Inspection Report

August 12, 2026

Property Address:
15240 Severyns Road
Tustin CA 92782

FYI Home Inspections

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Ground/Soil surface condition:
Dry

Rain in last 3 days:
No

the property. The inspector tries to include components specific to your home inspection only. There are many issues the inspector will try to annotate on your report if possible. If there is anything that you feel was missed or something that should be mentioned in your report, please contact the inspector to further discuss and add an amendment if applicable.

(3) **Access and Personal Items:**

Every home has issue that present problems for inspectors because many areas typically are not visible due to floor and wall coverings (carpet, tile, area rugs, wallpaper, paneling, etc.), furnishings, storage, packed moving boxes, wall hanging and mirrors, etc. Use of electric outlets typically prevents the testing of every electric outlet because the inspector does not unplug equipment that belongs to someone else to test any receptacles. Interior furnishings and storage typically prevent the inspector from accessing, inspecting or opening every single window, cabinet, closet, or door. The inspector will try the best to access as many areas and components as possible.

There are times where you may wonder why the inspector doesn't move personal items or furniture during the course of the inspection. The main reason is that the inspector is generally on the property at the buyers behalf, so the inspector does not have permission to move any personal items. The inspector does not know the value of any item, or the special history of any item, so insurance precludes the inspector from moving something and possibly damaging it. Additionally, if the inspector were to move only one item, the buyer may expect or assume the inspector moved every item. Time constraints and insurance concerns preclude the inspector from doing so.

Additionally, the inspector will not do anything that may cause damage to the property. This may included, but not limited to, walking on roof tiles, opening panels or covers that have been painted over, or perform intrusive testing. The inspector will make every effort to perform a complete and comprehensive inspection.

This inspection report is not a replacement for a Transfer Disclosure Statement provided by the seller, by law. Any known problems which may be hidden or covered should be disclosed by the Seller on this form.

The inspector has no way to determine if damage or problems exist in any inaccessible areas. If the Client is concerned with any excluded areas, arrangements should be made to conduct any further evaluations to satisfy all concerns.

(4) **Why Some Areas Of The Report Are Not Specific:**

When the inspector is not specific about where a problem is, it's not because the inspector didn't make specific notes about your home. There really is some logic about the method to this reporting. When the inspector is specific about a problem, it is because the problem is not common and is not expected to reoccur once it has been resolved. An example of being specific

The inspector will report all conditions as they existed at the time of the inspection. The information contained in your report may be unreliable beyond the date of the inspection due to changing conditions. Your inspection was essentially visual, is not technically exhaustive, and does not imply that every defect was found. Latent and concealed defects and deficiencies are excluded from the inspection. Cosmetic flaws and defects may not be a part of your report.

(6) **Home Inspectors, Experts and Specialists:**

Home Inspectors are generalists, are not acting as experts in any craft or trade, and are conducting what is essentially a visual inspection of the property. Home inspectors generally know a lot about all trades of construction but are experts about nothing. Therefore home inspectors defer to qualified and licensed experts (e.g., plumber, electrician, etc.) in certain instances. When the inspector recommends consulting specialists or experts, the customer agrees to do so at the customer's expense. Such qualified personnel are experts, therefore it is possible that they will discover additional problems that not disclosed on the report. Any listed items in your report concerning areas referred to such licensed experts should not be construed as a detailed, comprehensive, and/or exhaustive list of problems or areas of concern.

FYI Home Inspections highly recommends that any additional recommended inspections, evaluations, consultation, repair, and/or replacement be performed by qualified experts or licensed specialists before close of escrow. For repairs which might require a licensed specialist, the inspector recommends that you obtain at least three written quotes concerning any work to be done. The customer should request receipts for such work since seller, home owner, and other unlicensed individuals cannot guarantee or warranty their work.

(7) **Review The Property At The Final Walk-Through:**

The purpose of your final walk-through is not only to make sure that any requested items have been repaired, but also to make sure that additional damage, deterioration, and destruction beyond normal wear and tear has not occurred. When the residence is being lived in and systems are being used on a daily basis, it is possible that something will become damaged or fails during the escrow period and during the move-out/move-in process. The location of water supply and drainage pipes in the sink cabinets can easily become damaged or loose possibly causing leaks during the escrow period and during the move-out/move-in process. This is a great time to also observe all areas where furniture or other personal items may have obstructed views. The buyer is recommended to perform a careful, slow, and thorough observation with your Realtor at the final walk-through to ensure your satisfaction.

1.1 GENERAL PROPERTY INFORMATION

Comments: GENERAL INFORMATION

Structures that are occupied and fully or partially furnished at the time of the inspection will prevent home inspectors from seeing everything, testing everything, or having access to everything. Concealed defects are not within the scope of the home inspection. Along with

systems, components and/or conditions which may violate building codes, but although safety defects and building code violations may coincide at the time of the inspection, confirmation of compliance with any building code or identification of any building code violation is not the goal of this inspection report and lies beyond the scope of the general home inspection. If you wish to ascertain the degree to which the home complies with any applicable building codes, you should schedule a building code-compliance inspection with your local building department.

When buying a home there is a possibility that some remodeling or upgrading was completed, and that some of the work could have been performed without obtaining permits. It's a good idea to check with the Seller if any work was completed with or without permits. In some cases, the Seller may not be aware that work was completed without permits. Sometimes contractors don't take out permits to save time or work is just completed without permits being applied for. The Client is advised to verify all permits with the local building and safety department. If you buy a home where work has been done without permits, make sure you understand what the future consequences might be. When you search the municipal permit record during your inspection contingency time period, there's an opportunity to negotiate a satisfactory resolution to permit issues before you close.

1.5 TERMITE INSPECTION - WDO/WDI DISCLAIMER

Comments: GENERAL INFORMATION

This General Home Inspection should not be seen as a termite or wood destroying organism (WDO) or wood destroying insect (WDI) inspections as required by some mortgage companies. When WDO/WDI damage is visible at the time of inspection or when evidence of possible termite activity is noted, these areas are recorded for reference only, so that additional evaluation can be conducted during the WDO inspection by a licensed termite inspector. If prior repairs have been carried out, full confirmation and disclosure from the sellers is advised to ensure proper repair. Checking the historical data with the seller with regard to previous termite activity is always advised. Therefore, it's recommend that you have the property inspected by a licensed termite inspector prior to the close of escrow.

1.6 APPLIANCE AND PRODUCT RECALLS

Comments: GENERAL INFORMATION

A basic home inspection does not include the identification of, or research for, appliances and other items installed in the home that may be recalled or have a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. The inspector recommends visiting the following internet site if recalls are a concern to you: United States Consumer Product Safety Commission. Product recalls and consumer product safety alerts are added almost daily. The CPSC web site has an on-line subscription service for notification of any recalls or safety concerns. There are many subscription choices including recalls involving only selected products, e.g., infant/child products, outdoor products, household products, and specialty products. There are thousands of recalls and safety concerns that have been released since the Consumer Product Safety Commission began operating in 1973, and they all are listed. FYI Home Inspections recommends that you subscribe to all CPSC press releases, including recalls. This will alert you to all recalls and safety concerns of products on the market today.

(1) *California state law requires that all residential structures be equipped with approved smoke detectors and carbon monoxide (CO) detectors upon sale. The inspector will verify the presence of smoke alarms in the following locations: 1) all sleeping areas, 2) common hallway outside of sleeping areas, 3) each level of the building. Local regulations may vary, including number and location requirements. Smoke detectors have a typical life expectancy of 10 years, however the inspector does not remove the alarm to verify the manufacturer date. All units should be installed in compliance with manufacturers installation instructions. A compliance disclosure is required to be signed by both the buyer and seller of the property. Your Realtor will go over this with you.*

Unless otherwise noted, the smoke detectors and carbon monoxide alarms were found in the above listed areas of the house. *The operation of all alarms should be tested at the final walk thru or upon move in, and monthly tests are then advised after that.*

(2) **Smoke detector(s) appear to be over 10 years old.** *Without a working smoke detector in your home you have no first alert to a possible fire. The presence of smoke detector(s) are required by state law. Regulations vary by city and county jurisdiction. Please check with your local building department for requirements in your area.*



1.8 Item 1(Picture)

(3) **There is no carbon monoxide detector found in the proximity outside of the sleeping area(s).** *Carbon monoxide detector(s) are required by state law. It is recommended that one be installed according to the manufacturer's instructions outside of sleeping area(s) on each level of the building.*

2. Exterior

The inspector shall observe: The siding and trim, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. Report any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of exterior doors and windows. Walkways, driveways and patio slabs. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. The fences, block walls and gates around the structure. Describe the exterior wall covering materials.

The inspector is not required to: Inspect or operate screens, storm windows, shutters, or security bars. Probe exterior wood components where deterioration is suspected. Inspect items, including window and door flashings, which are not visible or readily accessible from the ground level. Inspect geological, geotechnical, hydrological, erosion control, earth stabilization measures and/or soil conditions including hillsides slopes. Inspect recreational facilities or playground equipment. Inspect seawalls, break-walls and docks. Inspect underground items including utilities, wells or springs, wastewater treatment systems, drain fields, drywells and septic systems or cesspools. Inspect solar, wind or geothermal systems. Inspect fountains, ponds or other water features. Inspect irrigation or sprinkler systems. Determine the presence of safety tempered glass, the integrity of multi-pane window glazing or the thermal window seals. Inspect additional outbuildings, sheds, barns, storage containers, detached awnings or gazebos. Test exterior accent lighting and security lighting. Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.






Styles & Materials

Appurtenance:
Walkway
Patio
Sidewalk

Driveway/Parking:
Concrete

Exterior Entry Doors:
Steel

Siding Style & Materials:
Cement Stucco
Brick
Wood

Items

2.0 ARE THERE ANY SIGNS OF CRACKS OR DAMAGE ON THE WALKWAYS, DRIVEWAYS AND PATIO SLABS?

Comments: YES

2.1 DO THE STEPS, STAIRWAYS AND RAILINGS APPEAR TO BE SAFE AND FUNCTIONAL?

Comments: NO

2.2 ARE THERE ANY PREVENTATIVE MAINTENANCE ISSUES OR SIGNS OF DAMAGE TO THE WALLS AND TRIM?

Comments: NO

2.3 ARE THERE ANY SIGNS OF DAMAGE OR WEAR TO THE EAVES, SOFFITS OR FASCIAS?

Comments: NO

2.4 DID ALL EXTERIOR DOORS OPERATE WHEN TESTED? (this includes any storage closets or garages)

Comments: YES, SEE ADDITIONAL COMMENTS

Door is not latching closed. *The most common problem is the striker/strike plate is misfit. Many times an adjustment to the hinges or strike plate can correct this issue. If the door has shifted out of alignment where simple adjustments will not correct the issue, a more extensive repair will be needed. The strike plate hole may need to be enlarged or relocated to align with the latch.* ***Location: main front entry door***

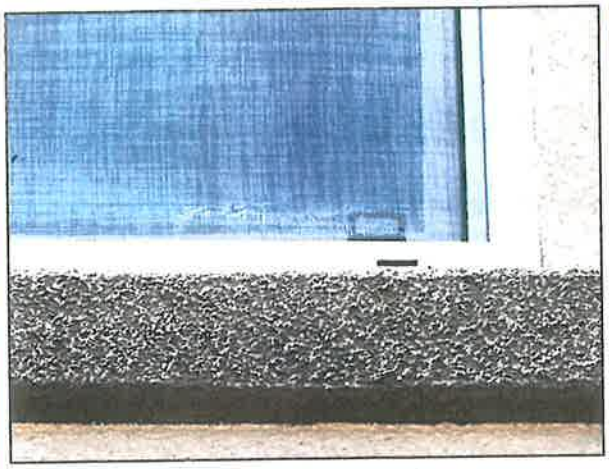


2.4 Item 1(Picture)

2.5 ARE THERE ANY PREVENTATIVE MAINTENANCE ISSUES OR SIGNS OF DAMAGE TO THE WINDOWS?

Comments: YES, SEE ADDITIONAL COMMENTS

Window screen(s) are damaged or missing. *Damaged screens are usually not mentioned unless the damage is significant enough to keep out insects or other pests. Generally the inspector does not mention the exact number or location because this is considered a minor repair. Sometimes this item will be noted if the screens have been intentionally removed and stored because the inspector cannot verify the size, condition and function. Repairs can be made as desired.*



2.5 Item 1(Picture)



2.5 Item 2(Picture)

2.6 ARE THERE ANY PREVENTATIVE MAINTENANCE ISSUES OR SIGNS OF DAM/ AWNINGS AND COVERS?

Comments: NO

Fixed

2.8 ARE THERE GENERAL OBSERVATIONS IN REGARDS TO THE VEGETATION, G DRAINAGE AND RETAINING WALLS? (with respect to their effect on the condit building)

Comments: NO, GENERAL INFORMATION

(1) **Vegetation growth on and/or against the building walls is not advised.** *Plant growth on or against the building may eventually cause damage to the siding material, trim and/or wood at the roof underside. Clinging vines and shrubs can hold excess moisture against the building and/or attract pests and insects. Areas obstructed by vegetation are not visible for inspection and are therefore excluded from this visual inspection. The inspector is unable to visually determine the extent of damage, if any, of areas covered or obstructed by vegetation.*



2.8 Item 1(Picture)



2.8 Item 2(Picture)

(2) **Underground landscape drainage systems present.** *The operational characteristics of this type of drainage system are not tested by the inspector. The inspector reviews the condition of only the readily accessible areas and covers. Drain covers and drain pipes are vulnerable to clogging with dirt, leaves and other debris. It is important to check the drains and clear as needed. The buyer is advised to conduct any additional inspections to satisfy all concerns.*



2.8 Item 3(Picture)

2.9 ARE THERE ANY SIGNS OF DAMAGE OR WEAR TO THE BLOCK WALLS OR FENCING?

Comments: NO

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Comments: YES

Comments: NO

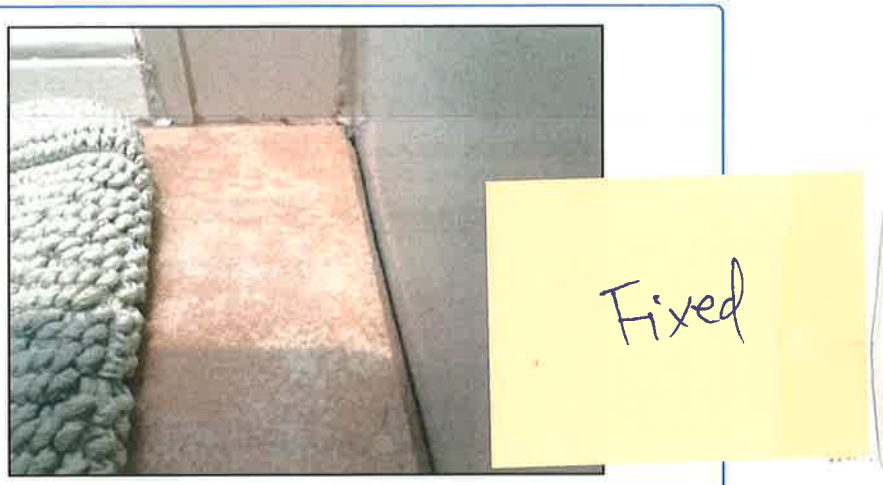
(1) **Wall and/or ceiling finishes are showing signs of wear, maintenance or cosmetic repairs.** *These are generally considered cosmetic items. The inspector may have noted chips, damaged or worn areas, excessive nail holes or other damage to the wall. Repairs are generally simple, however keep in mind matching wall textures and paint can be difficult for some novices. Larger holes or damage may require more skilled labor. Repairs can be made as needed or desired.*

(2) **Patch or repair present in an area of plumbing components.** *This may be an indication of a previous leak. Additional moisture related damage could be uncovered should any further inspections be conducted. There were no visible signs of leaking present at the time of inspection. Check the seller disclosure statement for any additional information. The client is advised to conduct any additional inspections to satisfy all concerns.* ***Additional: repair on ceiling in family room below primary bathroom***

4.2 ARE THERE SIGNS OF SIGNIFCANT COSMETIC DAMAGE OR WEAR ON THE FLOORS?

Comments: NO, SEE ADDITIONAL COMMENTS

(1) **Intersection between the floor and tub and/or shower is not fully sealed.** *Sealing the gap will help prevent moisture intrusion from occurring in this area. These gaps should be inspected periodically and resealed as needed in the future. The inspector is unable to determine if any moisture related damage or issues has occurred beneath this area. The buyer is advised to conduct any additional inspections to satisfy all concerns.* ***Location: upper level hallway bathroom***



4.2 Item 1(Picture)

(2) **Floor covering are in need of cleaning, repairs or replacement.** *Floor coverings are generally considered a cosmetic item. The inspector may have encountered floor coverings that area worn or damaged beyond the point of normal use, floor coverings that were improperly installed or have become damaged due to occupants. The buyer is advised to self evaluate the floor coverings to determine if repairs or replacement is desired.* ***Additional: normal wear and aging***

4.3 DID A REPRESENTATIVE NUMBER OF DOORS OPERATE WHEN TESTED?

Comments: YES

4.4 DID A REPRESENTATIVE NUMBER OF WINDOWS OPERATE WHEN TESTED?

Comments: YES, SEE ADDITIONAL COMMENTS

5. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Garbage food disposal. Permanently installed dishwasher; through one normal cycle. Range, cook top, and permanently installed ovens; turn on with normal operating controls. Trash compactor; turns on door safety control. Ventilation equipment or range hood; turns on and multiple speeds. Permanently installed microwave oven; heats an item when tested.

The home inspector is not required to: Non built-in appliances. Test clocks, timers, and lights. Specific appliance features self-cleaning oven functions. Check thermostats for calibration or automatic operation. Inspect refrigeration units of any types including chillers, freezers and ice makers. Food warmers or coolers. Any appliance that is shut down or otherwise inoperable. Remove personal items or storage in order to test appliances.






Styles & Materials

Disposer Brand:
WHIRLPOOL

Exhaust/Range hood:
VENTED
GENERAL ELECTRIC

Dishwasher Brand:
GENERAL ELECTRIC

Built in Microwave:
GENERAL ELECTRIC

Range/Oven:
GENERAL ELECTRIC

Trash Compactors:
NONE

Items

5.0 DID THE FOOD WASTE DISPOSAL OPERATE WHEN TESTED?
Comments: YES

5.1 DID THE DISHWASHER OPERATE WHEN TESTED?
Comments: YES

5.2 DID ANY RANGES/OVENS/COOKTOPS APPLIANCES OPERATE WHEN TESTED?

6. Structural Components

The inspector shall inspect: Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected. Report any present conditions or clear indications of active water penetration. Report any general indications of structural movement that are observed by the inspector such as visible sagging or deflections, framing cracks or breaks, separation of framing, shifting of framing, out-of-square door frames or floor slopes. Describe the types of visible structural components including walls, posts, piers, joints, beams, rafters and trusses.

The inspector is not required to: Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector. Probe structural components where deterioration is suspected. Move stored items or debris. Operate sump pumps or evaluate the condition of any moisture control devices. Identify size, spacing, span, location or determine adequacy of any structural system or component. Determine the adequacy of any structural improvements including bolting, bracing, repairs or upgrades. Provide any engineering or architectural service.



Styles & Materials

Method used to observe under house:
Slab on Grade (no crawlspace)

Foundation:
Poured concrete

Floor Structure:
Slab (Not visible)
Wood joists
Not Visible

Wall Structure:
Not visible
2 X 4 Wood

Ceiling Structure:
4" or better

Roof Structure:
Engineered wood trusses
Plywood

Roof-Type:
Gable
Hip

Method used to observe attic:
From entry
Crawled

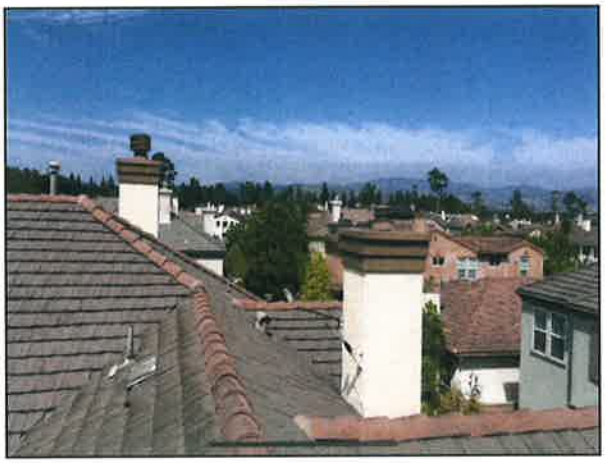
Attic info:
Scuttle hole
Light in attic

7. Fireplace/Chimney

The inspector shall observe: The readily visible areas of the fireplace, and open and close the damper door if readily accessible and operable. Permanently installed glass doors and fire screens. Hearth extensions and other permanently installed components surrounding the fireplace, including clearance from combustible materials. The exterior chimney and cap. The rain cap and spark arrester. Describe the type of fireplace and fuel source. Describe the exterior chimney material.

The inspector is not required to: Inspect or evaluate interiors of flues, chimneys or fire chambers. Inspect portable fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts or determine the appropriateness of such installation. Light any pilot light, ignite or extinguish any fire to determine draft characteristics. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices, and heat distribution assists whether gravity controlled or fan assisted. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection. Perform a Phase 1 fireplace and chimney inspection.



Styles & Materials

Number of Fireplaces:
Three

Types of Fireplaces:
Prefab

Gas Present in Fireplace:
Yes
Capped Gas Pipe
Gas Firelogs
Automatic Ignition Control

Chimney (exterior):
Metal Flue Pipe
Cement Stucco

Items

7.0 ARE THERE ANY VISIBLE CRACKS OR SIGNIFICANT DAMAGE TO THE FIREPLACE?

8. Roofing

The inspector shall observe: The roof covering. The gutters and downspouts system. The vents, flashings, skylights, chimney and other roof penetrations. Report any signs of current or previous leaking. Describe the methods used to observe the roof.

The inspector is not required to: Walk on any roof surface or predict the service life expectancy. Inspect underground downspout drainage pipes. Remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. Inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof is free from leaks. Confirm proper fastening or installation of any roof material.



Styles & Materials

Roof Covering:
Concrete Tile (flat)

Viewed roof from:
Camera pole
Ground
Windows

Sky Light(s):
None

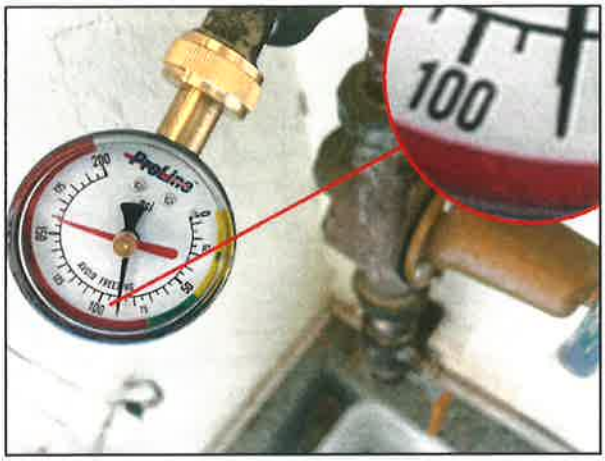
Items

8.0 ARE THERE SIGNS OF DAMAGE OR SIGNIFICANT WEAR PRESENT ON THE ROOF MATERIAL?
Comments: YES, SEE ADDITIONAL COMMENTS

(1) **The roof has general repairs or service needed.** *The inspector has encountered conditions which appear to be affecting the integrity of the roof. Roof material may be damaged, lifted, cracked or missing. Time and weather can take their toll on roofing materials so regular maintenance or repairs can be expected. Material may need to be repair or replaced and in some*

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Water pressure exceeds 80 PSI. *Most plumbing fixture manufacturers recommend their products be used with water pressure no higher than 80 PSI. Pressure exceeding that can cause fixtures such as water heaters, faucets, shut-off valves and toilet parts to develop leaks or fail prematurely. Because the municipal water pressure is maintained by the local water company, the home may be equiped with a pressure regulator which may need adjusting or replacing. When no pressure regulator is present, it is advised to have a plumbing contractor install one.* ***Additional: tested at 90 PSI***



9.0 Item 1(Picture)

9.1 ARE THERE ANY APPARENT ISSUES WITH THE VISIBLE CONDITION OF THE DRAIN, WASTE AND VENT PIPING?

Comments: NO

9.2 IS THE WATER HEATER SYSTEM OPERATING?

Comments: YES, GENERAL INFORMATION

The insulation blanket installed around the tank covers the information and safety labels. *The blanket should have cut out installed for the manufacturer labels and replacement safety stickers installed on the blanket. Improvements can be made as needed or desired.* ***Additional: circulation pump is unplugged and not in use***



9.2 Item 1(Picture)


9.2 Item 2(Picture)

9.3 ARE THERE ANY APPARENT ISSUES WITH THE VISIBLE GAS PIPING?

Comments: NO

10. Plumbing Fixtures and Faucets



Items

10.0 DID THE PLUMBING FIXTURES (FAUCETS, SINKS, SHOWERS AND TUBS) OPERATE PROPERLY?

Comments: YES, SEE ADDITIONAL COMMENTS

SHOWERS?

Comments: YES, SEE ADDITIONAL COMMENTS

Fixture drain(s) tested slow. *Drain pipes are not under pressure and depend on gravity to carry away wastes. Many times the problem is caused by an accumulation of soap, hair, grease and food particles. Additional possible causes could be an improper or malfunctioning stopper, dirty strainer or incorrectly installed piping system. The inspector is unable to determine the exact cause of the slow drain. There are different types of drain clearing products* *s available for* *s to try, however if* *ccessful, the services* *plumbing contractor* *led. The buyer is* *nduct any additional* *o satisfy all* ***cation: upper level hallway bathroom right sink***



10.2 Item 1(Picture)

Fixed

EATON Conduit

Items

11.1 ARE THERE ANY APPARENT ISSUES WITH THE ELECTRICAL SERVICE PANELS?

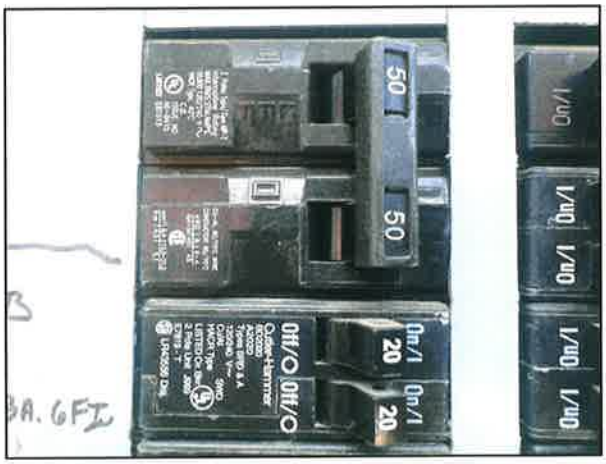
Comments: NO, GENERAL INFORMATION

Electrical panel cover could not be removed. *The inspector was unable to removed the electrical panel cover without damaging the wall, hardware or safely able to remove it without disrupting the electrical service. The inspector does not turn off any main or branch disconnect circuit breakers during the inspection to remove covers. The inspector was unable to inspect the interior components of panel including wiring, grounding and circuit protection. The buyer is advised to conduct any additional inspections to satisfy all concerns.* ***Additional: primary electrical box breaker cover cannot be safely removed without disconnecting main power***

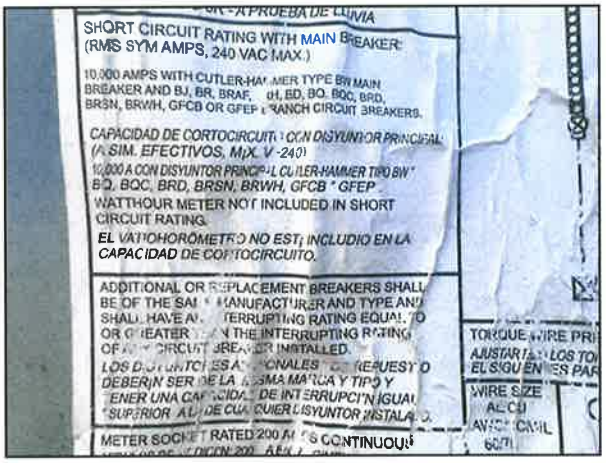
11.2 ARE THERE ANY APPARENT ISSUES WITH THE OVERCURRENT DEVICES?

Comments: YES, SEE ADDITIONAL COMMENTS

Mismatch brand circuit breaker from electrical panel brand or not listed on the manufacturer label. *Even though these circuit breakers are all "UL approved", they may not be listed to be used in panels of different manufacturers unless so indicated on the panel manufacturer label. When the panel manufacturer label is present, the inspector can verify listed breakers. If the manufacturer label is not present, breakers which do not meet the manufacturer brand should be checked. Electrical contractors opinions may vary on this subject. Some electricians will state as long as the breaker fits tight and does not affect the panel covers, it is acceptable. However the manufacturer information label will generally states by not using listed breaker types there may be safety risks as well as all warranties will be voided unless only listed brands are used inside the panel. The buyer is advised to conduct any additional inspections to satisfy all concerns.*



11.2 Item 1(Picture)



11.2 Item 2(Picture)

11.3 ARE THERE ANY APPARENT ISSUES WITH THE VISIBLE AREAS OF WIRING?

Comments: NO

11.4 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: GENERAL INFORMATION

12. Electrical Switches, Receptacles and Light Fixtures



Items

12.0 DID ALL ACCESSIBLE SWITCHES OPERATE WHEN TESTED?

Comments: YES, GENERAL INFORMATION

TESTED?
Comments: YES

Items

13.0 DID THE HEATING SYSTEM(S) OPERATE WHEN TESTED?

Comments: NOT INSPECTED OR TESTED

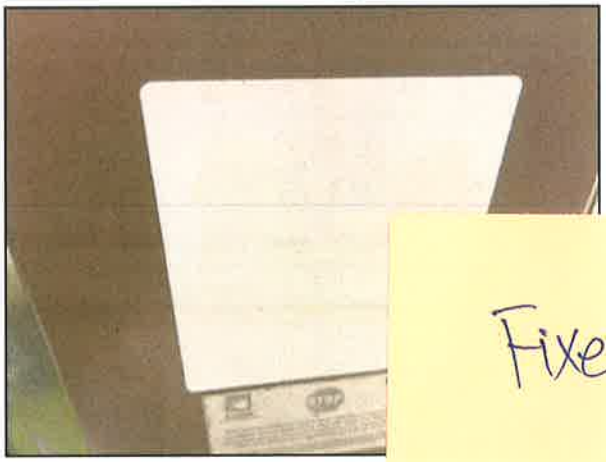
13.1 DID THE COOLING SYSTEM(S) OPERATE WHEN TESTED?

Comments: YES

(1) **The upper level cooling system turned on when tested but did not function blow fully refrigerated cold air.** *The supply air temperature on your system read* 53 on 56 *degrees, and the return air temperature was* 66 *degrees. An ambient air test was performed by using thermometer readings during the test of the 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. This indicates that the unit is not cooling properly and a licensed HVAC contractor should perform a further evaluation to determine the cause and repair needed.* ***Additional: system is an older unit and the information tag was not legible***



13.1 Item 1(Picture)



13.1 Item 2(Pictu

Fixed



13.1 Item 3(Picture)



13.1 Item 4(Picture)

(2) **The supply air temperature on the lower level system read 50 to 53 degrees, and the return air temperature was 70 degrees.** *An ambient air test was performed by using thermometer readings during the test of the air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which*

13.2 DID THE THERMOSTAT (OR OPERATING CONTROLS) FUNCTION WHEN TESTED?
Comments: YES

13.3 DOES THE FORCED AIR UNIT BLOWER COMPARTMENT HAVE AN AUTOMATIC DISCONNECT SWITCH?
Comments: YES

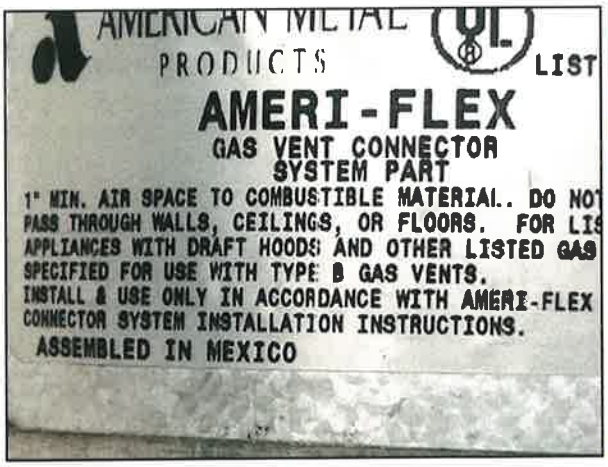
13.4 IS THE AIR FILTER(S) CLEAN AND PROPERLY SIZED?
Comments: NO

Filter(s) is dirty and needs cleaning or replacing. *Air passing over the heat exchanger (or evaporative coils in the case of cooling) draws the heat (or cold) from them as it flows to the living area register outlets. Dirty filters allow less air pass through which can cause damage to the system and lowers the efficiency of the unit. Filters should be cleaned or changed regularly as needed.* ***Location: upper level ceiling registers***

13.5 DO THE DISTRIBUTION SYSTEMS APPEAR TO BE IN FUNCTIONAL CONDITION? (this includes fans, pumps, ducts and piping, supports, insulation and registers)
Comments: YES

13.6 DO THE FLUES AND VENTS APPEAR TO BE IN FUNCTIONAL CONDITION? (for gas water heaters or heat systems)
Comments: YES, SEE ADDITIONAL COMMENTS

Ventilation pipe does not have a minimum 1" clearance from combustible materials. *The ventilation pipes can become very hot and having a proper clearance reduces the risk of a fire hazard. Type B-vent (a double-walled air-insulated vent for gas appliances) will typically have a fire clearance stamped right into the metal of the vent or a label stating 1-inch minimum clearance to combustibles. Repairs should be made as needed.* ***Location: water heater vent pipe in contact with wall***



13.6 Item 1(Picture)


13.6 Item 2(Picture)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

The insulation levels are not even throughout the attic space. *Insulation slows the rate of heat loss in the house. Inadequate insulation levels can be a cause of energy loss resulting in higher utility bills. Generally most older homes have room for improvement when it comes to insulation. Improvements can be made as needed or desired.*



14.0 Item 1(Picture)

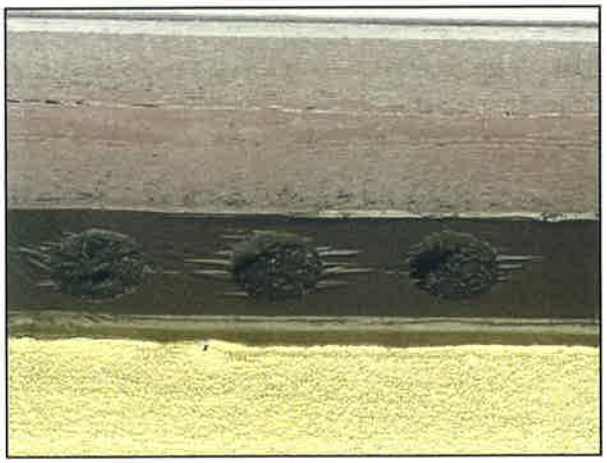


14.0 Item 2(Picture)

14.3 IS THERE VENTILATION PRESENT FOR THE ATTIC SPACE AND UNDER HOUSE?

Comments: YES

Ventilation screen(s) are damaged and/or missing. *Attics, garages and crawl space vents can become rusted or damaged over time.. Rodents use these holes or damaged vents as access ways into the home. Once inside the home or attic, they can take up residency. The main concern with this is that they may cause damage and they can be a health concern. Fortunately, these access points can be easily repaired or replaced. There are both screens and screen material repair kits that can be used. The materials are typically inexpensive and easily installed. Repairs should be made as needed.* ***Location: soffit vents blocked in areas***



14.3 Item 1(Picture)

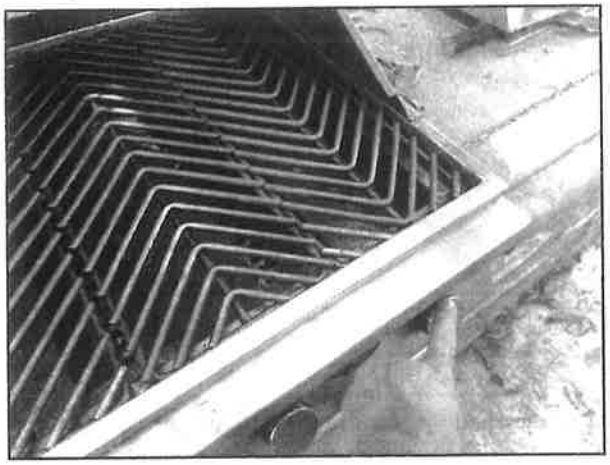
14.4 DID THE EXHAUST FAN(S) OPERATE WHEN TESTED?

Comments: YES

14.5 IS THERE A LAUNDRY DRYER VENT PRESENT?

Comments: YES

Cooking grill burners are not self igniting or functioning. *The inspector noted one or more burner that did not turn on when the appliance was tested. Burners on gas appliances typically fail to operate because of a dirty or misaligned ignitor. Many times a simple cleaning or adjustment will solve the issue. If this does not solve the issue, a more extensive repair may be needed including replacing the electronic ignition parts. Replacement parts may be available from the manufacturer. For a more extensive or technical repair, contact a local appliance repair company for a further evaluation and repairs. Always be sure to disconnect any electrical supply cords before attempting any repairs.* ***Additional: far right burner does not self ignite***



19.0 Item 1(Picture)

General Summary

FYI Home Inspections

Serving all of
Southern California
(909) 268-6808
fyi.inspections@gmail.com

Address
15240 Severyns Road
Tustin CA 92782

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Site Evaluation and General Comments

1.8 SMOKE DETECTORS AND CARBON MONOXIDE ALARMS

GENERAL INFORMATION

- (2) **Smoke detector(s) appear to be over 10 years old.** *Without a working smoke detector in your home you have no first alert to a possible fire. The presence of smoke detector(s) are required by state law. Regulations vary by city and county jurisdiction. Please check with your local building department for requirements in your area.*
- (3) **There is no carbon monoxide detector found in the proximity outside of the sleeping area(s).** *Carbon monoxide detector(s) are required by state law. It is recommended that one be installed according to the manufacturer's instructions outside of sleeping area(s) on each level of the building.*

2. Exterior

2.4 DID ALL EXTERIOR DOORS OPERATE WHEN TESTED? (this includes any storage closets or garages)

YES, SEE ADDITIONAL COMMENTS

Door is not latching closed. *The most common problem is the striker/strike plate is misfit. Many times an adjustment to the hinges or strike plate can correct this issue. If the door has shifted out of alignment where simple adjustments will not correct the issue, a more extensive repair will be needed. The strike plate hole may need to be enlarged or relocated to align with the latch.* ***Location: main front entry door***

2.5 ARE THERE ANY PREVENTATIVE MAINTENANCE ISSUES OR SIGNS OF DAMAGE TO THE WINDOWS?

YES, SEE ADDITIONAL COMMENTS

Window screen(s) are damaged or missing. *Damaged screens are usually not mentioned unless the damage is significant enough to keep out insects or other pests. Generally the inspector does not mention the exact number or location because this is considered a minor repair. Sometimes this item will be noted if the screens have been intentionally removed and stored because the inspector cannot verify the size, condition and function. Repairs can be made as desired.*

2.8 ARE THERE GENERAL OBSERVATIONS IN REGARDS TO THE VEGETATION, GRADING, DRAINAGE AND RETAINING WALLS? (with respect to their effect on the condition of the building)

NO, GENERAL INFORMATION

(1) **Vegetation growth on and/or against the building walls is not advised.** *Plant growth on or against the building may eventually cause damage to the siding material, trim and/or wood at the roof underside. Clinging vines and shrubs can hold excess moisture against the building and/or attract pests and insects. Areas obstructed by vegetation are not visible for inspection and are therefore excluded from this visual inspection. The inspector is unable to visually determine the extent of damage, if any, of areas covered or obstructed by vegetation.*

4. Interiors

4.1 ARE THERE SIGNS OF SIGNIFCANT COSMETIC DAMAGE OR WEAR ON THE WALLS AND CEILINGS?

NO

(2) **Patch or repair present in an area of plumbing components.** *This may be an indication of a previous leak. Additional moisture related damage could be uncovered should any further inspections be conducted. There were no visible signs of leaking present at the time of inspection. Check the seller disclosure statement for any additional information. The client is advised to conduct any additional inspections to satisfy all concerns.* ***Additional: repair on ceiling in family room below primary bathroom***

4.2 ARE THERE SIGNS OF SIGNIFCANT COSMETIC DAMAGE OR WEAR ON THE FLOORS?

NO, SEE ADDITIONAL COMMENTS

(1) **Intersection between the floor and tub and/or shower is not fully sealed.** *Sealing the gap will help prevent moisture intrusion from occurring in this area. These gaps should be inspected periodically and resealed as needed in the future. The inspector is unable to determine if any moisture related damage or issues has occurred beneath this area. The buyer is advised to conduct any additional inspections to satisfy all concerns.* ***Location: upper level hallway bathroom***

(2) **Floor covering are in need of cleaning, repairs or replacement.** *Floor coverings are generally considered a cosmetic item. The inspector may have encountered floor coverings that area worn or damaged beyond the point of normal use, floor coverings that were improperly installed or have become damaged due to occupants. The buyer is advised to self evaluate the floor coverings to determine if repairs or replacement is desired.* ***Additional: normal wear and aging***

The insulation blanket installed around the tank covers the information and safety labels. *The blanket should have cut out installed for the manufacturer labels and replacement safety stickers installed on the blanket. Improvements can be made as needed or desired.* ***Additional: circulation pump is unplugged and not in use***

10. Plumbing Fixtures and Faucets

10.0 DID THE PLUMBING FIXTURES (FAUCETS, SINKS, SHOWERS AND TUBS) OPERATE PROPERLY?

YES, SEE ADDITIONAL COMMENTS

(1) **Preventative maintenance caulking is advised.** *Caulking provides a watertight seal around plumbing fixtures including tubs, shower, sinks, etc.. When these items are not sealed, water can penetrate behind these items and cause damage. Caulk should be installed in these areas to prevent moisture damage to walls, cabinets, floors and structural members. Old caulk should be removed and the area cleaned before new caulk is installed. Existing caulk will wear down in the future and should be monitored and sealed as needed as part of your normal homeowner maintenance. Failure to perform this maintenance can result in severe damage or other moisture related issues.*

(2) **Fixture caps and/or spouts are not flush or sealed to the wall.** *The purposes of this item is to prevent water from entering the wall cavity behind the spout. When these items are not sealed, water can penetrate behind these items and cause damage. Repairs or caulk should be installed in these areas to prevent moisture damage to walls, cabinets, floors and structural members. Existing caulk will wear down in the future and should be monitored and sealed as needed as part of your normal homeowner maintenance. Failure to perform this maintenance can result in severe damage or other moisture related issues.* ***Location: bathrooms***

10.2 ARE THERE ANY SLOW OR VISIBLE LEAKING DRAINS AT THE SINKS, TOILETS, TUBS AND SHOWERS?

YES, SEE ADDITIONAL COMMENTS

Fixture drain(s) tested slow. *Drain pipes are not under pressure and depend on gravity to carry away wastes. Many times the problem is caused by an accumulation of soap, hair, grease and food particles. Additional possible causes could be an improper or malfunctioning stopper, dirty strainer or incorrectly installed piping system. The inspector is unable to determine the exact cause of the slow drain. There are different types of drain clearing products and remedies available for homeowners to try, however if this is not successful, the services of a licensed plumbing contractor may be needed. The buyer is advised to conduct any additional inspections to satisfy all concerns.* ***Location: upper level hallway bathroom right sink***

11. Electrical System

11.2 ARE THERE ANY APPARENT ISSUES WITH THE OVERCURRENT DEVICES?

YES, SEE ADDITIONAL COMMENTS

Mismatch brand circuit breaker from electrical panel brand or not listed on the manufacturer label. *Even though these circuit breakers are all "UL approved", they may not be listed to be used in panels of different manufacturers unless so indicated on the panel manufacturer label. When the panel manufacturer label is present, the inspector can verify listed breakers. If the manufacturer label is not present, breakers which do not meet the manufacturer brand should be checked. Electrical contractors opinions may vary on this subject. Some electricians will state as long as the breaker fits tight and does not affect the panel covers, it is acceptable. However the manufacturer information label will generally states by not using listed breaker types there may be safety risks as well as all warranties will be voided unless only listed brands are used inside the panel. The buyer is advised to conduct any additional inspections to satisfy all concerns.*

14.3 IS THERE VENTILATION PRESENT FOR THE ATTIC SPACE AND UNDER HOUSE?

YES

☐ **Ventilation screen(s) are damaged and/or missing.** *Attics, garages and crawl space vents can become rusted or damaged over time.. Rodents use these holes or damaged vents as access ways into the home. Once inside the home or attic, they can take up residency. The main concern with this is that they may cause damage and they can be a health concern. Fortunately, these access points can be easily repaired or replaced. There are both screens and screen material repair kits that can be used. The materials are typically inexpensive and easily installed. Repairs should be made as needed.* ***Location: soffit vents blocked in areas***

19. Outdoor Cooking Equipment

19.0 IS THE EXTERIOR COOKING EQUIPMENT OPERATING?

YES, NO, SEE ADDITIONAL COMMENTS

☐ **Cooking grill burners are not self igniting or functioning.** *The inspector noted one or more burner that did not turn on when the appliance was tested. Burners on gas appliances typically fail to operate because of a dirty or misaligned ignitor. Many times a simple cleaning or adjustment will solve the issue. If this does not solve the issue, a more extensive repair may be needed including replacing the electronic ignition parts. Replacement parts may be available from the manufacturer. For a more extensive or technical repair, contact a local appliance repair company for a further evaluation and repairs. Always be sure to disconnect any electrical supply cords before attempting any repairs.* ***Additional: far right burner does not self ignite***

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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