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## **HOME INSPECTION REPORT**

**952 S Walnut St, Anaheim, CA 92802**



**Prepared for: Oanh Nguyen**

Inspection Date: 4/25/2023

Report Number: 20230425-952-S-Walnut-St

Real Estate Agent: Katie Reid

Home Inspector: David Nguyen

[morrisoninspects.com/downey/](http://morrisoninspects.com/downey/)

## General Summary



### Morrison Plus Property Inspections

**350 Linares Ave.  
Long Beach, CA  
90804  
1 (714) 287-9994**

**Customer**  
Oanh Nguyen

**Address**  
952 S Walnut St  
Anaheim CA 92802


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 appear to warrant 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, efficiency, or safety 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.

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## 1. Roof Coverings

### 1.1 ROOF VENTS & PENETRATIONS

#### Recommendation


-  (1) Penetration is incorrectly flashed/sealed at front and water staining observed at the sheathing in that area. Recommend correcting/repair.

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## 2. Attic Space


### 2.1 CONDITION OF FRAMING & SHEATHING

#### Recommendation

-  Frass observed. Recommend further review by a termite specialist.

### 2.3 ROOF VENTILATION (Gables, eaves, fans)

#### Recommendation

-  Torn screens observed at the vents. Recommend repair.

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## 3. Exteriors and Grounds

### 3.0 WALKWAYS AND DRIVEWAYS


**Recommendation**

 Displacement observed at walkway(s) at rear. Recommend repair.


**3.1 WALL CLADDINGS****Recommendation**

 (1) Inadequate clearance observed between the wall cladding and the grade at a number of areas. Deterioration observed at front. Recommend pulling back the mulch/soil and correcting/repair.

**3.2 TRIM, EAVES & FASCIA****Recommendation**


 Deterioration observed at the eave(s) in areas. Recommend further evaluation by a qualified termite specialist.

**3.3 GRADING/DRAINAGE & PLANTERS****Recommendation**

 Inadequate grade drainage observed at garage, front, rear and sides. Regarding, filling low lying areas or adding alternative means of drainage is recommended to assure all water drains away from the foundation and exterior walls.

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**4. Garage****4.1 WALLS, CEILINGS & VENTILATION****Recommendation**


 Water staining observed at the front wall/shear wall.. See grade drainage comments in the exterior section of this report.

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**5. Electrical System****5.3 BRANCH WIRING & GROUNDING****Recommendation**

 Open junction box observed at right side (exterior). Recommend correcting.

**5.4 OUTLETS & GFCI (Interior/Exterior)****Recommendation**

 (1) Ground fault circuit interrupter(s) is not installed at garage. Recommend installing.


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**6. Plumbing System****6.0 WATER SOURCE****Recommendation**


 (2) Water meter cock was flooded at time of inspection. Recommend contacting the utility for repair.

**6.5 FAUCETS, DRAINS & SHUT OFF VALVES (Functional flow & drainage)****Recommendation**

 (1) P trap is incorrectly installed or installed too deep at kitchen sink. Recommend correcting.

 (2) Incorrect installation of drain piping (S-Trap) observed at hall bathroom. Recommend correcting.

 (3) Gurgling observed at the hallway bathroom toilet when a number of fixtures were in use. Recommend further review by a qualified plumber.

 (5) Faucet leaks/drips at kitchen sink water lines. Recommend repair.

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## 7. Water Heaters

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### 7.4 SEISMIC STRAPS

#### Recommendation

 Loose straps observed. Recommend correcting.

### 7.8 WATER HEATER COMMENTS

#### Recommendation

 (2) Hot water temperature throughout the home is high. Recommend adjusting the temperature setting at the unit.


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## 8. Heating and Air Conditioning Systems

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### 8.1 HEATING CONDITION

#### Recommendation

 (4) System did not respond to test for the gas fired furnace. System is at the end of its service life. Recommend further review by a qualified HVAC contractor.


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## 9. Fireplaces and Chimneys

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### 9.0 CHIMNEY STRUCTURE

#### Recommendation

 (2) Mortar is missing in areas. Recommend repair.


### 9.1 CAP, FLUE & SPARK ARRESTOR

#### Recommendation

 Spark arrestor with rain cover is not installed. Recommend installing.


### 9.2 FLASHING

#### Recommendation

 Inadequate installation of flashing observed. When a chimney is wider than 30 inches, the flashing should divert water around the chimney. Recommend correcting.


### 9.3 FIREBOX, HEARTH & DOORS

#### Recommendation

 Decorative insert is not secured. Recommend securing.

### 9.5 FIREPLACE/CHIMNEY COMMENTS

#### Recommendation

 Decorative insert observed installed at the firebox. Recommend sealing of the chimney by a qualified chimney specialist.


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## 10. Kitchen Appliances

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### 10.0 DISHWASHER

#### Recommendation

 Mission clamp observed at disposal drain line connection. Recommend installing/securing.

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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 qualified inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

*Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To David Nguyen*

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<b>Date:</b> 4/25/2023	<b>Time:</b> 12:00 PM	<b>Report ID:</b> 20230425-952-S-Walnut-St
<b>Property:</b> 952 S Walnut St Anaheim CA 92802	<b>Customer:</b> Oanh Nguyen	<b>Real Estate Professional:</b> Katie Reid Keller Williams Realty

### **Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Please note that each office is independently owned and operated. If you have any questions or concerns regarding the report, please contact the office that scheduled the inspection.

**Inspected (IN)** = The item, component, or unit was visually observed. If no other comments were made, then it appeared to be functioning as intended, allowing for normal wear and tear.

**Limited Inspection (LI)** = Observation of the item, component, or unit was limited by personal items, obstructions, or conditions listed during the course of the inspection.

**Not Inspected (NI)** = The item, component, or unit was not inspected, and no representations were made as to whether or not it was functioning as intended. The reason for not inspecting may be stated.

**Not Present (NP)** = The item, component, or unit was not present in the home or building.

**Recommend (RC)** = The item, component, or unit was not functioning as intended or needs further inspection by a qualified specialist. Items, components, or units that can be repaired to satisfactory condition may not need replacement.

**Structure Type:**

Single Family Dwelling

**Levels:**

1 Story Structure

**Lot Type:**

Sloped

**Estimated Age of Home:**

Approximately 61 to 70 years of age

**Weather Conditions:**

Clear

**Temperature:**

Approximately 70 to 80 degrees

**Rain in last 3 days:**

No

**Occupant Status:**

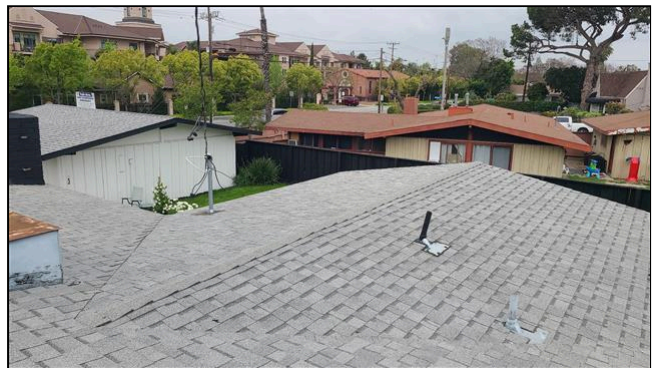
Vacant, Staged

**Present:**

Seller, Listing Agent

# 1. Roof Coverings

(Refer to Part 2, Section 3 of the CREIA Standards of Practice) Items to be inspected: 1. Covering 2. Drainage 3. Flashings 4. Penetrations 5. Skylights. The inspector is not required to: 1. Walk on the roof surface if in the opinion of the inspector there is risk of damage or a hazard to the inspector 2. Warrant or certify that roof systems, coverings or components are free from leakage



### Styles & Materials

**Viewed Roof Covering From:**

Fully Walked

**Roof-Types:**

Sloped - Gable

**Roof Covering:**

Asphalt Composition Shingle - Architectural Type

**Number of Layers:**

1

**Vent Penetrations:**

Plumbing Vent(s)  
Heating Vent(s)  
Air Vent(s)

**Flashings:**

Metal

**Gutters & Downspouts:**

Not Installed

**Skylight-Types:**

Not Installed

### Items

**1.0 ROOF COVERINGS**

**Comments:** Inspected



(1) We do our very best to inspect all readily accessible areas of the roof system. Be advised we inspect the roof for deterioration, installation methods and materials. Often times observable indication of leaking at the time of inspection are not present and therefore specifically determining if the roof leaks is beyond the scope.

(2) Abandoned satellite fasteners/hardware is bolted through the roof deck at rear. Suggest removal of the hardware and sealing of the penetration.



1.0 Item 1(Picture)

**1.1 ROOF VENTS & PENETRATIONS**

**Comments:** Recommendation

📌 (1) Penetration is incorrectly flashed/sealed at front and water staining observed at the sheathing in that area. Recommend correcting/repair.



1.1 Item 1(Picture)



1.1 Item 2(Picture)

(2) ABS plumbing vents are exposed to sunlight. Suggest painting.

(3) Rusted cap observed above the water heater/furnace. Suggest maintenance.

(4) Deteriorated sealant observed at a number of roof penetrations. Suggest re-sealing.



1.1 Item 3(Picture)

## 1.2 ROOF FLASHING

**Comments:** Inspected

## 1.3 GUTTERS AND DOWNSPOUTS

**Comments:** Not Present

The roof of the property 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 the inspection and current weather conditions. Our inspection makes an attempt to find a leak but in most cases we are UNABLE to determine if active leaking is present, even during or immediately after precipitation. 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 evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of the roof system was made at the time of inspection, (due to roof coverings, height, slope, etc.) the client is advised to consult a qualified roofer to verify the overall condition.

## 2. Attic Space

(Refer to Part 2, Section 4 of the CREIA Standards of Practice) Items to be inspected: 1. Framing 2. Ventilation 3. Insulation. The inspector is not required to: 1. Inspect mechanical attic ventilation systems or components 2. Determine the composition or energy rating of insulation materials.



### Styles & Materials

**Method used to observe attic:**

Fully Accessed

**Access Location:**

Hallway

**Roof & Ceiling Structure:**

Rafters (2x6)  
Ceiling Joists (2x4)

**Insulation:**

Not Installed

**Vapor Retarder:**

Felt Paper Observed

**Air Ventilation Type:**

Eave

**Sheathing:**

Plywood

### Items

**2.0 ACCESS**

**Comments:** Inspected

**2.1 CONDITION OF FRAMING & SHEATHING**

**Comments:** Recommendation

 Frass observed. Recommend further review by a termite specialist.




2.1 Item 1(Picture)

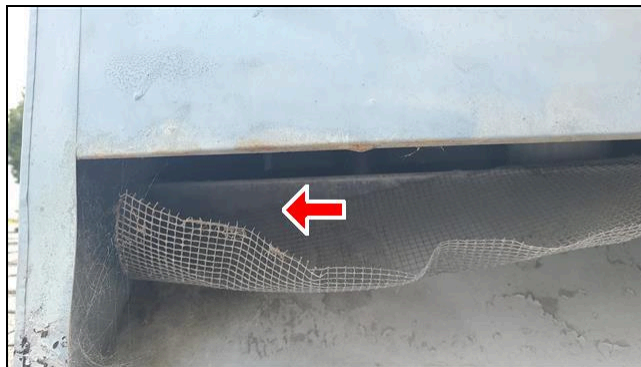
## 2.2 INSULATION

**Comments:** Not Present

## 2.3 ROOF VENTILATION (Gables, eaves, fans)

**Comments:** Recommendation

 Torn screens observed at the vents. Recommend repair.



2.3 Item 1(Picture)

The attic space(s) of the property 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. Restrictive clearances, insulation or stored personal items can limited the inspection of various components in the attic space. Please be aware that the inspector has your best interests 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 evaluation or repair issues as it relates to the components in this inspection report. If a limited evaluation of the attic space(s) was made at the time of inspection, the client is advised to consult a qualified professional to verify the overall condition.

### 3. Exteriors and Grounds

(Refer to Part 4 Section 2 of the CREIA Standards of Practice) Items to be inspected: 1. Surface grade directly adjacent to the buildings 2. Doors and windows 3. Attached decks, porches, patios, balconies, stairways and their enclosures, handrails and guardrails 4. Wall cladding and trim 5. Portions of walkways and driveways that are adjacent to the buildings. The inspector is not required to: 1. Inspect door or window screens, shutters, awnings, or security bars 2. Inspect fences or gates or operate automated door or gate openers or their safety devices 3. Use a ladder to inspect systems or components



#### Styles & Materials

**Lot Type:**

Sloped

**Walkway Material:**

Concrete  
Pavers

**Driveway Material:**

Concrete

**Exterior Wall Cladding:**

Wood - Board and Batten

**Trim Material:**

Wood

**Exterior Wall Structure:**

Wood Framing

**Exterior Door(s) Type & Material:**

Wood - Windowed  
French Doors

**Exterior Window(s) Type & Material:**

Sliding  
Stationary

**Exposed Foundation:**

Concrete Slab

**Fencing/Wall Material:**

Wood

**Planters:**

Concrete

#### Items

### 3.0 WALKWAYS AND DRIVEWAYS

**Comments:** Recommendation

🏠 Displacement observed at walkway(s) at rear. Recommend repair.

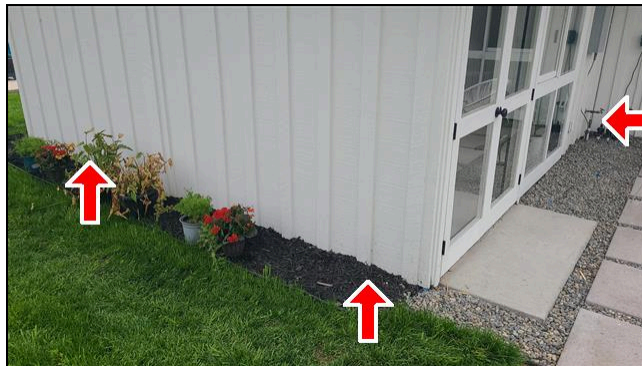


3.0 Item 1(Picture)

**3.1 WALL CLADDINGS**

**Comments:** Recommendation

🏠 (1) Inadequate clearance observed between the wall cladding and the grade at a number of areas. Deterioration observed at front. Recommend pulling back the mulch/soil and correcting/repair.

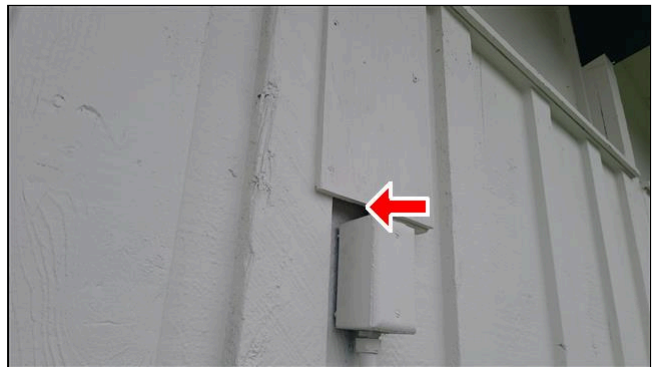


3.1 Item 1(Picture)

(2) Gaps observed at right side penetration(s) and rear of garage. Suggest repair/sealing.



3.1 Item 2(Picture)



3.1 Item 3(Picture)

**3.2 TRIM, EAVES & FASCIA**

**Comments:** Recommendation

🏠 Deterioration observed at the eave(s) in areas. Recommend further evaluation by a qualified

termite specialist.




3.2 Item 1(Picture)

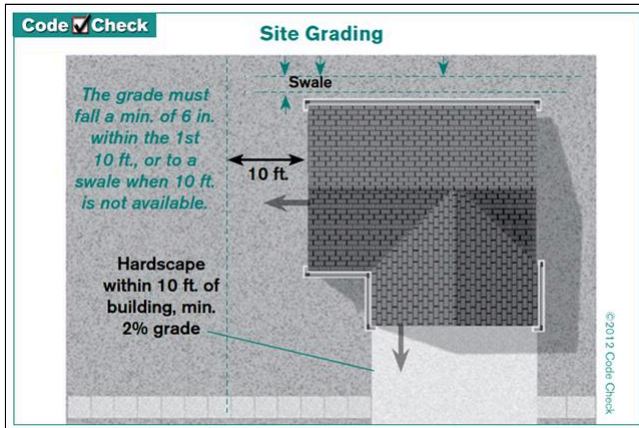


3.2 Item 2(Picture)

**3.3 GRADING/DRAINAGE & PLANTERS**

**Comments:** Recommendation

 Inadequate grade drainage observed at garage, front, rear and sides. Regarding, filling low lying areas or adding alternative means of drainage is recommended to assure all water drains away from the foundation and exterior walls.



3.3 Item 1(Picture) Grading



3.3 Item 2(Picture)

**3.4 EXPOSED FOUNDATION**

**Comments:** Inspected

Concrete slab on grade construction. Houses built with a slab construction may have heating ducts, plumbing, gas, and electrical lines in the slab. We are unable to observe these conditions visually and they are excluded from the scope of this inspection. Interior floor coverings and exterior vegetation limit our view of the slab and the slab edge.

**3.5 EXTERIOR DOORS**

**Comments:** Inspected

**3.6 EXTERIOR WINDOWS & FRAMES**

**Comments:** Inspected

(1) Safety tempered glass is not installed in areas where glass is in close vicinity to doors and grade. Original windows did not have this standard when constructed. Suggest upgrading/ replacement.



3.6 Item 1(Picture)

(2) Window does not lock shut at master bedroom front window. Suggest adjusting/correcting.



3.6 Item 2(Picture)



(3) Window treatments are not installed at both bathrooms. Suggest installing for enhanced privacy.



3.6 Item 3(Picture)

### 3.7 FENCING, WALLS & GATES

Comments: Inspected

(1) Leaning observed at the right side wood fencing. Suggest repair.



3.7 Item 1(Picture)

(2) Deterioration and weathered wood observed at wood fencing in areas. Suggest repair/maintenance.

(3) Abandoned framing/fencing at left side; inadequate head clearances observed. Suggest removal.



3.7 Item 2(Picture)

### 3.8 EXTERIOR COMMENTS

**Comments:** Limited Inspection

Regardless of the age of the building we advise inquiring about any permits and inspection records with final signatures for the building and for any changes, remodels or additions that may have been made to the building.

The exterior of the property 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. Stored personal items, vegetation or restricted access can limited the inspection of various components of the exterior. Please be aware that the inspector has your best interests 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 evaluation or repair issues as it relates to the components in this inspection report. If a limited evaluation of the exterior was made at the time of inspection, the client is advised to consult a qualified professional to verify the overall condition.

# 4. Garage

(Refer to Part 2, Section 9 of the CREIA Standards of Practice) Items to be inspected: 1. Vehicle doors, door openers, garage interior and occupant doors. The inspector is not required to: 1. Test vehicle door safety devices



### Styles & Materials

**Garage Type:**

Detached

**Interior:**

Fully Inspected

**Interior Walls:**

Partially Finished

**Garage Door Type:**

Single car - manual

**Garage Door Material:**

Tilt-Up - Wood


### Items

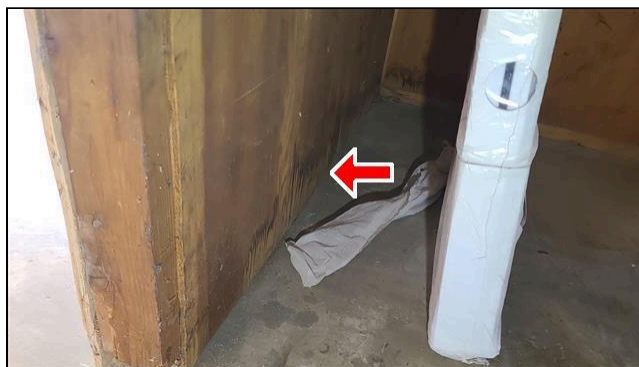
## 4.0 ROOF FRAMING & SHEATHING

**Comments:** Limited Inspection

## 4.1 WALLS, CEILINGS & VENTILATION

**Comments:** Recommendation

 Water staining observed at the front wall/shear wall.. See grade drainage comments in the exterior section of this report.



4.1 Item 1(Picture)

## 4.2 FLOOR/SLAB

**Comments:** Inspected

Cracks observed. Suggest repair.

## 4.3 FIRE & SERVICE DOORS

**Comments:** Inspected

## 4.4 GARAGE DOOR

**Comments:** Inspected

#### **4.5 GARAGE DOOR OPERATORS**

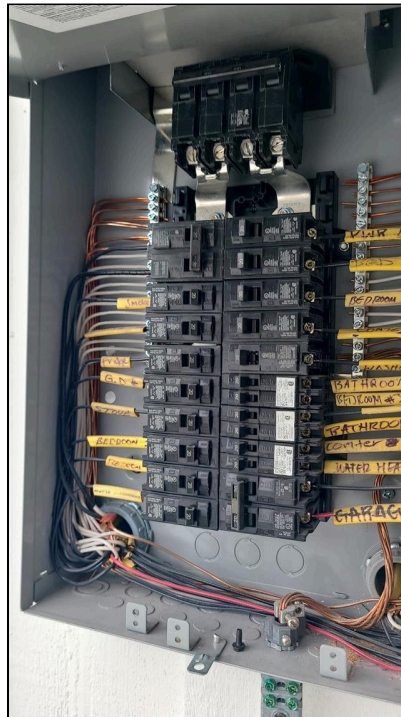
**Comments:** Not Present

As of July 1, 2019 all garage door openers are required to have a battery back up that is designed to operate when activated due to an electrical outage. Replacement of the garage doors connected to an automatic opener requires updating to a battery backup type. Verification of compliance is beyond the scope of this inspection. Client is advised to verify compliance and update if needed.

The garage(s) of the property 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. Stored personal items, vehicles, pets or locked access can limit the evaluation of the garage. 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 evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the garage was made at the time of inspection, the client is advised to consult a qualified professional to verify the overall condition.

# 5. Electrical System

(Refer to Part 2, Section 6 of the CREIA Standards of Practice) Items to be inspected: 1. Service equipment 2. Electrical panels 3. Circuit wiring 4. Switches, receptacles, outlets and lighting fixtures. The inspector is not required to: 1. Operate circuit breakers or circuit interrupters 2. Remove cover plates 3. Inspect de-icing systems or components 4. Inspect private or emergency electrical supply systems or components.



### Styles & Materials

<b>Electrical Service Entrance:</b> Overhead Service	<b>Main Service Voltage:</b> 120/240 Volts	<b>Main Disconnect Amperage:</b> 200 AMP
<b>Main Disconnect Location:</b> Front	<b>Main Panel Manufacturer:</b> Siemens	<b>Overload Protection Type:</b> Circuit breakers
<b>Branch Circuit Wiring Type:</b> Non-Metallic Sheathed Single Strand Conduit BX Cable Low Voltage Wiring Not Visible	<b>Branch Circuit Wiring Material (15 and 20 amp):</b> Copper	<b>Grounding Location(s):</b> 2 - Locations found Water supply piping Grounding rod
<b>Smoke &amp; Carbon Monoxide Detectors:</b> Installed	<b>Security System:</b> Not Installed	

### Items

#### 5.0 MAIN SERVICE ENTRANCE, WIRING & CONNECTIONS

**Comments:** Inspected

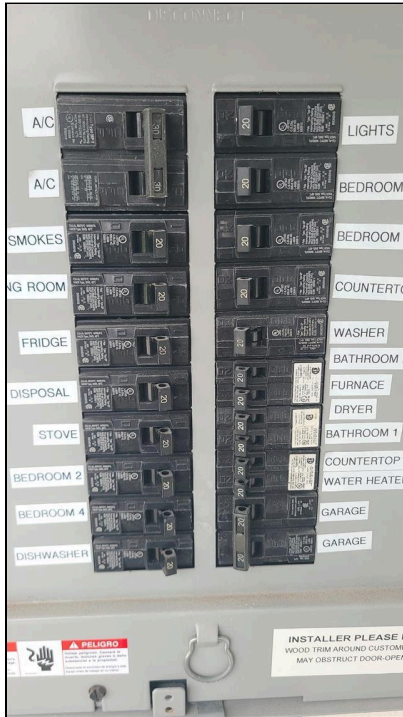
#### 5.1 MAIN PANEL & SUB PANEL(S)

**Comments:** Inspected

#### 5.2 MAIN DISCONNECT & OVERLOAD PROTECTION (Breakers/Fuses)

**Comments:** Inspected

Arc fault circuit interrupter protection is not installed on all branch circuits. Suggest installing.



5.2 Item 1(Picture)

**5.3 BRANCH WIRING & GROUNDING**

**Comments:** Recommendation

📌 Open junction box observed at right side (exterior). Recommend correcting.



5.3 Item 1(Picture)

**5.4 OUTLETS & GFCI (Interior/Exterior)**

**Comments:** Recommendation

🏠 (1) Ground fault circuit interrupter(s) is not installed at garage. Recommend installing.



5.4 Item 1(Picture)

(2) Loose outlet(s) observed at kitchen. Suggest securing.



5.4 Item 2(Picture)

## 5.5 LIGHT FIXTURES, CEILING FANS & DOOR BELL (Interior/Exterior)

**Comments:** Limited Inspection

(1) A number of exterior lights are on timers/sensor equipment. These low voltage systems are beyond the scope of this inspection.

(2) Missing light fixture cover at master bedroom. Suggest replacement.



5.5 Item 1(Picture)

## 5.6 SMOKE & CARBON MONOXIDE DETECTORS

**Comments:** Limited Inspection

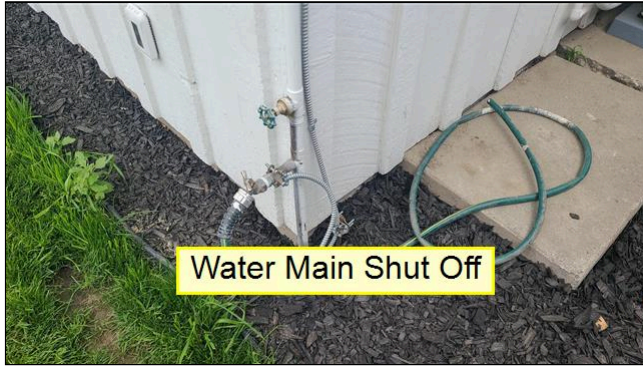
Testing of smoke and carbon monoxide detectors is beyond the scope of this inspection. The client is advised to have all smoke and carbon monoxide detectors tested annually to ensure a safe living environment.

The electrical system of the property 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. Restrictive clearances, interior/exterior finishes or stored personal items can limit the evaluation of the electrical system. 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 evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the electrical system was made at the time of inspection, the client is advised to consult a qualified electrician to verify the overall condition.



# 6. Plumbing System

(Refer to Part 2, Section 5 of the CREIA Standards of Practice) Items to be inspected: 1. Water supply piping 2. Drain/waste/vent piping 3. Faucets and fixtures 4. Fuel gas piping 5. Water heaters 6. Functional flow and drainage The inspector is not required to: 1. Fill any fixture with water, inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts 2. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components 3. Inspect whirlpool baths, steam showers, or sauna systems or components 4. Inspect fuel tanks or determine if the fuel gas system is free of leaks 5. Inspect wells or water treatment systems



Water Main Shut Off



Gas Meter



Cleanout

### Styles & Materials

**Main Water Shut-Off:**

Front  
Right side

**Pressure Regulator:**

Not Installed

**Water Distribution Piping:**

Copper  
Cross-Linked Polyethylene  
PVC

**Drain - Waste - Vent Piping:**

ABS  
Cast Iron/Galvanized  
Not visible

**Location of Main Line Clean-out(s):**

Located at interior of home  
Extra Info : Laundry

**Waste System:**

Unable to determine waste system type - Waste system is underground

**Main Gas Shut-Off Location:**

Right side

**Gas Distribution Piping:**

Galvanized Steel Piping  
Black Steel Piping

**Seismic Shut Off Valve:**

Not installed

**Washer/Dryer Connection**

**Location:**

Hallway  
Interior closet

**Dryer Connection Type:**

Natural Gas

**Bathroom Exhaust Types:**

Window(s)  
Fan(s)

**Fire Sprinklers:**

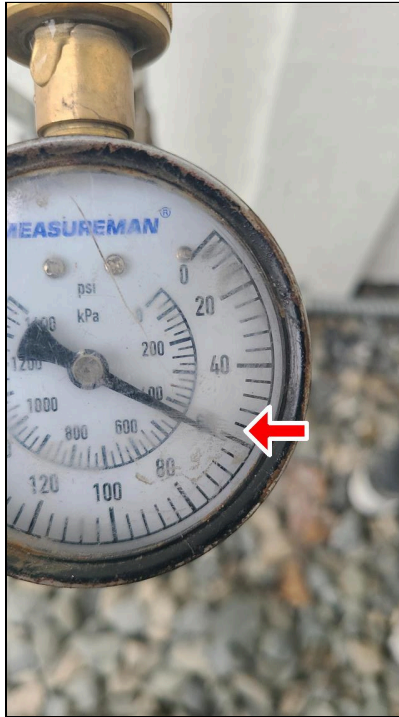
Not Installed

### Items


## 6.0 WATER SOURCE

**Comments:** Recommendation

(1) Water pressure at the time of inspection was 60 static PSI. Water pressure is between the appropriate range of 40 to 80 PSI.



6.0 Item 1(Picture)

 (2) Water meter crock was flooded at time of inspection. Recommend contacting the utility for repair.

### 6.1 WATER DISTRIBUTION PIPING

**Comments:** Limited Inspection

### 6.2 DRAIN, WASTE, VENT PIPING (Readily visible)

**Comments:** Limited Inspection

### 6.3 MAIN GAS SHUT-OFF & FUEL PIPING

**Comments:** Limited Inspection

(1) A visual observation of the readily accessible gas lines was performed. Testing for gas leaks is technically exhaustive and is therefore beyond the scope of this inspection. The client is advised to verify condition of the gas lines with the gas company and or a qualified plumber.

(2) Seismic shut-off valve is not installed. The client is advised to check with local city ordinances, as not every city requires a shut-off valve.

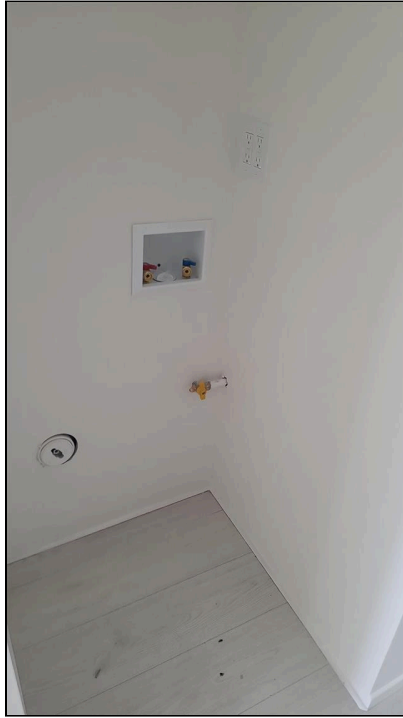
### 6.4 WASHER & DRYER CONNECTIONS

**Comments:** Limited Inspection

(1) Washer connections present. Faucet and drain not tested. Suggest verifying condition.

(2) Washer/dryer is limited to a stackable unit. Suggest measuring prior to purchasing the

appliances to ensure they fit into the area.



6.4 Item 1(Picture)

(3) Gas service available. Testing is beyond the scope of this inspection. Suggest verifying condition.

**6.5 FAUCETS, DRAINS & SHUT OFF VALVES (Functional flow & drainage)**

**Comments:** Recommendation

🏠 (1) P trap is incorrectly installed or installed too deep at kitchen sink. Recommend correcting.



6.5 Item 1(Picture)

🏠 (2) Incorrect installation of drain piping (S-Trap) observed at hall bathroom. Recommend correcting.



6.5 Item 2(Picture)

🏠 (3) Gurgling observed at the hallway bathroom toilet when a number of fixtures were in use. Recommend further review by a qualified plumber.



6.5 Item 3(Picture)

(4) Shower head in hall bathroom leaks at fitting when in operation. Suggest maintenance.

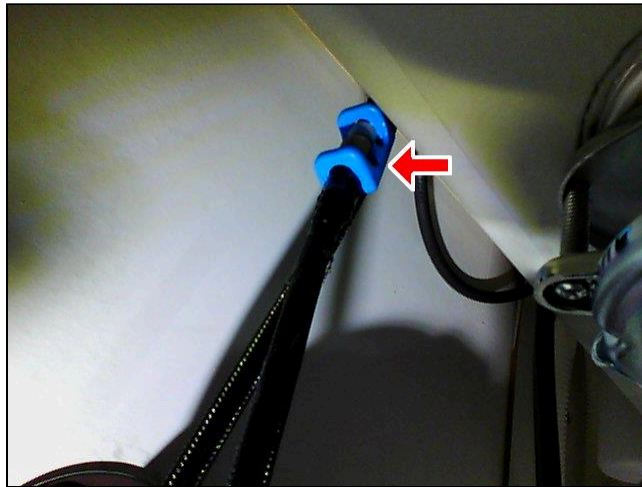
🏠 (5) Faucet leaks/drips at kitchen sink water lines. Recommend repair.



6.5 Item 4(Picture)



6.5 Item 5(Picture)



6.5 Item 6(Picture)

**6.6 SINKS, SHOWERS, TUBS, TOILETS & BIDETS**

**Comments:** Inspected

Master bathroom shower niche is not correctly sloped. Suggest correcting.

**6.7 VENTILATION (Bathroom & laundry room)**

**Comments:** Limited Inspection

**6.8 YARD SPRINKLER SYSTEMS**

**Comments:** Limited Inspection

Sprinkler system is controlled by a timing device. Timing devices are beyond the scope of this inspection. Suggest verifying systems performance.



6.8 Item 1(Picture)

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The plumbing system of the property 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. Restrictive clearances, interior/exterior finishes, lot grade or stored personal items can limit the evaluation of the plumbing system. 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 evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the plumbing system was made at the time of inspection, the client is advised to consult a qualified plumber to verify the overall condition.

# 7. Water Heaters

(Refer to Part 2, Section 5 of the CREIA Standards of Practice) Items to be inspected: 1. Water supply piping 2. Drain/waste/vent piping 3. Faucets and fixtures 4. Fuel gas piping 5. Water heaters 6. Functional flow and drainage. The inspector is not required to: 1. Fill any fixture with water, inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts 2. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components 3. Inspect whirlpool baths, steam showers, or sauna systems or components 4. Inspect fuel tanks or determine if the fuel gas system is free of leaks 5. Inspect wells or water treatment systems



### Styles & Materials

<b>Location:</b> Interior closet	<b>Manufacturer:</b> Rheem	<b>Power Source:</b> Natural gas (quick recovery)
<b>Capacity:</b> 40 Gallons	<b>Earthquake Straps:</b> Correct	<b>Connections:</b> Flexible Pipe
<b>Date Manufactured:</b> 2017		

### Items

## 7.0 EXHAUST VENT PIPE & COMBUSTION AIR

**Comments:** Limited Inspection



(1) Transite (asbestos) pipe used for exhaust vent pipe; due to the age of the home, this may be of asbestos material. Vent pipe is not damaged.. Suggest upgrading/replacement.



7.0 Item 1(Picture)

(2) Vent pipe is not secured at fitting(s) using screws. Suggest correcting.



7.0 Item 2(Picture)

**7.1 FUEL PIPING & SHUT OFF VALVE**

Comments: Inspected

Sediment trap is not plumbed on the gas line. Suggest correcting.


**7.2 WATER PIPING & SHUT OFF VALVE**

**Comments:** Inspected

**7.3 TEMPERATURE/PRESSURE RELIEF VALVE & DISCHARGE LINE**

**Comments:** Inspected


Temperature pressure relief valve is installed without a discharge line. Suggest installing.



7.3 Item 1(Picture)

**7.4 SEISMIC STRAPS**

**Comments:** Recommendation

 Loose straps observed. Recommend correcting.



7.4 Item 1(Picture)

**7.5 PLATFORM/COMPARTMENT/CLOSET**

**Comments:** Limited Inspection

Water staining observed at water heater compartment walls; stains appear to be older and dry. Suggest testing/remediation or maintenance.




7.5 Item 1(Picture)

**7.6 DRIP PAN/DRAIN LINE****Comments:** Inspected

Drip pan installed without drain line. Suggest installing.

**7.7 EXPANSION TANK****Comments:** Not Present**7.8 WATER HEATER COMMENTS****Comments:** Recommendation

(1) Water heaters should have annual maintenance performed. The client is advised to have the water heater serviced by a qualified plumber.

 (2) Hot water temperature throughout the home is high. Recommend adjusting the temperature setting at the unit.

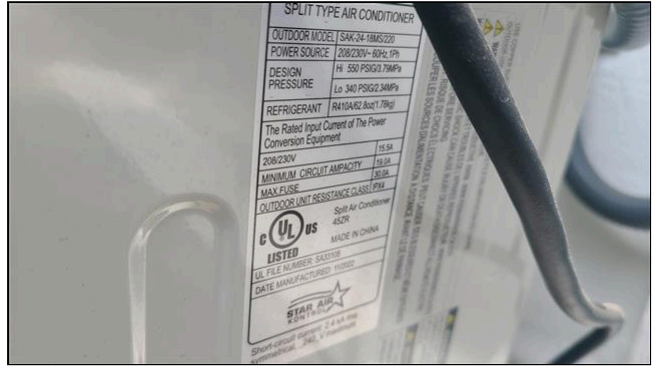


7.8 Item 1(Picture)

The water heating system of the property 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. Restrictive clearances, interior/exterior finishes, or stored personal items can limit the evaluation of the water heating system. 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 evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the water heating system was made at the time of inspection, the client is advised to consult a qualified plumber to verify the overall condition.

# 8. Heating and Air Conditioning Systems

(Refer to Part 2, Section 7 of the CREIA Standards of Practice) Items to be inspected: 1. Heating equipment 2. Central cooling equipment 3. Energy source and connections 4. Combustion air and exhaust vent systems 5. Condensate drainage 5. Conditioned air distribution systems. The inspector is not required to: 1. Inspect heat exchangers or electric heating elements 2. Inspect non-central air conditioning units or evaporative coolers 3. Inspect radiant, solar, hydronic or geothermal systems or components 4. Determine volume, uniformity, temperature, airflow, balance or leakage of any air distribution system 5. Inspect electronic air filtering of humidity control systems or components



### Styles & Materials

**Air Conditioning Equipment Type:** Mini-Split System - Electric  
**Air Conditioning Manufacturer:** Star Air Kontrol  
**Air Conditioning Location:** Right Side

Condenser  
 Serial # : Star Air Kontrol

**Heating Equipment Type:** Mini-Split System - Electric Heat  
**Heating Manufacturer:** Armstrong Air  
**Heating Equipment Location:** Living Room

Pump  
 Serial # : Star Air Kontrol

**Thermostat Locations:** Hallway  
 Remote control  
**Primary Condensate Termination:** Exterior  
**Ductwork:** Rigid  
 Not Visible

**Cooling Differential:** Greater than 15 degrees Fahrenheit  
**Heating Operation:** Unit provided heat  
 Unit did not respond to test

### Items

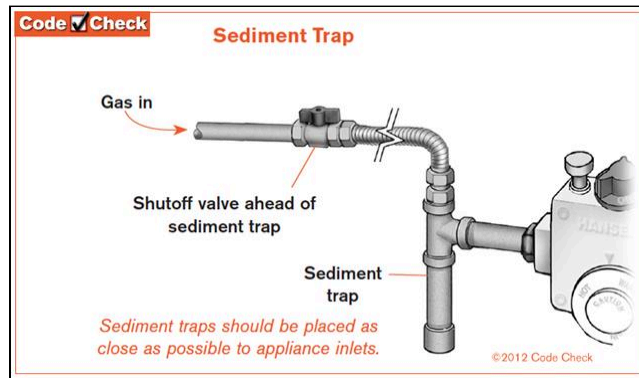
#### 8.0 EXHAUST VENT PIPE

**Comments:** Limited Inspection

#### 8.1 HEATING CONDITION

**Comments:** Recommendation

(1) Sediment trap is not plumbed on the gas line. Suggest correcting.



8.1 Item 1(Picture) Sediment Trap

(2) A ductless mini-split heat pump is a sealed, compressor-cycle air conditioning system that can operate in reverse. Adequate air flow is important to the efficiency of this unit, therefore, the filter should be kept clean.

(3) Mini split unit was tested using normal operating controls and provided heat at the service registers. Changing the air filters, servicing and regular maintenance of the components is necessary to prolong the service life of the system.



8.1 Item 2(Picture)



8.1 Item 3(Picture)

📌 (4) System did not respond to test for the gas fired furnace. System is at the end of its service life. Recommend further review by a qualified HVAC contractor.

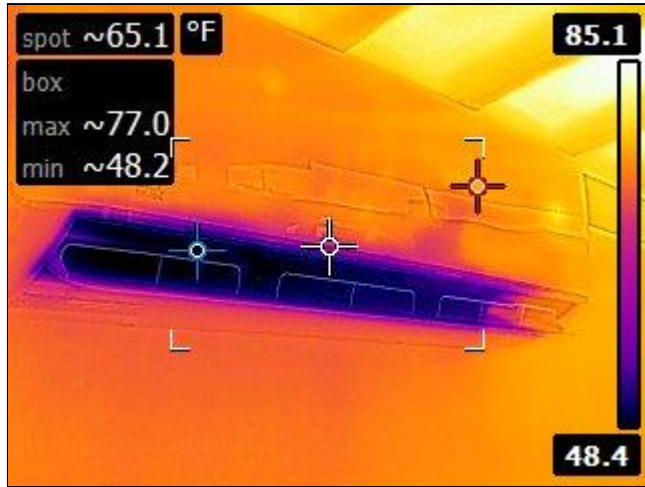
## 8.2 COOLING CONDITION

**Comments:** Limited Inspection

(1) A ductless mini-split is a sealed, compressor-cycle air conditioning system. Adequate air flow is important to the efficiency of this unit, therefore, the filter should be kept clean.

(2) The air conditioning system was operated using normal operation controls (thermostat). The

difference between the return air vent and the service registers was between the recommended range of 15 to 20 degrees Fahrenheit. Changing the air filters, servicing and regular maintenance of the components is necessary to prolong the service life of the system.



8.2 Item 1(Picture)



8.2 Item 2(Picture)

(3) Exterior housing is not sealed. Suggest sealing.



8.2 Item 3(Picture)

**8.3 CONDENSATE REMOVAL**

Comments: Inspected

**8.4 PLATFORM/COMPARTMENT/CLOSET**

Comments: Inspected

**8.5 THERMOSTATS & AUTOMATIC SAFETY SWITCHES**

Comments: Inspected

## 8.6 DUCTING & PLENUMS

**Comments:** Limited Inspection

(1) Unable to inspect all ductwork. Ducts may be concealed or installed in an inaccessible area. The buyer is advised to verify the overall condition of the ducting with a qualified HVAC contractor.

(2) While asbestos and other chemical testing is beyond the scope of this inspection, my experience leads me to suspect the central air ducting may contain asbestos. Suggest verifying condition with a qualified HVAC contractor.



8.6 Item 1(Picture)

## 8.7 AIR FILTER AND REGISTERS

**Comments:** Limited Inspection

The HVAC system of the property 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. Restrictive clearances, interior/exterior finishes, or stored personal items can limit the evaluation of the HVAC system. 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 evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the plumbing system was made at the time of inspection, the client is advised to consult a qualified HVAC specialist to verify the overall condition.



# 9. Fireplaces and Chimneys

(Refer to Part 2, Section 8 of the CREIA Standards of Practice) Items to be inspected: 1. Chimney exterior 2. Spark arrestor 3. Firebox 4. Damper 5. Hearth extension. The inspector is not required to: 1. Inspect chimney interiors 2. Inspect fireplace inserts, seals or gaskets 3. Operate any fireplace or determine if a fireplace can be safely used



### Styles & Materials

**Chimneys (exterior):**

Masonry Construction

**Viewed Chimney From:**

Roof

**Chimney Locations:**

Front  
Through Roof

**Type of Fireplace:**

Decorative

**Fireplace Locations:**

Living Room

### Items

## 9.0 CHIMNEY STRUCTURE

**Comments:** Recommendation

(1) Abandoned hardware is attached to chimney. Suggest removal.



9.0 Item 1(Picture)

🏠 (2) Mortar is missing in areas. Recommend repair.



9.0 Item 2(Picture)

**9.1 CAP, FLUE & SPARK ARRESTOR**

Comments: Recommendation


🏠 Spark arrestor with rain cover is not installed. Recommend installing.



9.1 Item 1(Picture)

**9.2 FLASHING**

Comments: Recommendation

 Inadequate installation of flashing observed. When a chimney is wider than 30 inches, the flashing should divert water around the chimney. Recommend correcting.



9.2 Item 1(Picture)

**9.3 FIREBOX, HEARTH & DOORS**

**Comments:** Recommendation

 Decorative insert is not secured. Recommend securing.



9.3 Item 1(Picture)


**9.4 DAMPERS**

**Comments:** Not Inspected

Locking device is not installed at damper. Recommend installing.

**9.5 FIREPLACE/CHIMNEY COMMENTS**

**Comments:** Recommendation

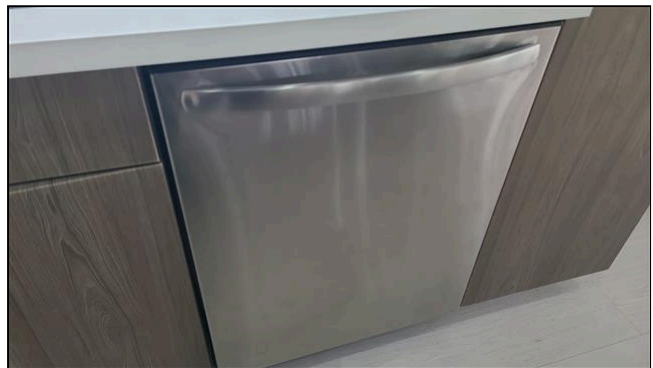
 Decorative insert observed installed at the firebox. Recommend sealing of the chimney by a

qualified chimney specialist.

The fireplace and chimney of the property 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. Roofing materials, height, or stored personal items can limit the evaluation of the fireplace and chimney. 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 evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the fireplace and chimney was made at the time of inspection, the client is advised to consult a qualified fireplace specialist to verify the overall condition.

# 10. Kitchen Appliances

(Refer to Part 2, Section 9 of the CREIA Standards of Practice) Items to be inspected: Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposals. The inspector is not required to: 1. Operate or evaluate the condition of any non-fixed appliances or added appliances (refrigerators, trash compactors, water purification systems etc.)



### Styles & Materials

**Exhaust Hood Brand:**

Unable to determine

**Dishwasher Brand:**

Frigidaire

**Disposal Brand:**

In-Sink Erator  
Installed

**Stove/Oven Brand(s):**

General Electric

**Microwave Brand:**

Not Installed

### Items

#### 10.0 DISHWASHER

**Comments:** Recommendation



Mission clamp observed at disposal drain line connection. Recommend installing/securing.



10.0 Item 1(Picture)

**10.1 STOVE/OVEN**

**Comments:** Inspected

**10.2 EXHAUST FAN/HOOD**

**Comments:** Limited Inspection

**10.3 DISPOSAL**

**Comments:** Inspected

**10.4 MICROWAVE**

**Comments:** Not Present

**10.5 REFRIGERATOR**

**Comments:** Not Present

**10.6 APPLIANCE COMMENTS**

**Comments:** Limited Inspection

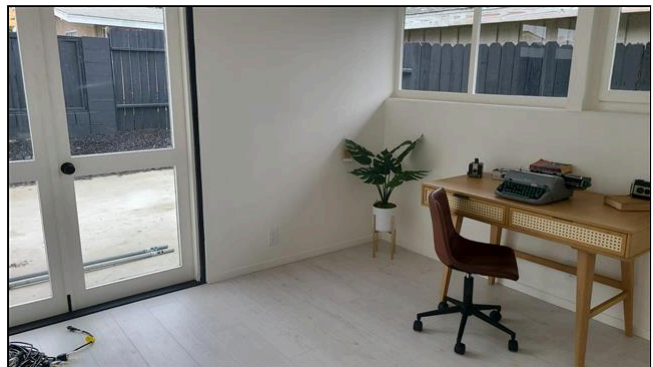
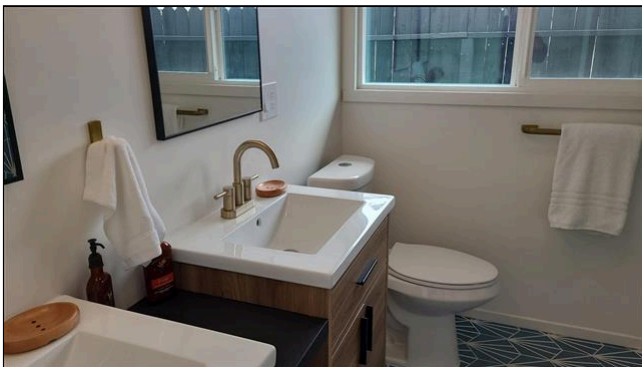
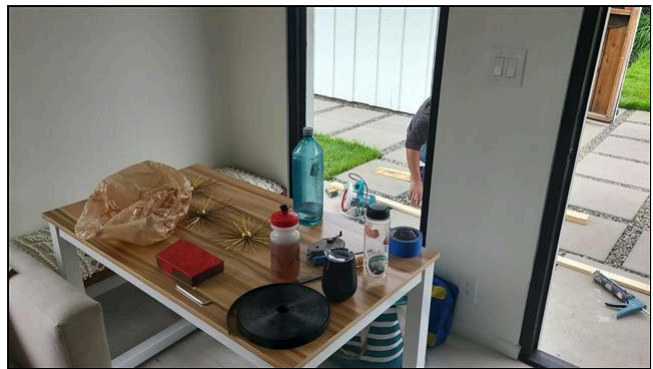
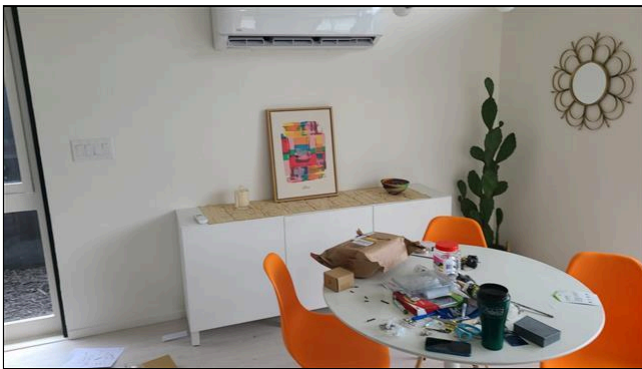
A visual observation and basic function testing of the appliances was performed and run in normal modes only. The client is advised to verify condition of all modes and functions.

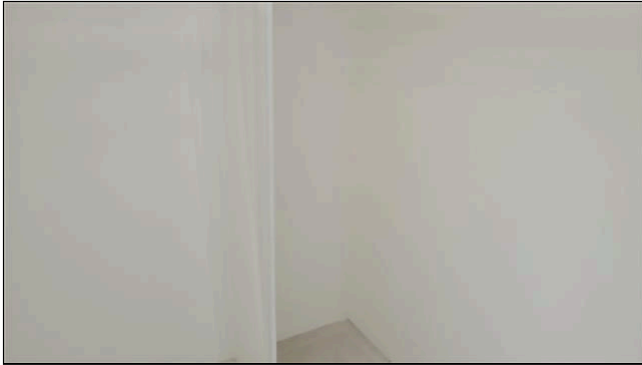
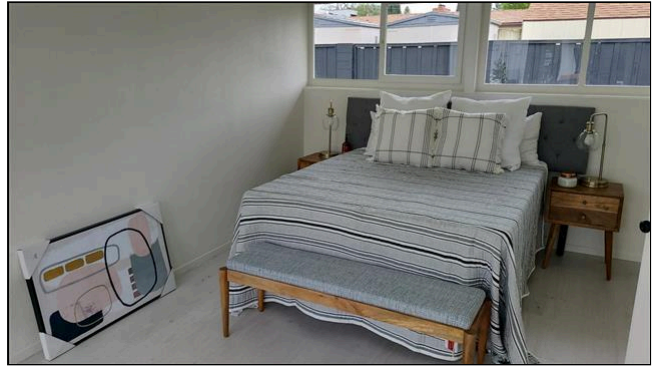
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The kitchen appliances were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Interior finishes, or stored personal items can limit the evaluation of the kitchen area. 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 evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the kitchen was made at the time of inspection, the client is advised to consult a qualified professional to verify the overall condition.

# 11. Interior Rooms

(Refer to Part 2, Section 9 of the CREIA Standards of Practice) Items to be inspected: 1. Walls, ceilings, floors 2. Doors and windows 3. Stairways, handrails and guardrails 4. Permanently installed cabinets 5. Absence of smoke or carbon monoxide alarms. The inspector is not required to: 1. Inspect door, window or floor coverings 2. Determine whether a building is secure from unauthorized entry 3. Operate, test or determine the type of smoke or carbon monoxide alarms





*Styles & Materials*

**Flooring Material Type:**

Tile  
Vinyl or Linoleum

**Walls & Ceiling Material Type:**

Drywall/Sheetrock  
Buttonboard

**Interior Door Type:**

Solid core wood

**Cabinet Material Type:**

Wood

**Counter Type:**

Quartz

*Items*

**11.0 FLOORS**

**Comments:** Limited Inspection

**11.1 WALLS & CEILINGS**

**Comments:** Limited Inspection

**11.2 INTERIOR DOORS**

**Comments:** Inspected

**11.3 INTERIOR CLOSETS**

**Comments:** Inspected

**11.4 CABINETS & COUNTERTOPS**



**Comments: Inspected**

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The interior of the property 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. Interior finishes, or stored personal items can limit the evaluation of the interior areas. 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 evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the interior was made at the time of inspection, the client is advised to consult a qualified professional to verify the overall condition. The identification of toxic materials, asbestos, formaldehyde, lead, "Chinese" drywall, mold or other environmental hazards or conditions is beyond the scope of a home inspection and can only be made in a laboratory. If concerned, a qualified industrial hygienist should be consulted. Many products used in construction may contain materials that can be toxic/hazardous. Formaldehyde, lead and asbestos are the most well-known, but other chemicals can be found in varying amounts. While the use of some of these materials has decreased since the late 1970s; they may still be found, particularly in products imported from overseas. Further evaluation by sampling of suspect material for undesirable or toxic substances by a qualified testing laboratory would be prudent. I suggest reading the publication: "Buyers Guide to Earthquake Safety & Environmental Hazards" available at: <http://www.propertyid.com/govbooklets/govenviro.pdf>

# 12. Thermal Enhancement



Styles & Materials

**Locations Scanned:**

- Main Electrical Panel
- Kitchen
- Bathroom(s)
- Water Heater(s)
- Laundry Area
- Grooming Area

**Outside Temperature:**

71 to 80 F

**Indoor Temperature:**

71 to 80 F

Items

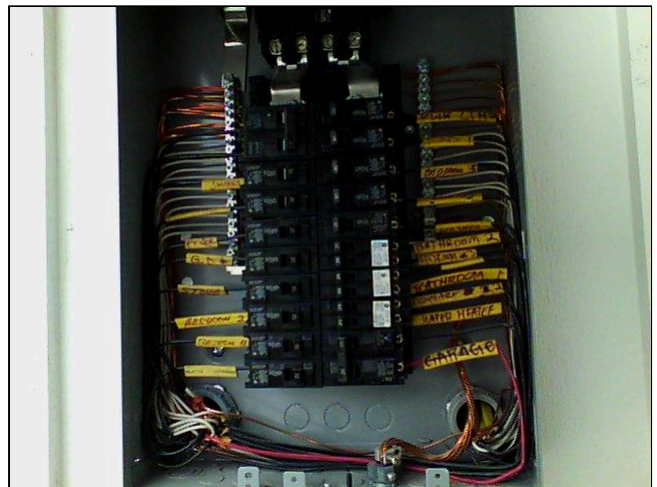
## 12.0 MAIN & SUB PANELS

Comments: Limited Inspection

Main Panel



12.0 Item 1(Picture)



12.0 Item 2(Picture)

## 12.1 OUTLETS & LIGHT FIXTURES

Comments: Limited Inspection

## 12.2 WATER HEATER AREA

Comments: Limited Inspection

Water Heater



12.2 Item 1(Picture)



12.2 Item 2(Picture)

**12.3 KITCHEN AREAS**

Comments: Limited Inspection

Kitchen



12.3 Item 1(Picture)



12.3 Item 2(Picture)

**12.4 BATHROOM AREAS**

Comments: Limited Inspection

Bathrooms



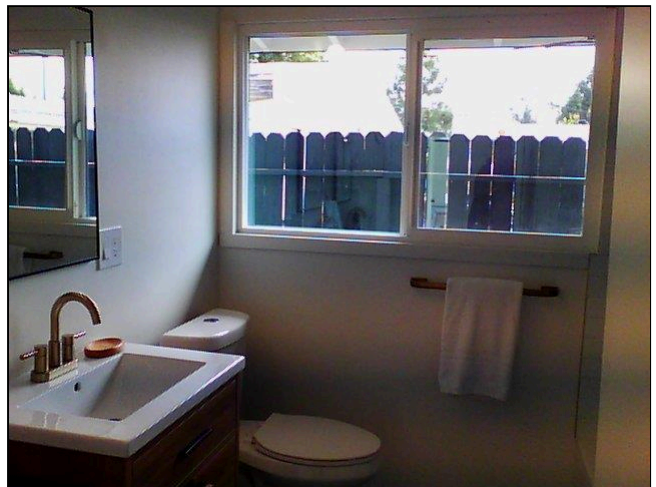
12.4 Item 1(Picture)



12.4 Item 2(Picture)



12.4 Item 3(Picture)

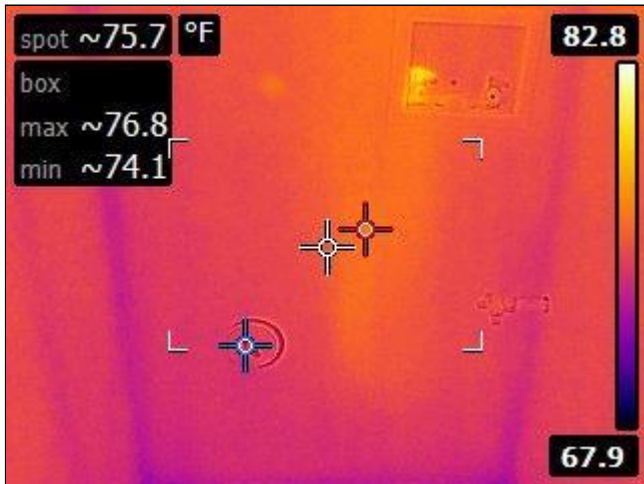


12.4 Item 4(Picture)

12.5 THERMAL COMMENTS

Comments: Limited Inspection

Laundry



12.5 Item 1(Picture)



12.5 Item 2(Picture)