance beyond normal on/off operation, confirm code compliance, determine system capacity, or evaluate the remaining service life of kitchen components. The inspection report documents material defects that are visible and accessible at the time of inspection and identifies safety concerns or conditions that may warrant further evaluation or repair by a qualified professional.

Observations

14.9.1 Sink, Faucets, & Drains

LOOSE FACUET

Loose Facuet recommend securing

Recommendation

Contact a qualified professional.



14.11.1 Countertops



Minor/Maintenance

SUGGEST RE-CAULKING/GROUTING WHERE NEEDED

INTERIORS Maintenance Note: ⁸Caulking and grouting play a crucial role in maintaining a home's integrity. It's recommended to periodically inspect and touch up caulking in areas such as windows, doors, and sinks to prevent water seepage. Additionally, checking and reapplying caulk/grout in tile areas ensures a clean and sealed surface

Recommendation

Contact a qualified professional.

14.13.1 Range/Cooktop/Vent



Moderate

ANTI-TIP DEVICE

The Stove/Oven does not have an anti tip connected. This device prevents ovens from falling forward. We recommend installation.

Recommendation

Contact a qualified professional.

14.14.1 Oven



Health and Safety / Major

RANGE NOT FASTENED

Range was not fastened to the floor/wall/cabinet. This poses a safety hazard to children. Recommend a qualified contractor secure range so it can't tip.

Recommendation

Contact a qualified professional.

15: BATHROOM - PRIMARY

		IN	NI	NP
15.1	Floors	X		
15.2	Walls	X		
15.3	Ceiling	X		
15.4	Doors	X		
15.5	Exhaust Fan	X		
15.6	Electrical	X		
15.7	Sink/Faucet/Drains/Supply	X		
15.8	Toilet	X		
15.9	Counter/Cabinets	X		
15.10	Shower	X		
15.11	Disclosure	X		

IN = Inspected NI = Not Inspected NP = Not Present

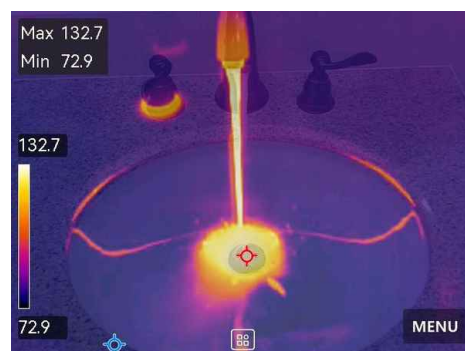
Information

Exhaust Fan: Photo



Electrical: GFCI Location Primary Bathroom

Sink/Faucet/Drains/Supply: Hot Water Temperature



Sink/Faucet/Drains/Supply: Angle Toilet: Angle Stops



Disclosure: Pictures



Electrical: Picture



Sink/Faucet/Drains/Supply: Below Sink



Disclosure: Disclosure

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently.

The presence and/or odor of mold and/or mildew are possible anywhere there is moisture, such as: under sinks and plumbing at kitchens and bathrooms, plumbing leaks, crawl spaces, other rooms, etc. Often the moisture is hidden from view by personal property or if it is present within walls, under flooring, inside cabinets or in an inaccessible area. Determination of the presence of mold and/or mildew, or possible health hazards resulting from exposure to these organisms is not within the scope of this inspection. If client has any concerns regarding the presence of mold and/or mildew, we advise consulting with an Indoor Air Quality specialist or other qualified person, for any testing, evaluations and/or removal which may be desired prior to close of escrow.

Observations

15.5.1 Exhaust Fan

RECOMMEND CLEANING EXHAUST FAN COVER



Minor/Maintenance

One or more bathroom exhaust fan covers are filled with debris. Recommend cleaning.

Recommendation

Contact a qualified professional.

15.9.1 Counter/Cabinets

SUGGEST RE-CAULKING/GROUTING WHERE NEEDED



Minor/Maintenance

General Maintenance Note: Caulking in sinks, baths, & showers Areas

Regular maintenance of caulking in wet areas is necessary. Inspect for signs of wear, such as cracks and gaps, and promptly recaulk as needed. Proper caulking ensures a watertight seal, prevents water seepage, and preserves the integrity of fixtures, avoiding potential water damage in the long term.

Recommendation

Contact a qualified professional.

15.10.1 Shower



Minor/Maintenance

RECOMMEND SEALING AROUND THE FAUCETS

General Maintenance Note: Caulking in Bath/Shower Areas

Regular maintenance of caulking in bath/shower areas is necessary. Inspect for signs of wear, such as cracks and gaps, and promptly recaulk as needed. Proper caulking ensures a watertight seal, prevents water seepage, and preserves the integrity of fixtures, avoiding potential water damage in the long term.

Recommendation

Contact a qualified professional.

15.10.2 Shower



Minor/Maintenance

RE-CAULK/GROUT

Interior Maintenance Note: Caulking and grouting play a crucial role in maintaining a home's integrity. It's recommended to periodically inspect and touch up caulking in areas such as windows, doors, showers/baths, and sinks to prevent water seepage. Additionally, checking and reapplying grout in tile areas ensures a clean and sealed surface

Recommendation

Contact a qualified professional.

15.10.3 Shower



Minor/Maintenance

SHOWER PAN NOT FLOOD TESTED

Note: Please note that shower pans are not tested during a standard home inspection. While we visually inspect the shower area for any visible signs of damage or leakage, we do not perform any invasive or destructive testing. It is recommended that a licensed plumber or contractor evaluate the shower pan as necessary

Recommendation

Contact a qualified professional.

16: BATHROOM - LEFT REAR GUEST

		IN	NI	NP
16.1	Floors	X		
16.2	Walls	X		
16.3	Ceiling	X		
16.4	Doors	X		
16.5	Window(s)	X		
16.6	Exhaust Fan	X		
16.7	Electrical	X		
16.8	Sink/Faucet/Drains/Supply	X		
16.9	Toilet	X		
16.10	Counter/Cabinets	X		
16.11	Shower	X		
16.12	Disclosure	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Exhaust Fan: Photo



Electrical: GFCI Location Closet

Toilet: Angle Stops



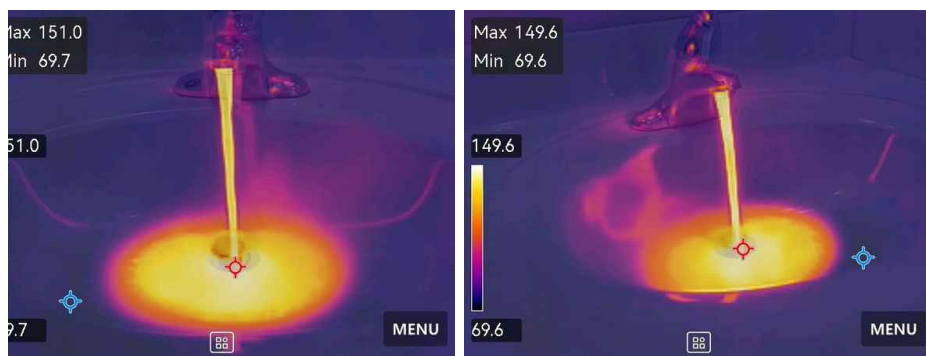
Disclosure: Pictures



Electrical: Picture



Sink/Faucet/Drains/Supply: Hot Water Temperature



Sink/Faucet/Drains/Supply: Angle Stops



Sink/Faucet/Drains/Supply: Below Sink



Disclosure: Disclosure

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently.

The presence and/or odor of mold and/or mildew are possible anywhere there is moisture, such as: under sinks and plumbing at kitchens and bathrooms, plumbing leaks, crawl spaces, other rooms, etc. Often the moisture is hidden from view by personal property or if it is present within walls, under flooring, inside cabinets or in an inaccessible area. Determination of the presence of mold and/or mildew, or possible health hazards resulting from exposure to these organisms is not within the scope of this inspection. If client has any concerns regarding the presence of mold and/or mildew, we advise consulting with an Indoor Air Quality specialist or other qualified person, for any testing, evaluations and/or removal which may be desired prior to close of escrow.

Observations

16.6.1 Exhaust Fan



Minor/Maintenance

RECOMMEND CLEANING EXHAUST FAN COVER

One or more bathroom exhaust fan covers are filled with debris. Recommend cleaning.

Recommendation

Contact a qualified professional.

16.10.1 Counter/Cabinets



Minor/Maintenance

SUGGEST RE-CAULKING/GROUTING WHERE NEEDED

General Maintenance Note: Caulking in sinks, baths, & showers Areas

Regular maintenance of caulking in wet areas is necessary. Inspect for signs of wear, such as cracks and gaps, and promptly recaulk as needed. Proper caulking ensures a watertight seal, prevents water seepage, and preserves the integrity of fixtures, avoiding potential water damage in the long term.

Recommendation

Contact a qualified professional.

16.11.1 Shower



Minor/Maintenance

RECOMMEND SEALING AROUND THE FAUCETS

General Maintenance Note: Caulking in Bath/Shower Areas

Regular maintenance of caulking in bath/shower areas is necessary. Inspect for signs of wear, such as cracks and gaps, and promptly recaulk as needed. Proper caulking ensures a watertight seal, prevents water seepage, and preserves the integrity of fixtures, avoiding potential water damage in the long term.

Recommendation

Contact a qualified professional.

16.11.2 Shower



Minor/Maintenance

RE-CAULK/GROUT

Interior Maintenance Note: Caulking and grouting play a crucial role in maintaining a home's integrity. It's recommended to periodically inspect and touch up caulking in areas such as windows, doors, showers/baths, and sinks to prevent water seepage. Additionally, checking and reapplying grout in tile areas ensures a clean and sealed surface

Recommendation

Contact a qualified professional.

16.11.3 Shower

**SHOWER PAN NOT FLOOD TESTED**

Note: Please note that shower pans are not tested during a standard home inspection. While we visually inspect the shower area for any visible signs of damage or leakage, we do not perform any invasive or destructive testing. It is recommended that a licensed plumber or contractor evaluate the shower pan as necessary

Recommendation

Contact a qualified professional.

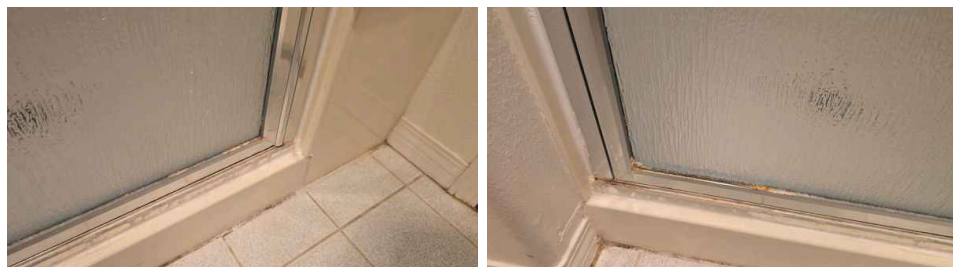
16.11.4 Shower

**CORROSION AND LOOSE SHOWER DOOR FRAME**

Corrosion is present at the base of the shower door frame, causing it to loosen. This condition may result in the door sagging or becoming misaligned. Recommend evaluation and repair by a qualified contractor to restore proper alignment and prevent further deterioration or safety issues.

Recommendation

Contact a qualified professional.



17: BATHROOM - HALL

		IN	NI	NP
17.1	Floors	X		
17.2	Walls	X		
17.3	Ceiling	X		
17.4	Doors	X		
17.5	Exhaust Fan	X		
17.6	Electrical	X		
17.7	Sink/Faucet/Drains/Supply	X		
17.8	Toilet	X		
17.9	Counter/Cabinets	X		
17.10	Shower	X		
17.11	Tub	X		
17.12	Disclosure	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Exhaust Fan: Photo



Electrical: GFCI Location Hall Bathroom

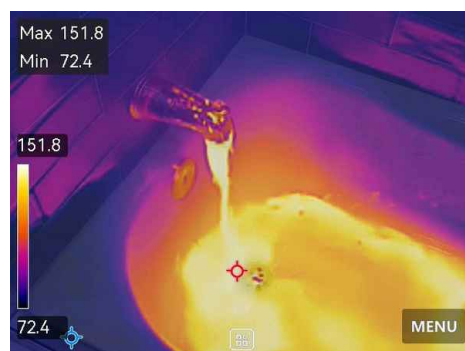
Sink/Faucet/Drains/Supply: Hot Water Temperature



Sink/Faucet/Drains/Supply: Angle Toilet: Angle Stops Stops



Tub: Water Temperature



Disclosure: Pictures



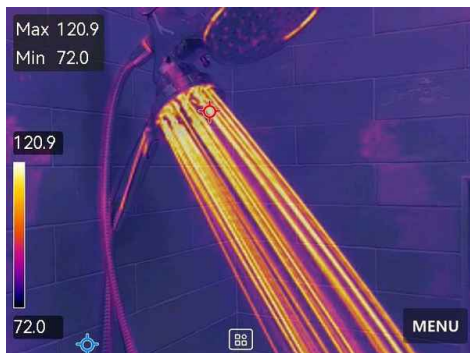
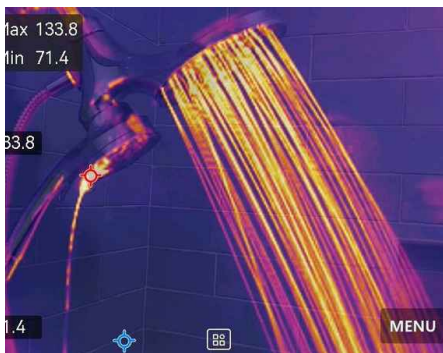
Electrical: Picture



Sink/Faucet/Drains/Supply: Below Sink



Shower: Water Temperature



Disclosure: Disclosure

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently.

The presence and/or odor of mold and/or mildew are possible anywhere there is moisture, such as: under sinks and plumbing at kitchens and bathrooms, plumbing leaks, crawl spaces, other rooms, etc. Often the moisture is hidden from view by personal property or if it is present within walls, under flooring, inside cabinets or in an inaccessible area. Determination of the presence of mold and/or mildew, or possible health hazards resulting from exposure to these organisms is not within the scope of this inspection. If client has any concerns regarding the presence of mold and/or mildew, we advise consulting with an Indoor Air Quality specialist or other qualified person, for any testing, evaluations and/or removal which may be desired prior to close of escrow.

Observations

17.5.1 Exhaust Fan



Minor/Maintenance

RECOMMEND CLEANING EXHAUST FAN COVER

One or more bathroom exhaust fan covers are filled with debris. Recommend cleaning.

Recommendation

Contact a qualified professional.

17.9.1 Counter/Cabinets



Minor/Maintenance

SUGGEST RE-CAULKING/GROUTING WHERE NEEDED

General Maintenance Note: Caulking in sinks, baths, & showers Areas

Regular maintenance of caulking in wet areas is necessary. Inspect for signs of wear, such as cracks and gaps, and promptly recaulk as needed. Proper caulking ensures a watertight seal, prevents water seepage, and preserves the integrity of fixtures, avoiding potential water damage in the long term.

Recommendation

Contact a qualified professional.

17.10.1 Shower



Minor/Maintenance

RECOMMEND SEALING AROUND THE FAUCETS

General Maintenance Note: Caulking in Bath/Shower Areas

Regular maintenance of caulking in bath/shower areas is necessary. Inspect for signs of wear, such as cracks and gaps, and promptly recaulk as needed. Proper caulking ensures a watertight seal, prevents water seepage, and preserves the integrity of fixtures, avoiding potential water damage in the long term.

Recommendation

Contact a qualified professional.

17.10.2 Shower



Minor/Maintenance

RE-CAULK/GROUT

Interior Maintenance Note: Caulking and grouting play a crucial role in maintaining a home's integrity. It's recommended to periodically inspect and touch up caulking in areas such as windows, doors, showers/baths, and sinks to prevent water seepage. Additionally, checking and reapplying grout in tile areas ensures a clean and sealed surface

Recommendation

Contact a qualified professional.

17.10.3 Shower

**SHOWER PAN NOT FLOOD TESTED**

Note: Please note that shower pans are not tested during a standard home inspection. While we visually inspect the shower area for any visible signs of damage or leakage, we do not perform any invasive or destructive testing. It is recommended that a licensed plumber or contractor evaluate the shower pan as necessary

Recommendation

Contact a qualified professional.

17.11.1 Tub

**SUGGEST RE-CAULKING AND GROUT AS NEEDED.**

General Maintenance Note: Caulking/Grouting in Bath/Shower Areas

Regular maintenance of caulking and/or grout in bath/shower areas is necessary. Inspect for signs of wear, such as cracks and gaps, and promptly recaulk as needed. Proper caulking ensures a watertight seal, prevents water seepage, and preserves the integrity of fixtures, avoiding potential water damage in the long term.

Recommendation

Contact a qualified professional.

18: PRIMARY BED/BATHROOM - A

		IN	NI	NP
18.1	Floors	X		
18.2	Walls	X		
18.3	Ceiling	X		
18.4	Doors	X		
18.5	Window(s)	X		
18.6	Exhaust Fan	X		
18.7	Electrical	X		
18.8	Toilet	X		
18.9	Sink/Faucet/Drains/Supply	X		
18.10	Counter/Cabinets	X		
18.11	Shower	X		
18.12	Tub	X		
18.13	Disclosure	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Exhaust Fan: Photo



Electrical: GFCI Location
Primary Bathroom

Toilet: Angle Stops



Sink/Faucet/Drains/Supply: Hot Water Temperature



Sink/Faucet/Drains/Supply: Angle Shower: Water Temperature Stops



Tub: Water Temperature



Electrical: Picture



Sink/Faucet/Drains/Supply: Below Sink



Disclosure: Pictures



Disclosure: Disclosure

The bathroom inspection is a visual, non-invasive evaluation of readily accessible components at the time of inspection. The inspector evaluates the condition and basic operation of bathroom fixtures, including sinks, faucets, toilets, tubs, showers, and whirlpool tubs when present. Visible plumbing components are inspected for leaks, improper connections, drainage issues, or signs of moisture intrusion. The inspector also observes the condition of countertops, cabinets, mirrors, and other built-in components for damage or deterioration.

The inspector evaluates visible electrical components within the bathroom, including lighting, exhaust fans, receptacles, and switches, and notes the presence of ground-fault circuit interrupter protection where applicable. Ventilation systems are observed for basic operation and general condition when accessible. Walls, ceilings, floors, and visible finishes are inspected for damage, improper installation, or moisture-related concerns such as staining, swelling, or microbial growth indicators.

The inspection does not include dismantling fixtures, moving personal belongings, or inspecting concealed plumbing, electrical, or mechanical components. The inspector is not required to determine code compliance, verify water pressure or flow rates, evaluate drainage performance beyond normal use, or assess the remaining service life of bathroom components. The inspection report documents material defects that are visible and accessible at the time of inspection and identifies safety concerns or conditions that may warrant further evaluation or repair by a qualified professional.

Limitations

Tub

PLUMBING LIMITATION

****Inspection Limitation Note:****

While conducting a comprehensive property inspection in accordance with InterNACHI and CCPIA standards of practice, we would like to inform our clients that our inspection covers visible and accessible plumbing systems. However, it is important to note that we do not perform invasive inspections or verify the presence of permits for plumbing repairs. We recommend that clients consult with local authorities or the appropriate agencies to ensure that all plumbing repairs have been conducted in compliance with local building codes and regulations. For a thorough assessment of plumbing permits and compliance, it is advisable to contact the relevant municipal authorities or a licensed plumber with expertise in this area. Please be aware that our inspection is limited to what is visible and accessible at the time of the inspection.

Tub

SPA TUBS

Spa tubs are considered a specialty feature and fall outside the scope of our inspection standards. While basic functionality may be tested, detailed assessments of features like jets, heaters, pumps, and potential leaks are not performed. For a thorough evaluation and to address any possible leaking, we recommend consulting a qualified spa technician.

Observations

18.6.1 Exhaust Fan



Minor/Maintenance

RECOMMEND CLEANING EXHAUST FAN COVER

One or more bathroom exhaust fan covers are filled with debris. Recommend cleaning.

Recommendation

Contact a qualified professional.

18.11.1 Shower



Minor/Maintenance

SHOWER PAN NOT FLOOD TESTED

Please note that shower pans are not tested during a standard home inspection. While we visually inspect the shower area for any visible signs of damage or leakage, we do not perform any invasive or destructive testing. It is recommended that a licensed plumber or contractor evaluate the shower pan as necessary

Recommendation

Contact a qualified professional.

18.11.2 Shower



Minor/Maintenance

RE-CAULK/GROUT

Interior Maintenance Note: Caulking and grouting play a crucial role in maintaining a home's integrity. It's recommended to periodically inspect and touch up caulking in areas such as windows, doors, showers/baths, and sinks to prevent water seepage. Additionally, checking and reapplying grout in tile areas ensures a clean and sealed surface

Recommendation

Contact a qualified professional.

18.11.3 Shower



Minor/Maintenance

RECOMMEND SEALING AROUND THE FAUCETS

General Maintenance Note: Caulking in Bath/Shower Areas

Regular maintenance of caulking in bath/shower areas is necessary. Inspect for signs of wear, such as cracks and gaps, and promptly recaulk as needed. Proper caulking ensures a watertight seal, prevents water seepage, and preserves the integrity of fixtures, avoiding potential water damage in the long term.

Recommendation

Contact a qualified professional.

18.12.1 Tub



Minor/Maintenance

SUGGEST RE-CAULKING AND GROUT AS NEEDED.

General Maintenance Note: Caulking/Grouting in Bath/Shower Areas

Regular maintenance of caulking and/or grout in bath/shower areas is necessary. Inspect for signs of wear, such as cracks and gaps, and promptly recaulk as needed. Proper caulking ensures a watertight seal, prevents water seepage, and preserves the integrity of fixtures, avoiding potential water damage in the long term.

Recommendation

Contact a qualified professional.

18.12.2 Tub

WATER TEMPERATURE ABOVE 120°F

Health and Safety / Major

Recommend reducing temperature to sink faucet. Water temperature should not exceed 120°F. This could cause scolding.

The Department of Energy recommends having your tank-based hot water heater set to 120 degrees Fahrenheit for most people, but if you've never adjusted the temperature on your hot water heater, it's probably set to 140 degrees, which is the default setting from most manufacturers.

Recommend reducing temperature for safety.

Recommendation

Contact a qualified professional.

18.12.3 Tub

HYDRO JETS NOT TESTED

Minor/Maintenance

Unable to test functionality of tub jets at the time of inspection but functionality is unknown. Recommend further evaluation by qualified professional and/or consult with seller.

Recommendation

Contact a qualified professional.

19: BATHROOM - B

		IN	NI	NP
19.1	Floors	X		
19.2	Walls	X		
19.3	Ceiling	X		
19.4	Doors	X		
19.5	Window(s)	X		
19.6	Exhaust Fan	X		
19.7	Electrical	X		
19.8	Toilet	X		
19.9	Sink/Faucet/Drains/Supply	X		
19.10	Counter/Cabinets	X		
19.11	Shower	X		
19.12	Disclosure	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Exhaust Fan: Photo



Electrical: GFCI Location Bathroom

Toilet: Angle Stops



Sink/Faucet/Drains/Supply: Hot Water Temperature



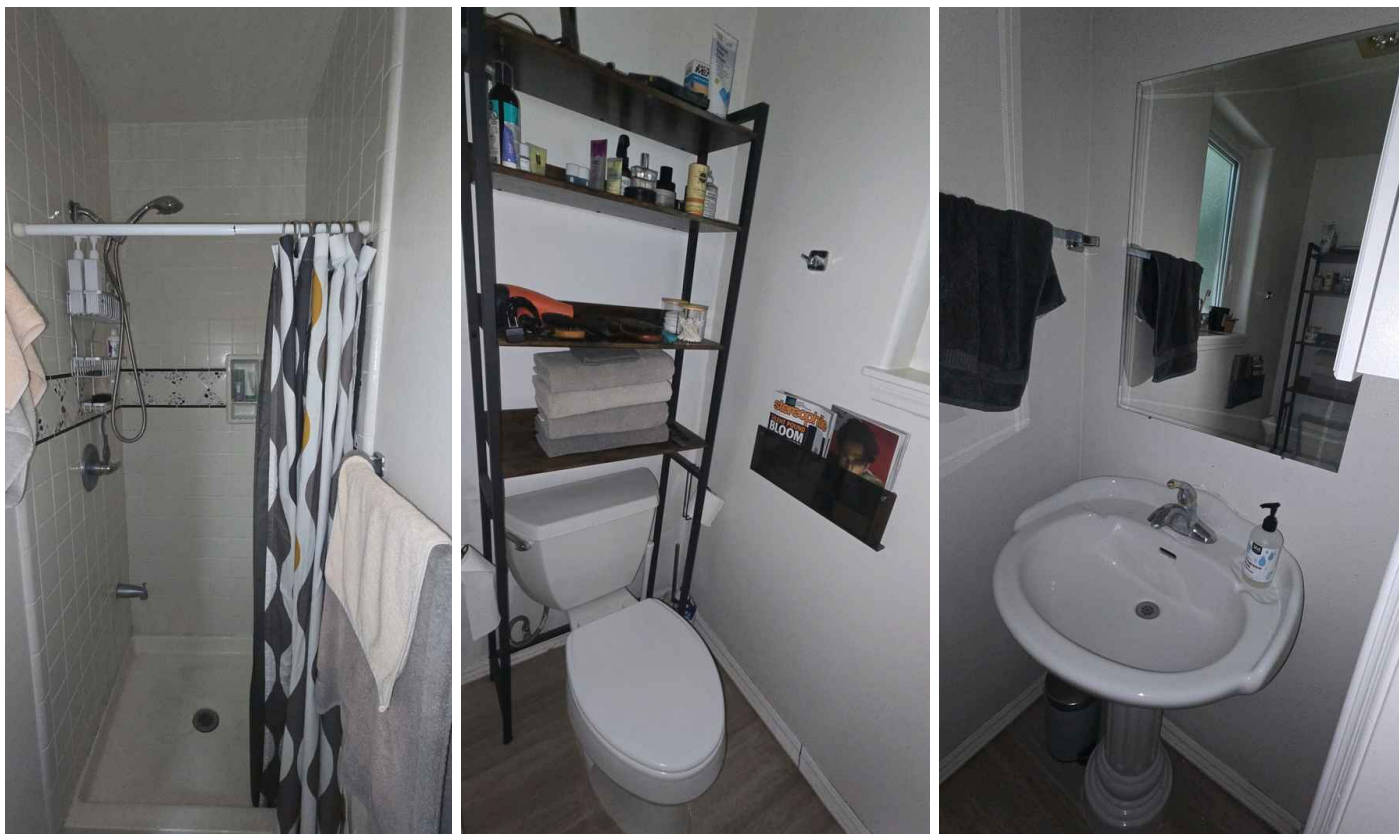
Sink/Faucet/Drains/Supply: Angle Stops Shower: Water Temperature



Electrical: Picture



Disclosure: Pictures



Disclosure: Disclosure

The bathroom inspection is a visual, non-invasive evaluation of readily accessible components at the time of inspection. The inspector evaluates the condition and basic operation of bathroom fixtures, including sinks, faucets, toilets, tubs, showers, and whirlpool tubs when present. Visible plumbing components are inspected for leaks, improper connections, drainage issues, or signs of moisture intrusion. The inspector also observes the condition of countertops, cabinets, mirrors, and other built-in components for damage or deterioration.

The inspector evaluates visible electrical components within the bathroom, including lighting, exhaust fans, receptacles, and switches, and notes the presence of ground-fault circuit interrupter protection where applicable. Ventilation systems are observed for basic operation and general condition when accessible. Walls, ceilings, floors, and visible finishes are inspected for damage, improper installation, or moisture-related concerns such as staining, swelling, or microbial growth indicators.

The inspection does not include dismantling fixtures, moving personal belongings, or inspecting concealed plumbing, electrical, or mechanical components. The inspector is not required to determine code compliance, verify water pressure or flow rates, evaluate drainage performance beyond normal use, or assess the remaining service life of bathroom components. The inspection report documents material defects that are visible and accessible at the time of inspection and identifies safety concerns or conditions that may warrant further evaluation or repair by a qualified professional.

Limitations

Disclosure

ADDITION

This area appears to be an addition to the original structure. We are unable to determine if permits were issued at the time of construction. We advise checking city records to verify the existence of permits before the close of escrow.

Observations

19.6.1 Exhaust Fan



Minor/Maintenance

RECOMMEND CLEANING EXHAUST FAN COVER

One or more bathroom exhaust fan covers are filled with debris. Recommend cleaning.

Recommendation

Contact a qualified professional.

19.9.1 Sink/Faucet/Drains/Supply



Moderate

LOOSE PEDESTAL SINK

Loose Pedestal Sink observed. Recommend securing.

Recommendation

Contact a qualified professional.



19.11.1 Shower



Minor/Maintenance

SHOWER PAN NOT FLOOD TESTED

Please note that shower pans are not tested during a standard home inspection. While we visually inspect the shower area for any visible signs of damage or leakage, we do not perform any invasive or destructive testing. It is recommended that a licensed plumber or contractor evaluate the shower pan as necessary.

Recommendation

Contact a qualified professional.

19.11.2 Shower



Minor/Maintenance

RE-CAULK/GROUT

Interior Maintenance Note: Caulking and grouting play a crucial role in maintaining a home's integrity. It's recommended to periodically inspect and touch up caulking in areas such as windows, doors, showers/baths, and sinks to prevent water seepage. Additionally, checking and reapplying grout in tile areas ensures a clean and sealed surface.

Recommendation

Contact a qualified professional.

19.11.3 Shower



Minor/Maintenance

RECOMMEND SEALING AROUND THE FAUCETS

General Maintenance Note: Caulking in Bath/Shower Areas

Regular maintenance of caulking in bath/shower areas is necessary. Inspect for signs of wear, such as cracks and gaps, and promptly recaulk as needed. Proper caulking ensures a watertight seal, prevents water seepage, and preserves the integrity of fixtures, avoiding potential water damage in the long term.

Recommendation

Contact a qualified professional.

19.11.4 Shower



Moderate

DIVERTER

Diverter is frozen in set position and will not redirect water to tub faucet

Recommendation

Contact a qualified professional.



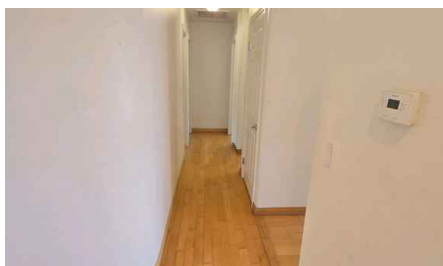
20: HALLWAY

		IN	NI	NP
20.1	Floors	X		
20.2	Walls	X		
20.3	Ceilings	X		
20.4	Doors	X		
20.5	Electrical	X		
20.6	Closet	X		
20.7	Disclosure	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Disclosure: Picture



Disclosure: Disclosure

Our interior review is visual and evaluated with similarly aged buildings in mind. Seals in double-pane, insulated glass can fail at any time and although the glass is examined, lighting conditions, window coverings, and atmospheric conditions at the time of the inspection can cause the defect to be undetectable. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Note: As pointed out in the Inspection Agreement, materials regularly used in construction may contain potentially hazardous substances such as asbestos, mold/mildew, and formaldehyde. Our report will not identify these substances since laboratory testing is necessary to detect their presence; If concerned with asbestos, mold/mildew, and/or formaldehyde with in this building please contact a specialist for those items as we do not specialize in those areas.

21: DINING ROOM

		IN	NI	NP
21.1	Floors	X		
21.2	Cabniets	X		
21.3	Walls	X		
21.4	Ceilings	X		
21.5	Doors	X		
21.6	Windows	X		
21.7	Electrical	X		
21.8	Disclosure	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Electrical: Outlet



Disclosure: Picture



Disclosure: Disclosure

The inspection of interior rooms is a visual, non-invasive evaluation of readily accessible components at the time of inspection. Interior rooms include bedrooms, living rooms, dining rooms, family rooms, offices, and similar finished spaces. The inspector evaluates the general condition of walls, ceilings, floors, doors, windows, and visible trim for damage, deterioration, improper installation, or signs of moisture intrusion or movement. Built-in features such as closets, shelving, and cabinets are visually inspected where accessible.

The inspector observes visible electrical components within interior rooms, including lighting fixtures, switches, and receptacles, and reports conditions such as damage, improper installation, or safety-related concerns when observed. Heating and cooling distribution components such as visible vents or registers are observed for general condition and airflow presence when readily accessible. The inspector also evaluates windows and doors for basic operation, visible damage, and proper closure when safely operable.

The inspection does not include moving furniture or personal belongings, testing window seals, dismantling finishes, or inspecting concealed structural, electrical, plumbing, or mechanical components. The inspector is not required to determine code compliance, evaluate sound transmission, confirm room dimensions or egress requirements, or assess the remaining service life of interior finishes or components. The inspection report documents material defects that are visible and accessible at the time of inspection and identifies safety concerns or conditions that may warrant further evaluation or repair by a qualified professional.

Observations

21.1.1 Floors

MOISTURE DAMAGE Moderate

Floors had areas of visible moisture damage. Recommend a qualified flooring contractor evaluate & repair areas of moisture.

Recommendation

Contact a qualified flooring contractor



22: LIVING ROOM

		IN	NI	NP
22.1	Floors	X		
22.2	Walls	X		
22.3	Ceilings	X		
22.4	Doors	X		
22.5	Windows	X		
22.6	Electrical	X		
22.7	Disclosure	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Electrical: Outlets



Disclosure: Picture



Disclosure: Disclosure

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Observations

22.1.1 Floors

**FLOORING PATCHING AND REPAIRS**

Patching and repairs were observed at sections of the wood flooring. The repaired areas differ in appearance from the surrounding flooring and indicate prior corrective work. The underlying reason for the repairs could not be determined during this inspection, and the effectiveness or permanence of the work is unknown. Recommend monitoring the area and consulting a qualified flooring contractor if concerns or changes develop.

Recommendation

Contact a qualified professional.



22.6.1 Electrical

**LOOSE OUTLETS/SWITCHES**

One or more outlets/switches may be loose. Recommend securing

Recommendation

Contact a qualified professional.



22.6.2 Electrical

**COVER PLATES DAMAGED**

One or more receptacles have a damaged cover plate. Recommend replacement.

Recommendation

Contact a qualified electrical contractor.



23: LIVING ROOM A

		IN	NI	NP
23.1	Floors	X		
23.2	Walls	X		
23.3	Ceilings	X		
23.4	Doors	X		
23.5	Windows	X		
23.6	Electrical	X		
23.7	Disclosure	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Disclosure: Picture



Disclosure: Disclosure

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Limitations

Disclosure

LIMITED ACCESS

Access to one or more areas is unavailable. Hidden damages may arise.

24: LIVING ROOM B

		IN	NI	NP
24.1	Floors	X		
24.2	Walls	X		
24.3	Ceilings	X		
24.4	Doors	X		
24.5	Windows	X		
24.6	Electrical	X		
24.7	Disclosure	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Disclosure: Picture



Disclosure: Disclosure

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The inspector observes visible electrical components within interior rooms, including lighting fixtures, switches, and receptacles, and reports conditions such as damage, improper installation, or safety-related concerns when observed. Heating and cooling distribution components such as visible vents or registers are observed for general condition and airflow presence when readily accessible. The inspector also evaluates windows and doors for basic operation, visible damage, and proper closure when safely operable.

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Limitations

Disclosure

ADDITION

This area appears to be an addition to the original structure. We are unable to determine if permits were issued at the time of construction. We advise checking city records to verify the existence of permits before the close of escrow.

25: BEDROOM - PRIMARY

		IN	NI	NP
25.1	Floors	X		
25.2	Walls	X		
25.3	Ceilings	X		
25.4	Doors	X		
25.5	Windows	X		
25.6	Electrical	X		
25.7	Closet	X		
25.8	Disclosure	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Electrical: Outlet



Disclosure: Picture



Observations

25.1.1 Floors

MISSING/DAMAGED BASEBOARD

 Moderate

Baseboard trim was missing at one or more interior wall locations. The unfinished gap can detract from appearance and may leave wall edges more susceptible to impact damage, moisture, or pest entry. Recommend installing properly fitted baseboard trim and sealing or finishing adjacent surfaces as needed to provide a complete, durable, and professional overall installation.

Recommendation

Contact a qualified professional.



25.2.1 Walls



Minor/Maintenance

PATCHING NOTED

Patching observed at wall. Unable to determine cause or effectiveness of repair. Recommend referring to Transfer Disclosure Statement

Recommendation

Contact a qualified professional.



25.7.1 Closet



Moderate

MISSING CLOSET DOOR GUIDE(S)

Recommend installing door guide(s) to prevent doors from swinging back & forth.

Recommendation

Contact a qualified professional.



26: BEDROOM - REAR GUEST

		IN	NI	NP
26.1	Floors	X		
26.2	Walls	X		
26.3	Ceilings	X		
26.4	Doors	X		
26.5	Windows	X		
26.6	Electrical	X		
26.7	Closet	X		
26.8	Disclosure	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Electrical: Outlet



Disclosure: Picture



27: BEDROOM - RIGHT REAR

		IN	NI	NP
27.1	Floors	X		
27.2	Walls	X		
27.3	Ceilings	X		
27.4	Doors	X		
27.5	Windows	X		
27.6	Electrical	X		
27.7	Closet	X		
27.8	Disclosure	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Electrical: Outlet



Disclosure: Picture



Observations

27.5.1 Windows

DAMAGED/MISSING SCREEN

Window damaged/missing screen. Recommend replacement.



Moderate



27.5.2 Windows

WINDOW LOCK DOES NOT CATCH

One or more Windows may need to be adjusted in order to function properly.

Recommendation

Contact a qualified professional.



Moderate



28: BEDROOM - LEFT REAR

		IN	NI	NP
28.1	Floors	X		
28.2	Walls	X		
28.3	Ceilings	X		
28.4	Doors	X		
28.5	Windows	X		
28.6	Electrical	X		
28.7	Closet	X		
28.8	Disclosure	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Electrical: Outlet



Disclosure: Picture



Observations

28.1.1 Floors

THRESHOLD TRIM

Trim piece missing. Recommend repair /replacement by qualified contractor to prevent further deterioration

Recommendation

Contact a qualified professional.



Moderate



28.6.1 Electrical

COVER PLATES MISSING

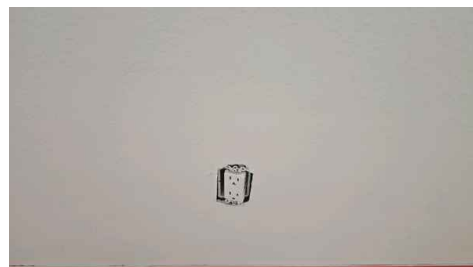
One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.

Recommendation

Contact a qualified electrical contractor.



Moderate



29: BEDROOM - B

		IN	NI	NP
29.1	Floors	X		
29.2	Walls	X		
29.3	Ceilings	X		
29.4	Doors	X		
29.5	Windows	X		
29.6	Electrical	X		
29.7	Closet	X		
29.8	Disclosure	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Disclosure: Picture



Limitations

Disclosure

ADDITION

This area appears to be an addition to the original structure. We are unable to determine if permits were issued at the time of construction. We advise checking city records to verify the existence of permits before the close of escrow.

Disclosure

LIMITED ACCESS

Access to one or more areas is unavailable. Hidden damages may arise.

30: ATTIC

		IN	NI	NP
30.1	General Information - Attic	X		
30.2	Access Location	X		
30.3	Sheathing	X		
30.4	Evidence of leakage	X		
30.5	Attic Insulation	X		
30.6	Ventilation	X		
30.7	Attic Comments	X		
30.8	Disclosures	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Access Location: Attic access
Hall

Sheathing: Material
1x6 boards

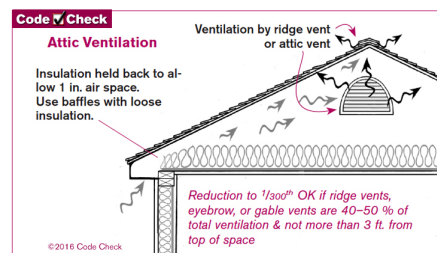
Evidence of leakage: Leaking
Water stains



Attic Insulation: Insulation
Yes

Attic Insulation: Approximate Thickness
4-6

Ventilation: Ventilation
Adequate



General Information - Attic: General

The following was inspected:

- A. The insulation
- B. Ventilation of attic spaces
- C. Framing and sheathing (plywood/OSB)

The inspection was focused on deficiencies that could lead to water intrusion into the home's structure.

General Information - Attic: Accessibility Limitations

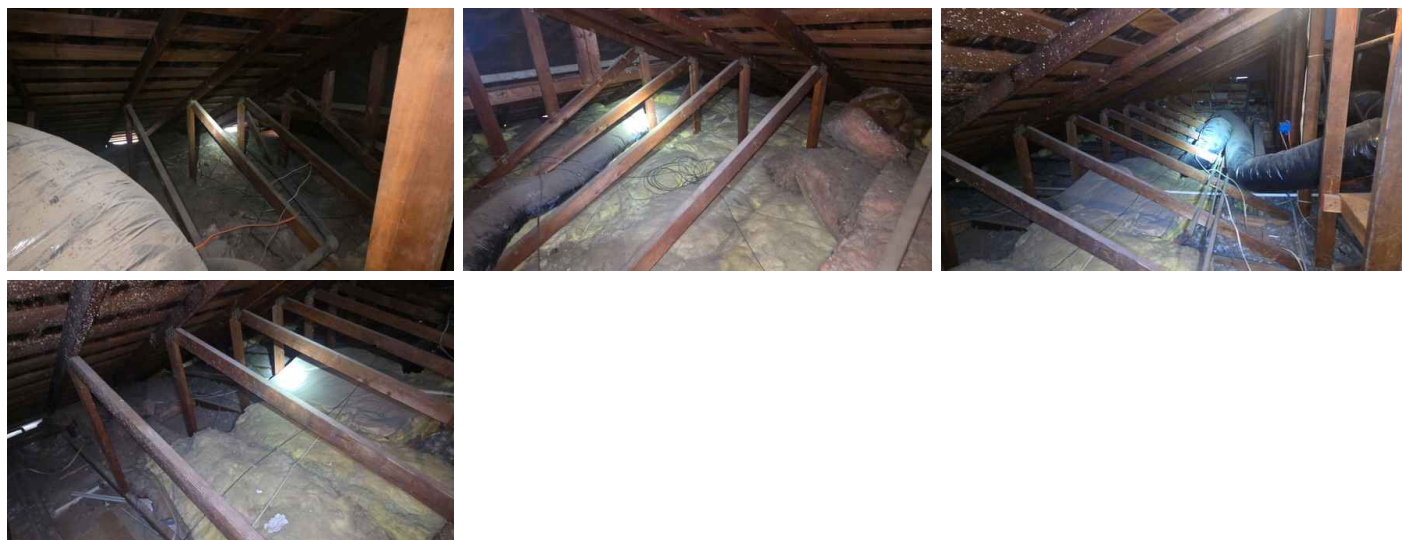
LMT - Attics are navigated as best I can and all related components are inspected visually from an area that does not put either myself or the home at risk. The method of inspection is at my sole discretion and depends on a number of factors including, but not limited to: accessibility, clearances, insulation levels, stored items, temperature, etc. The amount of the attic that was able to be physically and visually inspected safely will be listed as an approximate percentage above. The inspection of this area is limited to visual portions only, and any areas that were not visible are excluded from this inspection. Hidden attic damage is always possible, as no attic can be fully evaluated at the time of the inspection due to

physical and visual obstructions and safety limitations. Insulation is not moved or disturbed for visual accessibility of any items.

General Information - Attic: Physical Limitations Information

LMT - The referenced physical obstructions listed above may block or hinder physical accessibility of the attic or portions of the attic, the percentage of the attic that was able to be safely traversed will be listed above. The inspection of the attic area and roof structure is limited to visual portions only. Any items or areas not visible are excluded from this inspection.

Attic Comments: Photos



Disclosures: Disclosure

The attic inspection is a visual, non-invasive evaluation of readily accessible areas at the time of inspection. The inspector enters the attic when safe access is available and evaluates visible components, including roof framing, trusses, rafters, sheathing, and other structural elements for signs of damage, deterioration, improper alterations, or movement. The inspector observes insulation materials for type, approximate coverage, and visible deficiencies such as displacement, compression, or contamination.

The inspector evaluates visible ventilation components, including ridge vents, gable vents, soffit vents, and mechanical exhaust terminations when present, and notes conditions that may affect airflow or moisture control. The attic is also inspected for visible signs of moisture intrusion, staining, microbial growth indicators, pest activity, or daylight penetration through the roof structure. Electrical components within the attic, such as visible wiring, junction boxes, and lighting, are observed for improper conditions when accessible.

The inspection does not include moving insulation, dismantling components, entering unsafe or inaccessible areas, or inspecting concealed systems. The inspector is not required to determine structural adequacy, calculate insulation R-values, verify ventilation effectiveness, confirm code compliance, or evaluate the remaining service life of attic components. The inspection report documents material defects that are visible and accessible at the time of inspection and identifies conditions that may warrant further evaluation or repair by a qualified professional.

Limitations

Attic Comments

LIMITED ACCESS DUE TO CLEARANCE

Limited access to the attic due to low construction restricts a thorough inspection. Unable to inspect areas obstructed by low clearance, including potential structural elements, insulation, and wiring. Recommend consulting with a qualified professional to assess any concerns or issues specific to the inaccessible areas

Attic Comments

ATTIC INSULATION

Limitation Note:

During the attic inspection, it was noted that there is no visible or limited catwalk, and due to the lack of visibility due to insulation the inspector could not traverse the entire space. This limitation hinders a comprehensive evaluation of the attic and the systems within.

Observations

30.5.1 Attic Insulation

INSUFFICIENT INSULATION Moderate

Insulation is inadequate for todays standards. Recommend to add additional insulation.

Recommendation

Contact a qualified trident pest control pr#8662 (949)294-1188

30.5.2 Attic Insulation

DAMAGED Moderate

Insulation appears to have been pulled out and/or damaged by pests. Recommend a qualified insulation contractor evaluate and repair.

Recommendation

Contact a qualified trident pest control pr#8662 (949)294-1188

30.7.1 Attic Comments

OPEN JUNCTION BOX Moderate

One or more loose or open junction boxes noted in the attic. Recommend correcting.

Recommendation

Contact a qualified professional.



31: ADDITIONS

		IN	NI	NP
31.1	General	X		

IN = InspectedNI = Not InspectedNP = Not Present

Information

General: Limitation: Structural Modifications and/or Floor Plan Changes

The inspection is limited to visible and accessible areas. In cases where the floor plan has been changed or reconfigured, such as the removal or addition of walls, the inspector may not be able to determine if proper support beams or footings have been added. Structural modifications may not be visible due to wall coverings, flooring, or ceiling materials. If the buyer is aware of any changes to the original floor plan, they are strongly encouraged to verify with the local building department whether proper permits and inspections were obtained.

STANDARDS OF PRACTICE
