



Home Inspection Report

2827 South Fairview

#D

Santa Ana, Ca 92704

Inspected By: Steve Specht

Prepared For: Franco/Jennifer Shamoo

Inspected On Fri, Feb 11, 2022 at 1:00 PM

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Table of Contents

General	6
Site	8
Exterior	10
Roofing	12
Structure	15
Electrical	17
HVAC System #1	20
Plumbing	24
Bathrooms	26
Carbon Monoxide Dectector	29
Fireplace #1	30
Living Room	31
Dining Room	32
Bedrooms	33
Kitchen	35
End Of Inspection	40
Report Summary	41

Pre-inspection contract

This contract limits our liability - Please read it.

This Inspection Agreement is entered into between the Client and inSpechtions., a California state corporation, including its inspector.

Scope - Inspection of Residence: In consideration of the terms and conditions set forth below, the Company agrees to perform a visual inspection (the Inspection) of the property listed above (the Residence), and to prepare and provide to the Client an Inspection Report (the Report).

The Inspection will be in accordance with the Standards of Practice of the American Society of Home Inspectors® (ASHI®). A copy of the ASHI Standards of Practice is available to the Client at ashi.com. This is not a building code inspection. The Inspection will consist of visual observation of readily and safely accessible areas of the Residence.

As specified in the ASHI Standards for multiple occurring items such as outlets, windows, and doors - only a representative number will be inspected/tested. The Inspection is limited only to visual observation of apparent conditions existing at the time of the Inspection.

Except as provided in the Disclosure Section on page 2, a copy of the Report will also be sent to the Client's real estate agent, if any.

The copyright of the Report shall remain with inSPECHTions.

Inspection Components: The Inspection is strictly limited only to the following components of the Residence: Structure, Foundation, Exterior, Roof, Attic, Major Systems (heating, air conditioning, electric, plumbing), Built-in Appliances¹, Interior (floors, ceilings, walls, windows, doors). 1. Beyond the scope of the ASHI Standard of Practice.

Entire Agreement & Severability: This Agreement contains the entire agreement between the Client and inSPECHTions. This document supersedes any and all representations, both oral and written, among the parties.

This Agreement may be modified, altered or amended only in writing and signed by both the parties.

Any provision of this Agreement which proves to be invalid, void or illegal shall in no way affect, impair or invalidate any other provision of this Agreement and all such other provisions shall remain in full force and effect.

No Warranty or Guarantee: The Inspection and the Report are not intended; nor shall they be used or treated by the Client or anyone else, as a guarantee or warranty expressed or implied, regarding the adequacy, performance or condition of any aspect of the Residence.

The Client acknowledges and agrees that inSPECHTions is not an insurer of any inspected or non-inspected conditions at the Residence.

Latent and Future Defects: The Inspection is not a technically exhaustive investigation or evaluation of every aspect of the Residence. The Client acknowledges and agrees that the Inspection and the Report will not reveal every existing deficiency and future condition affecting the Residence.

inSPECHTions is not responsible for the non-discovery of any latent defects in the Residence, or any problems that may occur or become evident after the date of the Inspection.

Latent defects in the Residence include, but are not limited, to: cracking, leaking, surface dislocations, or landslides resulting from, without limitation, water leaks, land subsistence, or other geological problems. The Company is not responsible for future defects, failures and repairs. inSPECHTions shall have a reasonable opportunity, weather permitting, to access the Residence to evaluate the situation prior to any corrective action being taken by the CLIENT. However, immediate "first aid" should be undertaken by the CLIENT as needed.

Fee: This Fee is for the Inspection and Report, and payable at the time of the inspection. If payment received more than 14 days after the date of inspection, there will be a late payment penalty in the amount of \$50.00, and will accrue interest at the rate 1.5% monthly (18% per annum) from the date of delinquency until paid. The Client also agrees to pay all attorney fees and associated costs for the inSPECHTions to collect the amount due. Remedy for non-payment shall be adjudicated in small claims court.

Limits of Liability: The CLIENT agrees that the limit of liability is \$500, or the cost of the report, and is unrelated to the costs of repairing or correcting any defects in the Residence. inSPECHTions assumes no liability for the cost of repairing or replacing any reported or unreported defect or deficiency in the Residence, either current or arising in the future, or for any property damage, consequential damage, or bodily injury of any nature. The Inspection and Report are conducted and prepared for the sole, confidential and exclusive use of the Client. Consequential and third party damages are excluded; and the client indemnifies inSPECHTions from all such claims.

Even though the report may have been a material factor in the client's decision to purchase the residence, the client agrees that should inSPECHTions be found liable for any loss or damages resulting from a failure to perform any of the company's obligations, including but not limited to negligence, breach of contract, or any other legal theory or cause of action, the liability of the company shall be limited solely to \$500.

Complaint Regarding Inspection - Limitation of Actions: All claims and legal action regarding or arising from the property condition and this inspection and report must be filed and initiated by Client no later than one (1) year following the date of the Report. A failure to do so will result in a loss of legal rights.

Arbitration Clause: Any controversy or claim arising out of, or relating to this Agreement, or breach thereof, either directly or indirectly shall be settled by binding arbitration administered by the American Arbitration Association in the state of California, using its Commercial Arbitration Rules. The arbitrator shall have at least three (3) years of actual knowledge of the home inspection industry. Any decision and judgment award rendered may be entered in any court having jurisdiction hereto. Each party agrees to pay its own costs of arbitration. (This excludes payment of the the company's fees.)

EXCLUSIONS FROM THE INSPECTION:

The following items, components and issues are specifically not included in the Inspection: product recalls by the CPSC or manufacturers or others; the presence or absence of termites, dry rot, fungus, mold or other wood destroying pests; the interior condition of chimney flues; all concealed or underground items, including without limitation, plumbing and electrical components, septic systems or cesspools, well and its water quality; water softeners and purification systems; swimming pool/spa and systems; automatic sprinkler systems; any system that is shut down; lighting of pilot lights; alarm, intercom, and low voltage systems, including without limitation, yard fixtures, timers, de-icing systems, and solar systems; storm windows, screens, and doors; shutters, awnings and related accessories; broken windowpanes & "THERMO-PANES"; all portable/moveable appliances including, without limitation, the refrigerator/freezer,; the temperature calibration, self-cleaning feature, and timer operation of the stove/oven; the heat exchanger; radiant heating system; compliance with past or present state and local building code requirements; evaluation or analysis of soil conditions and geological stability; evaluation of engineering and architectural issues; compliance with any federal, state, or local environmental laws, rules, and ordinances; the existence of any hazardous wastes and toxic substances on, in, or around the Residence including, without limitation, asbestos, radon gas, lead and lead-based paint, mold, or methamphetamine.

WALK-THROUGH INSPECTION BY CLIENT: The Client is advised that conditions at the Residence may change between the date of the Inspection and the date on which the Client closes on the purchase of the Residence. Consequently, the Client is advised and encouraged to personally conduct, or to arrange for an independent third party to conduct a pre-closing "Walk-Through Inspection" of the premise.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

Pre-Inspection/Inspection Agreement signature



Property Type

Condo

Square Footage

630

Stories

Two

Approximate Age

48

Age Based On

Listing

Bedrooms/Baths

1/1

Door Faces

West

Furnished

No

Occupied

No

Weather

Sunny

Temperature

Warm

Soil Condition

Dry

Utilities On During Inspection

Electric Service, Gas Service, Water Service

People Present

None

Site

Site Grading

Mostly level, Sloped away from structure

Condition: Satisfactory



Vegetation

Not growing against structure, Generally maintained

Condition: Satisfactory

Walkways

Concrete

Condition: Satisfactory



Steps/stoops

Concrete

Condition: Further Evaluation Required

Comment 1

Deficiency

Portion of front step/stoop has a large crack. Recommend further evaluation by licensed contractor and HOA.



Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering

Stucco, Wood Tongue and Groove

Condition: Satisfactory



Exterior Trim Material

Wood

Condition: Satisfactory

Windows

Vinyl

Condition: Satisfactory



Entry Doors

Wood

Condition: Satisfactory



Balconies

Wood, Concrete

Condition: Satisfactory



Railings

Wood, Metal

Condition: Satisfactory



Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method

Aerial drone

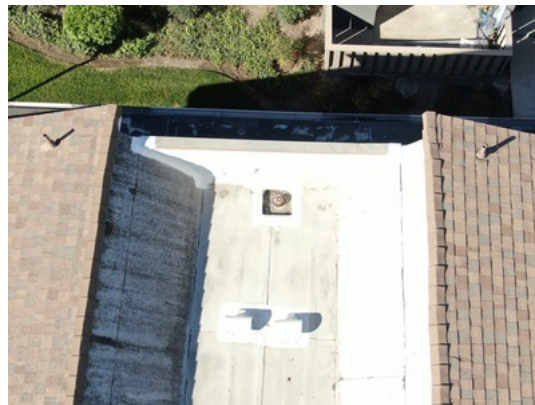
Roof Design

Gable

Roof Covering

3 Tab Shingle, Roll Roofing

Condition: Satisfactory



Approximate Roof Age

20

Ventilation Present

Roof

Condition: Satisfactory



Vent Stacks

Metal

Condition: Satisfactory

Flashings

Metal

Condition: Satisfactory

Soffit and Fascia

Wood

Condition: Satisfactory

Comment 2

Deficiency

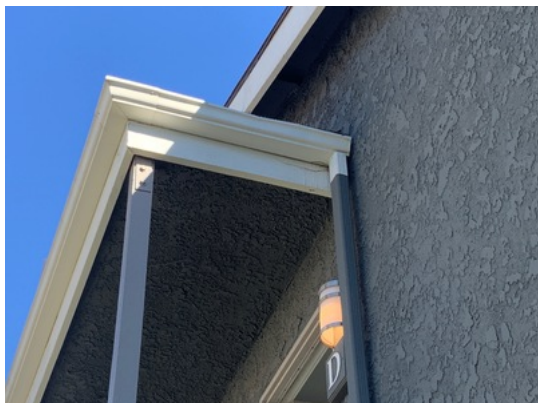
Some areas of trim showing signs of possible dry rot and/or termite damage. Recommend further evaluation by licensed contractor and pest control specialist and HOA.



Gutters & Downspouts

Metal

Condition: Satisfactory



Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types

Slab on Grade

Foundation Material

Poured Concrete

Condition: Satisfactory

Floor Structure

Concrete Slab, Wood Frame

Condition: Satisfactory

Wall Structure

Wood Frame

Condition: Satisfactory

Attic

Attic Entry

Bedroom

Roof Framing Type

Wood Trusses

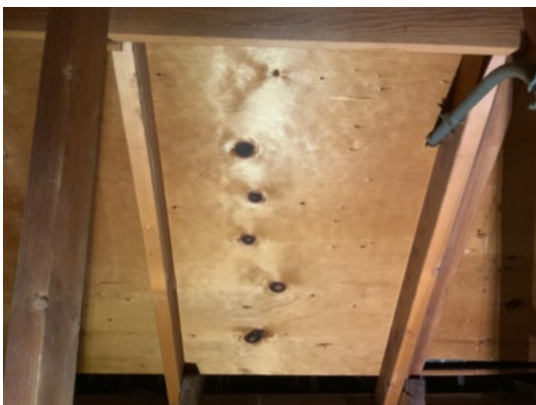
Condition: Satisfactory



Roof Deck Material

Plywood

Condition: Satisfactory



Vent Risers

PVC

Condition: Satisfactory

Insulation

Blown In Cellulose

Condition: Satisfactory



Electrical

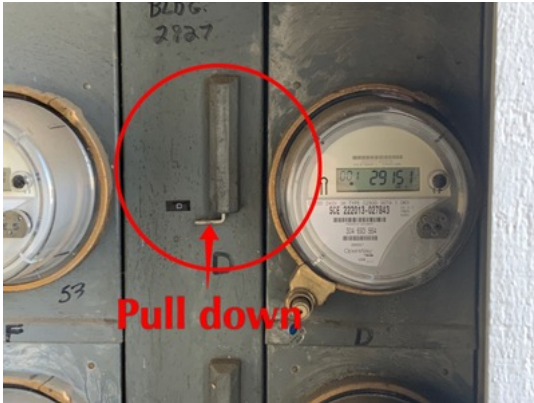
The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service

Underground

Main Disconnect Location

Service Panel



Service Panel Location

Exterior



Service Line Material

Aluminum

Condition: Satisfactory

Service Voltage

240 volts

Service Amperage

70

Service Panel Ground

Unknown Not Visible

Overcurrent Protection

Breakers

Condition: Satisfactory

GFCI/AFI Breakers

Yes

Condition: Satisfactory

Smoke Detectors

Lithium Battery Type

Condition: Satisfactory



Sub Panel

Location

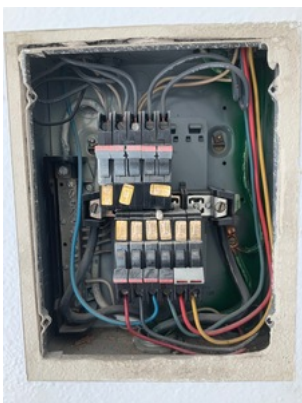
Bedroom

Service Line Material

Aluminum

Overcurrent Protection

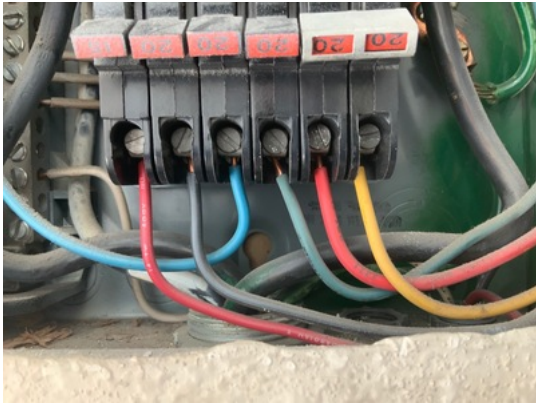
Breakers



Branch Circuit Wiring

Non-Metallic Shielded Copper

Condition: Satisfactory



GFCI/AFCI Breakers

No

Condition: Satisfactory

Panel Adequacy

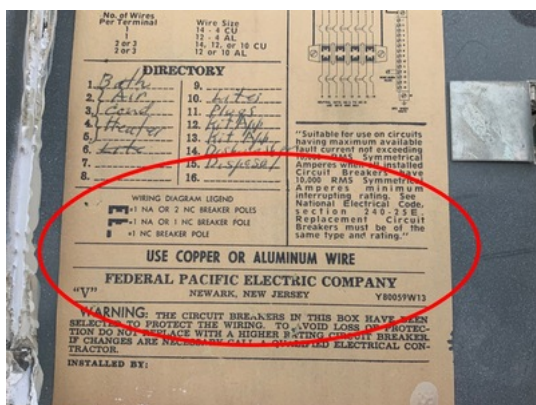
Adequate

Sub Panel Comments

**Comment 3
Deficiency**

Presence of Federal Pacific Electric Company sub-panel, which has been banned from use as it does not meet current standards and represents a fire hazard.

Recommend further evaluation by licensed electrician.



HVAC System #1

HVAC System Type

Central Split System

Thermostat

Digital

Condition: Satisfactory



Thermostat Location

Dining Room

Heating

Location

Attic



Type of Equipment

Forced Air

Condition: Satisfactory



Heating Comments

**Comment 4
Information**

Unable to visually inspect heater due to presence of large “2 person” access cover.

Heater appears to be functioning properly at time of inspection as shown by IR imaging pictures.





Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Cooling

Compressor Location

Roof top

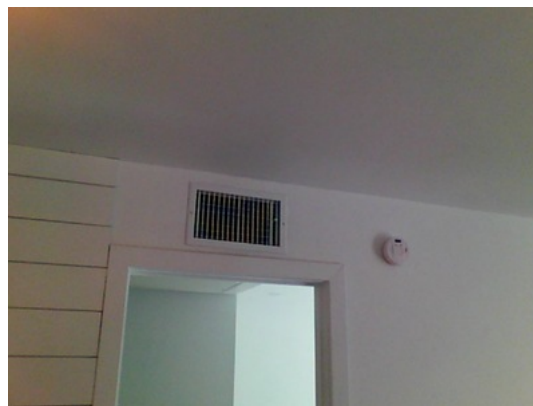
Energy Source

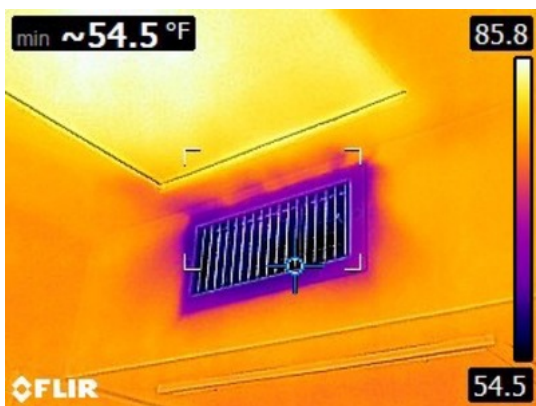
Electric

Type of Equipment

Split System

Condition: Satisfactory





AC Supply Air Temp

54

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service

Public

Location of Main Water Shutoff

Exterior



Sewer System

Public

Location of Fuel Shutoff

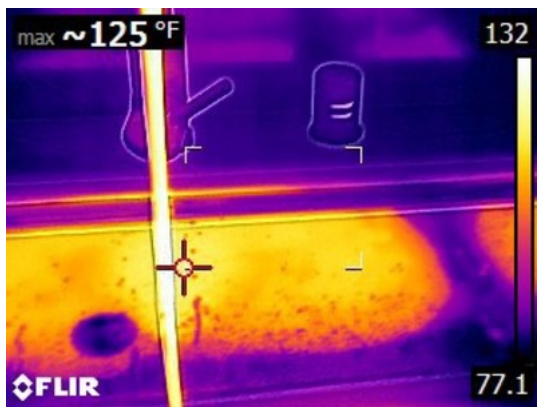
At Meter



Water Heater

Comment 5 Information

Central boiler unit maintained by HOA.

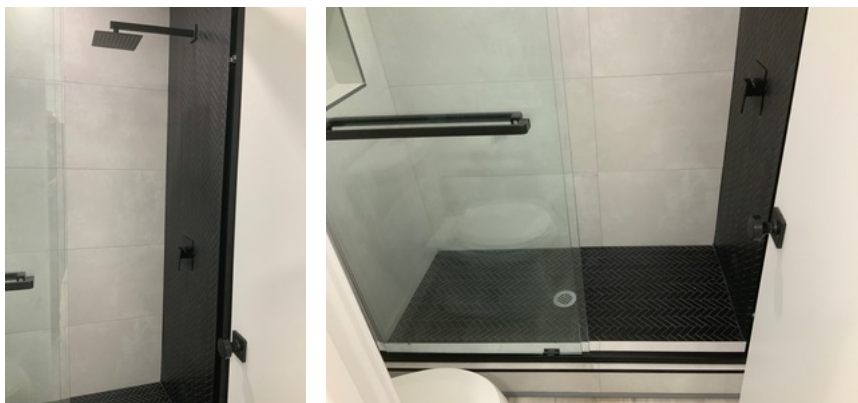


Master Bathroom

Shower

Stall

Condition: Satisfactory



Shower Walls

Tile

Condition: Satisfactory



Sink(s)

Single Vanity

Condition: Satisfactory



Toilet

Standard Tank

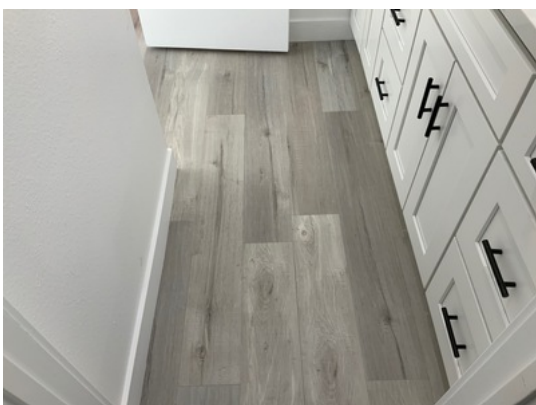
Condition: Satisfactory



Floor

Wood

Condition: Satisfactory



Ventilation Type

Ventilator

Condition: Satisfactory



GFCI Protection

Outlets

Condition: Further Evaluation Required

Comment 6

Deficiency

No GFCI outlets in bathroom near sink, which is required per current standards. Recommend further evaluation by licensed electrician.



Carbon Monoxide Dectector

Present

Yes

Location

Properly located



Fireplace #1

Location

Living room

Type

Gas burning

Condition: Satisfactory

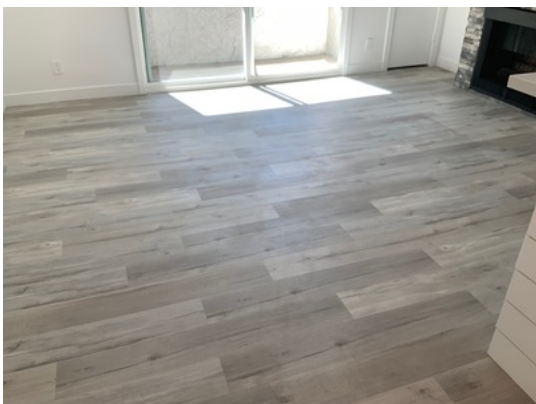


Living Room

Flooring

Wood

Condition: Satisfactory



Ceilings and walls

Drywall/Plaster

Condition: Satisfactory



Electrical

Switches and Outlets, Smoke Detector

Condition: Satisfactory

Doors

Slide

Condition: Satisfactory

Heat Source

Register

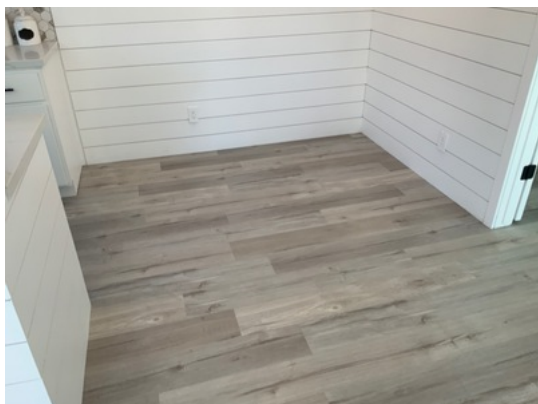
Condition: Satisfactory

Dining Room

Flooring

Wood

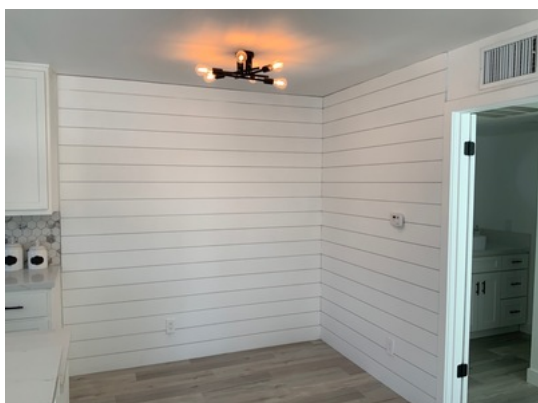
Condition: Satisfactory



Ceiling and Walls

Drywall/Plaster, Wood

Condition: Satisfactory



Electrical

Switches and Outlets, Light Fixture

Condition: Satisfactory

Heat Source

Register

Condition: Satisfactory

Master Bedroom

Flooring

Wood

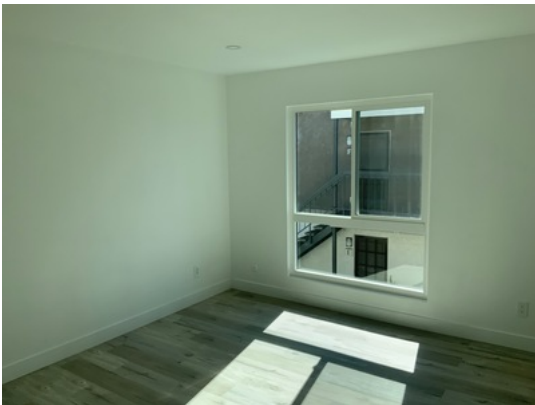
Condition: Satisfactory



Ceiling & Walls

Drywall/Plaster

Condition: Satisfactory



Electrical

Switches and Outlets, Smoke Detector

Condition: Satisfactory

Windows

Horizontal sliders

Condition: Satisfactory

Doors

Hinged

Condition: Satisfactory

Heat Source

Register

Condition: Satisfactory

Kitchen

Cabinets

Wood

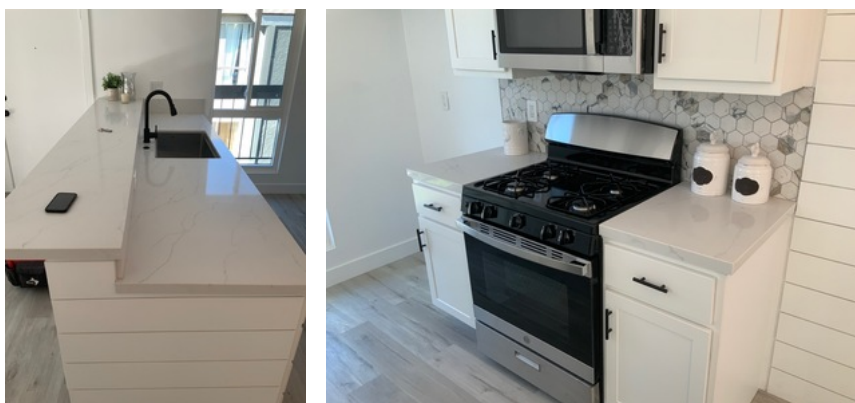
Condition: Satisfactory



Countertops

Granite

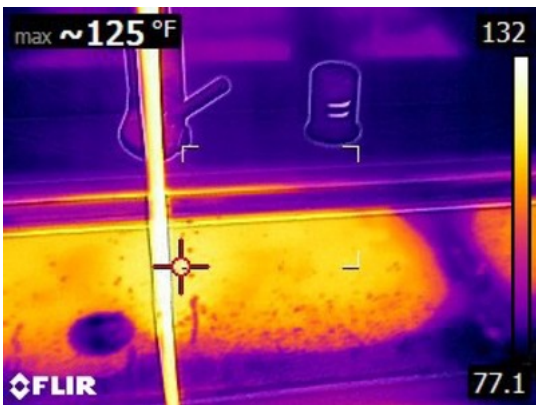
Condition: Satisfactory



Sink

Single

Condition: Satisfactory



Kitchen Comments

**Comment 7
Deficiency**

Missing GFCI's in kitchen area, which does not meet current standards. Recommend further evaluation by licensed electrician.



Appliances

Kitchen Cont.

Oven

General Electric

Condition: Satisfactory



Range

General Electric

Condition: Satisfactory



Range Hood

General Electric

Condition: Satisfactory



Dishwasher

General Electric

Condition: Satisfactory



**Comment 8
Information**

Did not run new dishwasher due to presence of packaging materials present inside unit.



Microwave

General Electric

Condition: Satisfactory



Disposal

Waste king

Condition: Satisfactory



Appliances Off

Yes

All Equipment Secured

Yes

House Secured

Yes

Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Site: Steps/stoops

Deficiency

Portion of front step/stoop has a large crack. Recommend further evaluation by licensed contractor and HOA.



Roofing: Soffit and Fascia

Deficiency

Some areas of trim showing signs of possible dry rot and/or termite damage. Recommend further evaluation by licensed contractor and pest control specialist and HOA.

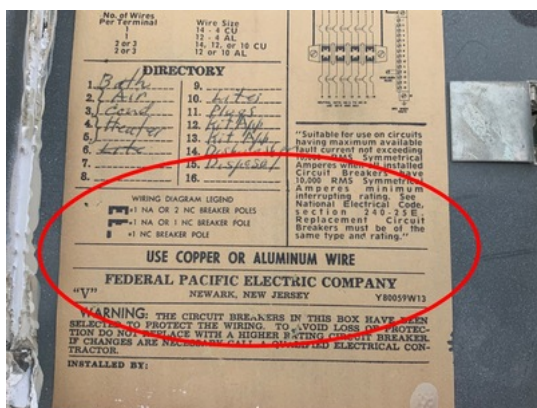


Sub Panel

Deficiency

Presence of Federal Pacific Electric Company sub-panel, which has been banned from use as it does not meet current standards and represents a fire hazard.

Recommend further evaluation by licensed electrician.



Master Bathroom: GFCI Protection

Deficiency

No GFCI outlets in bathroom near sink, which is required per current standards. Recommend further evaluation by licensed electrician.



Kitchen

Deficiency

Missing GFCI's in kitchen area, which does not meet current standards. Recommend further evaluation by licensed electrician.

