



Summary Only

William & Yana Debbaneh

Property Address:
11102 Whitebark Ln
Corona CA 92883



**A New Day Home Inspections
Chris Johnson**

This is not the complete home inspection report. It is only the Summary Items.

Action Items



A New Day Home Inspections

Customer

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Address

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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)

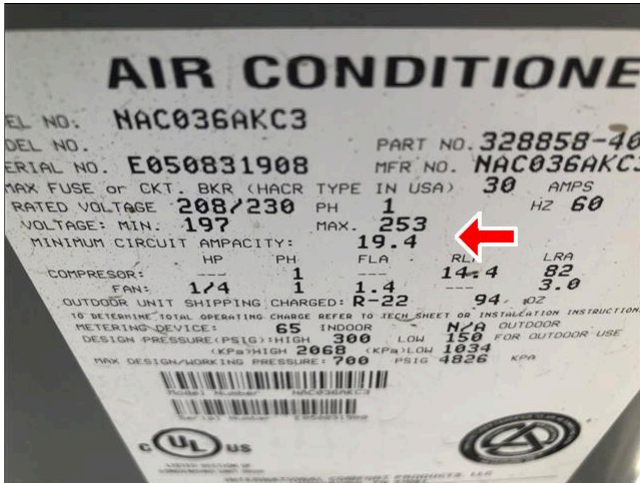


6.10 Item 6(Picture)

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

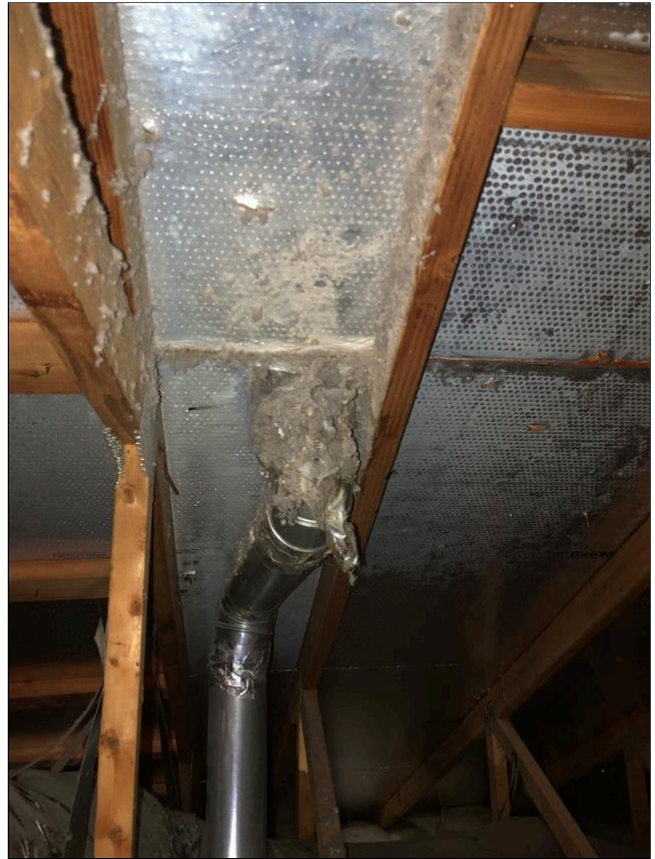
13.3 VISIBLE CLOTHES DRYER VENT

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



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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)

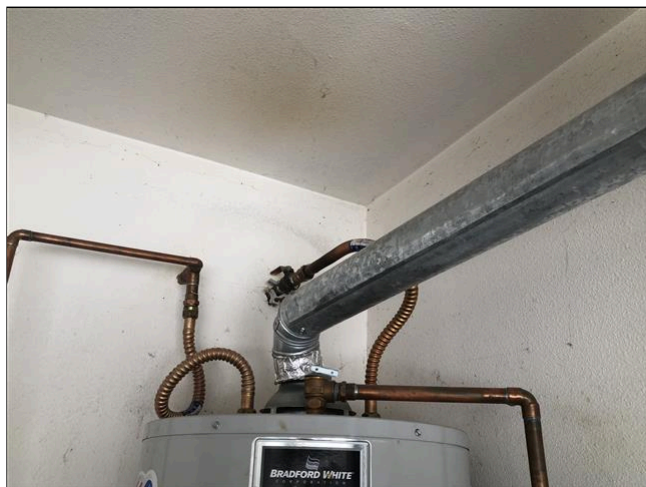
5. Plumbing

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

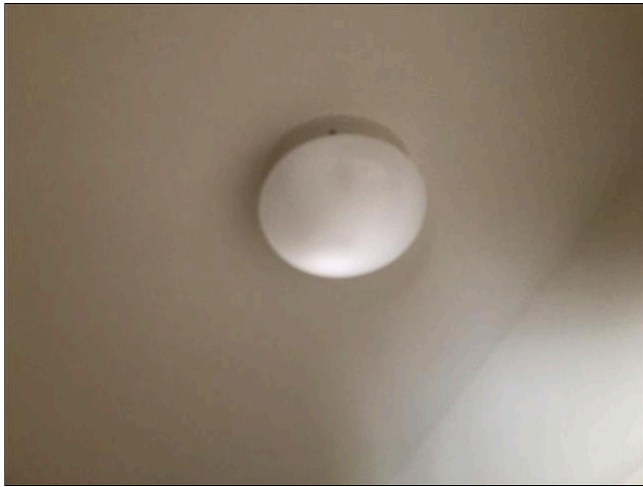
6.10 INTERIOR RECEPTACLES AND FIXTURES

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.



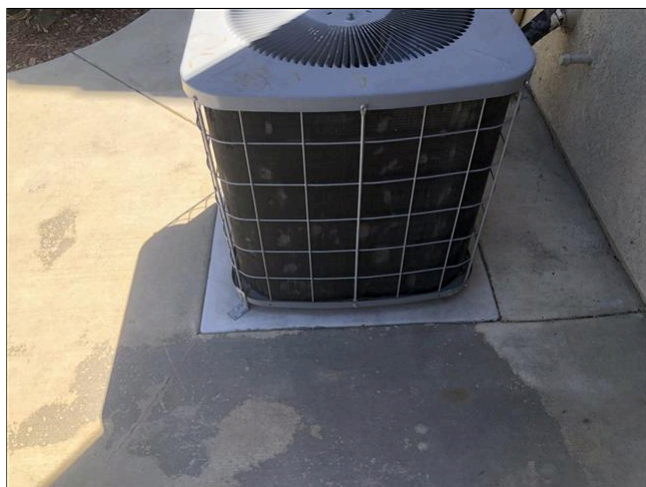
6.10 Item 7(Picture)

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)



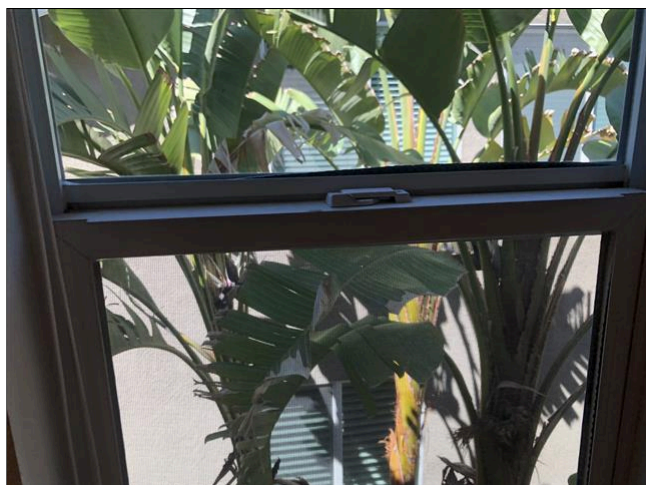
10.3 Item 6(Picture)

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)



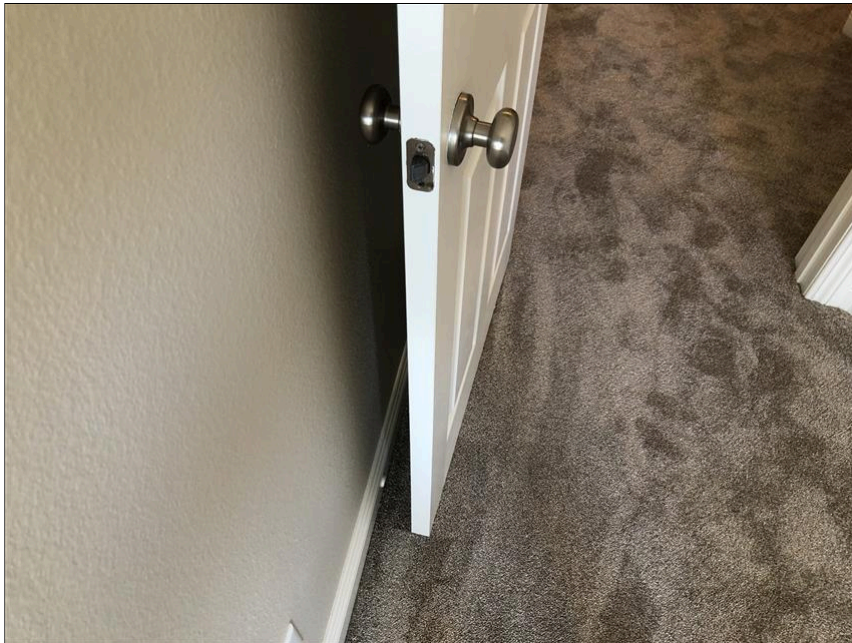
10.4 Item 4(Picture)

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

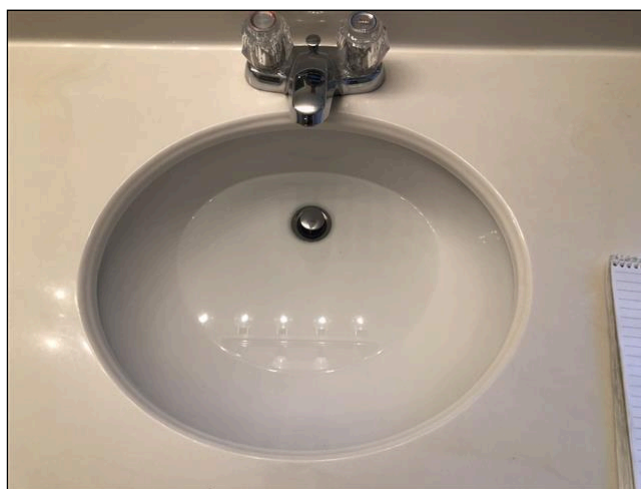
12.4 WASH BASIN(S)

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)



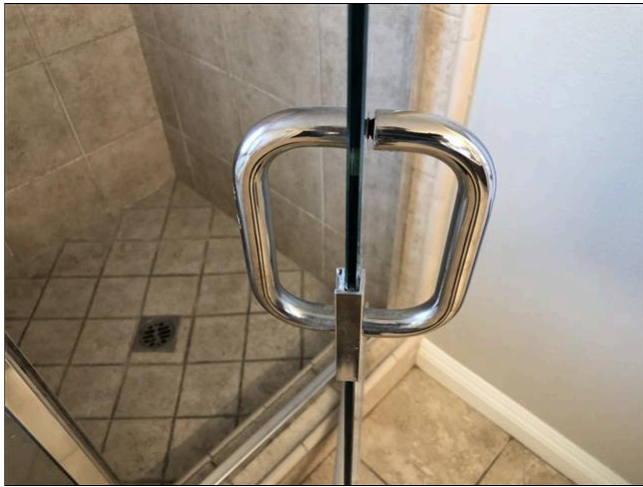
12.4 Item 2(Picture)

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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