

Inspection Report

2248 Braeburn Avenue

Fullerton, CA 92831

Prepared for: Mr. & Mrs. Homeowner



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Report Index

INSPECTION CONDITIONS	3
EXTERIOR - FOUNDATION - BASEMENT	5
ROOF SYSTEM	7
PLUMBING	9
HEATING - AIR CONDITIONING	13
ELECTRICAL SYSTEM	16
INTERIOR	21
GARAGE - CARPORT	23
KITCHEN - APPLIANCES - LAUNDRY	26
BATHROOMS	28
GROUNDS	32
ADDENDUM	34

INSPECTION CONDITIONS



2248 Braeburn Avenue, Fullerton, CA 92831 Front View.

CLIENT & SITE INFORMATION:

FILE #:	2601-08-14.
DATE OF INSPECTION:	2026, August, 11.
TIME OF INSPECTION:	10 am.
CLIENT NAME:	Mr. & Mrs. Homeower.
INSPECTION SITE:	2248 Braeburn Avenue.
INSPECTION SITE CITY/ STATE/ZIP:	Fullerton, CA 92831.

CLIMATIC CONDITIONS:

WEATHER:	Clear, Hot.
SOIL CONDITIONS:	Dry.
APPROXIMATE OUTSIDE TEMPERATURE in F:	80-90.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES:	North.
ESTIMATED YEAR BUILT:	Originally built in, 1962.
BUILDING TYPE:	Single Family Home.
STORIES:	1 Story.
SPACE BELOW GRADE:	Slab on grade.

UTILITY SERVICES:**WATER SOURCE:** Public.**SEWAGE DISPOSAL:** Public.**UTILITIES STATUS:** All utilities on.**OTHER INFORMATION:****AREA:** Suburb.**HOUSE OCCUPIED?** Yes.**CLIENT PRESENT:** Yes.**PEOPLE PRESENT:** Homeowner, Listing agent.**COMMENTS:** *Recommend client/buyer obtain all permits for additions, upgrades or replacements to original structure. Un-permitted additions are not covered by this inspection and 1st Alliance & Associates LLC or the Inspector assumes no liability for conditions of these areas.***PAYMENT INFORMATION:****TOTAL FEE:** \$550.00.**PAID BY:** Check.**REPORT LIMITATIONS**

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

WALLS:

MATERIAL:	Stucco exterior wall covering.
CONDITION:	Appears serviceable with wear and conditions consistent with the age of structure and materials, Cracks noted are typical.

TRIM:

MATERIAL:	Wood.
CONDITION:	Consult termite report for all areas of wood and wood damage in and around structure.

CHIMNEY:

MATERIAL:	Brick and mortar chimney with masonry liner.
CONDITION:	



No spark arrester/rain cap present

Appears serviceable with wear and condition consistent with the age of material. **Spark arrester is recommended. None present now**, Recommended only, not required due to age of home.

SLAB ON GRADE:

CONDITION:	Slab and Structural footings are not fully visible at time of inspection. No visible cracking or displacement of slab or footings is visible at time of inspection. Slab is not visible due to carpet and/or floor covering - no readily visible problem are noted.
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BASEMENT/CRAWL SPACE:

ACCESSIBILITY:	Not applicable to this dwelling.
CRAWL SPACE:	Not applicable to this dwelling.
BASEMENT/ CRAWLSPACE WALLS - TYPE:	
	Not applicable to this dwelling.

ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

ATTIC AND INSULATION:

ACCESSIBILITY AND CONDITION:



General view of attic framing

Attic is partial, Conventional framing supporting roof present, Partial access to attic only, Viewing was limited, To observing from access hatch areas only, No walk boards are provided, Minor moisture stains are noted and common for areas observed around vent openings.

CIRCULATING AIR VENTS:

Attic ventilation appears serviceable.

ELECTRICAL:

Attic wiring is not fully visible due to insulation.

EXHAUST VENTING:

Insulation installed in attic prevents complete inspection do to restricted viewing.

INSULATION TYPE AND CONDITION:

Fiberglass batts, Appears serviceable.

DEPTH	 General view of insulation in attic 5-6 inches, Insulation is somewhat compacted and the true R-factor at this point in time may be substantially less than that originally installed. Installation of additional insulation is recommended.	

ROOF:

STYLE:	Hip.
TYPE:	Asphalt composition shingles.
ROOF ACCESS:	Unable to fully access due to, height, pitch or weather, weight limit recommend to prevent breaking or damaging roofing material.
ROOF COVERING STATUS:	Appears serviceable within useful life with wear consistent for the age of home or material, Ridge cap is damaged or missing in areas , General condition appears serviceable with signs of weathering/curling and aging. Regular maintenance and inspections are advised. Recommend a further evaluation by a licensed roofing contractor for repairs or replacements needed to restore normal conditions.

EXPOSED FLASHINGS:

TYPE AND CONDITION:	Metal, Appears serviceable with wear consistent for the age of material. Unable to fully access/view due to, roofing materials installed over flashing, height/pitch/weather.
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GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:	No rain gutters installed. Consider installing gutters and downspouts to help with site drainage.
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PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

MAIN LINE:

MATERIAL:



No valve on main at house, street only

Lines not fully visible. Underground water supply lines not visible or not in operation at the time of inspection are not covered by this inspection. **No shut off valve is present on main supply at structure, recommend installing a shut off valve at structure.**

CONDITION:

Water pressure appears adequate between 55-80 PSI, Main shut off valve at home is operational.

SUPPLY LINES:

MATERIAL:

Copper pipe is the visible water supply to all plumbing fixtures.

CONDITION:

Appears serviceable with wear and operation consistent with the age of material and structure, No leakage is noted, but monitor in the future.

WASTE LINES:

MATERIAL:

Home is built on a slab and waste lines are not visible under slab, ABS Black Plastic.

CONDITION:

Unable to fully view pipes. Appears serviceable, Lines not fully visible, Plumbing vents appear serviceable.

HOSE FAUCETS:

OPERATION:

Sample operated, appeared serviceable.

WATER HEATER:**TYPE:****General view of water heater side yard**

Natural Gas, 50 Gallons.

**DATE OF
MANUFACTURE:**

2022.

LOCATION:Water heater is located on the exterior of the home, Exterior closet accessible from patio, deck or yard. **Damage noted to water heater closet door.****EARTHQUAKE
STRAPPING:**Water heater is strapped to California Earthquake Guideline.
properly installed and lagged into the 4 inch side of 2x4.**Water heater strapping is not****PLUMBING FIXTURES:****General view of ball valve shut off**

A water ball valve shutoff is installed and operates properly.

FUEL SUPPLY:**No sediment trap on gas to controls**

No Sediment Trap or Drip Leg is present on the natural gas supply to burner controls for the water heater, this is a safety issue and recommend installing in accordance with Building and Safety standards for natural gas appliances. See Addendum Page for correct installation of a Sediment Trap for use on a Tank Style water heater.

TPRV & VENTILATION:

Temperature Pressure Relief Valve (TPRV) noted, not tested. Flue vent intact with all section secured with mechanical fastener.

FUEL SYSTEM:**METER/TANK
LOCATION-
CONDITION:****General view of meter man valve**

Lines not fully visible. Underground gas leaks or damaged gas supply lines not visible or not in operation at the time of inspection are not covered by this inspection. System appears serviceable. Meter located at exterior of home with access to meter and valve located above ground accessible from the yard.

**SECONDARY GAS
LINES:**

No isolation valve on pool heater gas line

Secondary gas supply line is installed on the primary natural gas supply line from the meter to the appliances inside the home. There is **NO** isolation valve installed on the secondary gas line run, before it goes underground, this is required for safety and a further evaluation by a licensed contractor is recommended for repairs or replacement to restore normal operation.

Senate Bill 407 became law on January 1, 2014, and applies to all Single Family Residences built before January 1, 1994. This legislation requires that water conserving plumbing fixtures be installed throughout the home as a condition of building permits applied for after January 1, 2014. As of January 1, 2017 all single-family residences built prior to January 1, 1994 must comply with these requirements (permit or no permit) and homeowners are required to install water saving fixtures, if current fixtures are out of compliance. This law will not affect commercial or multi-family properties until January 1, 2019.

Here are the rules:

- If a toilet is greater than 1.6 gpf, a 1.28 gpf toilet is required.*
- If a shower head flows more than 2.5 gpm, a 2 gpm shower head is required.*
- If a lavatory faucet flows more than 2.2 gpm, a 1.2 gpm faucet is required.*
- If a kitchen sink faucet flows more than 2.2 gpm, a 1.8 gpm faucet is required.*
- If a urinal (wall mounted) uses more than 1 gpf, a .125 gpf urinal is required.*

ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

SERVICE:

TYPE AND CONDITION:



Overhead feeds to home

Overhead, 110/220 Volt, Circuit breakers, Appears serviceable.

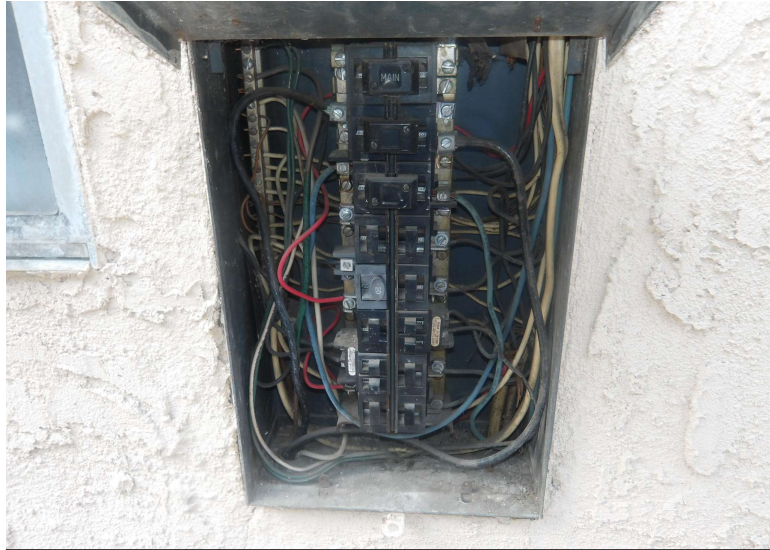
ELECTRICAL PANELS:

MAIN PANEL LOCATION AND NOTES:



No labels on panel for breaker use

Exterior of house, Appears serviceable, 100 amp main breaker.

Inspector Notes:**General view of breaker wiring in panel**

Circuit and wire sizing correct so far as visible, Grounding system is present, **This is a Federal Pacific sub panel and these have a manufactures defect that can and has caused fires when breakers did not trip as designed. The breakers for this panel are no longer manufactured and cannot be replaced. Recommend further evaluation by a licensed contractor for replacement to restore normal and safe conditions.**

<https://www.cpsc.gov/Newsroom/News-Releases/1983/Commission-Closes-Investigation-Of-FPE-Circuit-Breakers-And-Provides-Safety-Information-For-Consumers>

Is It Safe to Own an FPE Stab-Lok Panel?

The trouble with an FPE Stab-Lok panel is that it can function perfectly fine - until suddenly it doesn't. It only takes one short circuit or overcurrent.

CPSC recommends getting this type of panel inspected by a qualified electrician "to look for any signs of overheating or malfunction among the circuit breakers." However, after testing over 4,000 breakers, Aronstein states that you can only identify a defective Stab-Lok breaker by first removing it and then testing it. This process can be more expensive than installing a new, less risky Federal Pacific Electrical panel or any other brand. In many cases, it makes more sense to replace an FPE Stab-Lok panel.

SUBPANEL #1**LOCATION:**

Air conditioner.

SUBPANEL #1 NOTES:

Circuit and wire sizing correct so far as visible, Grounding system is present, **The breaker for this AC that is located inside the main service panel is rated for 50 amps, the maximum breaker rating for this unit is 40 amps.**

SUBPANEL #2**LOCATION:**

Pool equipment.

SUBPANEL #2 NOTES:

Circuit and wire sizing correct so far as visible, Grounding system is present.

CONDUCTORS:**ENTRANCE CABLES:**

Cannot determine.

BRANCH WIRING:

Copper.

SWITCHES & OUTLETS:**CONDITION:**

Stored items prevent access and testing at some outlets and switches. Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets. A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition.

EXTERIOR ELECTRICAL:**CONDITION:**

Missing cover over outlet

NOTE: Low voltage lighting systems are not inspected, Timers and light sensitive fixtures are not included in the scope of this inspection. **Exterior outlets are missing weather tight covers.**

HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

HEATING SYSTEM DESCRIPTION:

LOCATION OF PRIMARY UNIT:



General view of FAU in attic

Attic for the interior living area of the home.

SYSTEM TYPE:

Forced Air Unit (FAU)

FUEL TYPE AND NOTES:

No sediment trap on gas to controls

Natural Gas Electronic ignition is provided No Sediment Trap or Drip Leg is present on the Natural Gas supply to burner controls for the Forced Air Unit (FAU) aka Heater, this is a safety issue and recommend installing in accordance with Building and Safety standards for natural gas appliances. See Addendum Page for correct installation of a Sediment Trap for use on a Forced Air Unit (FAU) aka Heater.

CAPACITY OF UNIT:

80,000 btu's.

DATE OF MANUFACTURE:

2015.

HEATING SYSTEM CONDITION:**PRIMARY UNIT:**

Operation is consistent for the age of system, The Consumer Product Safety Commission (CPSC) has listed several horizontal forced air units as "Defective or Recalled" due to known manufactures defects that could cause fire or carbon monoxide to be released into the conditioned air supply into the homes living area, additional information is available at the CPSC web-site www.cpsc.gov/Newsroom/News-Releases/2000/cpsc-warns-about-defective-furnaces-in-california This advisory is included as a courtesy only, the FAU installed in this home is not part of this advisory and operation is normal for the age of material.

BURNERS/HEAT EXCHANGERS:

Unit failed to ignite.

PUMP/BLOWER FAN:

Appears Serviceable with operation consistent for the age of unit.

COMBUSTION AIR:

Appears serviceable.

VENTING:

Appears serviceable.

AIR PLENUM:

Appears serviceable.

AIR FILTERS:

Manufactures recommend that Air Filters installed on all Forced Air Units(FAU) be replaced after every 30 days of operation .

NORMAL CONTROLS:

Appear serviceable.

AIR CONDITIONING:**TYPE:****No pad under AC on side yard**

Central two-part/split system air conditioning, with a condensing coil or compressor outside and the evaporator coil attached to the FAU inside the home. AC Compressor/Condensing Coil were operational at time of inspection with operation consistent for the age of material and system.

AC sits on the ground and does not have the required pad to lift it off the ground and be strapped in place to this pad to prevent movement from vibration which could cause damage and leaking to the refrigerant lines , Damaged or missing straps securing AC Compressor to pad .

POWER SOURCE:

220 Volt, Electrical disconnect is present within 50 feet and line of sight from AC.

**DATE OF
MANUFACTURE:****General view of AC**

2015.

**CAPACITY OF
COMPRESSOR:**

5 ton compressor.

**CAPACITY OF
EVAPORATOR COIL:**

5 ton evaporating coil.

RETURN AIR TEMPERATURE:	67 degrees at air return to FAU.
SUPPLY AIR TEMPERATURE:	47 degrees at closest supply air register to FAU.
AIR TEMPERATURE DROP:	20 degrees difference between Return and Supply Air is within normal operating temperature range.
SYSTEM CONDITION:	Appears serviceable with operation consistent with the age of unit.
CONDENSATE LINE:	 No secondary drain line on AC No secondary condensation line is installed on AC condenser coil attached to FAU in attic or second floor, recommend further evaluation by a licensed contractor
MISCELLANEOUS	 Recommended drain configuration This is the proper installation of the required AC evaporator drain line from the AC Evaporator attached to the FAU, PVC with a 3/4 inch minimum diameter attached to the lower port of the Evaporator drain pan inside sheet metal housing that leads to a P-trap in this drain line followed by an in-line vent that rises above the top lip of the Evaporator drain pan and have a minimum of 1/8 inch fall per foot of run. The in-line vent can and should be used as a cleanout at least twice a year with a 1 gallon solution of 25% bleach to warm water poured down this line to kill, clear and clean microbial organisms that commonly grow in these drain lines.

DUCTWORK:

TYPE:

Flexible Round.

DUCTS/AIR SUPPLY:



General view of ducting

Appears serviceable.

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

DOORS:

MAIN ENTRY DOOR:	Appears serviceable with wear consistent with the age of material and dwelling. It is recommended that new buyers change all exterior door locks after moving in. Door bell appears serviceable.
OTHER EXTERIOR DOORS:	Sliding glass patio doors, Recommend cleaning sliding glass door tracks and weep holes as part of normal maintenance. Tempered glass.
INTERIOR DOORS:	Appears serviceable with wear and operation consistent with the age of home or material. Hardware operational.
CABINETS & CLOSETS:	Interior cabinet and closet doors appear serviceable with wear and operation consistent with the age of home or material.

WINDOWS:

TYPE & CONDITION:



Broken window in bathroom

Aluminum frame windows, Single pane glass present in window frames. Sliding, Sliding window tracks and weep holes need cleaning as part of normal maintenance, Casement, fixed or stationary glass windows **Cracked, missing or broken glass present on window in the master shower.**

INTERIOR WALLS:**MATERIAL & CONDITION:**

Drywall, General condition of walls and/or wall coverings appears serviceable with wear consistent for the age of the dwelling. Typical cracks noted, Stored items or furnishings prevent full inspection,

CEILINGS:**TYPE & CONDITION:**

Acoustic "Popcorn" sprayed on texture, Patched areas are noted, consult seller for a history of damage and repairs. Stains noted consult seller for a history of leaking and repairs, Typical cracks noted.

FLOORS:**TYPE & CONDITION:**

Carpet. Missing flooring throughout the home. Stored items or furnishings prevent full inspection.

FIREPLACE/WOOD BURNING DEVICES:**LOCATION - TYPE - CONDITION:**

Recommend cleaning fireplace

Masonry, Damper is operational, Recommend cleaning before use. No glass doors or fire screens present in front of firebox opening.

SMOKE / FIRE DETECTOR:**COMMENTS:**

Effective July 1, 2011, in addition to the required Smoke Alarms, all homes must have a Carbon Monoxide Alarm installed and operational on each floor of a Residential Dwelling with fossil fuel appliances or attached garage at the close of escrow transferring Title to the property or Residential Dwellings requesting Homeowner Loans. None present at the time of inspection, recommend installing one (1) Carbon Monoxide Alarm on each level of the Dwelling. Consumer Product Safety Commission has information on CO alarms and their usage that can be found at the following link: <http://www.reporthost.com/?COALRM>, None found, 1 smoke detector is required in hall(s) leading to bedrooms and in the main living area of the home. We suggest additional smoke detectors be installed in appropriate locations for safety only.

KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

TYPE AND CONDITION:



General view of plumbing

Stainless Steel, Appears serviceable, Minor wear noted, Faucet is serviceable, Hand sprayer is serviceable. Viewing below the sink is restricted by stored items.

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION:

Combination of natural gas for range burners and 220 electric cooking element in the oven. Electronic ignition for lighting natural gas burners. Separate range cook top installed on counter with a wall mounted oven. Appears serviceable.

VENTILATION:

TYPE AND CONDITION:



General view of range vent ducting

Fan/Hood operation is consistent with the age of material and home.

DISHWASHER:**CONDITION:****General view of dishwasher**

Appears serviceable, with operation consistent with the age of material and home. Air gap device or high-loop is present on drain line- Proper.

GARBAGE DISPOSAL:**CONDITION:**

Appears serviceable, Wiring appears serviceable.

OTHER BUILT-INS:**MICROWAVE:****General view of microwave**

Appears serviceable with operation consistent with the age of material.

ICE MAKER:

Water supply valve for refrigerator ice maker and water appears serviceable, Water supply valve for refrigerator ice maker and water is not visible, unable to fully inspect.

INTERIOR COMPONENTS:**COUNTERS AND CABINETS:**

Counters are Formica (plastic laminate), Appear serviceable, Cabinets appear serviceable, with minor wear noted, normal for the age of the home or material with minor wear or cracking, normal for the age of the home or material.

WALLS/CEILINGS/FLOORS:

Walls and ceilings appear serviceable, Floor covering is vinyl/linoleum, Appears serviceable, Wear noted.

WINDOWS/DOORS:	Appear serviceable, see Interior Window section for further details.
SWITCHES/FIXTURES/ OUTLETS:	Outlets within 6 feet of the sink are not GFCI protected .

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

LAUNDRY:

LOCATION:	Garage.
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GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE:

LOCATION:



General view of garage

Attached two (2) car garage.

ROOF:

CONDITION:

Same as house.

FLOOR:

CONDITION:

Appears serviceable, Typical cracks noted, Floor is not fully visible, due to stored items or floor coverings.

FIRE WALL:

CONDITION:



Holes in firewall around plumbing

Stored items restrict viewing of the garage walls, Unable to fully view garage firewall, any openings with approved materials to restore its fire rating , Holes in firewall , Material installed on firewall is not a firewall rated material. This is a Fire Safety Issue and a further evaluation by a licensed contractor is recommended to repair or restore firewall rating. Repair

GARAGE DOOR(S):

TYPE OF DOOR	Roll up.
CONDITION:	Appears serviceable with operation consistent with the age of home or material. Automatic door opener(s)- operational, Automatic reverse feature is, operational.
MAN DOORS CONDITION	Appears serviceable.
FIRE DOORS	No threshold or improper rise from garage slab to fire door, this is a safety concern and not to building standards, Solid core fire rated door present and appears serviceable for the age of material.

MISCELLANEOUS:

Stored items restrict viewing of the garage area.

BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

As of January 1, 2017, building standards/state law require that flow rates for fixtures in the home not exceed 1.6 gpf for toilets, 2.2 gpm for faucets and 2.5 gpm for shower heads. It is beyond the scope of the inspection to determine the flow rates of the plumbing fixtures in the home. Refer to seller.

BATHROOM AREA:

BATH LOCATION:



General view of master bathroom

Master bedroom.

CONDITION OF SINK:



General view of plumbing cabinet

Sink and Faucet appears serviceable with wear consistent with the age of material. Drain appear serviceable with wear consistent with the age of material. Counters/cabinets appear serviceable with wear consistent with the age of material.

**CONDITION OF
TOILET:****General view of toilet**

Appears serviceable with wear and operation normal for the age of material.

**TUB/SHOWER
PLUMBING FIXTURES:****General view of tub plumbing**

Shower and/or bath tub supply valves or faucet appears serviceable with operation consistent for the age of material. Drain appears serviceable with operation consistent for the age of material. Shower head appears serviceable with operation consistent for the age of material.

**TUB/SHOWER AND
WALLS:**

Cracked tiles on shower wall and past leaking stains present in living room, no active leaking, monitor in the future.

BATH VENTILATION:

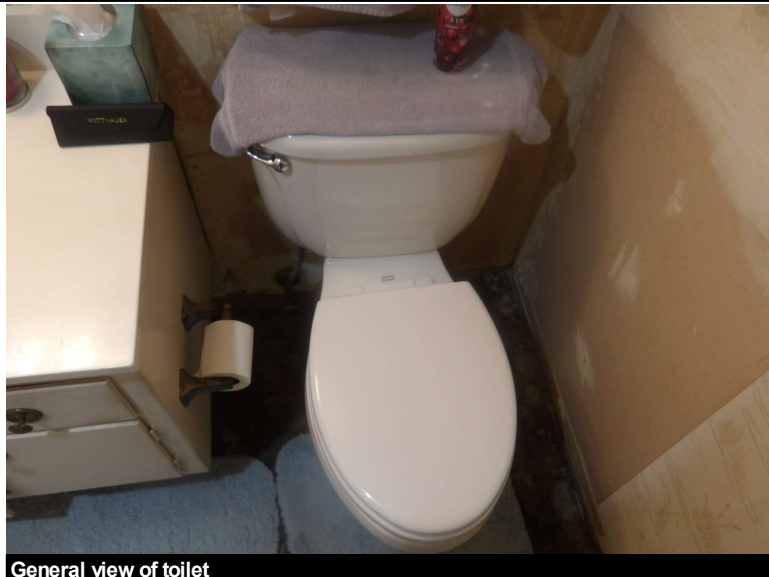
Window is not operational due to broken glass and repairs are needed to restore normal and safe conditions.

BATHROOM AREA:**BATH LOCATION:****General view of hall bathroom**

Hall.

CONDITION OF SINK:**General view of plumbing cabinet**

Sink and Faucet appears serviceable with wear consistent with the age of material. Drain appear serviceable with wear consistent with the age of material. Counters/cabinets appear serviceable with wear consistent with the age of material. Viewing below sink area is restricted by personal items.

CONDITION OF TOILET:**General view of toilet**

Appears serviceable with wear and operation normal for the age of material.

**TUB/SHOWER
PLUMBING FIXTURES:****General view of tub plumbing**

Shower and/or bath tub supply valves or faucet appears serviceable with operation consistent for the age of material. The following problems were noted at the tub/shower drain: **Drainage is slower than expected in the tub/shower.** Shower head appears serviceable with operation consistent for the age of material.

**TUB/SHOWER AND
WALLS:**

Tub and shower areas appear serviceable with wear consistent for the age of material. Shower walls appear serviceable with wear consistent for the age of material.

Caulk and seal all tub and shower areas as a precaution. Shower curtain is used for the shower enclosure opening.

BATH VENTILATION:

Appears serviceable with operation consistent with the age of material. Ventilation is minimal.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY:

TYPE:	Concrete.
CONDITION:	Appears serviceable, with condition and wear consistent for the age of material and dwelling, Cracks noted are typical, Tripping hazards, Settling noted in areas .

SIDEWALKS:

TYPE:	Concrete, Service or common area side walks present.
CONDITION:	Surface raised due to tree roots, Repair needed, Tripping hazards.

LANDSCAPING:

CONDITION:	Trim plants away from structure. Maintained, NOTE: Sprinkler systems is not inspected, NOTE: Low voltage lighting systems are not inspected.
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RETAINING/PLANTER WALLS:

TYPE:	Masonry.
CONDITION:	



Loose material on the planter in backyard

Damage/Displacement noted, Loose or missing masonry material on planter. Cracks typical.

GRADING:

SITE:	Flat site, Grade at foundation appears serviceable.
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PATIO:

TYPE:	Concrete.
CONDITION:	Appears serviceable, with condition and wear consistent for the age of material and dwelling. Cracks noted - typical.

PATIO/PORCH COVER:

TYPE:	Open design wood patio cover and supports, Same as structure at exterior door or entry porch,
CONDITION:	Consult the termite report for the condition of all areas of wood in and around structure.

EXTERIOR STAIRS/STOOPS:

CONDITION:	Appears serviceable, with condition and wear consistent for the age of material and dwelling.
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FENCES & GATES:

TYPE:	Masonry block wall, fencing on all sides of the property.
CONDITION:	Appears serviceable, with condition and wear consistent for the age of material and dwelling, Typical cracking is noted to the masonry block walls, Unable to fully inspect due to trees, shrubs, vines or structures covering view of fencing or walls.

ADDENDUM

ADDENDUM ITEMS OF CONCERN:

PICTURE #1:



Sediment trap needed on gas to controls

This is the proper installation of a Sediment Trap or Drip Leg for use on a Natural Gas supply line to the controls for a Tank Style water heater. Natural Gas flexible supply line should terminate into the Top opening of a black iron gas (T) fitting so the Natural Gas supply will make a 90 degree turn into the control valve and the Lower opening of this (T) will have a 4 inch capped nipple present for the H₂O present in the Natural Gas to drop into as required for this appliance.

PICTURE #2:



Sediment trap needed on gas to controls

This is the proper installation of a Sediment Trap or Drip Leg for use on a Natural Gas supply line to the controls for a Force Air Unit (FAU) aka Heater. Natural Gas flexible supply line should terminate into the Top opening of a black iron gas (T) fitting so the Natural Gas supply will make a 90 degree turn into the control valve and the Lower opening of this (T) will have a 4 inch capped nipple present for the H₂O present in the Natural Gas to drop into as required for this appliance.

PICTURE #3:

Water softener installed - NOT PART OF THIS INSPECTION - Consult seller for operation and maintenance of system currently installed.

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MOLD CLEARANCE INSPECTION ADDENDUM

Master Bathroom Wall Staining / Mold and Moisture Testing

As part of the mold clearance inspection, the **master bathroom walls were specifically evaluated and tested due to unusual staining observed on the wall surfaces.**

Samples were collected from the areas of concern and submitted for laboratory analysis to determine whether the staining was associated with active mold growth.

Moisture Testing

An **electronic moisture meter** was also used to test the master bathroom walls for indications of elevated moisture that could be associated with an active plumbing leak or other ongoing moisture intrusion.

Moisture readings were taken throughout the bathroom and compared with readings obtained from a **control wall located in the hallway that contains no plumbing within the wall cavity.**

The moisture readings obtained from the master bathroom walls were **consistent with the readings obtained from the control wall.** No elevated moisture readings indicative of an active leak or ongoing moisture intrusion were detected at the time of the inspection.

Mold Testing and Findings

Laboratory testing **did not identify active mold growth or active mold spores associated with the stained areas tested.**

Further evaluation of the wall surfaces determined that the unusual staining was consistent with **residual wallpaper adhesive/glue remaining on the walls following the previous removal of wallpaper**, rather than mold growth.

At the time of the clearance inspection:

- No active mold growth was observed on the tested master bathroom wall surfaces.
- Laboratory testing did not indicate active mold growth in the areas sampled.
- Electronic moisture meter readings did not indicate elevated moisture or evidence of an active leak.
- Bathroom wall moisture readings were consistent with the control wall located in the hallway, which contains no plumbing.
- The visible staining was determined to be associated with residual wallpaper adhesive from previously removed wallpaper.

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Conclusion

No active mold growth or evidence of active moisture intrusion was identified in the tested areas of the master bathroom at the time of the clearance inspection.

The unusual wall staining was attributable to residual adhesive remaining from previously removed wallpaper and was not indicative of active mold growth.

Laboratory test results and laboratory processing documentation for the collected samples are available upon request.

Inspector: Dana K Ballard

Company: 1st Alliance & Associates LLC

Inspection Date: 8/7/2026

Property Address: 2248 Braeburn Ave, Fullerton, CA 92831

Signature: Dana Ballard

Date: 8/13/2026