



# Inspection Report

**William & Yana Debbaneh**

**Property Address:**  
11102 Whitebark Ln  
Corona CA 92883



**A New Day Home Inspections**

**Chris Johnson**

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**General Info**

<b>Property Address</b> 11102 Whitebark Ln Corona CA 92883	<b>Date of Inspection</b> 3/22/2022	<b>Report ID</b> 20220322-11102-Whitebark-Ln
<b>Customer(s)</b> William & Yana Debbaneh	<b>Time of Inspection</b> 01:00 PM	<b>Real Estate Agent</b> Julie Adams Real Broker

**Inspection Details**

<b>Style of Home:</b> Two Story Single Family Dwelling	<b>Home Viewed From:</b> Street	<b>Building Status:</b> Vacant Without Interior Furnishings
<b>Age Of Structure:</b> 16 to 20 Years	<b>Age Determination:</b> By Agent	<b>Attendees:</b> Contractors
<b>Weather:</b> Clear	<b>Precipitation:</b> No Precipitation	<b>Temperature:</b> 70 - 80 degrees
<b>Lot Topography:</b> Flat	<b>Soil Condition:</b> Dry	<b>Standards of Practice:</b> American Society of Home Inspectors

**Comment Key & Definitions**

**Scope**  
This inspection is a non-invasive examination of readily accessible systems and components as outlined in the Standards of Practice of the American Society of Home Inspectors (ASHI) or your specific state standards. In compliance, our reports are subject to the Definitions, Scope, Limitations, Exceptions, and Exclusions as outlined in the Standards of Practice. A copy of the Standards of Practice may be obtained from your inspector or from the web site identified in our Inspection Agreement.

In general, home inspections include a visual examination of readily accessible systems and components to help identify material defects - as they exist at the time of the inspection. This is **not** a technically exhaustive inspection and will not necessarily list all minor home maintenance or repair items. Latent, inaccessible, or concealed defects are excluded from this inspection. Inspectors do not move furniture, appliances, personal items, or other materials that may limit his/her inspection. We do **not** report on cosmetic or aesthetic issues. Unless otherwise stated, this is **not** a code inspection. We did **not** test for environmental hazards or the presence of any potentially harmful substance.

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

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

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

### Report Definitions

The following definitions of comment descriptions represent this inspection report.

**Inspected:** The item was visually observed and appears to be functioning as intended unless otherwise noted.

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

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

**Action Item:** The item is not functioning as intended or needs repair or further evaluation.

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

**If you have any further questions, please give me a call. Chris Johnson 443-618-4832**

IN = Inspected NI = Not Inspected NP = Not Present

IN NI NP

## 1. Introductory Notes

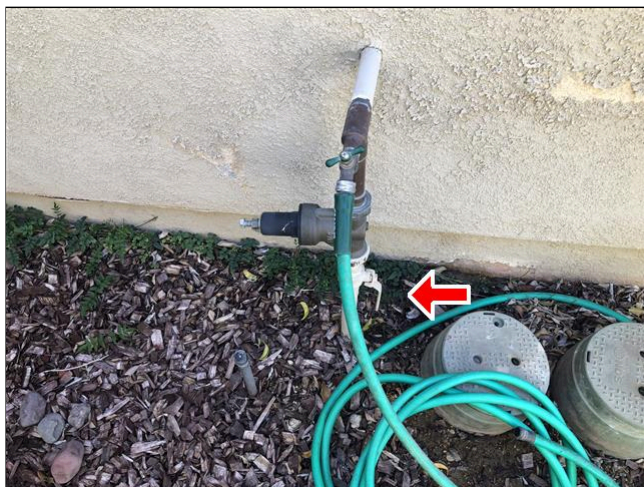
### 1.0 CLIENT ADVICE

Comments:

(1) Please read the inspection report's "Action Summary" for a detailed description of conditions that need immediate attention, and details on repairs that are likely to be costly. Also, please read the report's "Considerations Summary" for a list of definitions, helpful tips, recommended upgrades, items that should be monitored, non-critical conditions requiring repair that arise due to normal wear and tear and the passage of time and conditions that have not significantly affected usability or function - but may if left unattended.

(2) Any deficiency discussed in this report should be carefully considered by the client and reviewed with the real estate agent as appropriate. Because a report of a deficiency is often based on the experience of the inspector using visual clues, it should be understood more extensive problems can be present which can be more costly to resolve than simply correcting the visible symptoms. Further, it is beyond the scope of this inspection to list every instance of similar deficiencies. The inspector's notation of any given deficiency should be interpreted such that additional similar defects may be present or more extensive. Any reported deficiency may require additional investigation to better determine the number of similar defects and related problems in order to make an informed decision. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Consult with your inspector and/or agent to gain a comfort level about any defect cited in this report. As needed, consult an appropriate contractor who can provide a detailed list of deficiency locations, specifications and costs of repairs BEFORE investigation options or contractual time limits close. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

(3) In an emergency, the locations of the various shut-offs for the utilities should be readily accessible and well known. We strongly recommend familiarizing yourself and other occupants of this building with their exact locations and their operation. You can find information about their locations under this section or in the Plumbing and Electrical systems.



1.0 Item 1(Picture)

IN = Inspected NI = Not Inspected NP = Not Present

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1.0 Item 2(Picture)



1.0 Item 3(Picture)



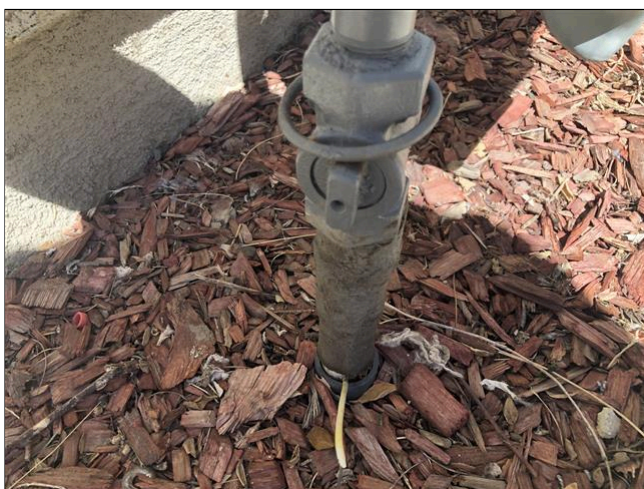
1.0 Item 4(Picture)

**IN = Inspected NI = Not Inspected NP = Not Present**

**IN NI NP**



1.0 Item 5(Picture)



1.0 Item 6(Picture)

**1.1 INSPECTION SCOPE**

Comments:

The purpose of this inspection was to evaluate the building for function, operation and condition of its systems and components. The inspection does not include any attempt to find or list cosmetic flaws. You, the client, are the final judge of aesthetic issues. The presence of furnishings, personal items and decorations in occupied structures sometimes limits the scope of the inspection. For instance, the placement of furniture prevents access to every electrical receptacle. The presence or extent of building code or zoning violations is not the subject of this inspection nor is it included in this report. No information is offered on the legal use, or possible uses of the building or property. Information with regard to these issues may be available from the appropriate building and/or zoning agency. Important information about this property may be a matter of public record. However, a search of public records is not in the scope of this inspection. We recommend the buyer review all appropriate public records if this information is desired. We recommend that the buyer conduct a thorough pre-closing walkthrough inspection before closing escrow.

**1.2 PERMITS**

Comments:


**1.3 ENVIRONMENTAL**

**IN = Inspected NI = Not Inspected NP = Not Present**

**IN NI NP**

Comments:

(1) Environmental issues include, but are not limited to, asbestos, lead paint, lead contamination, mold, mildew, radon, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination, and soil contamination. We are not trained or licensed to recognize or analyze any of those materials. We may make reference to one or more of these materials when/if noted during the inspection. Should further study or analysis seem prudent, then a full evaluation by a specialist in the appropriate trade is recommended. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

 (2) Mold may be present in visible or hidden areas of this structure. Molds have been present since the beginning of time. There are thousands of different types of mold. Some people do allege adverse health reactions to certain molds. The federal Environmental Protection Agency has not established any standards for levels of mold within a structure that may lead to human health problems. Determination of mold in or on any given product that may be present in this structure can only be made with a laboratory test of suspected material or by air sampling. Such tests will not indicate if any person may have an adverse reaction to any mold that may be present. Unless specifically requested by the client and addressed elsewhere in this report or by separate document, testing for mold is not within the scope of this inspection.

**1.4 WALK THROUGH INFORMATION**

Comments:

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

**1.5 PICTURES**

Comments:

Any pictures included in this report are not meant to represent every defect that has been found. There may be action items that do not have a picture included. We suggest reading the key findings to find all of the defects that have been reported on. Pictures, if included, represent only the key finding associated with that picture. If you have any questions on the key findings, please contact the inspector for clarification.



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**IN NI NP**

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## 2. Structure

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

**2.0 CLIENT INFORMATION**

**Foundation Type and Material:** Slab (poured in place concrete)

Comments:

**2.1 LIMITATIONS: ACCESS**

Comments:

**2.2 SLAB FOUNDATIONS AND CRAWLSPACES**

Comments:

IN = Inspected NI = Not Inspected NP = Not Present

IN NI NP

### 3. Exterior

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

**3.0 CLIENT INFORMATION**

**Trim:** Architectural Foam

Comments:

**3.1 LIMITATIONS: EXTERIOR**

Comments:

**3.2 GRADING, DRAINAGE, RETAINING WALLS**

Comments:

**3.3 DRIVEWAYS AND WALKWAYS**

Comments:

➔ Damage to the right side walkway has created trip hazards. The damaged areas should be replaced or repaired as needed.



3.3 Item 1(Picture)

**3.4 PATIOS and COVERS**

Comments:

**3.5 DECKS, BALCONIES and PORCHES**

Comments:

**3.6 LIMITATIONS: EXTERIOR CLADDING**

Comments:

**3.7 WALL CLADDING AND TRIM**

Comments:

**IN = Inspected NI = Not Inspected NP = Not Present**

**IN NI NP**

- ➡ Sections of the stucco at the front & left side of the building are deteriorated.  
- A qualified plastering technician should evaluate the stucco and make repairs or modifications as necessary.



3.7 Item 1(Picture)



3.7 Item 2(Picture)

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**IN NI NP**



3.7 Item 3(Picture)

**3.8 EAVES, SOFFITS, FASCIA AND PAINT**

Comments:

- ➔ Conditions associated with wood-destroying organism activity are present in several areas.
- A qualified, licensed pest control operator should evaluate these conditions, and determine what further steps are necessary.
- NOTE: Observations by a building inspector, who is not otherwise specially qualified to inspect for evidence of pests, is not a substitute for inspection by a licensed Pest Inspector or exterminator. This report includes comments on current visible conditions only. ( Rear left side )



3.8 Item 1(Picture)

**3.9 LIMITATIONS: EXTERIOR DOORS & WINDOWS**

Comments:

**IN = Inspected NI = Not Inspected NP = Not Present**

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**IN NI NP**

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**3.10 DOORS**

Comments:

**3.11 WINDOWS**

Comments:

**3.12 STEPS and RAILINGS**

Comments:

**3.14 VEGETATION and PLANTERS**

Comments:

**IN = Inspected NI = Not Inspected NP = Not Present**

**IN NI NP**

## 4. Roofing

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

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

**4.0 CLIENT INFORMATION**

**Roof Slope:** Medium

**Valley Flashing Material:** Sheet Metal

**Vent Flashing Material:** Sheet Metal

**Gutters:** Metal Gutters with Underground Drainage System

**Roof Sheathing:** Plywood/OSB Nailed Over Skip Sheathing

Comments:

**4.1 LIMITATIONS: ROOFING**

Comments:

**4.2 ROOF COVERINGS**

Comments:

➔ (1) Two concrete tiles are cracked and/or broken at the front of the home. A qualified roofing contractor should inspect further and make any needed repairs.




4.2 Item 1(Picture)

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IN NI NP



4.2 Item 2(Picture)

 (2) The ridge cap at the left front of the home is loose and needs to be secured. A qualified roofer should make this repair.



4.2 Item 3(Picture)

**4.3 FLUES and CAPS**

Comments:

**4.4 FLASHINGS**

Comments:

**4.5 GUTTERS/ DOWNSPOUTS AND DRAINS**

Comments:

IN = Inspected NI = Not Inspected NP = Not Present

IN NI NP

## 5. Plumbing

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

**5.0 CLIENT INFORMATION**

**Main Water Shutoff Location:** Exterior, Front

**Shut Off Valve Type:** Ball Valve

**Water Pressure:** 46 to 50 psi

**Water Heater Location:** Garage

**Water Heater Age:** 6 years

**Gas Type:** Natural Gas

**Gas Shutoff Location:** Meter

Comments:

(1) The water meter was inspected, no water movement noted at the time of the inspection. This should be checked annually

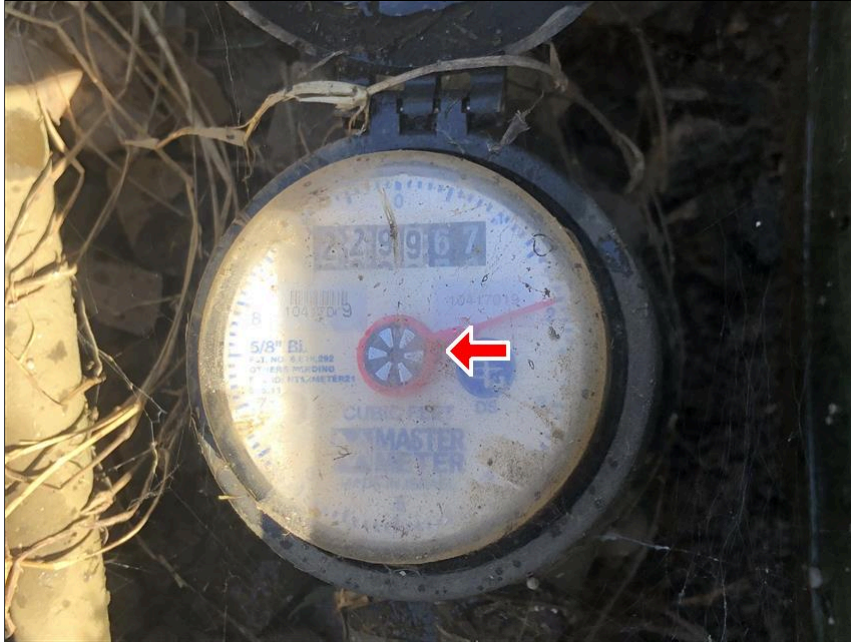


5.0 Item 1(Picture)



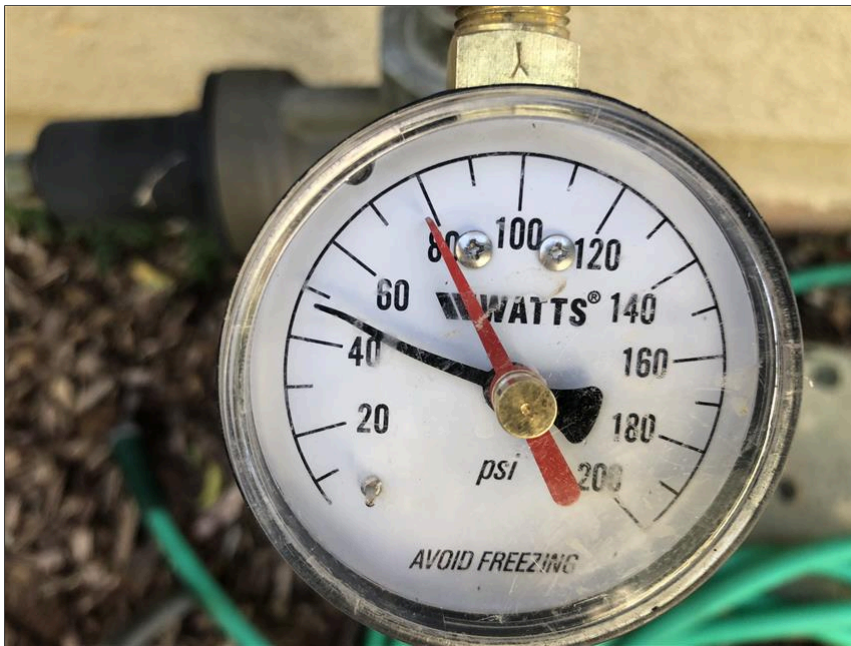
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IN NI NP



5.0 Item 2(Picture)

(2) The water pressure, as measured from an exterior hose bibb, was approximately 48 p.s.i. at the time of this inspection.



5.0 Item 3(Picture)

5.1 LIMITATIONS: PLUMBING WATER SUPPLY

Comments:

5.2 MAIN WATER SHUT-OFF

Comments:

**IN = Inspected NI = Not Inspected NP = Not Present**

**IN NI NP**

**5.3 PLUMBING WATER SUPPLY**

Comments:

**5.4 PLUMBING FIXTURES and DRAINS**

Comments:

➔ The shower head leaks at its base at the hall bathroom. A qualified technician should repair or correct as needed.



5.4 Item 1(Picture)



5.4 Item 2(Picture)

**5.5 WASTE and VENT PIPES:LIMITATIONS**

Comments:

**5.6 WASTE and VENT PIPES**

Comments:

**5.7 WATER HEATER : LIMITATIONS**

Comments:

**5.8 WATER HEATER**

Comments:

➔ This water heater does not have a "Thermal Expansion tank" installed to prevent a possible leak at the

**IN = Inspected NI = Not Inspected NP = Not Present**

**IN NI NP**

T&P or "Pop-off" valve. Changes in the building standards may require one when a new water heater is installed. This change is not retroactive on older previously installed Gas/LP water heaters. Check with your local building department as to their requirements. There were no leaks or drips at the T&P valve during inspection. If your water heater does begin to drip or leak, then a Thermal Expansion tank may be needed.



5.8 Item 1(Picture)

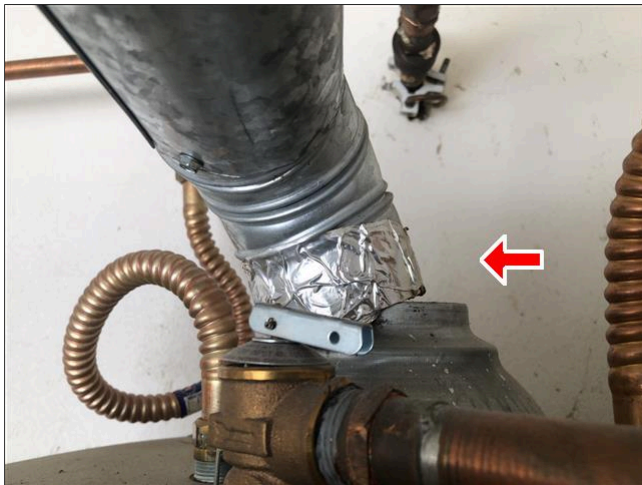
**5.9 WATER HEATER GAS and ELECTRIC CONNECTIONS**

Comments:

**5.10 WATER HEATER COMBUSTION and VENTING**

Comments:

➔ The water heater vent is separated allowing the vent gasses to mix with the household air supply. A qualified technician should effect repairs as needed.



5.10 Item 1(Picture)

**5.11 WATER HEATER SEISMIC STRAPS**

Comments:

**5.12 WATER HEATER - CONDITIONS**

Comments:

**IN = Inspected NI = Not Inspected NP = Not Present**

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**IN NI NP**

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**5.14 GAS SYSTEM:LIMITATIONS**

Comments:

**5.15 GAS SYSTEM**

Comments:

**5.16 GAS PIPES and VALVES**

Comments:

**5.17 GAS VENTS AND FLUES**

Comments:

**IN = Inspected NI = Not Inspected NP = Not Present**

**IN NI NP**

## 6. Electrical

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

**6.0 CLIENT INFORMATION**

**Main Panel Location:** Exterior, Garage

**Main Disconnect Location:** Inside of the Main Distribution Panel

**Grounding Type:** Water Supply Piping, Foundation Steel

**GFCI's:** Installed Where Needed

**Arc Fault Protection:** No

Comments:

**6.1 LIMITATIONS: ELECTRICAL**

Comments:

**6.2 SERVICE ENTRANCE CONDUCTORS/AMPACITY**

Comments:

**6.3 METER AND GROUNDING**

Comments:

- ➔ The connection of the grounding conductor and/or clamp at the grounding source is not secure. A properly connected grounding wire is an important safety feature.  
- Use a licensed electrician to repair the connection.



6.3 Item 1(Picture)

**6.4 MAIN DISTRIBUTION PANEL**

Comments:

**6.5 CIRCUIT BREAKERS**

Comments:

**6.7 GFCI CONDITIONS (GROUND FAULT CIRCUIT INTERRUPTERS)**

Comments:

**IN = Inspected NI = Not Inspected NP = Not Present**

**IN NI NP**

**6.8 WIRING**

Comments:

**6.9 EXTERIOR RECEPTACLES AND FIXTURES**

Comments:

**6.10 INTERIOR RECEPTACLES AND FIXTURES**

Comments:

- ➡ (1) One or more lights are not functional at the interior. Some bulbs are missing and other bulbs may have burned out. Try replacing the bulbs, and test the fixtures. If a new bulb does not correct the problem, a qualified electrician should make repairs or modifications as necessary.



6.10 Item 1(Picture)

- ➡ (2) Two light switched are loose to the wall and are damaged. A qualified technician should make this repair. ( Master bedroom and second floor halfway )



6.10 Item 2(Picture)

IN = Inspected NI = Not Inspected NP = Not Present

IN NI NP

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6.10 Item 3(Picture)



6.10 Item 4(Picture)

➡ (3) One outlet are does not have power at living room. A qualified electrician should make any needed repairs.

IN = Inspected NI = Not Inspected NP = Not Present

IN NI NP



6.10 Item 5(Picture)



6.10 Item 6(Picture)

➡ (4) The can light at the second floor landing is not sealed to the ceiling. A qualified technician should make this repair.



IN = Inspected NI = Not Inspected NP = Not Present

IN NI NP

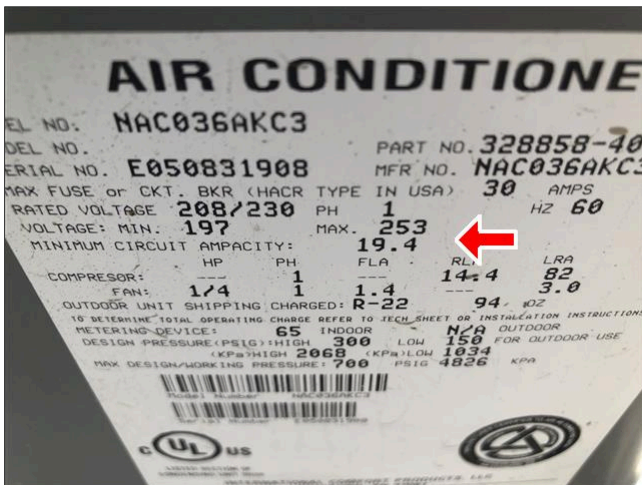


6.10 Item 7(Picture)

6.11 HVAC

Comments:

➔ The local disconnect is over fused. Have a licensed electrician install a breaker/fuse that meets the manufacturer's installation instructions.



6.11 Item 1(Picture)

IN = Inspected NI = Not Inspected NP = Not Present

IN NI NP



6.11 Item 2(Picture)



6.11 Item 3(Picture)

6.13 IMPORTANT CLIENT INFORMATION

Comments:

IN = Inspected NI = Not Inspected NP = Not Present

IN NI NP

## 7. Heating and Cooling

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

**7.0 CLIENT INFORMATION**

**Heat System Location:** Attic

Comments:

(1) The #1 heating system for this area or building is located at the attic. The energy source is natural gas, rated at approximately 50,000 BTU's. The age of the heating unit is approximately 17 years old. Average life of a gas furnace is 15-20 years, and 8-10 years for a heat pump.

(2) The #2 heating system for this area or building is located at the attic. The energy source is natural gas, rated at approximately 50,000 BTU's. The age of the heating unit is approximately 17 years old. Average life of a gas furnace is 15-20 years, and 8-10 years for a heat pump.

**7.1 LIMITATIONS - HEATING AND COOLING**

Comments:

**7.2 HEAT - GENERAL CONDITIONS**

Comments:

**7.3 BURNER CONDITIONS**

Comments:

**7.4 VENTS AND FLUES**

Comments:

**7.5 THERMOSTATS**

Comments:

**7.6 DUCTING, FILTERS, PLENUM**

Comments:

**7.7 SAFETY SWITCH and SENSORS**

Comments:

**7.8 COMBUSTION AIR/RETURN AIR**

Comments:

**7.9 HEATING UNIT CLEARANCES AT HVAC & FAU**


Comments:

**7.11 LIMITATIONS - A/C**

Comments:

**7.12 A/C EQUIPMENT**

Comments:

 (1) The cooling fins on the compressor are damaged and degraded. This could shorten the life of the unit. A qualified HVAC contractor should make any needed repairs or modifications. ( both units )

**IN = Inspected NI = Not Inspected NP = Not Present**

**IN NI NP**

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7.12 Item 1(Picture)



7.12 Item 2(Picture)



7.12 Item 3(Picture)

IN = Inspected NI = Not Inspected NP = Not Present

IN NI NP



7.12 Item 4(Picture)

(2) Air Conditioning Unit #1 is located at the rear. The capacity of the unit is three tons. The approximate age of the unit is 17 years old as determined by the data plate.



7.12 Item 5(Picture)

(3) Air Conditioning Unit #2 is located at the rear. The capacity of the unit is three tons. The approximate age of the unit is 17 years old as determined by the data plate.

IN = Inspected NI = Not Inspected NP = Not Present

IN NI NP



7.12 Item 6(Picture)

➡ (4) The insulation on the suction line is damaged at the exterior. Damaged insulation on a suction line can cause energy loss and condensation. We recommend replacing the damaged insulation.



7.12 Item 7(Picture)

➡ (5) An ambient air test was performed by using a thermometer on the air handler of air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 53 degrees, and the return air temperature was 69 degrees. This indicates **the range in temperature drop is normal.** ( second floor )

IN = Inspected NI = Not Inspected NP = Not Present

IN NI NP



7.12 Item 8(Picture)

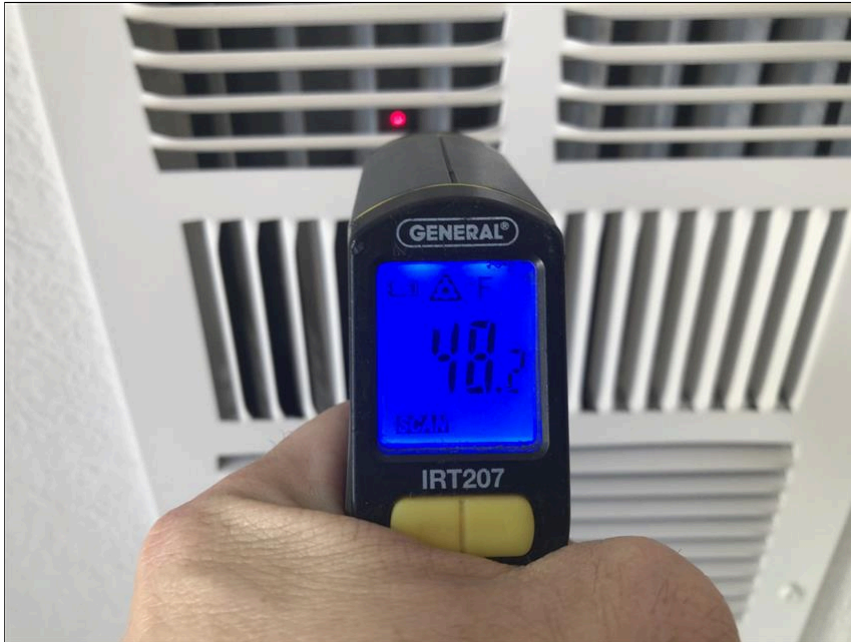


7.12 Item 9(Picture)

- ➡ (6) An ambient air test was performed by using a thermometer on the air handler of air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 48 degrees, and the return air temperature was 67 degrees. This indicates **the range in temperature drop is normal.**

IN = Inspected NI = Not Inspected NP = Not Present

IN NI NP



7.12 Item 10(Picture)



7.12 Item 11(Picture)

7.13 A/C CONDENSATE SYSTEM

Comments:



IN = Inspected NI = Not Inspected NP = Not Present

IN NI NP

## 8. Attic

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

**8.0 LIMITATIONS OF ATTIC ACCESS**

**Attic Ventilation:** Soffit Vents, Gable Vents

Comments:

**8.1 ATTIC ACCESS CONDITIONS**

Comments:

**8.2 ATTIC MOISTURE CONDITIONS**


Comments:

**8.3 ATTIC VENTILATION CONDITIONS**

Comments:

**8.4 ATTIC INSULATION CONDITIONS**

Comments:

 Some of the insulation in the attic is missing, or is out of place. Where insulation is missing, new insulation should be installed. Where insulation is out of place, it should be put back into place. A qualified technician should do the work.



8.4 Item 1(Picture)

**8.5 ATTIC FIRE BARRIERS**

Comments:

**IN = Inspected NI = Not Inspected NP = Not Present**

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**IN NI NP**

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## 9. Garage

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

**9.0 CLIENT INFORMATION**

**Garage Style:** Attached

Comments:

**9.1 LIMITATIONS ABOUT INSPECTING the GARAGE**

Comments:

**9.2 GARAGE CEILINGS**

Comments:

**9.3 GARAGE WALLS (FIREWALL SEPARATION - VENTILATION)**

Comments:

**9.4 PASSAGE DOOR FROM GARAGE TO INTERIOR**

Comments:

**9.5 GARAGE FLOOR**

Comments:

**9.6 GARAGE DOOR(S) and HARDWARE**

Comments:

**9.7 GARAGE DOOR OPERATORS**

Comments:

IN = Inspected NI = Not Inspected NP = Not Present

IN NI NP

## 10. Interiors

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

**10.0 INTERIOR INSPECTION LIMITATIONS**

**Fire Sprinklers:** No

Comments:

➡ The whole house vacuum system was not inspected. We make no claims as to its condition. A technician should service the unit and repair if needed.



10.0 Item 1(Picture)

**10.1 CEILINGS**

Comments:

**10.2 WALLS**

Comments:

**10.3 FLOORS**

Comments:

➡ The base board has not been installed in the master bedroom closet and the kitchen dining room. A qualified technician should make this repair.

IN = Inspected NI = Not Inspected NP = Not Present

IN NI NP

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10.3 Item 1(Picture)



10.3 Item 2(Picture)

IN = Inspected NI = Not Inspected NP = Not Present

IN NI NP

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10.3 Item 3(Picture)



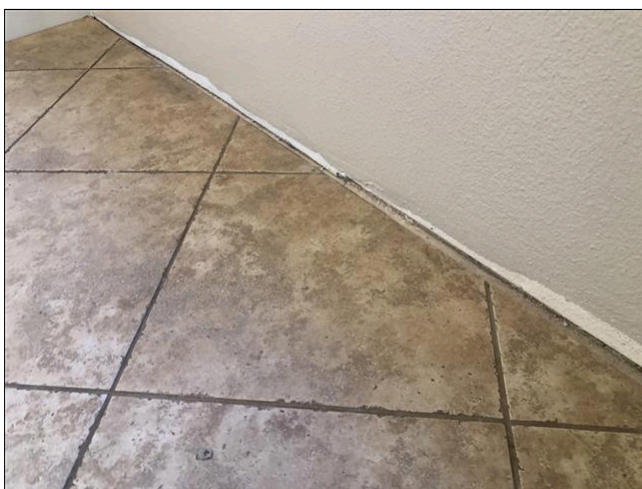
10.3 Item 4(Picture)

IN = Inspected NI = Not Inspected NP = Not Present

IN NI NP



10.3 Item 5(Picture)



10.3 Item 6(Picture)

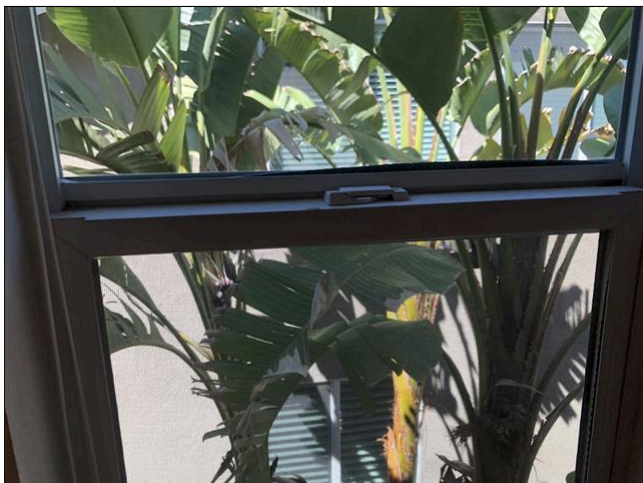
**10.4 WINDOWS**

Comments:

- ➡ (1) The interior insulation for the window in the jack and jill bathroom has become loose. This is a cosmetic issue. A qualified technician should make this repair.

IN = Inspected NI = Not Inspected NP = Not Present

IN NI NP



10.4 Item 1(Picture)



10.4 Item 2(Picture)

- ➡ (2) One or more windows do not operate smoothly, are difficult to latch or are in need of adjustment. All poorly or non-operating windows and their associated hardware should be cleaned, lubricated, and adjusted for smoother operation. Where needed, essential hardware, such as operator cranks, sash balances and latches should be replaced with compatible components. ( Master bedroom )

**IN = Inspected NI = Not Inspected NP = Not Present**

**IN NI NP**

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10.4 Item 3(Picture)




10.4 Item 4(Picture)

**10.5 BEDROOM FIRE SAFETY EGRESS**

Comments:

**10.6 DOORS**

Comments:

 One or more interior doors have no door stop. A stop or bumper should be installed on each door to help prevent damage to the surfaces behind the door.



IN = Inspected NI = Not Inspected NP = Not Present

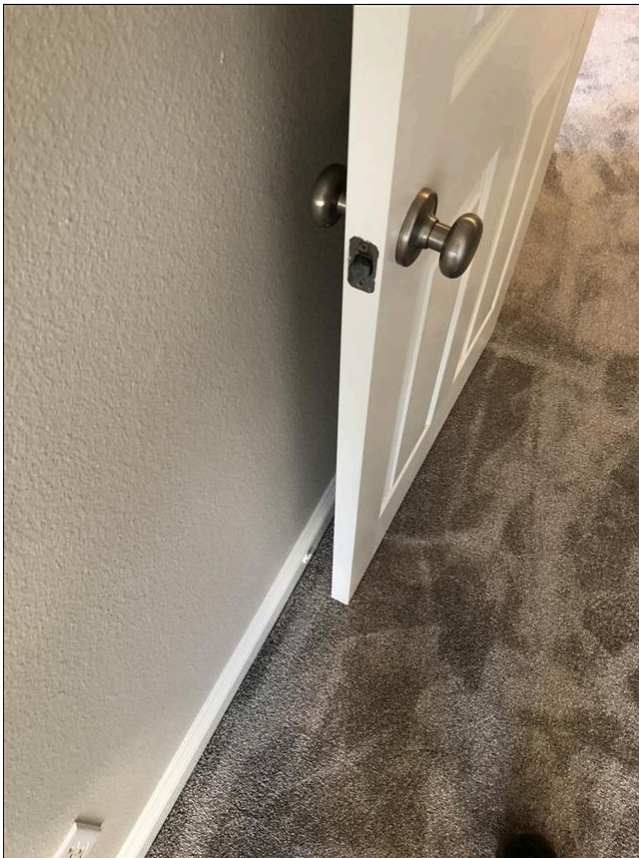
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IN NI NP

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10.6 Item 1(Picture)



10.6 Item 2(Picture)

IN = Inspected NI = Not Inspected NP = Not Present

IN NI NP



10.6 Item 3(Picture)



10.6 Item 4(Picture)

**10.7 CLOSETS/CABINETS**

Comments:

**10.8 STAIRWAYS AND RAILINGS**


Comments:

**10.9 SMOKE DETECTORS/CO DETECTOR**

Comments:

**10.11 FIREPLACE**

Comments:

 The fire box in the family room is filled with ash. This should be cleaned. A qualified technician should make this repair.

IN = Inspected NI = Not Inspected NP = Not Present

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IN NI NP

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10.11 Item 1(Picture)

**IN = Inspected NI = Not Inspected NP = Not Present**

**IN NI NP**

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## 11. Kitchen

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

**11.0 LIMITATIONS ABOUT KITCHEN INSPECTION**

**Sink:** 1 Bowl

**Cooking Fuel:** Natural Gas

**Range/Cooktop:** Yes

**Dishwasher:** Yes

**Disposal:** Yes

**High Loop/Air Gap Installed:** Yes

Comments:

(1) 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. Obtain a reputable Home Warranty Protection program to insure against future failure of any appliance that may occur after taking possession of the home.

(2) The refrigerator and related equipment were not evaluated and is specifically excluded from this report.

**11.1 COUNTERTOP/SINK**


Comments:

**11.2 DISHWASHER and AIR GAP**

Comments:

**11.3 RANGES/OVENS/COOKTOPS**

Comments:

 (1) Anti-tip hardware is not installed on this range. This is a safety feature that prevents the oven from falling over if a child climbs on the open oven door. Although this safety feature may not have been required when the unit was manufactured or installed, it is needed for safety. We strongly recommend the hardware be installed as a safety upgrade.

IN = Inspected NI = Not Inspected NP = Not Present

IN NI NP



11.3 Item 1(Picture)

- ➔ (2) The convection fans did not work when tested. A qualified technician should repair as needed.

IN = Inspected NI = Not Inspected NP = Not Present

IN NI NP



11.3 Item 2(Picture)



11.3 Item 3(Picture)

11.4 KITCHEN EXHAUST SYSTEM

Comments:

11.5 WASTE DISPOSER

Comments:

11.6 MICROWAVE

Comments:

**IN = Inspected NI = Not Inspected NP = Not Present**

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**IN NI NP**

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**11.7 CABINETS**

Comments:

IN = Inspected NI = Not Inspected NP = Not Present

IN NI NP

## 12. Bathrooms

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

**12.0 CLIENT INFORMATION**

**Number of Bathrooms:** Four

Comments:

Operating angle stops that have not been tested for function in some time may cause them to leak. Experienced inspectors do not operate them during a standard home inspection. If you chose to check any valve that has not been operated in the past six months, we recommend being prepared to deal with any water leaks.

**12.1 WALLS**

Comments:

**12.2 FLOOR**


Comments:

**12.3 CEILINGS**

Comments:

**12.4 WASH BASIN(S)**

Comments:

 The drain at the hall bathroom sink is slow. The trap on the wash basin should be cleaned or snaked. A qualified technician should do the work. ( Right sink )



12.4 Item 1(Picture)



IN = Inspected NI = Not Inspected NP = Not Present

IN NI NP




12.4 Item 2(Picture)

**12.5 SHOWER WALLS**

Comments:

**12.6 SHOWER ENCLOSURE(S)**

Comments:

 The shower door handle is very loose and should be secured. A qualified technician should make this repair. ( Master Bathroom )



12.6 Item 1(Picture)

**12.7 SHOWER PAN(S)**

Comments:

**12.8 TOILET(S)**

Comments:

**12.9 BATHROOM VENTILATION**

Comments:

**12.10 BATHTUB(S)**

Comments:

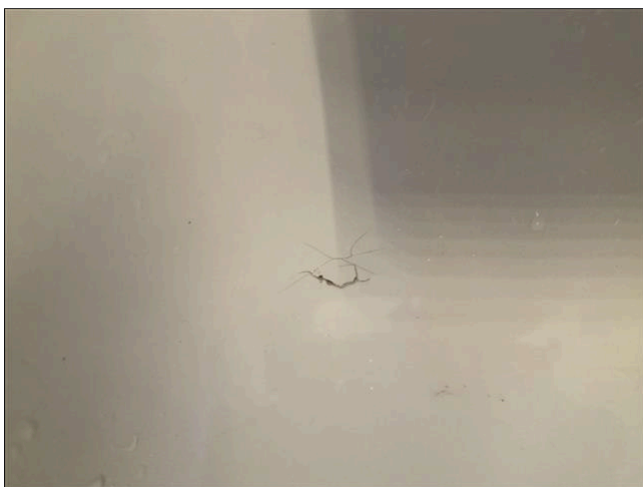
**IN = Inspected NI = Not Inspected NP = Not Present**

**IN NI NP**

➡ The bathtub at the hall bathroom is chipped. A qualified technician should make any needed repairs.



12.10 Item 1(Picture)



12.10 Item 2(Picture)

**12.11 JETTED TUB**

Comments:

➡ One or more of the whirlpool tub jets are not functional. A qualified technician should evaluate the system and make repairs or modifications as necessary.

IN = Inspected NI = Not Inspected NP = Not Present

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IN NI NP

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12.11 Item 1(Picture)

IN = Inspected NI = Not Inspected NP = Not Present

IN NI NP

### 13. Laundry

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

**13.0 CLIENT INFORMATION**

**Clothes Washer Hook-Ups:** Yes

**Clothes Dryer Hook-Ups:** Yes

Comments:

**13.1 CLOTHES WASHER CONNECTIONS**

Comments:

**13.2 CLOTHES DRYER CONNECTIONS**

Comments:

**13.3 VISIBLE CLOTHES DRYER VENT**

Comments:

➔ The dryer vent in the attic is loose and is leaking lint in the attic space near the furnaces. This is a significant fire hazard. A qualified technician should fix this leak and clean the lint from the attic space.



13.3 Item 1(Picture)

IN = Inspected NI = Not Inspected NP = Not Present

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IN NI NP

---



13.3 Item 2(Picture)

IN = Inspected NI = Not Inspected NP = Not Present

---

IN NI NP

---



13.3 Item 3(Picture)

**13.4 LAUNDRY TUB**

Comments:

## Action Items



### A New Day Home Inspections

#### Customer

William & Yana Debbaneh

#### Address

11102 Whitebark Ln  
Corona CA 92883

## 3. Exterior

### 3.3 DRIVEWAYS AND WALKWAYS

#### Inspected

- ➔ Damage to the right side walkway has created trip hazards. The damaged areas should be replaced or repaired as needed.



3.3 Item 1(Picture)

### 3.8 EAVES, SOFFITS, FASCIA AND PAINT

**Inspected**

➔ Conditions associated with wood-destroying organism activity are present in several areas.

- A qualified, licensed pest control operator should evaluate these conditions, and determine what further steps are necessary.

- NOTE: Observations by a building inspector, who is not otherwise specially qualified to inspect for evidence of pests, is not a substitute for inspection by a licensed Pest Inspector or exterminator. This report includes comments on current visible conditions only. ( Rear left side )



3.8 Item 1(Picture)

**4. Roofing**

**4.2 ROOF COVERINGS**

**Inspected**

➔ (1) Two concrete tiles are cracked and/or broken at the front of the home. A qualified roofing contractor should inspect further and make any needed repairs.



4.2 Item 1(Picture)



4.2 Item 2(Picture)



## 5. Plumbing

### 5.4 PLUMBING FIXTURES and DRAINS

#### Inspected

- ➔ The shower head leaks at its base at the hall bathroom. A qualified technician should repair or correct as needed.



5.4 Item 1(Picture)



5.4 Item 2(Picture)

### 5.10 WATER HEATER COMBUSTION and VENTING

#### Inspected

- ➔ The water heater vent is separated allowing the vent gasses to mix with the household air supply. A qualified technician should effect repairs as needed.



5.10 Item 1(Picture)

## 6. Electrical

### 6.3 METER AND GROUNDING

#### Inspected

- ➔ The connection of the grounding conductor and/or clamp at the grounding source is not secure. A properly connected grounding wire is an important safety feature.  
- Use a licensed electrician to repair the connection.



6.3 Item 1(Picture)

## 6.10 INTERIOR RECEPTACLES AND FIXTURES

### Inspected

➔ (3) One outlet are does not have power at living room. A qualified electrician should make any needed repairs.



6.10 Item 5(Picture)

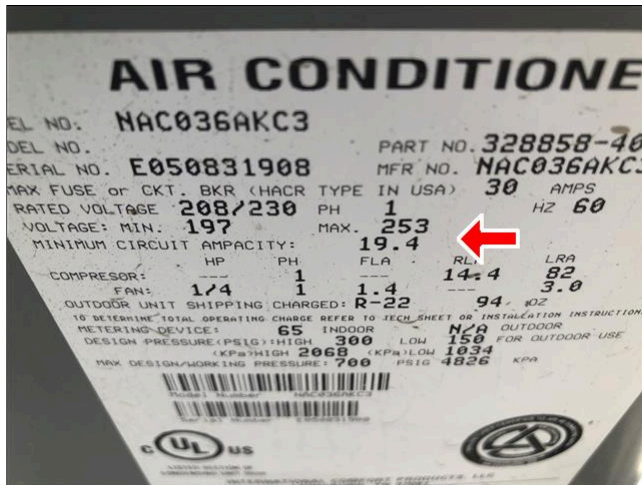


6.10 Item 6(Picture)

6.11 HVAC

Inspected

➔ The local disconnect is over fused. Have a licensed electrician install a breaker/fuse that meets the manufacturer's installation instructions.



6.11 Item 1(Picture)



6.11 Item 2(Picture)



6.11 Item 3(Picture)

## 11. Kitchen

### 11.3 RANGES/OVENS/COOKTOPS

#### Inspected

- ➔ (2) The convection fans did not work when tested. A qualified technician should repair as needed.



11.3 Item 2(Picture)



11.3 Item 3(Picture)

## 12. Bathrooms

### 12.11 JETTED TUB

**Inspected**

- ➔ One or more of the whirlpool tub jets are not functional. A qualified technician should evaluate the system and make repairs or modifications as necessary.



12.11 Item 1(Picture)

### 13. Laundry

#### 13.3 VISIBLE CLOTHES DRYER VENT

**Inspected**

- ➔ The dryer vent in the attic is loose and is leaking lint in the attic space near the furnaces. This is a significant fire hazard. A qualified technician should fix this leak and clean the lint from the attic space.



13.3 Item 1(Picture)



13.3 Item 2(Picture)



13.3 Item 3(Picture)

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## Consideration Items



### A New Day Home Inspections

#### Customer

William & Yana Debbaneh

#### Address

11102 Whitebark Ln  
Corona CA 92883

## 1. Introductory Notes

### 1.3 ENVIRONMENTAL

#### Inspected



(2) Mold may be present in visible or hidden areas of this structure. Molds have been present since the beginning of time. There are thousands of different types of mold. Some people do allege adverse health reactions to certain molds. The federal Environmental Protection Agency has not established any standards for levels of mold within a structure that may lead to human health problems. Determination of mold in or on any given product that may be present in this structure can only be made with a laboratory test of suspected material or by air sampling. Such tests will not indicate if any person may have an adverse reaction to any mold that may be present. Unless specifically requested by the client and addressed elsewhere in this report or by separate document, testing for mold is not within the scope of this inspection.

## 3. Exterior

### 3.7 WALL CLADDING AND TRIM

#### Inspected



Sections of the stucco at the front & left side of the building are deteriorated.  
- A qualified plastering technician should evaluate the stucco and make repairs or modifications as necessary.





3.7 Item 1(Picture)



3.7 Item 2(Picture)



3.7 Item 3(Picture)

## 4. Roofing

### 4.2 ROOF COVERINGS

#### Inspected



(2) The ridge cap at the left front of the home is loose and needs to be secured. A qualified roofer should make this repair.



4.2 Item 3(Picture)

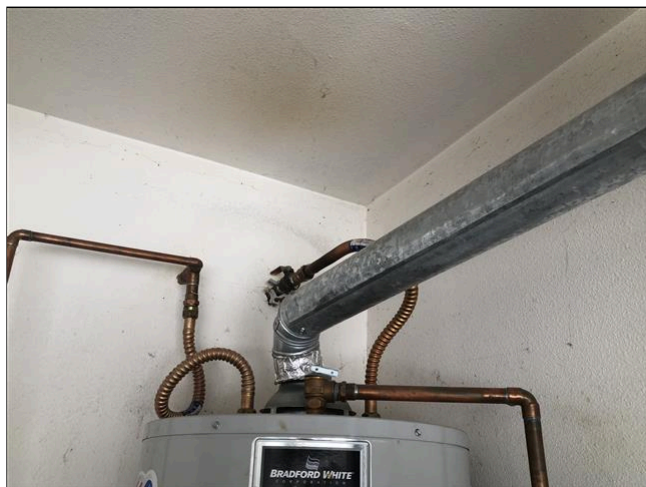
## 5. Plumbing

### 5.8 WATER HEATER

#### Inspected



This water heater does not have a "Thermal Expansion tank" installed to prevent a possible leak at the T&P or "Pop-off" valve. Changes in the building standards may require one when a new water heater is installed. This change is not retroactive on older previously installed Gas/LP water heaters. Check with your local building department as to their requirements. There were no leaks or drips at the T&P valve during inspection. If your water heater does begin to drip or leak, then a Thermal Expansion tank may be needed.



5.8 Item 1(Picture)

## 6. Electrical

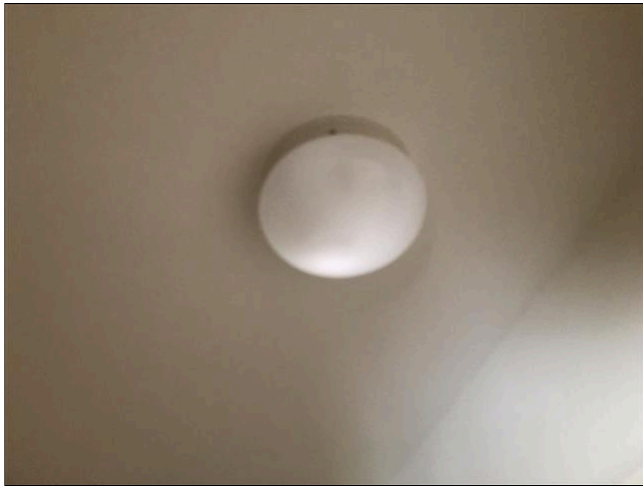
### 6.10 INTERIOR RECEPTACLES AND FIXTURES

#### Inspected



(1) One or more lights are not functional at the interior. Some bulbs are missing and other bulbs may have burned out. Try replacing the bulbs, and test the fixtures. If a new bulb does not correct the problem, a qualified electrician

should make repairs or modifications as necessary.



6.10 Item 1(Picture)



(2) Two light switched are loose to the wall and are damaged. A qualified technician should make this repair. ( Master bedroom and second floor halfway )



6.10 Item 2(Picture)



6.10 Item 3(Picture)



6.10 Item 4(Picture)

- ➔ (4) The can light at the second floor landing is not sealed to the ceiling. A qualified technician should make this repair.



6.10 Item 7(Picture)

## 7. Heating and Cooling

### 7.12 A/C EQUIPMENT

#### Inspected

- ➔ (1) The cooling fins on the compressor are damaged and degraded. This could shorten the life of the unit. A qualified HVAC contractor should make any needed repairs or modifications. ( both units )



7.12 Item 1(Picture)



7.12 Item 2(Picture)



7.12 Item 3(Picture)



7.12 Item 4(Picture)

➔ (4) The insulation on the suction line is damaged at the exterior. Damaged insulation on a suction line can cause energy loss and condensation. We recommend replacing the damaged insulation.



7.12 Item 7(Picture)

➔ (5) An ambient air test was performed by using a thermometer on the air handler of air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 53 degrees, and the return air temperature was 69 degrees. This indicates **the range in temperature drop is normal.** ( second floor )



7.12 Item 8(Picture)



7.12 Item 9(Picture)

➔ (6) An ambient air test was performed by using a thermometer on the air handler of air conditioner to determine if

the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 48 degrees, and the return air temperature was 67 degrees. This indicates **the range in temperature drop is normal.**



7.12 Item 10(Picture)



7.12 Item 11(Picture)

## 8. Attic

### 8.4 ATTIC INSULATION CONDITIONS

#### Inspected



Some of the insulation in the attic is missing, or is out of place. Where insulation is missing, new insulation should be installed. Where insulation is out of place, it should be put back into place. A qualified technician should do the work.



8.4 Item 1(Picture)

## 10. Interiors

### 10.0 INTERIOR INSPECTION LIMITATIONS

#### Inspected

- ➔ The whole house vacuum system was not inspected. We make no claims as to its condition. A technician should service the unit and repair if needed.



10.0 Item 1(Picture)

### 10.3 FLOORS

#### Inspected

- ➔ The base board has not been installed in the master bedroom closet and the kitchen dining room. A qualified

technician should make this repair.



10.3 Item 1(Picture)



10.3 Item 2(Picture)





10.3 Item 3(Picture)



10.3 Item 4(Picture)



10.3 Item 5(Picture)



10.3 Item 6(Picture)

## 10.4 WINDOWS

### Inspected



(1) The interior insulation for the window in the jack and jill bathroom has become loose. This is a cosmetic issue. A qualified technician should make this repair.



10.4 Item 1(Picture)



10.4 Item 2(Picture)



(2) One or more windows do not operate smoothly, are difficult to latch or are in need of adjustment. All poorly or non-operating windows and their associated hardware should be cleaned, lubricated, and adjusted for smoother operation. Where needed, essential hardware, such as operator cranks, sash balances and latches should be replaced with compatible components. ( MAster bedroom )



10.4 Item 3(Picture)



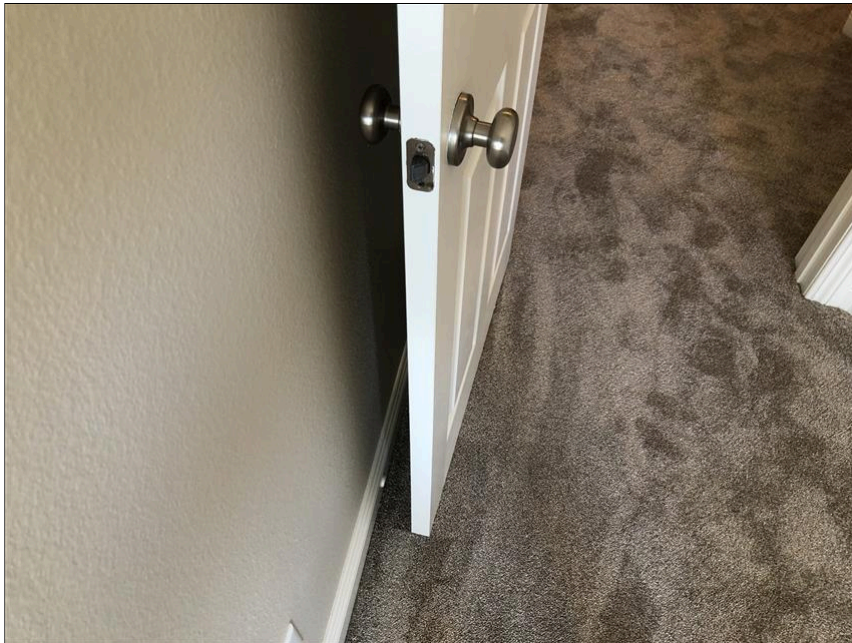
10.4 Item 4(Picture)

## 10.6 DOORS

### Inspected



One or more interior doors have no door stop. A stop or bumper should be installed on each door to help prevent damage to the surfaces behind the door.



10.6 Item 1(Picture)



10.6 Item 2(Picture)



10.6 Item 3(Picture)



10.6 Item 4(Picture)

### 10.11 FIREPLACE

#### Inspected

➡ The fire box in the family room is filled with ash. This should be cleaned. A qualified technician should make this repair.



10.11 Item 1(Picture)

## 11. Kitchen

### 11.3 RANGES/OVENS/COOKTOPS

#### Inspected

➡ (1) Anti-tip hardware is not installed on this range. This is a safety feature that prevents the oven from falling over if a child climbs on the open oven door. Although this safety feature may not have been required when the unit was manufactured or installed, it is needed for safety. We strongly recommend the hardware be installed as a safety upgrade.



11.3 Item 1(Picture)

## 12. Bathrooms

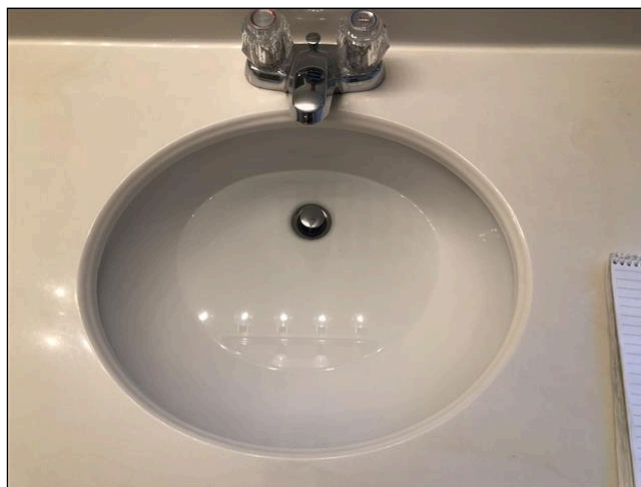
### 12.4 WASH BASIN(S)

**Inspected**

- ➔ The drain at the hall bathroom sink is slow. The trap on the wash basin should be cleaned or snaked. A qualified technician should do the work. ( Right sink )



12.4 Item 1(Picture)



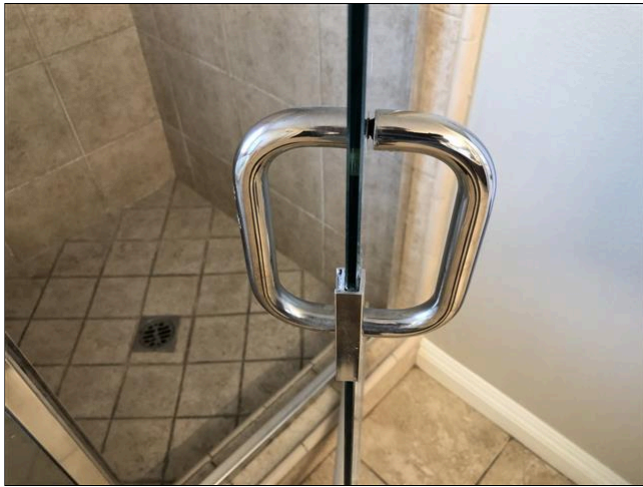
12.4 Item 2(Picture)

### 12.6 SHOWER ENCLOSURE(S)

**Inspected**

- ➔ The shower door handle is very loose and should be secured. A qualified technician should make this repair. (

Master Bathroom )



12.6 Item 1(Picture)

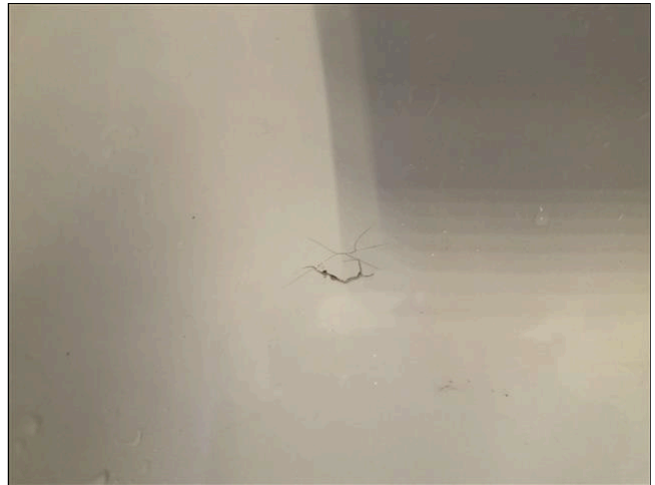
**12.10 BATHTUB(S)**

**Inspected**

➔ The bathtub at the hall bathroom is chipped. A qualified technician should make any needed repairs.



12.10 Item 1(Picture)



12.10 Item 2(Picture)

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