

Premier Home Inspection, Inc.



Report Prepared For:

**Diane Harwell
155 S. Beth Circle, Anaheim CA**

Date: 09/10/2026

Report # 2260443

Eric Hill

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Phone # (714)335-0463

Inspection Address: 155 S. Beth Circle, Anaheim CA 92806

09/10/2026
2260443

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Inspection Address: 155 S. Beth Circle, Anaheim CA 92806

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

FILE #:

Inspection #2260443.

DATE OF INSPECTION:

9-9-2026.

TIME OF INSPECTION:

1:00 pm.

CLIENT NAME:

Diane Harwell.

INSPECTION LOCATION:

155 S. Beth Circle, Anaheim.

LISTING AGENT:

Andrew Lidgard.

LISTING AGENTS COMPANY:

Lidgard Real Estate Services.

CLIMACTIC CONDITIONS:

WEATHER:

Clear.

SOIL CONDITIONS:

Dry.

APPROXIMATE OUTSIDE TEMPERATURE:

105 degrees.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES:

The street.

BUILDING TYPE:

Single family dwelling.

SPACE BELOW GRADE:

Ground floor living area.

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UTILITY SERVICES:

WATER SOURCE:

This appears to be from a public source.

SEWAGE DISPOSAL:

This appears to be from a public source.

UTILITIES STATUS:

All utilities on.

OTHER INFORMATION:

HOUSE OCCUPIED?

No.

CLIENT PRESENT:

No.

PEOPLE PRESENT:

Listing agent only.

REPORT LIMITATIONS

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

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, radon, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; low voltage yard lighting systems; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

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

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

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

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. **Cosmetic items like uneven paint or stains in the walls, ceilings and/or floor coverings are not part of this 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. See specific comments in this narrative section of the report.

INTRODUCTORY NOTES:

General Comments

Any additions or modifications that have been done to the property over the years can not be determined by this inspection. Recommend that client check with the city or county planning department for any and all additions that they were done with permits or without permits for a complete review. This is not done as part of this inspection. All additions done to the property should be done with permits and this is **not** included as part of the home inspection of this property. **The presence of mold, mildew or toxic mold is not tested for or inspected for as part of this home inspection. For a further review contact a specialist regarding these matters as needed.**

EXTERIOR

Areas hidden from view by vegetation or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in all stucco surfaces. Foundations may have minor cracks and typically do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete experience some degree of cracking due to shrinkage in the drying process.

100 WALLS:

101 PRIMARY MATERIAL:

Stucco.

102 CONDITION:

The stucco exterior is in good condition with no significant cracks observed. There are minor hairline cracks which are considered normal and could be patched and sealed when painting.

105 TRIM:

106 TYPE & CONDITION:

Wood. The trim surfaces are weathered and require paint/refinishing to maximize their service life.

110 FASCIA/EAVES:

111 CONDITION:

The visible areas of the wood under the eaves appears to be in good condition. There may be some weathering to the wood in these areas and painting the wood will help protect it on a regular basis. The wood was not probed and only visually inspected. When probing the wood around the property additional damage to the wood can occur that is not visible without probing the wood.

Double paned windows reduce the street noise and improve efficiency of heating/cooling systems. The space between the panes is factory sealed. If the seal is broken, air from the environment may enter the formerly sealed space. This condition may cause condensation or fogging in the window, **depending on the climatic conditions**. We cannot assure the seal on each and every window, but we will note in the report the presence of any visible condensation **at the time of inspection only**. Unless otherwise noted in the report, at the specific windows inside of house, no condensation or fogging was present when inspected.

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115 WINDOWS:

116 MATERIAL:

PVC vinyl frames.

117 CONDITION:

The windows viewed from the exterior appear properly installed and in serviceable condition.

120 SCREENS:

121 CONDITION:

The screens need minor repairs only and are for the most part in good shape.

125 DOORS:

126 CONDITION:

The doors are in good condition when viewed from the outside areas of the house.

140 CHIMNEY:

141 MATERIAL:

Brick.

142 CONDITION:

The chimney appears serviceable and no major problems were observed at the exterior.

145 GRADE LEVELS:

146 CONDITION:

Present standards require a minimum of 4 inches clearance between the top of the soil and the bottom of any wood construction. We advise maintaining this clearance as much as is practical without creating a negative slope towards the structure.

150 GENERAL EXTERIOR COMMENT:

General Comments

There are isolated areas where exterior features are in need of attention. These conditions suggest lapses in maintenance rather than significant structural or systemic deficiencies. We recommend action as mentioned in the specific comments.

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155 ELECTRICAL:

156 CONDITION:

- * Lights are not operational in some areas, possibly due to bad bulbs. Check all bulbs and repair as needed. Check for proper use, operation and function of all exterior lighting and repair as needed.
- * Several of the outside lights are on sensors and can not be properly tested or operated. Check for proper use and function as needed.

GROUPS

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

200 DRIVEWAY:

201 TYPE & CONDITION:

Concrete. The minor cracks noted in the driveway are typical and no action is needed.

205 WALKWAYS:

206 TYPE:

Concrete and Brick.

207 CONDITION:

The minor cracks noted in the walkways are typical and no action is needed.

210 LANDSCAPING:

211 CONDITION:

The vegetation and landscaping has been generally maintained.

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220 GRADING:

221 SITE TYPE & CONDITION:

Flat site. The grading at foundation appears adequate to drain excess surface water and roof runoff away from the structure.

225 DRAINAGE:

226 CONDITION:

A surface drainage system is designed to collect and divert surface and roof runoff. It is typically installed with plastic piping and flows downhill to a point of discharge or into a sump pump. There is no drainage system for this property. Based on evidence viewed around and/or in the structure, we recommend a drainage system be added to collect and divert surface water and roof runoff.

230 PATIO:

231 TYPE:

Concrete.

232 CONDITION:

There are moderate cracks in the patio. These indicate movement of the soil and/or poor preparation of the substrate, and over time may develop into trip hazards. Repair as needed.

235 PATIO/PORCH COVER:

236 TYPE:

Shed roof design.



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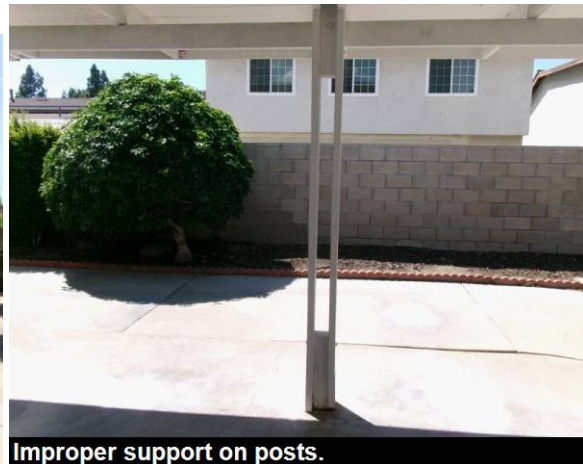
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237 CONDITION:

- * The posts are not properly secured and supported to carry the load of this structure. The posts do not extend down to footings and up to the joists to be properly installed and supported in these areas. Repair and support properly as needed.
- * Deterioration noted at base of posts. Repair or replace the damaged wood as needed.
- * There is damaged wood to the beams and posts in several areas. Repair the damaged wood as needed.
- * Check the termite report for all damaged wood to this structure and repair or replace the damaged wood in these areas as needed.
- * Patio cover is not stable as it is currently installed. Additional support and repairs needed to the patio cover structure for proper support of structure.
- * This structure appears to have been an addition done to the property. Check for signed off permits on this addition.



Improper support on posts.



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255 FENCES & GATES:

256 TYPE:

Concrete block wall, Stucco surface and Wrought iron fence.

257 CONDITION:

- * The masonry fencing is in serviceable condition for its age.
- * There is some rusting and damage to the wrought iron fence in the front courtyard. These areas need to be repaired and properly painted to protect the wrought iron fence in these areas of property.
- * The gates are operational and in good condition in these areas.



FOUNDATION

Many foundation and structural components of the building are inaccessible because they are buried below grade or behind finishes. Therefore much of the foundation inspection is performed by identifying resultant symptoms of movement, damage or deterioration. Where there are no visible symptoms, conditions may go undetected and identification will not be possible. We make no representations as to the internal conditions or stabilities of soils, concrete footings and foundations, except as exhibited by there performance.

300 FOUNDATION:

301 TYPE:

Concrete slab on grade.

302 ANCHOR BOLTS/BRACING:

Because of the design/configuration of the structure, we cannot verify the presence or condition of anchor bolts. But because of the age of the structure and all slab type buildings must be bolted, we assume that proper bolting was installed, per standards in effect at that time.

305 SLAB ON GRADE:

306 CONDITION:

Slab is not visible due to carpet and/or floor covering. There was no readily visible problem are noted. If carpeting is removed there may be normal small hairline shrinkage cracks.

ROOF SYSTEM

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 absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

400 ATTIC:

401 TYPE:

Attic is partial, due to the vaulted ceilings. Conventional wood rafter and ceiling joist framing. The roof material is supported by OSB strand sheathing.

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402 ACCESS:

The attic was entered through an interior access hatch. Viewing was done mostly from the access panel area and not completely visible or accessible to inspector.



403 CONDITION:

Where visible the roof structure appears to be constructed in a manner typical of houses of this type and age.



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404 MOISTURE:

There was no stains or evidence of present or prior leakage at the time of inspection.

405 VENTILATION:

Good attic ventilation is beneficial to the longevity of the roofing material and comfort of the living spaces. Attic ventilation can be provided by eave, gable, and automatic or wind driven fans. We encourage use of any or all of the above. Adequate ventilation is provided.

410 INSULATION:

411 TYPE AND CONDITION:

Cellulose- Blown. The visible and accessible areas in the attic appear to be in serviceable or acceptable condition. Not all areas are visible to inspector.

412 APPROX. R-FACTOR:

The approximate R-Factor can not be determined.

420 COMPOSITION SHINGLE ROOF:

421 STYLE & TYPE:

Gable style. Fiberglass shingles.



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422 ROOF ACCESS:

The inspector walked on the roof and visually examined the accessible roofing components.



423 ROOF COVERING STATUS:

- * The visible portions of the roof surface are in an acceptable condition for its age, periodic inspection and maintenance is recommended.
- * The shingles are starting to deteriorate and weather in areas of the roof. There are loose granular material in some areas and some missing shingles in some areas of the roofs surface. There are exposed nails and nail heads on the roof in some areas. There should not be an exposed nails or staples on the roof shingles to be properly installed. The nails can lift or become damaged and leave holes in the roof in these areas. Properly repair and cover the nails or staples in all areas as needed. Repair the damaged areas to add life to the roof.



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424 GENERAL COMMENT:

The roof installation and surface is acceptable for its age, however the items noted above should be corrected to maximize its service life and prevent leaks from occurring.



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425 EXPOSED FLASHINGS:

426 TYPE & CONDITION:

Metal. The visible areas of flashing appear properly installed and in serviceable condition for their age.

428 FLUE PIPES:

The flue vent cap and cover is damaged at the back of the roof. Replace the flue vent cover as needed.



465 BUILT UP SURFACE ROOF:

466 STYLE & TYPE:

Low slope. Cap Sheet built-up over the patio cover roof.



467 ROOF ACCESS:

The inspector walked on the roof and visually examined the accessible roofing components.

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468 ROOF COVERING STATUS:

The visible portions of the roof surface are in an acceptable condition for its age, periodic inspection and maintenance is recommended. Evidence of ponding was observed. The presence of shallow ponds of water is not unusual, but regular maintenance of the areas is vital to prevent the build up of rotting vegetation and possible damage to the roof.



470 GENERAL COMMENT:

The roof installation appears properly and professionally installed.



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475 EXPOSED FLASHINGS:

476 CONDITION:

There are not any flashings installed at the stucco wall areas of the house. This area is not properly flashed and may leak through the patio cover roof at the house area. Repair as needed.



485 CHIMNEY AT ROOF:

486 CONDITION:

- * The mortar chimney cap is designed to shed water of the chimney. This cap is cracked and has allowed water to enter the brick structure. Damage has occurred to the cap and the bricks below. We recommend the cap and bricks be repaired or replaced by a qualified chimney specialist.
- * A spark arrester rain cap is needed for safety and to prevent water entry into the flue.

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Cracks & damage to mortar cap.

490 GUTTERS & DOWNSPOUTS:

491 TYPE:

There is no provision for rooftop drainage. Gutters would be beneficial, given the drainage patterns and soil conditions. We recommend improving the drainage system, beginning with installation of gutters and downspouts.

GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

500 TYPE:

501 LOCATION:

Attached Two car garage.



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505 ROOF:

506 CONDITION:

Same as house. See house roof report.

510 FRAMING:

511 CONDITION:

- * The garage framing where visible appears properly installed and in good condition for its age. The garage framing can usually serve as an indicator of the type and quality of the framing in general.
- * There is an attic in this area and this area is insulated as well.
- * There are added walls in this area to divide up the garage space. The garage is not a functional two car garage as it is currently. Remove the walls to make this a functional two car garage as needed.



Added walls in garage.



Garage attic access.



Garage attic area.

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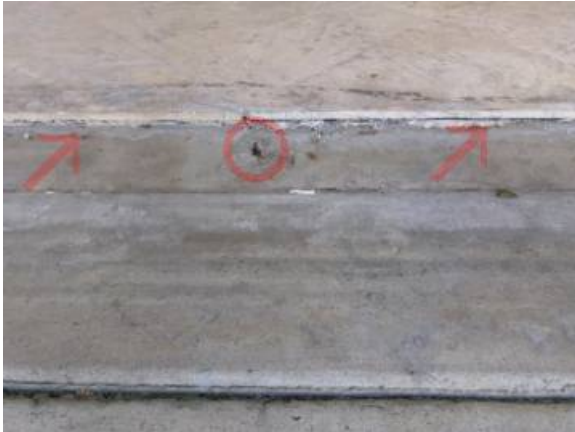
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515 FLOOR:

516 CONDITION:

- * Typical concrete cracks noted.
- * There are tiles on the floor of the garage in some areas. This is uneven and a trip hazard in these areas.
- * There is a bolt sticking out of the ground in this area as well. Remove for safety as needed.



520 FIRE WALL:

521 CONDITION:

The wall and/or ceiling between the garage and living space is of fire resistive construction as required and is in serviceable condition. The fire wall is not completely visible or accessible due to the items blocking view and access to this area.

525 PASSAGE FIRE DOOR:

526 CONDITION:

Standards require the door between the garage and living space to be a solid core door, that is a minimum of 1 3/4" thickness or a properly rated and approved fire door with an automatic closer. This is the back door of the garage that leads directly into the house. We recommend the existing door be replaced with an approved fire door for increased safety.

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530 GARAGE DOOR(S):

531 CONDITION:

The garage door(s) was operated and appears properly installed and in serviceable condition. The coil springs are in good condition on this sectional door.

535 AUTO DOOR OPENER:

Automatic door opener is operational when tested. Automatic reverse feature is operational. The garage door openers are required to have a battery back-up power to the opener(s) on all newer garage door openers installed. This appears to have battery backup power, yet this could not be properly verified at this time. Recommend further review as needed.

540 OTHER GARAGE ITEMS:

541 CONDITION

- * There is improper wiring installed to the light fixtures and/or outlets. We recommend all substandard wiring be removed and replaced per present standards.
- * There is spliced wiring not properly installed in junction boxes in these areas. Repair as needed.
- * The receptacle on the right side wall is not operational. Repair as needed.
- * The lighting did not all operate when tested. Repair as needed.
- * Could not determine the use of all switches in this area.
- * The garage vent screens are covered over and/or missing in this area. Repair or replace and add to properly vent the garage to the outside as needed.

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Improper wiring in the garage.



Improper wiring in garage.



No power to receptacle.



Vents missing inside of garage.



Vents missing inside of garage.



Vents missing inside garage on side wall.

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545 SIDE OR MAN DOOR:

546 CONDITION

The door is in good condition with normal weathering evident to the door.

ELECTRICAL SYSTEM

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. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly. Low voltage yard lighting and house lighting systems are not tested as part of this inspection.

600 SERVICE:

601 TYPE AND CONDITION:

Underground. 110/220 Volt. Capacity 100 amps. Circuit breakers.



605 CONDUCTORS:

606 ENTRANCE CABLES:

Copper.

607 BRANCH WIRING:

Copper and aluminum.

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610 MAIN ELECTRICAL PANEL:

611 MAIN PANEL LOCATION:

Exterior at the left side of the building.

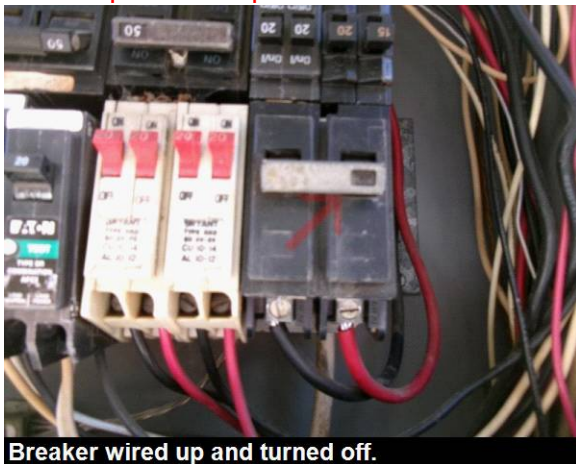
612 MAIN PANEL:

The electrical circuit breakers and wire sizing is correct and properly installed where visible within the panel. The breakers are not all labeled in electrical panel, or the existing labels are no longer legible. They should all be properly labeled for safety.



613 BREAKERS:

- * The bottom 30 amp breaker that is labeled dryer is wired up and turned off inside of the panel. Check for its use and function and repair as needed.
- * The bottom right side middle AFCI breaker does not properly fit in the panel. Some of the breakers are the wrong brand for this circuit breaker panel. This technically voids any warranty and possible replacement should be considered.



Breaker wired up and turned off.



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614 MAIN CIRCUITRY:

Have a licensed electrician make further evaluation and corrections as needed.



615 SERVICE CAPACITY:

Our estimate of the service capacity is based upon the label rating of the main electrical service disconnect. The service capacity is normal for a house of this size and age, and appears adequate for the present and minor additional loads.

616 SERVICE GROUNDING:

The grounding system is present and appears correct.

635 BRANCH CIRCUIT WIRING:

636 CONDITION:

The accessible branch circuitry was examined and appears properly installed and in serviceable condition.

638 GENERAL COMMENT:

The accessible and visible branch circuitry has been properly installed and is in serviceable condition.

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640 SWITCHES & OUTLETS:

641 OVERALL CONDITION:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition.

645 GENERAL ELECTRICAL COMMENTS:

The electrical system is generally in good condition, with only a few instances of needed repair or correction observed. See notes above for specific comments. Repairs should be made by a qualified electrician.

PLUMBING

Water quality or 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 by 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.

700 MAIN LINE:

701 MATERIAL:

Copper in the visible areas. The water meter is located in a vault at the street area on the left side of the driveway area. The water meter is dry at the time of the inspection.



702 LOCATION:

The main water shut off valve is located at the front of the house, on the left side of the front door area.

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703 CONDITION:

Main shut off valve is operational.

704 WATER PRESSURE:

50-60 PSI. The static water pressure measured at the exterior hose bib is within the normal range.



705 SUPPLY LINES:

706 MATERIAL:

Copper piping in the visible areas.

707 CONDITION:

The visible areas of water supply piping appears properly installed and in serviceable condition. Most areas of the water service are not visible or accessible to inspector since the service supply line is buried in the ground.

708 GENERAL COMMENT:

A number of fixtures were operated at the same time and we observed reasonable flow at the shower head(s).

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710 WASTE LINES:

711 MATERIAL:

ABS Plastic and Galvanized steel.

712 CONDITION:

The visible drain lines appear properly installed and in serviceable condition. The drain piping should be routinely cleaned to remove the buildup of grease, hair and dirt, to help prevent debris buildup and subsequent blockages.

713 GENERAL COMMENTS:

- * A representative number of drains were tested and each emptied in a reasonable amount of time and did not overflow when other fixtures were drain simultaneously.
- * Some properties require periodic cleaning of the drain lines due to tree root penetration. Houses that have been vacant for a long periodic sometimes experience blockages due to internal rusting or laundry waste water lint. We cannot determine the condition of underground pipes during our inspection.
- * Recommend further review to the sewer drain lines with a camera down the sewer drain lines to check for any and all clogs, obstructions, erosion and/or any breaks in the sewer drain lines. Any damage or obstructions in the sewer drain lines can become very costly to repair if needed.

715 VENT LINES:

Plumbing vents appear serviceable.

725 GAS SYSTEM:

726 METER LOCATION & CONDITION:

Meter located at right side of the building. The gas meter appears in serviceable condition. There is no meter wrench attached to the meter. We recommend purchasing a wrench or installing a seismic automatic shut off valve for safety.



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730 GAS PIPING:

731 CONDITION:

Lines not fully visible to inspector.

735 HOSE FAUCETS:

736 OPERATION:

A sample were operated, and were in serviceable condition.

737 SPRINKLERS:

This is an automatic system that was not tested as part of this inspection.

WATER HEATER

800 WATER HEATER:

801 TYPE-SIZE & AGE:

Gas. The age and size was not determined as manufactures label was inaccessible. This unit appears to be a 40 gallon unit and approximately 7 to 12 years old.



Label painted/covered over.

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802 LOCATION:

Garage.

803 TANK CONDITION:

- * The water heater tank and controls are in good condition.
- * There is not a drain pan under the water heater unit. This is needed to drain this area away from the base of the stand for safety. Repair and add as needed.
- * This water heater system does not have a thermal expansion tank system installed. This is required on water heaters that have a closed plumbing system. Repair and add as needed.
- * The water heater system is not properly bonded with a bare bonding wire to complete the bonding of this unit and system. Repair and bond properly on the water lines and the gas line for safety as needed.



804 T/P RELIEF VALVE:

A temperature pressure relief valve is installed as required, it was not tested and it should not be altered or blocked off, if leakage occurs it should be replaced. The temperature/pressure relief drain pipe is plastic. This is not an approved material. We recommend it be replaced with ridge copper or galvanized steel with the correct size and terminated correctly as required. The overflow line is not properly strapped to the stand.



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805 COMBUSTION AIR:

Combustion air provides oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The combustion air supply for the water heater is adequate.

806 VENTING:

- * The vent pipe is installed in a substandard manner. The piping is not properly connected and is allowing the products of combustion to spill out. We recommend new piping be installed if necessary and joints be secured with screws as required.
- * There is Transite vent piping installed above the water heater in some areas. This type of vent piping has materials likely to contain asbestos related materials. Caution is needed when handling this type of vent piping. This section of vent piping should not be cut, damaged, modified or removed without proper care and caution.



807 GAS SUPPLY:

- * The water heater has an out dated local gas shut off valve that requires a wrench. We recommend upgrading to a hand operated valve for ease of operation and safety.
- * There is not a gas sediment trap on the gas line at the gas valve area. Repair and add as needed.



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808 SEISMIC RESTRAINT:

These straps are loose and need to be properly tightened for proper earthquake support.



Loose earthquake straps.

809 ELEVATION/LOCATION:

The water heater is raised above the garage floor as required. This configuration helps prevent ignition of fumes from spilled flammable liquids.

810 WATER CONNECTIONS:

A water shutoff valve is installed but was not tested.



812 GENERAL COMMENT:

The water heater is in the middle of its expected service life.

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INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of 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 a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

900 LIVING ROOM:

901 WALLS

Drywall. The wall surfaces general appear properly installed and in serviceable condition.

902 WINDOW(S)

The windows all operated properly when tested. There are damaged seals between the panes of glass on insulated double pane window(s). There is no simple fix for this condition. We recommend all failed insulated glass units be removed and replaced. The seals can not always be properly viewed to determine if the seals are bad. This depends on the time of day and the current weather conditions at time of the inspection.



903 ELECTRICAL:

The outlets that were accessible did operate properly when tested.

904 DOOR(S):

The sliding door to the outside is tight to operate properly. Check the rollers and repair as needed. The handle is loose on this door as well. Repair as needed.

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905 CEILING:

Drywall. General condition appears serviceable.

906 FLOOR:

Wood. General condition appears serviceable.

910 LIGHT OR CEILING FIXTURE(S):

The light fixture(s) in room did operate properly.

912 OTHER COMMENTS:

For report purposes this is the front room area of the house. This area could be a living room and a dining room area combined.

930 FAMILY ROOM:

931 WALLS

Drywall. The wall surfaces general appear properly installed and in serviceable condition.

932 WINDOW(S)

This sliding window is tight to operate properly. Check the rollers and repair as needed. The frame is loose and not properly secured around the glass on this window as well. Repair or replace this window as needed.



Loose frame around glass on window.

933 ELECTRICAL:

The outlets that were accessible did operate properly when tested.

934 DOOR(S):

The door(s) appear properly installed and in good condition. The sliding screen door is torn and damaged and does not operate properly. Repair or replace the screen door as needed.

935 CEILING:

Drywall. General condition appears serviceable.

936 FLOOR:

Wood. Damage/deterioration is noted in some areas of this room. Repair or replace as needed.

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937 FIREPLACE - MASONRY - TYPE - CONDITION:

The fireplace appears properly installed and in serviceable condition. The flue has the required flue liner.

938 FIREPLACE - FIREBOX:

Mortar joints are intact. Damper is operational.



942 OTHER COMMENTS:

For report purposes this is the back room off of the kitchen part of the house.

960 ENTRYWAY AND HALLWAY AREA(S):

961 WALLS

Drywall. The wall surfaces general appear properly installed and in serviceable condition.

962 WINDOW(S)

There are picture windows in this area of the house and they are in good condition.

963 ELECTRICAL:

The outlets that were accessible did operate properly when tested.

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964 DOOR(S):

The door(s) appear properly installed and in good condition.

965 CEILING:

Drywall. General condition appears serviceable.

966 FLOOR:

Tile and Carpet. General condition appears serviceable.

967 LIGHT OR CEILING FIXTURE(S):

* The light fixture(s) in room did operate properly.

* The upstairs hallway light fixture can not be turned on and off from both ends of the hallway area. Repair and add a secondary switch as needed.

968 LOCK(S):

The lock(s) operated properly when tested.

970 CLOSET(S):

The closet door operated properly and closet was in good condition.

971 CABINET(S):

The doors and/or drawers to the cabinets in this area of property are in serviceable condition.

1010 STAIRS & HANDRAILS:

1011 CONDITION:

Interior stairs were used several times and appear serviceable. Stair handrail are properly installed, attached and in serviceable condition. The under side of the stairs has exposed wood framing. Drywall should be installed as required to prevent the spread of fire to the stairs.



Exposed wood under the staircase area.

1015 GUARD RAILING:

1016 CONDITION:

The railings installed are in serviceable condition, however the opening spaces are hazardous for small children. Modern construction requires maximum 4 inch openings. A 4" sphere should not be able to fit between any openings in the guard railing for safety and functional use. Upgrading is not required but should be considered.

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1020 SMOKE / FIRE DETECTOR:

1021 COMMENTS:

- * The units in the downstairs and in the upstairs left side secondary bedroom both did not operate when tested. Repair or replace these units as needed.
- * The smoke detector(s) in the house do not have dates on them. They should have a date on each unit with a lithium ion battery that is designed to last 10 years for safety and functional use. Repair or replace the smoke detectors with the proper units for safety and functional use as needed.
- * The smoke detector(s) should not be installed within 36" of a door, register vent and/or window opening or within 36" of the end of a ceiling fan blades. They should also be installed on the ceiling or the upper wall and within 12" of the ceiling to be properly located and installed. Relocate as needed.



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1022 CARBON MONOXIDE DETECTOR(S)

1024 COMMENTS:

The Carbon Monoxide detector is located in the hallway area of the house and it is operational with the test button when tested. It is located outside of the bedroom area(s) of the house. This only verifies the battery and the horn function but does not test the sensor in the unit. This is for the upstairs only. **There needs to be an additional operational unit in the same area in the downstairs area of the house as well.**

1025 DOORBELL:

1026 COMMENTS:

Unit did operate when tested.

1030 MASTER BEDROOM:

1031 WALLS:

Drywall. The wall surfaces general appear properly installed and in serviceable condition.

1032 WINDOW(S):

- * The windows all operated properly when tested.
- * **There is condensation, damaged tint and/or a haze film between the panes of glass on insulated double pane window(s). This suggests failed seals between the panes. There is no simple fix for this condition. We recommend all failed insulated glass units be removed and replaced. The seals can not always be properly viewed to determine if the seals are bad. This depends on the time of day and the current weather conditions at time of the inspection.**
- * **Screen is torn on this window.**

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Damaged seals on windows.

1033 ELECTRICAL:

The outlets that were accessible did operate properly when tested.

1034 DOOR(S):

The door(s) appear properly installed and in good condition.

1035 CEILING:

Drywall. General condition appears serviceable.

1036 FLOOR:

Carpet. General condition appears serviceable.

1044 CLOSET(S):

Closet doors operated properly when tested.

1045 SECONDARY BEDROOMS:

1046 WALLS:

Drywall. There are minor cracks in the walls. This is typical with this type of construction and does not indicate a structural deficiency. The cracks can be repaired or painted over during routine maintenance.

1047 WINDOW(S):

The windows all operated properly when tested. Screen is torn on this window in the back left side secondary bedroom. Repair or replace as needed.

1048 ELECTRICAL:

The outlets that were accessible did operate properly when tested.

1049 DOOR(S):

Door does not latch properly on the door into the back right side secondary bedroom. We recommend that the hinges, latches and strike plates be adjusted to restore full operation.

1050 CEILING:

Drywall. General condition appears serviceable.

1051 FLOOR:

Carpet. General condition appears serviceable.

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1059 CLOSET(S):

The closet doors do not operate properly in the back middle secondary bedroom. Check rollers and repair closet doors as needed.

1096 OTHER ITEMS:

1098 GENERAL COMMENTS:

There appears to be an alarm system for this property. This unit and its system is not tested as part of this inspection. Contact a specialist for a further review as needed.

HEATING

The inspector is not equipped to 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 can not 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 judgment of system capacity is not a part of the inspection.

Normal service and maintenance is recommended on a yearly basis.

1100 FORCED AIR HEATING:

1101 LOCATION & TYPE OF UNIT:

Hall closet. Forced Air unit.

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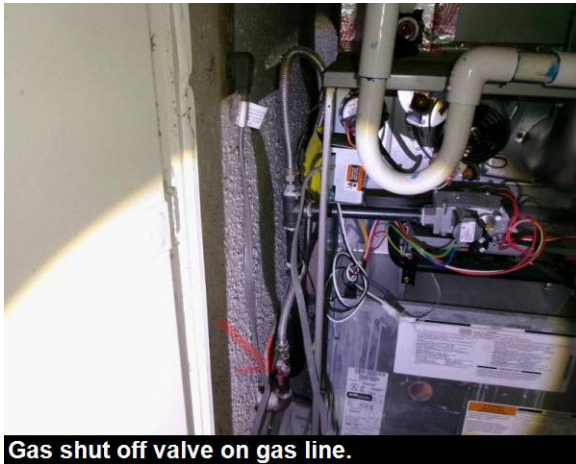
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1103 FUEL TYPE AND NOTES:

Natural Gas. The gas valve is installed but not tested. An approved flexible gas connected is installed.



Gas shut off valve on gas line.

1104 BURNERS:

Could not test as the house was too hot at the time of the inspection.

1105 HEAT EXCHANGER:

Most or all of the heat exchanger is not accessible for inspection.

1106 VENTING:

Could not test as the house was too hot at the time of the inspection.

1107 COMBUSTION AIR:

Combustion air provides oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The combustion air supply for the furnace is adequate.

1108 CAULK AND TAPE

Appears to be serviceable.

1109 BLOWER AND FILTER:

The filter installed is clean at this time. All filters need regular service or replacement at regular intervals.



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1110 AIR PLENUM:

Appears serviceable.

1111 THERMOSTAT CONTROLS:

The heater did not turn on as the inside air temperature was 85 degrees at the inspection.



1114 GENERAL COMMENTS:

The heating system failed to respond to normal operating controls. We recommend a qualified contractor evaluate and make necessary repairs or recommendations.

1165 HEATING DUCTS:

1166 TYPE:

The ducts are insulated with fiberglass and a material likely to contain asbestos. Information regarding asbestos can be read in the environmental booklet given by the Realtor.

1167 CONDITION:

The ducts appear properly installed and in serviceable condition.

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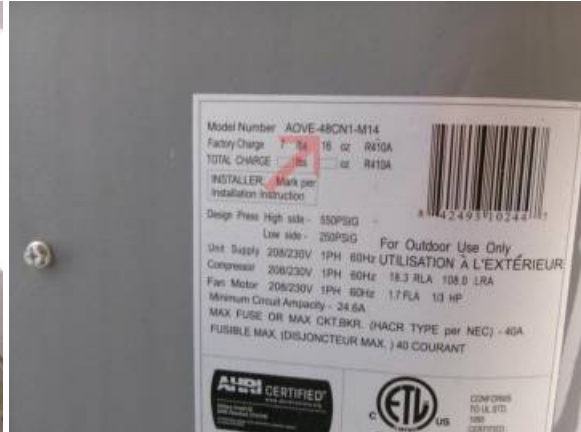
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AIR CONDITIONING

1300 AIR CONDITIONING:

1301 TYPE:

Gas heat with air conditioning combined. This is a 4 ton unit. Could not determine the age of this unit.



1302 POWER SOURCE:

220 Volt. Electrical disconnect present as required for service personal.

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1303 COMPRESSOR:

The condenser contains all the equipment necessary to reclaim the refrigerant gas and convert it back to a liquid. It consists of a compressor, condenser, condenser fan, electrical panel box and some accessory components. The condensing equipment appears properly installed and in serviceable condition.

1304 AIR TEMPERATURE DROP:

The air conditioning system is functioning correctly if the temperature drop between the return and supply air is between 16-21 F. The temperature drop was within the normal range.



A/C cooling properly.



Upstairs air temperature, return air.

1305 SYSTEM CONDITION:

The unit responded to normal operating control and was functioning correctly. A/C units have an expected service life of 15-20 years when new. We recommend yearly inspection/servicing by a local HVAC company.

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1306 CONDENSATE LINE:

Condensate line installed but is not fully visible.

1307 THERMOSTAT CONTROLS:

The thermostat was operable and the A/C functioned.

1345 DUCTWORK:

1346 TYPE:

The air condition ducts are the same at the heating system.

KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

1400 KITCHEN SINK:

1401 TYPE AND CONDITION:

Stainless Steel. The sink is properly installed and in serviceable condition.

1402 SINK PLUMBING:

The cold water is turned off to this faucet and it is not in use. Check the water supply and faucet for leaks and proper function and repair as needed.

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Cold water turned off to faucet.

1405 RANGE/COOK TOP AND OVEN:

1406 TYPE/CONDITION:

- * Electric. Free-standing unit. The cook top and oven responded to normal operating controls at the time of the inspection and appear serviceable.
- * The hot surface indicator light was on when the range was off and not hot. Repair as needed.
- * The unit is not level. Check the legs and adjust as needed.
- * The range/oven lacks an anti tip device at the rear as required. We recommend it be installed per the manufactures instruction for safety.



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1410 VENTILATION:

1411 TYPE AND CONDITION:

Fan/Hood operational. Could not determine if this vents to the outside of the property and if the venting in the walls is properly installed or not. These areas are not visible to inspector.



1415 DISHWASHER:

1416 CONDITION:

The air gap installed in the dishwasher drain line that is defective or is restricted causing leakage at the sink. Due to the amount of water draining in this area the unit was not run through a complete cycle. We recommend it be cleared or replaced as needed.



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1420 GARBAGE DISPOSAL:

1421 CONDITION:

The disposal was turned on and was operating. The inside splash guard cover is missing or damaged on this unit. Repair and add to close off this area properly as needed.



1430 OTHER BUILT-INS:

1431 MICROWAVE:

The microwave oven was briefly turned on and appears serviceable when tested.

1435 INTERIOR COMPONENTS:

1436 COUNTERS AND CABINETS:

- * The counter tops are in serviceable condition.
- * There is some damage to the cabinet doors and drawers in these areas. Repair or replace the damaged areas as needed.
- * There are water stains and damage to the base cabinet areas under the kitchen sink. Check for the source of these stains and damaged areas and repair as needed. Check for any mold or toxic mold to these areas and remove properly as needed.



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Water damage under the sink.

1437 WALLS/CEILINGS/FLOORS:

Walls and ceilings are in serviceable condition. Floor covering is tile, which is in serviceable condition for its age.

1438 WINDOWS/DOORS:

The window is tight to operate properly. This window does not function properly and lock properly as well. Repair or replace as needed. The screen is missing on this window.

1439 ELECTRICAL - SWITCHES/FIXTURES/OUTLETS:

- * The electrical outlets and lights are properly installed and serviceable.
- * There are two GFCI receptacles in this area and they are for all of the counter top receptacles. They are both operational and did test and trip properly and reset when tested. These receptacles are protected for safety. No further testing is done to these receptacles.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

1450 LAUNDRY:

1451 LOCATION:

Laundry room.



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1452 DRYER CONNECTIONS:

Dryer venting is provided that appears to be terminating to the exterior as required. There are both gas and 220 V. electric hookups for a dryer. **The 220 volt electrical outlet is not operational. Check the breaker in the electrical panel and repair as needed.**



1453 WASHER HOOKUP VALVES:

The handle(s) missing on the washer hookup valves and the valve can not be properly operated. Replace the damaged valves as needed.



1454 TRAPS AND DRAINS:

The drain line appears to be properly installed, yet it is not water tested as part of this inspection. Could not determine the condition and proper function of this drain line.

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1456 EXHAUST FAN / WINDOW:

There is not an exhaust fan in this area to vent out the laundry room. The fan is beneficial to properly vent moisture out of this area. This is required on all newer installations. Repair and add as needed.

1457 ELECTRICAL:

Electrical outlet is grounded and operational.

1458 DOOR(S):

The door(s) appear properly installed and in good condition.

1459 WALLS:

Drywall. The wall surfaces general appear properly installed and in serviceable condition.

1460 CEILING:

Drywall. General condition appears serviceable.

1461 FLOOR:

Tile. General condition appears serviceable.

1462 CABINET(S):

The doors and/or drawers to the cabinets in this area of property are in serviceable condition.

BATHROOMS

Shower pans are visually checked for leakage, but leaks often 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. The bathtub overflow is not tested as part of this inspection due to possibility of damage if leaks occur.

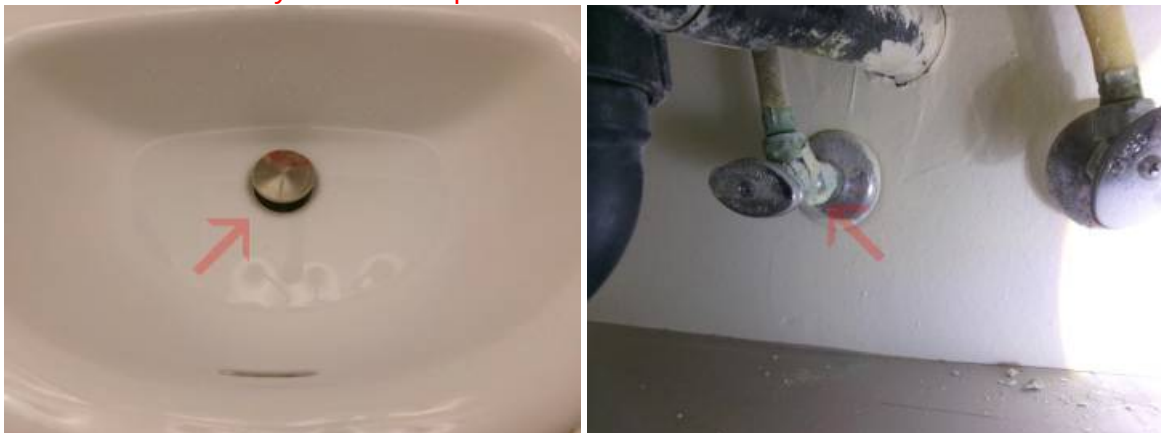
1500 BATHROOM

1501 LOCATION:

DOWNSTAIRS HALF BATHROOM

1502 CONDITION OF SINK:

The sink(s) is properly installed and in good condition. The sink faucet(s) was properly installed and operable. Counters/cabinets appear serviceable. **The following item(s) were noted at the drain: Drainage is slower than normal. We recommend it be cleaned of hair and grease or replaced if necessary. The shut off valve handles are corroded under the sink area. These valves may leak when operated or are used.**



1503 CONDITION OF TOILET:

The toilet was flushed and functioned properly. This toilet has a low flow rating of 1.6 gpf or a lower rating on the toilet. This can not be verified, only to determine it is rated as such.

1507 BATHROOM WALLS/FLOORS:

Appears to be serviceable.

1509 BATH VENTILATION:

The ventilation for this bathroom is provided by a ceiling exhaust fan. The fan was operable but we do not determine the effectiveness of the unit as part of this inspection.

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1512 ELECTRICAL:

The GFCI protection for the receptacle(s) in this area functioned correctly with the test button. We recommend testing these devices on a monthly basis.

1513 DOOR(S):

The door(s) appear properly installed and in good condition.

1514 LIGHT OR CEILING FIXTURE(S):

The light fixture(s) in room did operate properly.

1515 MIRROR(S) & MEDICINE CABINET:

The mirror is in good condition without any cracks or physical damage to the mirror. The medicine cabinet is in serviceable condition with normal weathering to unit.

1500 BATHROOM

1501 LOCATION:

UPSTAIRS HALL BATHROOM

1502 CONDITION OF SINK:

The sink(s) is properly installed and in good condition. The sink faucet(s) was properly installed and operable. Drainage from the sink emptied in a reasonable amount of time. Counters/cabinets appear serviceable.

1503 CONDITION OF TOILET:

The toilet was flushed and functioned properly. This toilet has a low flow rating of 1.6 gpf or a lower rating on the toilet. This can not be verified, only to determine it is rated as such.

1504 CONDITION OF TUB:

The bathtub appears properly installed and in serviceable condition.

1505 TUB/SHOWER PLUMBING FIXTURES:

The tub/shower fixtures appear properly installed and in serviceable condition. This shower head has a low flow rating of 2.5 gallons per minute or less. This is indicated by the label rating on the faucet. This is not verified only to determine the faucet has this rating on it. The drain appears serviceable and emptied in a reasonable amount of time.

1506 TUB/SHOWER WALLS:

Tub and shower areas appear serviceable. Sealing all joints with a good quality caulking is recommended on a regular basis.

1507 BATHROOM WALLS/FLOORS:

There are some cracked floor tiles in this area. Check for a proper installation of the tiled floor covering in this area and repair as needed.



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1509 BATH VENTILATION:

The ventilation for this bathroom is provided by a ceiling exhaust fan. The fan was operable but we do not determine the effectiveness of the unit as part of this inspection. There is also an operational window in this area as well.

1512 ELECTRICAL:

The GFCI protection for the receptacle(s) in this area functioned correctly with the test button. We recommend testing these devices on a monthly basis.

1513 DOOR(S):

The door(s) appear properly installed and in good condition.

1514 LIGHT OR CEILING FIXTURE(S):

The light fixture(s) in room did operate properly.

1515 MIRROR(S) & MEDICINE CABINET:

The mirror is in good condition without any cracks or physical damage to the mirror. The medicine cabinet is in serviceable condition with normal weathering to unit.

1500 BATHROOM

1501 LOCATION:

MASTER BATHROOM

1502 CONDITION OF SINK:

- * The sink(s) is properly installed and in good condition.
- * Counters/cabinets appear serviceable.
- * The right side sink faucet hot and cold water lines are reversed at this faucet. Repair so hot water is on the left side for safety and functional use as needed.
- * The following item(s) were noted at the drain: Drainage is slower than normal for both of these sinks. We recommend they be cleaned of hair and grease or replaced if necessary.



Slow draining sink.



Slow draining sink.

1503 CONDITION OF TOILET:

The toilet was flushed and functioned properly. This toilet has a low flow rating of 1.6 gpf or a lower rating on the toilet. This can not be verified, only to determine it is rated as such.

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1505 TUB/SHOWER PLUMBING FIXTURES:

The shower fixture appear properly installed and in serviceable condition. This shower head has a low flow rating of 2.5 gallons per minute or less. This is indicated by the label rating on the faucet. This is not verified only to determine the faucet has this rating on it. The drain appears serviceable and emptied in a reasonable amount of time.

1506 TUB/SHOWER WALLS:

- * There is mildew and mold to the shower walls in several areas of the shower. Clean and remove all damaged and affected areas as needed. Check for any leaks in these areas and properly repair and seal off properly in these areas as needed.
- * There are some cracked and/or broken tiles on the floor areas of the shower. Repair or replace the damaged tiles in this area as needed.
- * Caulking and/or re-grouting is needed to prevent water intrusion in these areas. Repair and seal off properly as needed.



1507 BATHROOM WALLS/FLOORS:

Moisture damage is noted at the wall or floor outside the shower area. The source of the moisture should be identified and corrected. Repairs may reveal further damage into the wall or floor framing.



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1508 GLASS ENCLOSURE:

Enclosure appears properly installed, serviceable and has the required safety glass.

1509 BATH VENTILATION:

The bathroom ventilation is provided by a window which appears adequate.

1512 ELECTRICAL:

The GFCI protection for the receptacle(s) in this area functioned correctly with the test button. We recommend testing these devices on a monthly basis.

1513 DOOR(S):

The door(s) appear properly installed and in good condition.

1514 LIGHT OR CEILING FIXTURE(S):

The light bulbs did not operate properly on all of the light fixtures in this area. Check all of the bulbs and repair or replace as needed.

1515 MIRROR(S) & MEDICINE CABINET:

The mirror is in good condition without any cracks or physical damage to the mirror. The medicine cabinet is in serviceable condition with normal weathering to unit.