

## AmeriSpec Inspection Services



**AmeriSpec**  
**22471 Aspan, Ste 104**  
**Lake Forest, CA 92630**  
**(949) 454-7900**

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Doc #:	202305-92449	Inspector:	Alejandro Ortega
Date:	5/5/2023		
Address:	38 Fuchsia Aliso Viejo CA 92656		
Client Name:	Kim Mastel		

We attempt to give the client a comprehensive, clear-cut, unbiased view of the building. The purpose of this inspection is to identify 'MAJOR' problems associated with the property being purchased or sold, although minor items may also be mentioned. Areas, which may be of concern to us, may not be of concern to the client and some items, which may be of concern to the client, may be considered minor to us. Therefore, it is advisable to read the entire report. Where repairs or replacements are suggested, we recommend licensed professionals in that field be called upon to make those repairs. We can perform verification of repairs to ensure repairs or corrections were made and also advise the client to obtain all paperwork from professionals concerning the work performed. These professionals will be happy to provide you with written statements concerning their work. We further recommend maintaining all paperwork on repairs for future reference. FUTURE FAILURE: Items in the building can and do experience failure without prior indications. This report is a snapshot of the condition of the building at the time of inspection. We cannot determine if or when an item will experience failure. Therefore, we cannot be held responsible for future failure. Carbon monoxide and smoke detectors have been proven to save lives. Client is advised to install carbon monoxide and smoke detectors if not already present in building. Suggest consulting with your local municipality and manufacture specifications as to the proper location and installation of these units.



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This report may contain digital photographs of some items and components. These images are for your convenience only and do not represent all items or components that may be deficient. ALL DEFECTS ARE NOT PHOTOGRAPHED; the entire written report must be reviewed.

Please take the time to analyze the following pages contained herein. This is your complete inspection report and must be reviewed carefully. Below is an index of the ratings used in this report.

S: The items inspected appeared in serviceable condition at time of inspection.

SERVICEABLE: The items inspected appeared to function normally at time of inspection.

N: The item was not present at the time of inspection.

Operable: The item inspected operated properly at time of inspection.

## GENERAL CONDITIONS

Structure Type:	The house is a condominium/ townhouse.
Levels:	Two story structure.
Lot Type:	Home is built on a flat lot.
Estimated Age:	27 to 28 years.
Weather Conditions:	Partly cloudy.
Occupancy:	Home was occupied at the time of inspection.
Viewed From:	Driveway.

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**EXTERIOR**

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. As per our inspection agreement, we do not inspect for termites, dry rot, fungus, or other wood destroying insects or organisms as that is a specially licensed trade. If deterioration and/or damage is noted on the exterior or interior of this home, we suggest further review of the termite report. Regardless of the age of the building, we recommend inquiring about any permits and inspection reports with final signatures for the building and for any changes, remodels or additions that may have been made to the building.

**Driveway:**

Concrete, Asphalt

**Trim:**

Wood

**Walkways:**

Concrete

**Windows & Frames:**


Vinyl

**Siding:**

Stucco

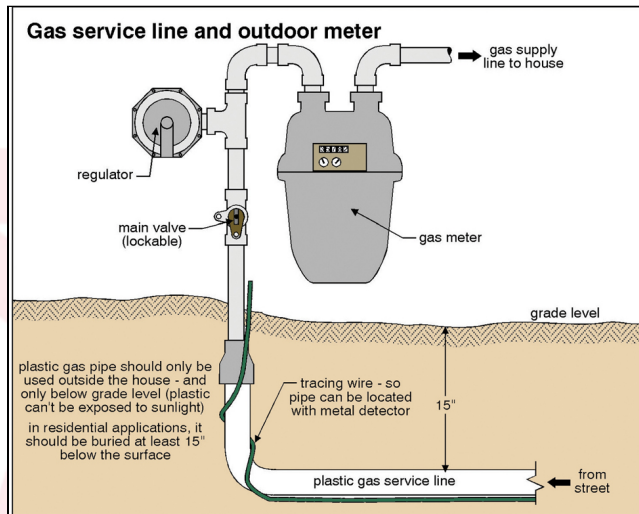
**Foundation:**

Concrete Slab Construction

Step #	Component	Comment
1.0	Driveway	<b>Condition:. Cracked asphalt noted. Deteriorated asphalt noted.</b>
1.1	Walkways/Stairs	<b>S.</b>
1.2	Walls/Fence/ Gates	<b>N.</b>
1.3	Siding	<b>Serviceable. Common cracks noted.</b>
1.4	Trim	<b>Condition:. Deteriorated wood noted.</b>
		
1.5	Window Frames	<b>S.</b>
1.6	Electrical	<b>S.</b>
1.7	Gutters/ Downspouts	<b>Condition:. Suggest gutters be cleaned out as part of normal maintenance to ensure proper drainage.</b>
1.8	Sprinklers	<b>Association maintained.</b>

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- 1.9 Bell/Chime **Operable.**
- 1.10 Chimney **Serviceable. A spark arrester is installed as a safety feature.**
- 1.11 Lot Grade/Drainage **Home is built on a flat lot. Grade at the foundation appears to be adequate.**
- 1.12 Gas Meter **Gas meter is located in the right side exterior common closet.**



TRACER WIRE

- 1.13 Foundation **S.**

## ROOF

Our evaluation of the roof is to determine if portions are missing and/or deteriorating and, therefore, subject to possible leaking. Portions of underlayment and decking are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks nor a certification.

<b>Roof Type:</b> Gable	<b>Roof Material Type:</b> Tile	<b>Method Used to Inspect Roof:</b> Ground, Binoculars
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Step #	Component	Comment
2.0	Flashing	S.

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2.1	Condition	<b>Condition. Roof shows normal wear for its age and type; appears to be in serviceable condition. Roof was visually inspected from accessible points on the interior and/or exterior. If a roof is too high, is too steep, is wet, is part of an association or is composed of materials which can be damaged if walked upon, the roof is not mounted by inspector. Therefore, client is advised that this is a limited review and a licensed roofer or the association should be contacted if a more detailed report is desired.</b>
2.2	Skylights	<b>N.</b>
2.3	Roof Penetrations	<b>S.</b>

## ATTIC

<b>Method Used to Inspect Attic:</b> Viewed From Entry	<b>Roof Structure &amp; Sheathing:</b> Trusses, Plywood Sheathing	<b>Attic Insulation:</b> Fiberglass Batts
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Step #	Component	Comment
3.0	Access	<b>Located in the rear bedroom.</b>



3.1	Framing	<b>S.</b>
3.2	Sheathing	<b>S.</b>
3.3	Evidence of Leak	<b>No.</b>
3.4	Insulation	<b>S.</b>
3.5	Ventilation	<b>Ventilation appears to be adequate.</b>
3.6	Electrical	<b>S.</b>



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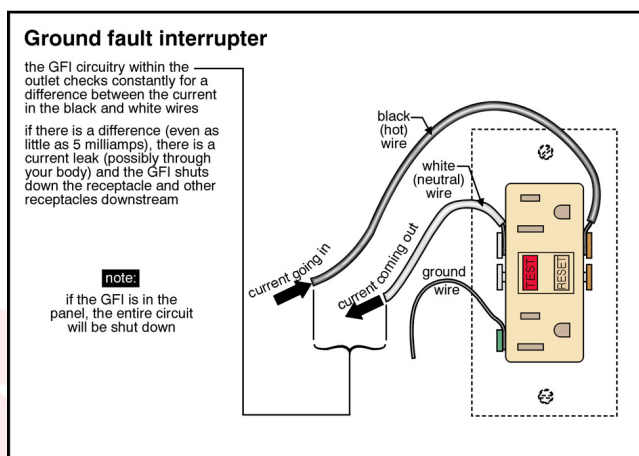
**PATIO**

**Cover:**  
Living Area Above

**Enclosure:**  
Stucco

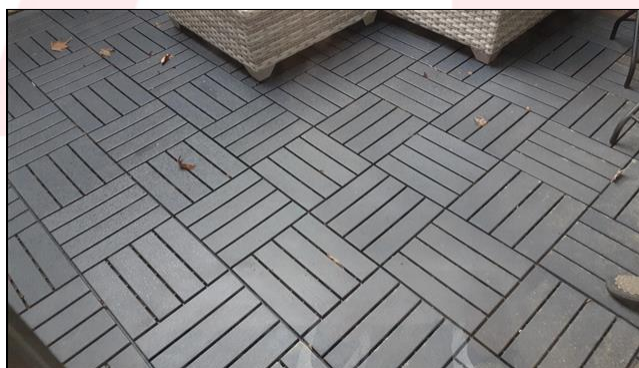
**Deck/Slab:**  
Brick

Step #	Component	Comment
4.0	Cover	S.
4.1	Enclosure	S.
4.2	Electrical	<b>Serviceable. Ground fault circuit interrupter is provided for safety. We suggest periodic testing to ensure proper working order.</b>



GFCI

4.3	Deck/Slab	<b>Condition:. Unable to fully inspect due to covering,</b>
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4.4	Stairs/Steps	N.
4.5	Railing	S.

**GARAGE**

**Garage Type:**

**Exterior Siding:**

**Roof:**

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Attached, Two-Car

Stucco

Living Area Above

**Slab:**

Concrete

**Garage Door:**

Metal Roll-Up Type

Step #	Component	Comment
5.0	Exterior	S.
5.1	Roof	<b>Condition:. Patching observed.</b>
5.2	Slab	<b>Serviceable. Common cracks noted.</b>
5.3	Garage Door	S.
5.4	Garage Door Hdwr	S.
5.5	Door Opener	<b>Serviceable. The garage door opener is equipped with a safety reverse device which operated when tested at the time of inspection. The U.S. product safety commission recommends these devices be checked monthly.</b>
5.6	Windows	N.
5.7	Screens	N.
5.8	Access Door	N.
5.9	Fire Door	<b>Condition:. Pet access is installed; no longer fire rated, noted as a possible safety hazard, suggest further review with a specialist.</b>



5.10 Fire Wall S.

5.11 Electrical S.



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**HEATING AND AIR CONDITIONING**

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos, radon, lead based products, or any other potentially hazardous materials is not within the scope of this report. If the home was built prior to 1978, testing or additional inspection(s) by a specialist may be warranted. Judging the sufficiency of water flow in plumbing or the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. We urge you to evaluate these systems prior to closing.

The adequacy, efficiency or even distribution of air throughout the building cannot be addressed by a visual inspection. The inspector does not perform pressurization or smoke tests on the duct system. As a result, no representation is made regarding the duct systems compliance with Title 24 of the California Energy Efficiency Standards for Residential and Nonresidential Buildings. Normal servicing and maintenance is recommended on a yearly basis to ensure that duct leakage is held to a minimum.

*DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANACE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY WILL CONDUCT SUCH AN INSPECTION UPON REQUEST.*

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<b>Heating System Location:</b> Attic	<b>Heating System Type:</b> Gas Forced Air	<b>Number of Heating Systems:</b> One
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<b>Step #</b>	<b>Component</b>	<b>Comment</b>
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6.0 Heating

Unit is operable.

76 ° noted at the intake; 100 ° noted at the register, unit is heating within guidelines.



6.1 Venting

S.

6.2 Air Conditioning

Condition:. Compressor is located in the front.

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**Deteriorated fins noted.**

**Rusted fins noted.**

**As most manufacturers warn against operating air conditioning units when the outside temperature is less than 60 degrees, this unit was not tested. Client is advised to verify operation of the unit prior to close.**

**Unable to fully inspect the compressor, blocked by vegetation.**



- |     |            |  |
|-----|------------|--|
| 6.3 | Thermostat | <b>Operable. Located in the upstairs hall.</b> |
| 6.4 | Ducting    | S.   |

## PLUMBING

### Plumbing Water Distribution

#### Type:

Copper, PEX

- | Step # | Component     | Comment  |
|--------|---------------|--|
| 7.0    | Main Shut-off | <b>Main shut-off is located in the garage.</b> |

**The main water shut-off was not tested. These can fail at any time due to non-use and corrosion.**



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7.1 Drain/Waste Vents S.

7.2 Other Comments **Pressure regulator and 40 psi noted. Water softener noted, not tested as it is beyond the scope of this inspection.**



**WATER HEATER**

**Gallons:**  
50

**Type:**  
Gas

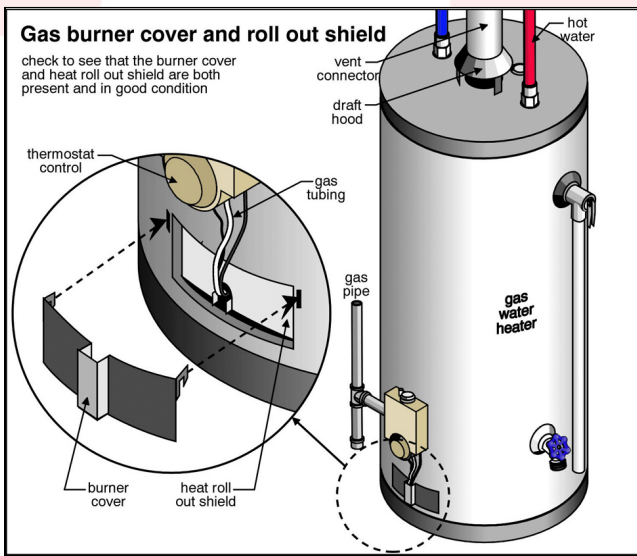
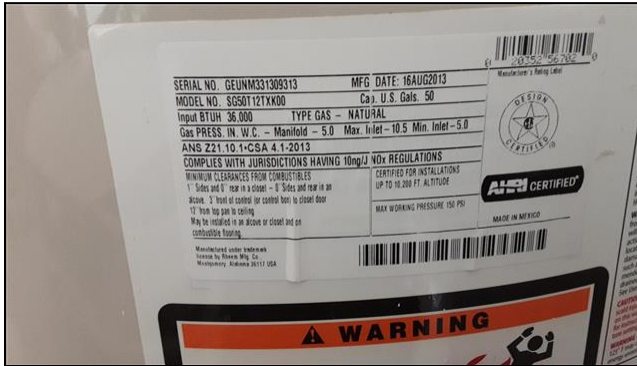
**Location:**  
Garage

Step #	Component	Comment
8.0	Temperature Relief Valve	<b>Temperature pressure relief valve is installed as a safety measure.</b>



8.1 Condition

Outer burner door is not present. Manufactured August 2013.



BURNER AREA

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8.2	Strapping	<b>Water heater is anchored or strapped to resist horizontal displacement due to earthquake motion.</b>
8.3	Recirculation Pump	<b>N.</b>
8.4	Venting	<b>S.</b>

## ELECTRICAL

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**Service Amperage:**

60 Amps

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Step #	Component	Comment
9.0	Service Entrance	<b>Service entrance is underground.</b>



9.1	Main Panel	<b>Main panel is located in the right side exterior common closet. When a service panel rating is under 100 amps, an upgrade may be required if more or higher demand electric appliances are to be added. The system was standard at the time of construction and, unless otherwise noted, appears to be serviceable. Client should consult with a licensed electrician if this is a concern or if additions are planned.</b>
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9.2	Sub Panel	<b>Sub panel is located in the hall.</b>
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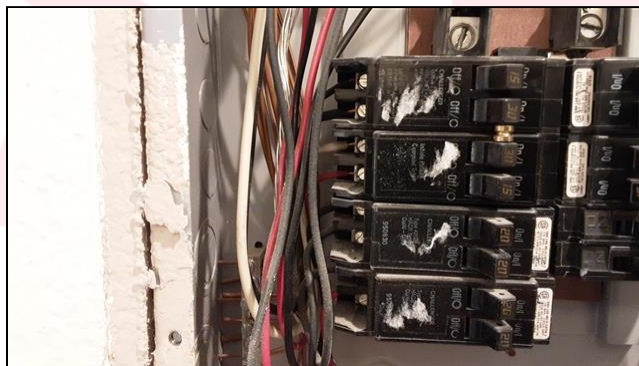
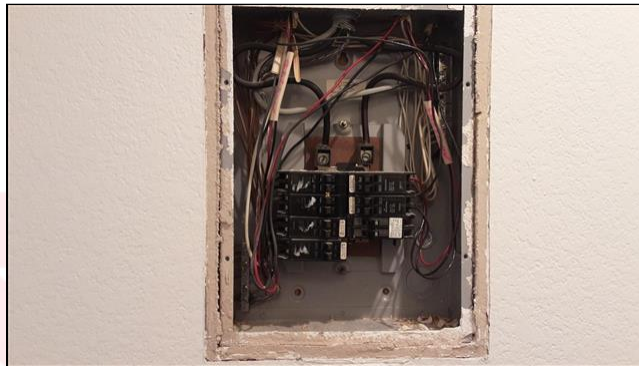
9.3	Overload Protection	<b>Overload protection is provided by breakers.</b>
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9.4 Main Disconnect

**Main disconnect noted.**

9.5 Wiring

**Condition: Low branch circuit wiring is copper.****A white wire is used as a positive wire to a breaker; unable to determine if permitted.**

9.6 Futures

**Futures are provided for possible expansion.**

## SMOKE/CARBON MONOXIDE DETECTORS

Step #	Component	Comment
10.0	Location 1	<b>Bedrooms.</b>
10.1	Testing 1	<b>Serviceable. We suggest periodic testing of the smoke detectors to ensure proper working order. If units are more than five years old</b>



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**the manufacture recommends replacement, client may wish to upgrade.**

10.2	Location 2	<b>Hall.</b>
10.3	Testing 2	<b>Serviceable. We suggest periodic testing of the smoke and carbon monoxide detectors to ensure proper working order. If units are more than five years old the manufacture recommends replacement, client may wish to upgrade.</b>

## FIREPLACE

Step #	Component	Comment
11.0	Gas Jet	<b>Gas jet is provided, gas flowed when tested.</b>
11.1	Other Comments	<b>Fireplace is serviceable.</b>

## KITCHEN

The kitchen inspection is a combination of visual and functional. Shut-off valves and angle stops under sinks are not turned or tested during the inspection due to the possibility of causing leaks. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency. Appliances are operated, if power is supplied. Calibrations to cooking systems and oven self-cleaning cycle and timers are not evaluated nor life expectancies given to dishwashers. NOTE: Dishwashers can fail at any time due to their complexity. Our review is to determine if the system is free of leaks and excessive corrosion.

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**Floors:**

Tile

**Countertops:**

Tile

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Step #	Component	Comment
12.0	Floors	<b>S.</b>
12.1	Walls	<b>Condition:. Patched under the sink.</b>
12.2	Ceiling	<b>S.</b>
12.3	Doors	<b>N.</b>
12.4	Windows	<b>S.</b>
12.5	Screens	<b>S.</b>
12.6	Cabinets	<b>Condition:. Evidence of a past leak noted under the sink.</b>
12.7	Countertops	<b>Condition:. Chipped material observed.</b>

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- 12.8 Electrical **Condition: Ground fault circuit interrupter is provided for safety. We suggest periodic testing to ensure proper working order. Inoperable lights noted.**



- 12.9 Sinks **S.**
- 12.10 Faucets **S.**
- 12.11 Traps/Drains/Supply **S.**
- 12.12 Disposal **Serviceable. Make: ISE.**
- 12.13 Dishwasher **Serviceable. Make: Samsung.**

**Our inspection is limited to operating the unit on the normal wash cycle only. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components.**

- 12.14 Stove/Cooktop **Serviceable. Make: Samsung. Gas.**
- 12.15 Oven **Serviceable. Make: Samsung. Gas.**
- 12.16 Hood/Fan **Serviceable. Recirculating type.**
- 12.17 Microwave **Serviceable. Make: Samsung.**
- 12.18 Trash Compactor **N.**
- 12.19 Water Filter **N.**

## LAUNDRY

### Floors:

Concrete

- | Step # | Component | Comment |
|--------|-----------|---------|
| 13.0   | Floors    | S.      |

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13.1	Walls	S.
13.2	Ceiling	S.
13.3	Doors	N.
13.4	Windows	N.
13.5	Screens	N.
13.6	Cabinets	N.
13.7	Electrical	S.
13.8	Exhaust Fan	N.
13.9	Laundry Tub	N.
13.10	Washer H/Up	<b>Serviceable. We do not disconnect the supply hoses to the washer, nor do we operate the valves. These can leak at any time and should be considered a part of normal maintenance. Drain stand and machines not tested.</b>
13.11	Dryer H/Up	<b>Serviceable. Gas only is provided.</b>

## DOWNSTAIRS HALL BATHROOM

Our focus in bathrooms is directed at identifying visible water damage and/or visible plumbing problems. Shut-off valves and angle stops under bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing leaks. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency.

Step #	Component	Comment
14.0.A	Floors	<b>Condition:. Cracked grout noted near base of tub.</b>
14.1.A	Walls	<b>Condition:. Patched under the sink.</b>
14.2.A	Ceiling	S.
14.3.A	Doors	S.
14.4.A	Windows	N.
14.5.A	Screens	N.
14.6.A	Electrical	S.
14.7.A	Exhaust Fan	S.
14.8.A	Heating	S.
14.9.A	Tub	S.

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14.10.A	Tub Enclosure	N.
14.11.A	Tub Faucet	<b>Condition:. Showerhead leaks when in use.</b>
14.12.A	Shower	N.
14.13.A	Shower Door/ Enclosure	N.
14.14.A	Shower Faucet	N.
14.15.A	Sink	S.
14.16.A	Sink Faucet	S.
14.17.A	Traps/Drains/Supply	S.
14.18.A	Toilet	S.
14.19.A	Counter/Cabinets	S.

## UPSTAIRS FRONT BEDROOM BATHROOM

Step #	Component	Comment
14.0.B	Floors	S.
14.1.B	Walls	S.
14.2.B	Ceiling	S.
14.3.B	Doors	S.
14.4.B	Windows	N.
14.5.B	Screens	N.
14.6.B	Electrical	N.
14.7.B	Exhaust Fan	S.
14.8.B	Heating	S.
14.9.B	Tub	S.
14.10.B	Tub Enclosure	N.
14.11.B	Tub Faucet	<b>Serviceable. Includes showerhead.</b>
14.12.B	Shower	N.
14.13.B	Shower Door/ Enclosure	N.
14.14.B	Shower Faucet	N.

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14.15.B	Sink	<b>Serviceable. Double.</b>
14.16.B	Sink Faucet	<b>S.</b>
14.17.B	Traps/Drains/Supply	<b>S.</b>
14.18.B	Toilet	<b>S.</b>
14.19.B	Counter/Cabinets	<b>S.</b>

## UPSTAIRS REAR BEDROOM BATHROOM

Step #	Component	Comment
14.0.C	Floors	<b>S.</b>
14.1.C	Walls	<b>Condition:. Patched under the sink.</b>
14.2.C	Ceiling	<b>S.</b>
14.3.C	Doors	<b>S.</b>
14.4.C	Windows	<b>N.</b>
14.5.C	Screens	<b>N.</b>
14.6.C	Electrical	<b>S.</b>
14.7.C	Exhaust Fan	<b>S.</b>
14.8.C	Heating	<b>S.</b>
14.9.C	Tub	<b>S.</b>
14.10.C	Tub Enclosure	<b>N.</b>
14.11.C	Tub Faucet	<b>Serviceable. Includes showerhead.</b>
14.12.C	Shower	<b>N.</b>
14.13.C	Shower Door/ Enclosure	<b>N.</b>
14.14.C	Shower Faucet	<b>N.</b>
14.15.C	Sink	<b>S.</b>
14.16.C	Sink Faucet	<b>S.</b>
14.17.C	Traps/Drains/Supply	<b>S.</b>
14.18.C	Toilet	<b>S.</b>
14.19.C	Counter/Cabinets	<b>S.</b>

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**ENTRY**

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws can be overlooked, thus we suggest you double-check these items, if concerned. NOTE: AS POINTED OUT IN THE INSPECTION AGREEMENT, MATERIALS REGULARLY USED IN RESIDENTIAL CONSTRUCTION MAY CONTAIN POTENTIALLY HAZARDOUS SUBSTANCES SUCH AS ASBESTOS AND FORMALDEHYDE. OUR REPORT WILL NOT IDENTIFY THESE SUBSTANCES SINCE LABORATORY TESTING IS NECESSARY TO DETECT THEIR PRESENCE.

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
15.0	Floors	S.
15.1	Walls	S.
15.2	Ceiling	S.
15.3	Doors	S.
15.4	Windows	S.
15.5	Screens	N.
15.6	Electrical	S.

**LIVING ROOM**

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
16.0	Floors	S.
16.1	Walls	S.
16.2	Ceiling	S.
16.3	Doors	N.
16.4	Windows	S.
16.5	Screens	S.
16.6	Electrical	S.

**DINING ROOM**

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
17.0	Floors	S.
17.1	Walls	S.

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17.2	Ceiling	S.
17.3	Doors	N.
17.4	Windows	S.
17.5	Screens	S.
17.6	Electrical	S.

**HALL/STAIRS**

Step #	Component	Comment
18.0	Floors	S.
18.1	Walls	S.
18.2	Ceiling	S.
18.3	Doors	S.
18.4	Windows	N.
18.5	Screens	N.
18.6	Electrical	S.
18.7	Stairs	S.

**DOWNSTAIRS BEDROOM**

Step #	Component	Comment
19.0.A	Floors	S.
19.1.A	Walls	<b>Condition:. Patched. Holes noted.</b>
19.2.A	Ceiling	<b>Condition:. Patched.</b>
19.3.A	Doors	S.
19.4.A	Windows	S.
19.5.A	Screens	S.
19.6.A	Electrical	S.
19.7.A	Closet/Wardrobe	S.



## UPSTAIRS FRONT BEDROOM

Step #	Component	Comment
19.0.B	Floors	S.
19.1.B	Walls	S.
19.2.B	Ceiling	S.
19.3.B	Doors	S.
19.4.B	Windows	S.
19.5.B	Screens	S.
19.6.B	Electrical	S.
19.7.B	Closet/Wardrobe	S.

## UPSTAIRS REAR BEDROOM

Step #	Component	Comment
19.0.C	Floors	S.
19.1.C	Walls	S.
19.2.C	Ceiling	S.
19.3.C	Doors	S.
19.4.C	Windows	S.
19.5.C	Screens	S.
19.6.C	Electrical	S.
19.7.C	Closet/Wardrobe	S.