COASTAL INSPECTION SERVICES
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PROPERTY INSPECTION REPORT

31595 Table Rock Dr
Laguna Beach, CA 92651

Adam Hoffman
AUGUST 29, 2026



Inspector
Jeff Kirkpatrick
ASHI # 249157, InterNachi # 19121902
jeff@coastalinspection.us

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SUMMARY

Client: Adam Hoffman

Realtor: David Koffs

Inspection Address: 31595 Table Rock Dr, Laguna Beach, CA 92651

Inspection Date: 08/29/2026

Inspected By: Jeff Kirkpatrick

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

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

Components and Conditions Needing Service

4.3.1 FOUNDATION, GRADING, & DRAINAGE - Foundation: Efflorescence present - raised foundation

5.3.1 ROOF SYSTEM & ROOF DRAINAGE - Roofing notes: Plant materials growing onto and in contact with roof

8.5.1 WATER HEATER - Crawl space - Fuel System: Sediment trap not installed at water heater gas supply

8.10.1 WATER HEATER - Crawl space - Temperature Pressure Relief Valve: Discharge piping not properly installed - piping too short

9.11.1 HEATING, VENTILATION, AND AIR CONDITIONING - Master bedroom - Condenser installation and operation: Condenser installed in enclosed and confined space

9.12.1 HEATING, VENTILATION, AND AIR CONDITIONING - Master bedroom - Condensate drain system: Secondary condensate drain not installed

10.11.1 HEATING, VENTILATION, AND AIR CONDITIONING - Upper level north - Condenser installation and operation: Condenser installed in enclosed and confined space

13.9.1 FIREPLACE & CHIMNEY - Family room - Glass doors & spark screen: Glass doors and spark screen removed

14.9.1 FIREPLACE & CHIMNEY - Master bedroom - Glass doors & spark screen: Glass doors and spark screen removed

15.4.1 INTERIOR - Windows: Moisture damaged Wood

15.9.1 INTERIOR - Interior Stair Handrails/Guardrails: Graspable handrail not installed

15.9.2 INTERIOR - Interior Stair Handrails/Guardrails: Graspable handrail not installed

16.3.1 KITCHEN & APPLIANCES - Kitchen Sink Plumbing: Air gap not installed

16.7.1 KITCHEN & APPLIANCES - Kitchen exhaust: Flexible exhaust ducting

16.11.1 KITCHEN & APPLIANCES - Refrigerator: Built in refrigerator coil dirty

1: REPORT LIMITATIONS

Information

About this Inspection

This report is intended only as a general guide to help the client make his/her own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only.
The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No **disassembly or equipment, opening of walls, moving of furniture, appliances or stored items, or excavation** was performed. All components and conditions, which by the nature of the location are concealed, camouflaged or difficult to inspect, are excluded from the report. Regardless of the age of the building we recommend inquiring with the local building authority regarding any permits and inspection records with final signatures for the original building and for any changes, remodels or additions that may have been made to the building or its component systems.
The Inspection is strictly limited to the examination of readily accessible, installed systems and components of homes by using normal operating controls and opening readily operable access panels, where applicable, of the following components of the Property: structure, foundation, exterior, roof, attic, major mechanical systems (heating, air conditioning, electrical, and plumbing), built-in appliances, and interior (floors, ceilings, walls, windows, and doors). All components will be inspected pursuant to the California Business and Professions Code, §§7195 through 7199 using the current Standards of Practice (SOP) of the American Society of Home Inspectors ("ASHI") posted at www.homeinspector.org. Where multiple instances of the same component exist, a representative number shall be inspected. The observations of conditions are limited to those areas of the home which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the Property or personal injury to the Inspector. Any additional services outside the list of components in this contract or in those rules must be specifically agreed to in writing between the Inspector and the Client.
ITEMS NOT INSPECTED: Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity); zoning ordinances; intercoms; security systems; lawn sprinkler systems; structural engineering; geological or soil conditions; sump pumps; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection. The inspection report should not be construed as a compliance inspection or any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts, but performed to the industry standards. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience. We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

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

REPORT TERMINOLOGY APPEARS SERVICEABLE: An item, system or area that based on our visual observation of the accessible areas looks like it was properly installed and is in a condition capable of being used without needed immediate repairs. There are often several steps involved in the proper installation of components or systems that cannot be determined by a visual inspection. DAMAGED: An item, system or area that is typically beyond repair and must be replaced. DETERIORATED: An item, system or area that reached the end of its useful life, or sometimes prematurely due to improper installation or care. It may be possible to repair the item at this stage to maximize its service life. REPAIR OR REPLACE: An item, system or area that is damaged or deteriorated. While some items can be repaired, it may be more cost effective to replace with a newer modern or safer item or system.

2: CLIENT AND SITE INFORMATION:

Information

Date of Inspection:
08/29/2026

Time of Inspection:
9:00 am

Client:
Adam Hoffman

Realtor/Buyers Agent:
David Koffs ~ (949) 212-0061 touchdown@cox.net

Inspection Location:
31595 Table Rock Dr, Laguna Beach, CA 92651

Inspected By:
Jeff Kirkpatrick

Weather:
Clear

Soil Conditions:
Dry

Temperature:
80 degrees

Type of Property:
The property is a three-story single family residence

Number of floors
Three

Direction property faces:
The front door of the house faces north.

The Property is:
Occupied

Utilities Status:
Power/Electric is on at the main panel., The natural gas service is on., The water service is on.

Age of house:
The property was built in 1976. This information was obtained from publicly available MLS records and/or online data.

Age of Roof:
Estimated less than 5 years

Present for Inspection:
David Koffs

3: GROUNDS & EXTERIOR

Information

Grounds

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

Driveway: Materials

Concrete

Driveway: Driveway Serviceable

The driveway appears to be in serviceable condition. .



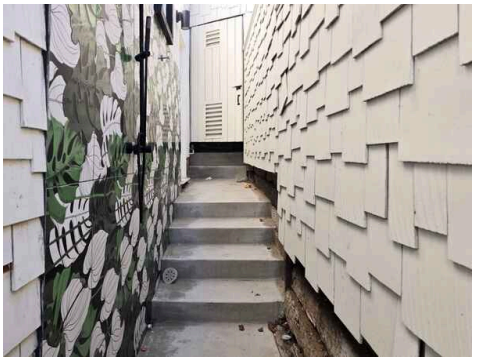
Sidewalk(s): Materials

Concrete, Masonry

Sidewalk(s): Serviceable

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





Decks/Balconies: Materials

Wood framed

Decks/Balconies: Serviceable

Main entry

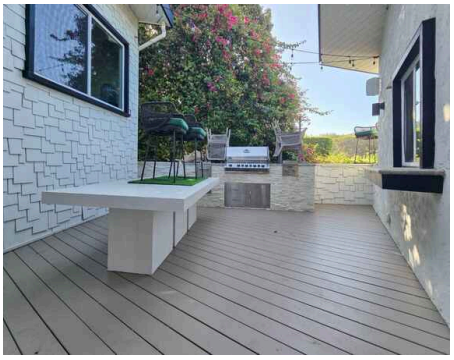
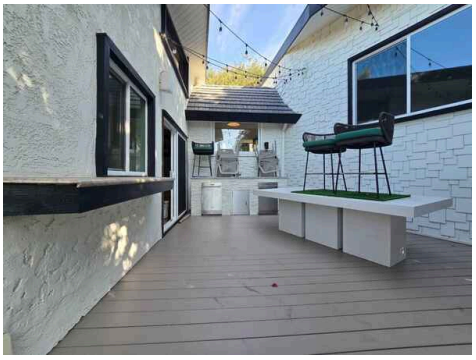
The deck appears to be in serviceable condition.



Decks/Balconies: Serviceable

East side of kitchen

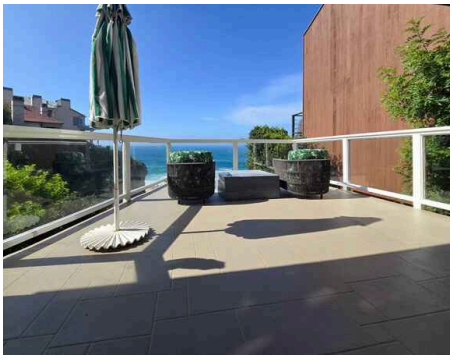
The balcony appears to be in serviceable condition.

Decks/Balconies: Serviceable

Family room

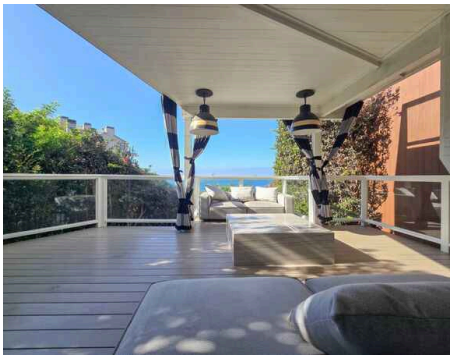
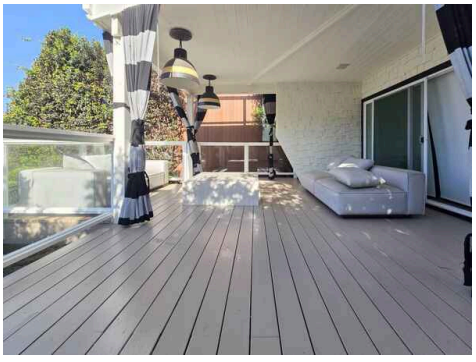
The balcony appears to be in serviceable condition.

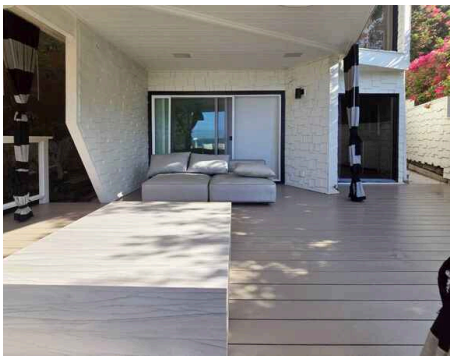
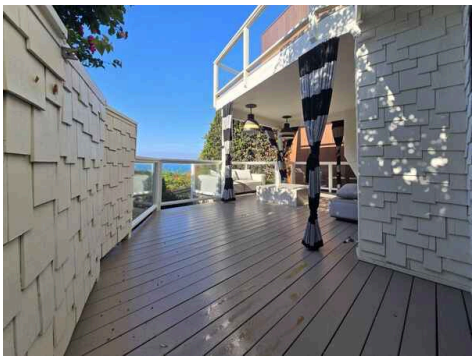



Decks/Balconies: Serviceable

Master bedroom

The balcony appears to be in serviceable condition.

Deck/Balcony Railings: Serviceable

The deck/balcony railings appear to be in serviceable condition.

Exterior Walls: Structure

Wood framed

Exterior Walls: Cladding Materials

Stucco, Wood shingles

Exterior Walls: Serviceable

The exterior walls appear to be in serviceable condition.

Exterior Trim: Material

Wood

Exterior Trim: Serviceable

The exterior trim appears to be in serviceable condition.

Fences/Gates: Materials

Wood, Metal

Fences/Gates: Serviceable

The perimeter fencing appears to be in serviceable condition.

Fences/Gates: Automated driveway gate inoperable

The automated driveway gate is dissassembled and inoperable.




Hose Faucets: Serviceable - Not anti-siphon type

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

Sprinklers: Sprinklers not evaluated

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

Barbeque: Serviceable

The barbeque and side burner appear to be in serviceable condition.






Exterior Stairs: Serviceable

The exterior stairs appear to be in serviceable condition. .




Exterior Stairway Guardrails: Serviceable

The exterior stairway guardrails appear to be in serviceable condition. .

GFCI Protection: GFCI at exterior - Serviceable

The 'GFCI' receptacles at the exterior of the house responded to the test buttons and appear to be in serviceable condition.

4: FOUNDATION, GRADING, & DRAINAGE

Information

Grading, Drainage, and Foundation

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

Grading and Surface Drainage: Hilly Site

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

Grading and Surface Drainage: Site drainage and geological conditions

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

Sub-Surface Drainage: Subsurface drainage operation not evaluated

A sub-surface drainage system is noted around the exterior of the house. Testing and evaluation of the subsurface drainage system is beyond the scope of this inspection. Subsurface drainage systems frequently become blocked with dirt, plant materials, and debris. The system should be cleaned or cleared on a regular basis to ensure proper operation. I recommend cleaning and evaluation by a qualified technician.

Foundation: Type

Poured concrete with masonry foundation walls

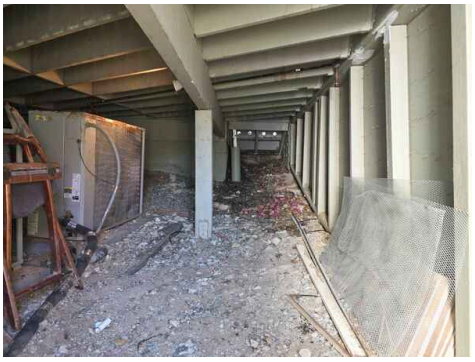
Crawl Space: The crawl space access is located at the

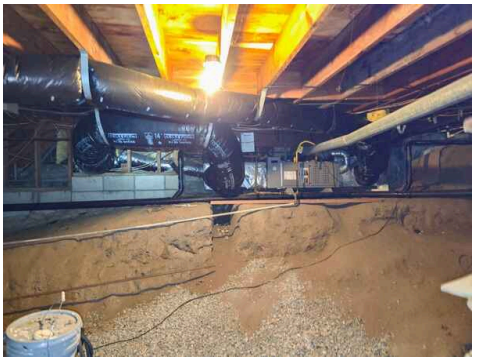
Exterior north and south sides of house

Crawl Space: Entered/Inspected

The crawl space was entered and inspected, Portions of the crawl space were not accessible and were not entered or inspected









Crawl Space: Ground within crawl space
Dry

Crawl Space: Crawl space ventilation
Crawl space ventilation serviceable

Crawl Space: Floor joist insulation
Floor joists not insulated

Observations:

4.3.1 Foundation

EFFLORESCENCE PRESENT - RAISED FOUNDATION

There is efflorescence present on the foundation stem walls within the crawl space. Efflorescence occurs as moisture vapor evaporates from concrete or masonry surfaces, leaving behind the salts and minerals deposited on the surface. This is often indicative of a moisture or drainage issue. I recommend evaluation by a licensed contractor.



5: ROOF SYSTEM & ROOF DRAINAGE

Information

Roof System

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

Roof Information: Inspection Method
Drone

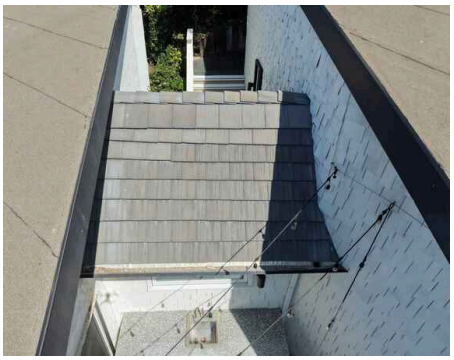
Roof Information: Materials
Concrete tiles, Torched down roofing

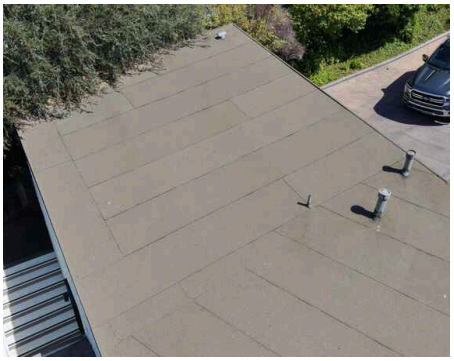
Roof Information: Number of roofing layers visible
One

Roof Information: Style
Shed roof

Roofing condition: Serviceable

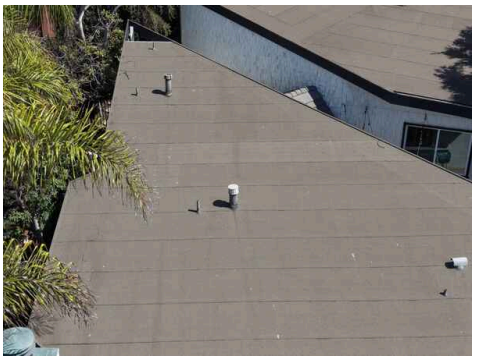
The roofing system appears to be in serviceable condition and within its useful lifespan. The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage.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









Roof Flashings and Penetrations: Serviceable

The exposed flashings appear to be in serviceable condition.

Rain gutters: Serviceable

The installed rain gutters appear to be in serviceable condition. .

Downspouts: Serviceable

The downspouts appear to be in serviceable condition. .

Observations:

5.3.1 Roofing notes

PLANT MATERIALS GROWING ONTO AND IN CONTACT WITH ROOF

GARAGE

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



6: PLUMBING

Information

Plumbing

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

Water Pressure: The water pressure was approx
70-75 psi



Main Water Supply: Shut off valve Location
West side of house



Main Water Supply: Valve Serviceable - ball valve

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

Main Water Supply: Whole house in line flo monitor and shut off valve

A whole-house in-line flow monitor and automatic water shut-off valve is present. This monitor and valve is an intelligent plumbing system that installs on your main water line to detect leaks and instantly cut off the water supply to prevent catastrophic property damage. These systems can save thousands of dollars in repairs by identifying burst pipes, running toilets, and micro-leaks. Evaluation of the valve operation is beyond the scope of this inspection.



Water Supply Piping: Material
Copper piping

Water Supply Piping: Serviceable

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

Waste Piping: Material
ABS plastic

Waste Piping: Serviceable

The visible waste and vent piping appears to be in serviceable condition. .

Waste Piping: Underground sewer piping not inspected

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

Fuel System: Type

Natural gas

Fuel System: Serviceable

The natural gas meter and shut off valve appear to be in serviceable condition. The shut off valve is located at the service entrance at the ground level north side of the house.



Gas piping: Serviceable

The visible gas piping appears to be in serviceable condition. .

Water Filtration & Conditioning: Water conditioning disconnected

The water conditioning system is disconnected and has been abandoned in place in the north crawl space.



7: WATER HEATER - GARAGE

Information

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





Water heater age
2 years old, The water heater was manufactured in, March 2024

Location
Garage

Manufacturer
Bradford White

Water Heater Operation & installation: Serviceable

The water heater appears to be in serviceable condition.

Burner Flame: Status

Located within a sealed burner chamber - Not visible

Combustion Air: Status

Combustion Air is available.

Fuel System: Fuel type

Natural gas

Fuel System: Gas service condition

Operable

Strapped/Braced: Properly strapped - tank type water heater

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

Water Shut off Valve: Serviceable

The water shut off valve appears serviceable.

Water supply connections : Serviceable

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

Vent Piping: Serviceable

The vent system appears serviceable.

Temperature Pressure Relief Valve: Serviceable - Pressure relief valve

The pressure relief valve appears serviceable with proper discharge piping installed.

Drip Pan: Installed

There is a drip pan installed.

Expansion tank: Serviceable

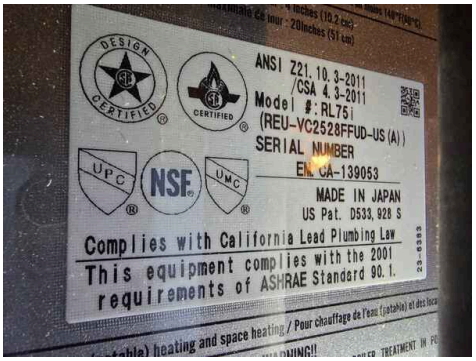
The expansion tank appears to be in serviceable condition.

8: WATER HEATER - CRAWL SPACE

Information

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





Water heater age
The water heater was manufactured in, December 2013

Location
Crawl space accessible from north side of house

Manufacturer
Rinnai

Water Heater Operation & installation: Serviceable

The water heater appears to be in serviceable condition.

Burner Flame: Status

Located within a sealed burner chamber - Not visible

Combustion Air: Status

Combustion Air is available.

Fuel System: Fuel type

Natural gas

Fuel System: Gas service condition

Operable

Strapped/Braced: Properly secured - tankless water heater

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

Water Shut off Valve: Serviceable

The water shut off valve appears serviceable.

Water supply connections : Serviceable

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

Vent Piping: Serviceable

The vent system appears serviceable.

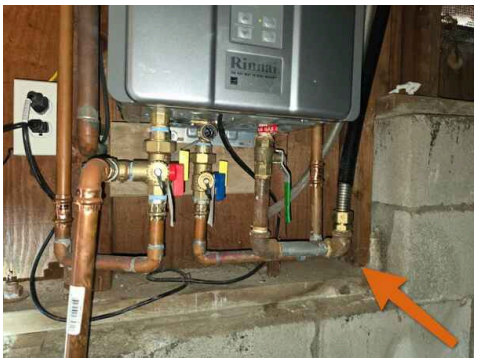
Observations:

8.5.1 Fuel System

SEDIMENT TRAP NOT INSTALLED AT WATER HEATER GAS SUPPLY

TANKLESS WATER HEATER

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



8.10.1 Temperature Pressure Relief Valve

DISCHARGE PIPING NOT PROPERLY INSTALLED - PIPING TOO SHORT

TANKLESS WATER HEATER

The temperature pressure relief valve discharge piping is not properly installed. The discharge piping is too short. The discharge piping must terminate in a visible location near the ground at the exterior of the building. I recommend evaluation by a licensed plumbing contractor.



9: HEATING, VENTILATION, AND AIR CONDITIONING - MASTER BEDROOM

Information

Heating & Cooling

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

Make/Model - Air handler

Lennox







Make/Model - Condenser

Bryant





System information: Location
Crawl space

System information: Approximate BTU's
44,000

System information: Fuel type
Natural gas

System information: Furnace age
8 years old, The furnace was manufactured in, June 2018

System operation: Serviceable
The heating system appears to be in serviceable condition. .

Furnace Venting: Serviceable

The vent system appears to be in serviceable condition. .

Fuel System: Gas service operable

The natural gas supply to the furnace is operable. .

Combustion Air: Available

Combustion air is available.

Furnace Burners: Typical

The burner flame appears typical.

Air Distribution System: Serviceable

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

Furnace Air Filters: Serviceable

The air filter appears to be in serviceable condition. .

Thermostat: Thermostat location

Master bedroom

Thermostat: Serviceable

The thermostat appears to be in serviceable condition. .



Condenser information: Location

Crawl space

Condenser information: Condenser age

The condenser was manufactured in, August 2014

Condenser information: Type

Split system

Condenser electrical: Electrical disconnect present

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



Observations:

9.11.1 Condenser installation and operation

CONDENSER INSTALLED IN ENCLOSED AND CONFINED SPACE

CRAWL SPACE - MASTER BEDROOM CONDENSER

The air conditioning condenser is installed in an enclosed and confined space. This condition likely limits the efficiency of the system and the longevity of the compressor and components. The condenser should be moved to a suitable location outside the crawl space. I recommend evaluation by a licensed heating and air conditioning contractor.



9.12.1 Condensate drain system

SECONDARY CONDENSATE DRAIN NOT INSTALLED

COIL ABOVE MASTER BEDROOM FURNACE

A secondary of overflow condensate drain has not been installed at the air conditioning coil. I recommend evaluation by a licensed heating and air conditioning contractor.



10: HEATING, VENTILATION, AND AIR CONDITIONING - UPPER LEVEL NORTH

Information

Heating & Cooling

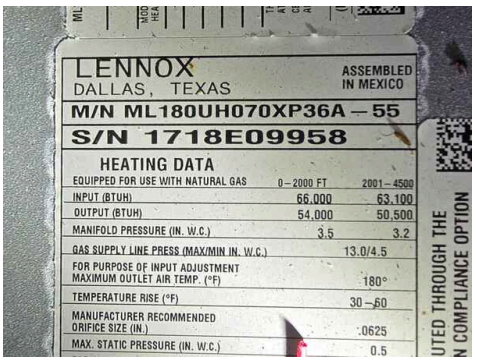
The inspector is not equipped to fully inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector cannot light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

Make/Model - Air handler

Lennox







Make/Model - Condenser

Bryant





System information: Location

Crawl space

System information: Approximate BTU's

66,000

System information: Fuel type

Natural gas

System information: Furnace age

The furnace was manufactured in, May 2018

System operation: Serviceable

The heating system appears to be in serviceable condition. .

Fuel System: Gas service operable

The natural gas supply to the furnace is operable. .

Combustion Air: Available

Combustion air is available.

Furnace Burners: Typical

The burner flame appears typical.

Air Distribution System: Serviceable

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

Furnace Air Filters: Serviceable

The air filter appears to be in serviceable condition. .

Thermostat: Thermostat location

Hallway

Thermostat: Serviceable

The thermostat appears to be in serviceable condition. .



Condenser information: Location

Crawl space

Condenser information: Condenser age

11 years old, The condenser was manufactured in, August 2014

Condenser information: Type

Split system

Condensate drain system: Serviceable

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

Condenser electrical: Electrical disconnect present

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



Observations:

10.11.1 Condenser installation and operation

CONDENSER INSTALLED IN ENCLOSED AND CONFINED SPACE

CRAWL SPACE - UPPER LEVEL CONDENSER

The air conditioning condenser is installed in an enclosed and confined space. This condition likely limits the efficiency of the system and the longevity of the compressor and components. The condenser should be moved to a suitable location outside the crawl space. I recommend evaluation by a licensed heating and air conditioning contractor.



11: HEATING, VENTILATION, AND AIR CONDITIONING - UPPER LEVEL SOUTH

Information

Heating & Cooling

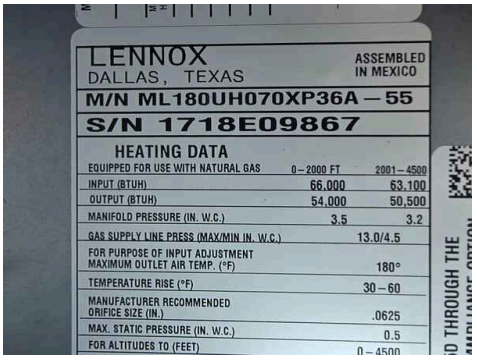
The inspector is not equipped to fully inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector cannot light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

Make/Model - Air handler

Lennox



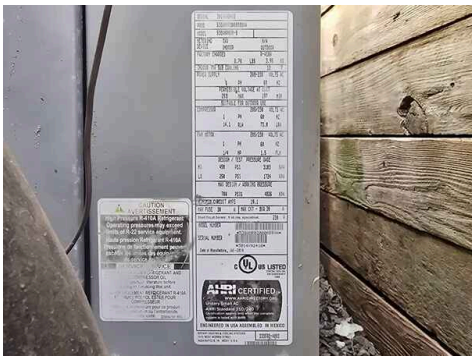




Make/Model - Condenser

Bryant





System information: Location

South crawl space

System information: Approximate BTU's

66,000

System information: Fuel type

Natural gas

System information: Furnace age

8 years old, The furnace was manufactured in, May 2018

System operation: Serviceable

The heating system appears to be in serviceable condition. .

Furnace Venting: Serviceable

The vent system appears to be in serviceable condition. .

Fuel System: Gas service operable

The natural gas supply to the furnace is operable. .

Combustion Air: Available

Combustion air is available.

Furnace Burners: Typical

The burner flame appears typical.

Air Distribution System: Serviceable

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

Furnace Air Filters: Serviceable

The air filter appears to be in serviceable condition. .

Thermostat: Thermostat location

Upper level north bedroom

Thermostat: Serviceable

The thermostat appears to be in serviceable condition. .



Condenser information: Location

Exterior east side of house

Condenser information: Condenser age

11 years old, The condenser was manufactured in, July 2014

Condenser information: Type

Split system

Condenser installation and operation: Serviceable

The air conditioning condenser appears to be in serviceable condition. .

Condensate drain system: Serviceable

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

Condenser electrical: Electrical disconnect present

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



12: ELECTRICAL

Information

General: Electrical Systems

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

Electrical Service: Type
Underground

Electrical Service: Voltage
120/240 volt - amperage was not determined

Electrical Service: Serviceable
The electrical service appears to be in serviceable condition. There is a ground present.

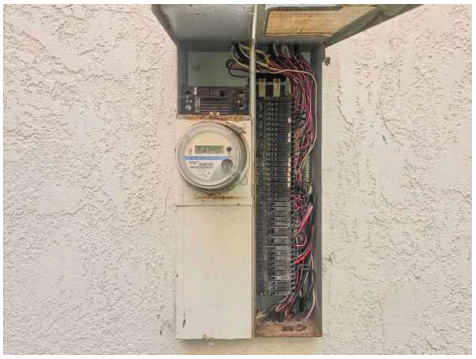
Electrical Conductors: Entrance cables
Aluminum

Electrical Conductors: Branch wiring material
Copper

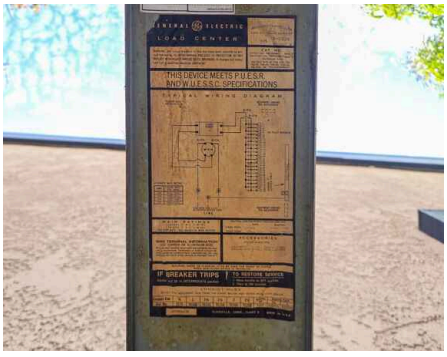
Electrical Conductors: Branch wiring style
Non-metallic sheathed cable

Main Electrical Panel: Location
Exterior - north side of the house





Main Electrical Panel: Panel label present
Yes



Main Electrical Panel: Service size
200 amp



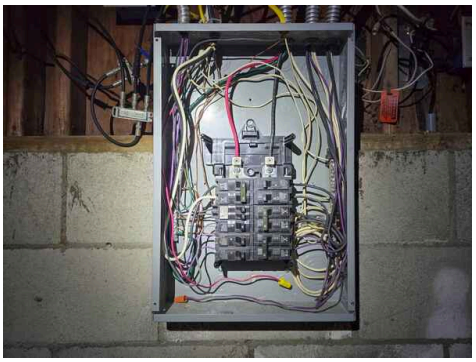
Main Electrical Panel: Grounding
There is a ground present

Main Electrical Panel: Breakers installed

There are breakers installed in the main electric panel. .

Electrical sub-panels: Location 1

Located in the west crawl space

Electrical Notes: Representative sample of switches and receptacles checked

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

Electrical Notes: Polarity and Grounding within 6" of plumbing

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

Electrical Notes: Low voltage systems

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

Arc Fault Circuit protection: Arc Fault protection not installed

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

13: FIREPLACE & CHIMNEY - FAMILY ROOM

Information

Visual Inspection

A visual inspection of the fireplace(s) and associated chimney(s) was performed in accordance with the American Society of Home Inspectors (ASHI) Standards of Practice. This inspection is limited to readily accessible and visible components. The interiors of flues, chimneys, and vent systems were not inspected unless readily observable. The inspector did not ignite fires, determine draft characteristics, move fireplace inserts/stoves/firebox contents, or evaluate fire screens, doors, seals, gaskets, automatic fuel feeds, mantles/surrounds, combustion air components, or heat distribution systems.

The purpose of this section is to report on the general condition of the visible fireplace and chimney components at the time of inspection. A home inspection does not constitute a comprehensive Level 1, 2, or 3 chimney inspection as defined by the Chimney Safety Institute of America (CSIA) or NFPA 211 standards. Professional evaluation and cleaning by a qualified chimney sweep is recommended prior to use, especially upon property transfer or change in fuel/appliance type.

Fireplace location: Location
Family room

Fireplace type: Fireplace type
Factory built - solid fuel

Fireplace fuel : Gas valve location
On the wall adjacent to fireplace



Fireplace condition: Serviceable

The fireplace appears to be in serviceable condition.

Fireplace damper: Serviceable

The fireplace damper appears to be in serviceable condition.

Hearth extension: Hearth extension present
Yes

Chimney Type/Material: Material
Metal





Chimney condition: Serviceable

The chimney appears to be in serviceable condition.

Observations:

13.9.1 Glass doors & spark screen

GLASS DOORS AND SPARK SCREEN REMOVED

FAMILY ROOM FIREPLACE

The glass doors and/or spark screen have been removed from the fireplace. I recommend evaluation by a certified chimney sweep or a licensed fireplace and hearth contractor.



14: FIREPLACE & CHIMNEY - MASTER BEDROOM

Information

Visual Inspection

A visual inspection of the fireplace(s) and associated chimney(s) was performed in accordance with the American Society of Home Inspectors (ASHI) Standards of Practice. This inspection is limited to readily accessible and visible components. The interiors of flues, chimneys, and vent systems were not inspected unless readily observable. The inspector did not ignite fires, determine draft characteristics, move fireplace inserts/stoves/firebox contents, or evaluate fire screens, doors, seals, gaskets, automatic fuel feeds, mantles/surrounds, combustion air components, or heat distribution systems.

The purpose of this section is to report on the general condition of the visible fireplace and chimney components at the time of inspection. A home inspection does not constitute a comprehensive Level 1, 2, or 3 chimney inspection as defined by the Chimney Safety Institute of America (CSIA) or NFPA 211 standards. Professional evaluation and cleaning by a qualified chimney sweep is recommended prior to use, especially upon property transfer or change in fuel/appliance type.

Fireplace location: Location
Master bedroom

Fireplace type: Fireplace type
Factory built - solid fuel

Fireplace fuel : Gas valve location
On the wall adjacent to fireplace



Fireplace condition: Serviceable

The fireplace appears to be in serviceable condition.

Fireplace damper: Serviceable

The fireplace damper appears to be in serviceable condition.

Hearth extension: Hearth extension present
Yes

Chimney Type/Material: Material
Metal





Chimney condition: Serviceable

The chimney appears to be in serviceable condition.

Observations:

14.9.1 Glass doors & spark screen

GLASS DOORS AND SPARK SCREEN REMOVED

MASTER BEDROOM FIREPLACE

The glass doors and/or spark screen have been removed from the fireplace. I recommend evaluation by a certified chimney sweep or a licensed fireplace and hearth contractor.



15: INTERIOR

Information

Interior Components

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

Main Entry Door: Serviceable

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

Exterior doors: Serviceable - Sliding glass door

Kitchen

The sliding glass door appears to be in serviceable condition. .

Exterior doors: Serviceable - Sliding glass door

Master bedroom

The sliding glass door appears to be in serviceable condition. .

Exterior doors: Serviceable - Sliding glass door

Family room

The sliding glass door appears to be in serviceable condition. .

Exterior doors: Serviceable - Exterior door

Lower level hallway

The exterior door appears to be in serviceable condition. .

Interior Doors: Serviceable

The interior doors appear to be in serviceable condition. .

Windows: Type

Vinyl framed - dual glazed, Wood framed - single glazed

Windows: Serviceable

With the exception of the fixed window adjacent to the master bedroom sliding glass door, the windows appear to be in serviceable condition.

Floors: Material

Tile, Wood

Floors: Serviceable

The interior flooring appears to be in serviceable condition. .

Interior Walls: Material

Drywall

Interior Walls: Serviceable

The interior walls appear to be in serviceable condition. .

Ceilings: Material

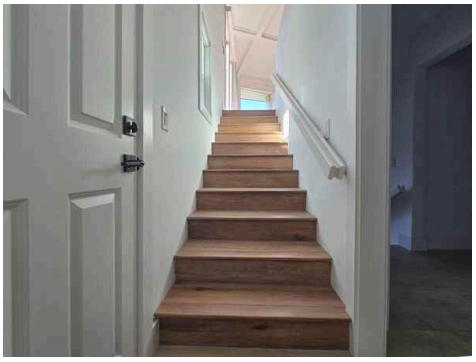
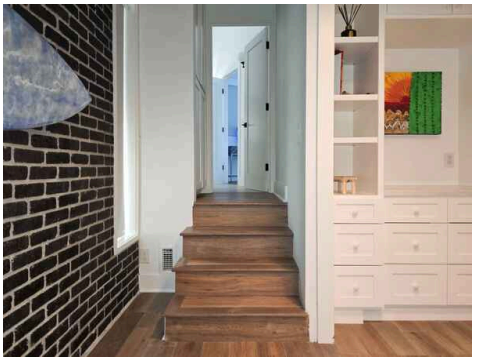
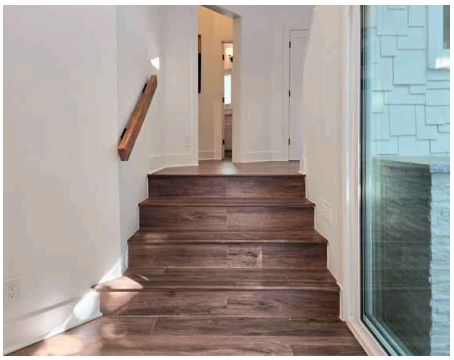
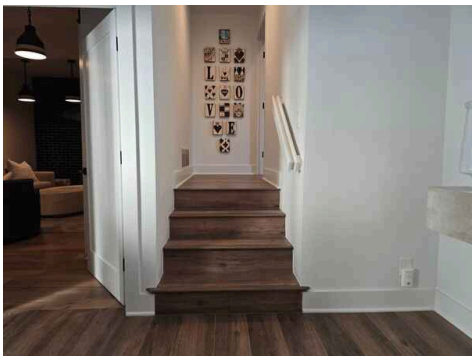
Drywall, Wood

Ceilings: Serviceable

The interior ceilings appear to be in serviceable condition. .

Interior Stairs: Serviceable

The interior stairs appear to be in serviceable condition. .

Smoke Alarms: Multi level Serviceable

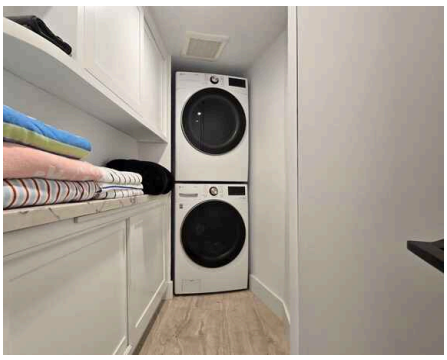
Current building safety standards require smoke alarms within each bedroom and in the hallway area immediately outside the bedrooms. Additionally, at least one smoke alarm must be installed at each habitable level of the house without a bedroom. The smoke alarms are placed in the appropriate locations and within their useful lifespans.

Carbon Monoxide Alarms: Multi level Serviceable

Current building safety standards require carbon monoxide alarms in the hallways on each level of the home. Carbon monoxide alarms are placed in the hallways on each level of the home as required.

Laundry utilities: Location

Lower level service room



Laundry utilities: Utilities not visible

The laundry utilities are not visible and were not visually evaluated. However, there are no readily visible issues noted at the laundry area.

Attic: Entered/Inspected

No attic access provided. There are no accessible attic spaces.

Observations:

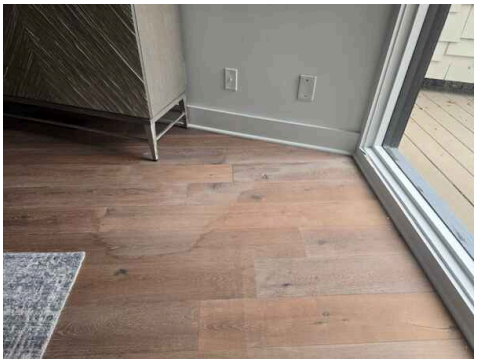
15.4.1 Windows

MOISTURE DAMAGED WOOD

MASTER BEDROOM

There is moisture damaged wood at the large fixed window frame on the south side of the master bedroom sliding glass door. There is moisture staining on the wood flooring at the interior side of the window. I recommend evaluation by a licensed contractor. Refer to a qualified structural pest control report for additional information.





15.9.1 Interior Stair Handrails/Guardrails

GRASPABLE HANDRAIL NOT INSTALLED

BETWEEN FAMILY ROOM LEVEL AND KITCHEN LEVEL

A graspable handrail is required for the entire length of the stairway. I recommend evaluation by a licensed contractor.



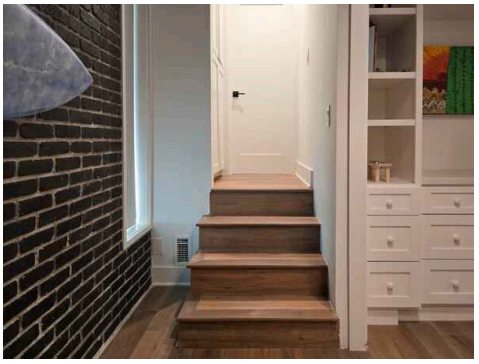
15.9.2 Interior Stair Handrails/Guardrails

GRASPABLE HANDRAIL NOT INSTALLED

WITHIN UPPER LEVEL NORTH BEDROOM

A graspable handrail is required for the entire length of the stairway

. I recommend evaluation by a licensed contractor.

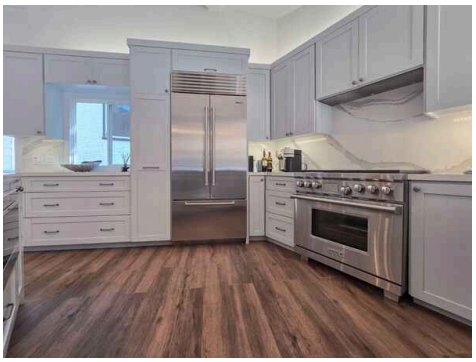


16: KITCHEN & APPLIANCES

Information

General: Kitchen

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

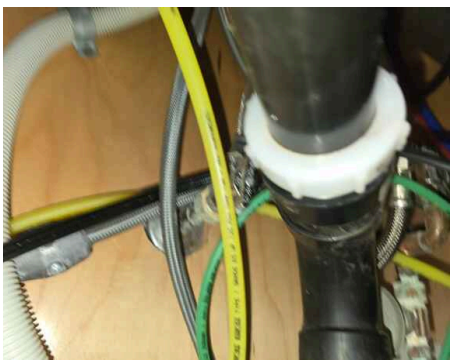

Kitchen Sink: Serviceable

The kitchen sink appears to be in serviceable condition. .



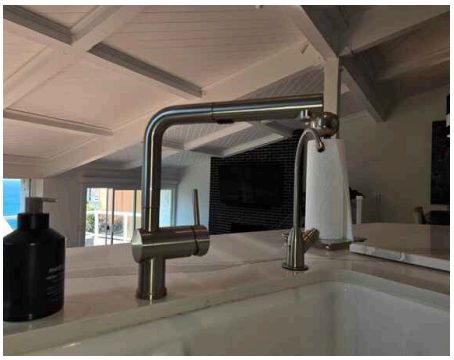
Kitchen Sink Plumbing: Water Serviceable

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



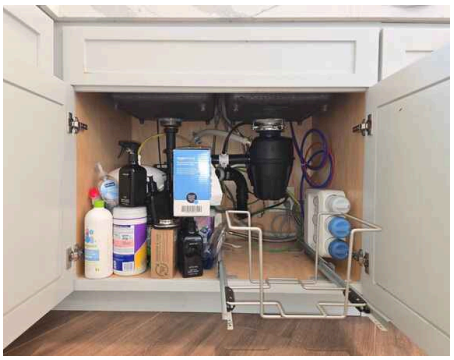
Kitchen Sink Plumbing: Faucet Serviceable

The faucet appears to be in serviceable condition. .



Kitchen Sink Plumbing: Water Filtration

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



Garbage Disposal: Serviceable

The garbage disposal appears to be in serviceable condition. .



Dishwasher: Serviceable

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





Ranges/Ovens/Cooktops: Cooking appliances present

Gas range

Ranges/Ovens/Cooktops: Range operation - Natural gas

The natural gas range appears to be in serviceable condition.





Microwave Oven: Serviceable

The microwave appears to be in serviceable condition. .





Kitchen cabinets: Cabinets

The kitchen cabinets appear to be in serviceable condition. .

Kitchen countertops: Countertops

The kitchen countertops appear to be in serviceable condition. .

GFCI Devices: GFCI at kitchen countertops - serviceable

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

Observations:

16.3.1 Kitchen Sink Plumbing

AIR GAP NOT INSTALLED

KITCHEN

The dishwasher drains into the garbage disposal without going through an air gap device. An air gap device prevents waste products from backing up into the dishwasher. I recommend evaluation by a licensed plumbing contractor.



16.7.1 Kitchen exhaust

FLEXIBLE EXHAUST DUCTING

KITCHEN

There are improper materials at the kitchen exhaust ducting. Only smooth walled non-flexible materials are listed or approved for this use. I recommend evaluation by a licensed contractor.





16.11.1 Refrigerator

BUILT IN REFRIGERATOR COIL DIRTY

The built in refrigerator/freezer coil is very dirty. The refrigerator/freezer has not been recently serviced per the manufacturer's instructions. I recommend evaluation and service by a qualified technician.



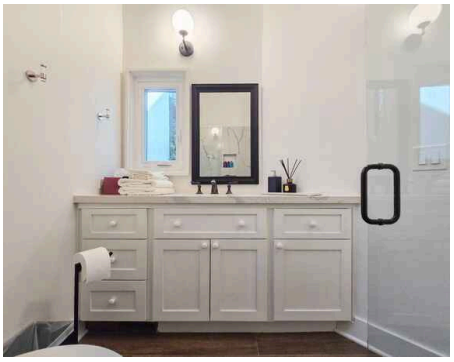


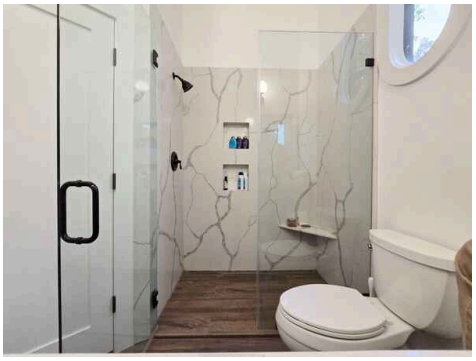
17: BATHROOM - UPPER LEVEL HALLWAY

Information

General: Bathrooms

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





Sink(s): Serviceable

The sink appears to be in serviceable condition.

Sink Plumbing: Water Supply Piping Serviceable

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

Sink Plumbing: Waste piping Serviceable

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

Sink Plumbing: Faucet Serviceable

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

Toilet: Serviceable

The toilet appears to be in serviceable condition.

Shower Fixtures: Serviceable

The shower fixture appears to be in serviceable condition.

Shower Walls: Serviceable

The shower walls appear to be in serviceable condition.

Shower Enclosure: Serviceable

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

Bath Ventilation: Serviceable

The bathroom ventilation appears to be in serviceable condition.

Counter and Cabinet: Serviceable

The countertop and cabinets appear to be in serviceable condition. .

GFCI Protection: GFCI Serviceable

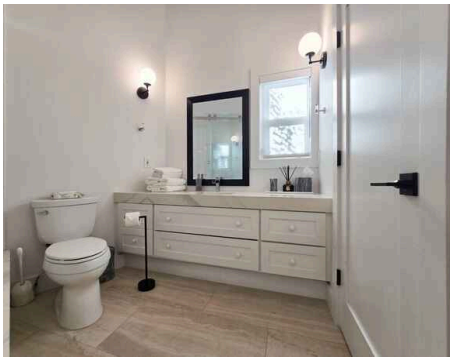
The ‘GFCI’ receptacles in the bathrooms responded to the test buttons and appear to be in serviceable condition.

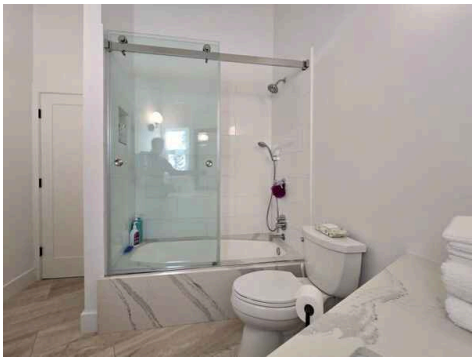
18: BATHROOM - UPPER LEVEL JACK AND JILL

Information

General: Bathrooms

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





Sink(s): Serviceable

The sink appears to be in serviceable condition. .

Sink Plumbing: Water Supply Piping Serviceable

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

Sink Plumbing: Waste piping Serviceable

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

Sink Plumbing: Faucet Serviceable

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

Toilet: Serviceable

The toilet appears to be in serviceable condition. .

Tub/Shower Fixtures: Serviceable

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

Shower Walls: Serviceable

The shower walls appear to be in serviceable condition. .

Shower Enclosure: Serviceable

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

Bath Ventilation: Serviceable

The bathroom ventilation appears to be in serviceable condition. .

Counter and Cabinet: Serviceable

The countertop and cabinets appear to be in serviceable condition. .

GFCI Protection: GFCI Serviceable

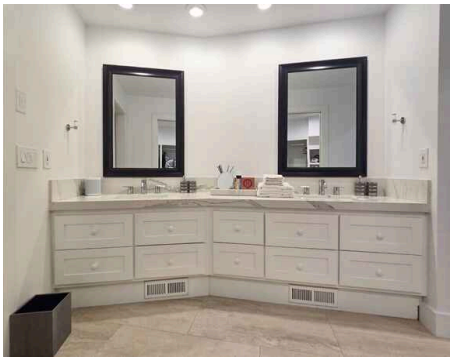
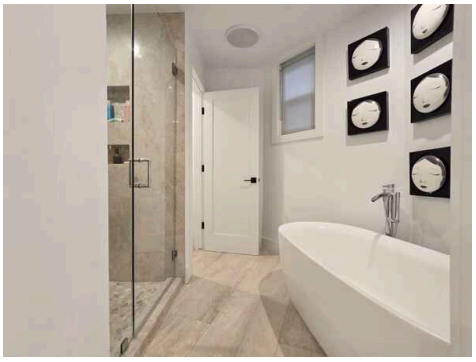
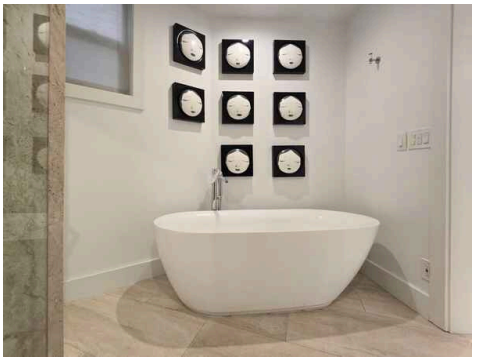
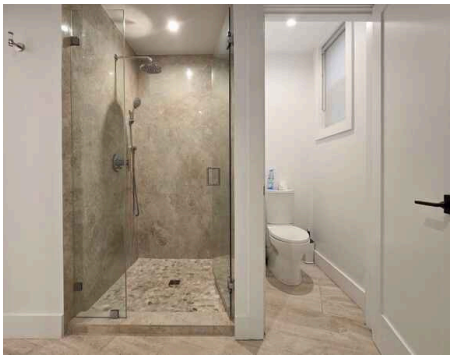
The ‘GFCI’ receptacles in the bathrooms responded to the test buttons and appear to be in serviceable condition.

19: BATHROOM - MASTER BATHROOM

Information

General: Bathrooms

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

Sink(s): Multiple Sinks

The sinks appear to be in serviceable condition. .

Sink Plumbing: Water Supply Piping Serviceable

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

Sink Plumbing: Waste piping Serviceable

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

Sink Plumbing: Faucet Serviceable

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

Toilet: Serviceable

The toilet appears to be in serviceable condition. .

Bathtub Fixtures: Serviceable

The bathtub fixture appears to be in serviceable condition. .

Shower Fixtures: Serviceable

The shower fixture appears to be in serviceable condition. .

Shower Walls: Serviceable

The shower walls appear to be in serviceable condition. .

Shower Enclosure: Serviceable

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

Bath Ventilation: Serviceable

The bathroom ventilation appears to be in serviceable condition. .

Counter and Cabinet: Serviceable

The countertop and cabinets appear to be in serviceable condition. .

GFCI Protection: GFCI Serviceable

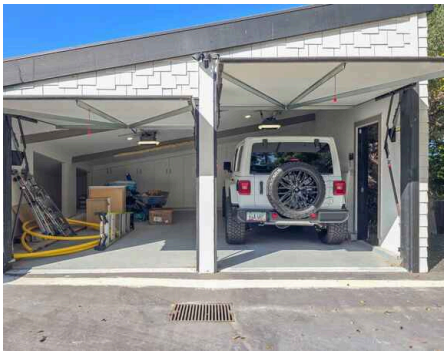
The ‘GFCI’ receptacles in the bathrooms responded to the test buttons and appear to be in serviceable condition.

20: GARAGE

Information

Description
Attached two-car

Garage Floor: Materials
Concrete



Garage Floor: Epoxy coated

The garage floor appears to be in serviceable condition. The garage floor has been painted with an epoxy coating.

Garage Walls and Ceiling: Walls - Serviceable

The garage walls appear to be in serviceable condition. .

Garage Walls and Ceiling: Ceilings - Serviceable

The garage ceiling appears to be in serviceable condition. .

Exterior Door: Serviceable

The exterior garage door appears to be in serviceable condition. .

Vehicle Door: Serviceable

The tilt-up garage doors appear to be in serviceable condition. .

Automatic Opener: Serviceable

The garage door openers appear to be in serviceable condition. The automatic reverse features functioned properly.

Garage Ventilation: Serviceable

Garage ventilation is provided and in serviceable condition. .

Garage Electrical: Serviceable

The garage electrical appears to be in serviceable condition. .

Garage 'GFCI' Protection: Serviceable

The 'GFCI' receptacles in the garage responded to the test button and appear to be in serviceable condition.

21: REPAIR QUOTE/ESTIMATE

Information

Something great... JUST FOR YOU!

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

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

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

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

What You'll Receive:

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

How to Get Your Quote:

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

GET YOUR REPAIR ESTIMATE HERE!