TRIDENT INSPECTION GROUP
949-294-1188
jeff@tridentinspectiongroup.com
http://www.tridentinspectiongroup.com

PROPERTY INSPECTION V 5.0

8812 Sapphire Ave
Westminster, CA 92683

Tricia Vandermarlierre
11/07/2025

Inspector
Jeff Clark
Licensed Branch 2 & 3 FR65979 Certified Master Inspector IAC2-20-8266
949-294-1188
jeff@tridentinspectiongroup.com

Agent
Michelle Metzler
562-307-7131
michelle@mmreagency.com

TABLE OF CONTENTS

SUMMARY

23
MINOR/MAINTENANCE

30
MODERATE

6
HEALTH AND SAFETY / MAJOR

3.3.1 Environmental Concerns - Pest/Insect/Wildlife Concerns: WDO Activity - Damage Present
3.3.2 Environmental Concerns - Pest/Insect/Wildlife Concerns: WDO Activity
7.4.1 Major Systems - Cooling Equipment: Insulation Missing or Damaged
7.4.2 Major Systems - Cooling Equipment: HVAC - R22 Refrigerant
7.4.3 Major Systems - Cooling Equipment: Recommend Securing AC to platform
7.6.1 Major Systems - Distribution System: HVAC Ducting - May Contain Hazardous Materials
7.7.1 Major Systems - Chimneys and Fireplaces: Damper Clamp
7.7.2 Major Systems - Chimneys and Fireplaces: Recommend Level 2 Chimney inspection per NFPA 211
7.7.3 Major Systems - Chimneys and Fireplaces: Missing/Capped Gas Line
8.2.1 Roof - Material / Type: Recommend Sealing All Roof Projections
8.2.2 Roof - Material / Type: Granular Loss (Comp Shingle)
8.2.3 Roof - Material / Type: Roof Installed on a Flat / Low Pitch Roof
8.3.1 Roof - Gutters / Downspouts: Downspouts Drain Near Property
8.5.1 Roof - Chimneys / Skylights: Chimney - Spalling
9.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Addition
9.2.2 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Labeling
9.2.3 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: No AFCI (Arc Fault Circuit Interrupters) at 15/20 AMP Circuits
10.4.1 Plumbing - Water Heater, Controls, Flues & Vents: No Expansion Tank
10.4.2 Plumbing - Water Heater, Controls, Flues & Vents: No Sediment Trap
10.4.3 Plumbing - Water Heater, Controls, Flues & Vents: Corrosion on Supply Lines
10.4.4 Plumbing - Water Heater, Controls, Flues & Vents: Suggest Extending Discharge Pipe
10.4.5 Plumbing - Water Heater, Controls, Flues & Vents: Need Discharge Pipe
10.5.1 Plumbing - Gas Meter: Seismic Shut Off Valve
11.2.1 Exterior - Driveways: Driveway Cracking -
11.8.1 Exterior - Exterior Electrical: No GFI's
11.8.2 Exterior - Exterior Electrical: Recommend caulking/sealing

1: GENERAL INFORMATION / OVERVIEW

		IN	NI	NP
1.1	General	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

General: Comment Keys and Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this property. Any findings / comments that are listed under "**Health and Safety / Major**" by the inspector 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.

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

Not Inspected (NI) = The item, component or system was not inspected and no representations made of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = The item, component or system is not in this building.

Findings = The item, component or system was inspected and a concern, observation and/or deficiency was found and falls under one of the categories below.

Note = The item or discovery indicated is considered cosmetic, nuisance or is "For Your Information". The items, although should be repaired, are not considered to be in need of immediate repair. Any items or recommendations in this category should not be considered as an enforceable repair or responsibility of the sellers, but designed only to provide you with specific information about the property.

Minor = The item, component, or system while perhaps functioning as intended is in need of **minor** repair, service, or maintenance; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; or considerations should be made in upgrading the item, component, or system to enhance the function, efficiency and / or safety. Items falling into this category can frequently be addressed by a contractor or **handyman** and are considered to be routine maintenance (DIY) or recommended upgrades.

Moderate = The item, component, or system while perhaps functioning as intended is in need of **moderate** repair, service; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; or considerations should be made in upgrading the item, component, or system to enhance the function, efficiency and / or safety. Items falling into this category can frequently be addressed by a **handyman or a qualified contractor** and are not considered routine maintenance or DIY items.

Health and Safety / Major = The item, component or system poses a safety concern to occupants in or around the building. Some listed concerns will be considered acceptable for the time period of construction but pose a current risk.

The item, component or system is **Not** functioning as intended, or needs further evaluation by a specialized qualified licensed contractor or can cause damage to the structure. Items, components or units that can be repaired to satisfactory condition may not need replacement.

PHOTOS - Can represent one or more areas. As the comment may detail a specific area or areas. Photos are in the report to provide a visual aid not a definite . They are used to help see what the inspector sees. If report says one or more areas make sure that whom ever may be doing repairs or the work checks to make sure what needs to be corrected or done. They person or company making the corrections may also find underlying issues that were not present at the time of the inspection.

General: Interiors

Our inspection of the interior included a visual examination for structural and safety deficiencies. Please note that only a representative sample of accessible components was inspected.

The inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows,separation walls, ceilings, doors,between a dwelling unit and an attached garage or dwelling unit. The inspector shall observe sumps. The inspector shall: Operate a representative number of primary windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments, household appliances, recreational facilities or another dwelling unit.

General: Lead / Asbestos Warning

Asbestos was commonly used in building materials from the early 1900s through the late 1970s due to its fire-resistant and insulating properties. It can be found in insulation, roofing, flooring, and other construction materials. The use of asbestos in most building products was largely phased out in the late 1970s after its health risks, including lung disease and cancer, became widely recognized. For more information on asbestos and its risks, visit the Environmental Protection Agency (EPA) website or consult local health and safety regulations. If you suspect asbestos in your property, contact a certified asbestos inspector.

General: Moisture Meter Information

FYI - A moisture meter was used where necessary to confirm or rule out the presence of moisture. Any pictures, including a moisture meter, should be seen as qualitative readings only. It will be the job of repairing contractors to determine the quantifiable readings of moisture, the extent of the moisture, and its source. Rule of thumb reading are as follows:

- 16-19% - Fungal growth and mold can grow, thrive, and produce spores.
- 20-26% - Wood Decay begins.
- 27%+ - Wood Decay rapidly accelerates.
- 30%+ - FSP The fiber saturation point has been reached, and the wood is fully saturated with water/moisture.

General: Specialty Tools Information

LMT - Specialty tools, testers, meters, and the like may have been used during this inspection and photographed in this report. The use of any of these tools is beyond the scope of an inspection and was done as a courtesy to provide you with as much information as possible about the property.

Quantitative readings will not be provided in this report. Although readings or other quantitative values may be represented in photographs, these values should not be wholly relied upon as they can change from day to day, with differing conditions.

General: Notes

Note: California has seasonable rains which occur at the end and the beginning of each calendar year. Occasionally, the rainfall is exceptionally high. This is called an El Nino year. In recent years Southern California has been going through a drought. During drought periods many conditions visible following rains do not appear. The duty of a property inspector is to disclose visible conditions. If a condition is not visible it cannot be reported.

Note: Read the Standards of Practice set forth by the InterNational Association of Certified Home Inspectors/ Certified Commercial Property Inspectors for an insight into the scope of the inspection.

Note: The inspection represents the condition of the visually inspected areas of the property on the date of the inspection. Component conditions may change between the date of the inspection and the title transfer date. A thorough walk-through prior to title transfer helps protect against unexpected surprises, and is recommended. **The purchase of a warranty (if available) is recommended.**

Notice to Third Parties: This report is copyright protected. This report is the exclusive property of Trident Inspection Group and the Client(s) listed above and is not transferable to any third parties or subsequent buyers. Our Inspection and this report have been performed with a written contract agreement that limits its scope and usefulness. Unauthorized recipients are therefore advised not to rely upon this report, but rather to retain the services of an appropriately qualified property inspector of their choice to provide them with their own inspection and report. Liability under this report is limited to the party identified on the cover page of this report.

Note: For the purpose of this report, all directional references (left, right, rear, front) are based on when facing the front of the structure as depicted in the cover image above.

Note: The client is advised that a mold inspection / testing be performed by a qualified specialist if any evidence of past or current water leaks (plumbing, roof, intrusion or otherwise) are reported by the inspector.

ENVIRONMENTAL CONDITIONS: Client agrees what is being contracted for is a building inspection and not an environmental evaluation. The inspection is not intended to detect, identify, or disclose any health or environmental conditions regarding this building or property, including, but not limited to: the presence of asbestos, radon, lead, urea-formaldehyde, fungi, molds, mildew, feces, urine, vermin or pests, PCBs, "Chinese drywall" or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or building materials. The Inspector is not liable for injury, health risks, or damage caused or contributed to by these conditions. If concerned with any of these conditions a professional in that field should be hired prior to the end of your contingency period for further examination.

TYPOGRAPHICAL ERRORS: This report is proofread before sending it out, but typographical errors may be present. If any errors are noticed, please feel free to contact me for clarification.

Please acknowledge to me once you have completed reading this report. At that time I will be happy to answer any questions you may have, or provide clarification. Non-acknowledgement implies that you understood all information contained in this report.

INACCESSIBLE AREAS: In the report, there may be specific references to areas and items that were inaccessible or only partly accessible. I can make no representations regarding conditions that may be present in these areas that were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions or hidden damage may be found in these areas.

QUALITATIVE vs QUANTITATIVE: An inspection is not quantitative, when multiple or similar parts of a system, item, or component are found to have a deficiency, the deficiency will be noted in a qualitative manner such as "multiple present" etc. A quantitative number of deficient parts, pieces, or items will not be given as the repairing contractor will need to evaluate and ascertain the full amount or extent of the deficiency or damage. This is not a technically exhaustive inspection.

REPAIRS VERSUS UPGRADES: I inspect properties to today's safety and building standards. Therefore some recommendations made in this report may have not been required when the property was constructed. Building standards change and are improved for the safety and benefit of the occupants of the property and any repairs and/or upgrades mentioned should be considered for safety, performance, and the longevity of the properties items and components. Although, I will address some recommended upgrades in the report, this should not be construed as a full listing of items that could potentially be upgraded. To learn of **ALL** the ways the building could be brought up to today's building and safety standards, full and exhaustive evaluations should be conducted by qualified tradespeople.

CONTRACTORS / FURTHER EVALUATION: It is recommended that licensed professionals be used for repair issues as it relates to the comments in this report, and copies of receipts are kept for warranty purposes. The use of the term "Qualified Person" in this report relates to an individual, company, or contractor whom is either licensed or certified in the field of concern. If I recommend evaluation or repairs by contractors or other licensed professionals, it is possible that they will discover additional problems since they will be invasive with their evaluation and repairs. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and/or exhaustive list of problems, or areas of concern.

CAUSES of DAMAGE / METHODS OF REPAIR: Any suggested causes of damage or defects, and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the property, and in my opinion only from the standpoint of a visual inspection, and should not be wholly relied upon. Contractors or other licensed professionals will have the final determination on the causes of damage/deficiencies, and the best methods of repairs, due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

General: Overview

An inspection is a non invasive, visual examination of the accessible areas of the property, designed to identify areas of concern within specific systems or components defined by the CCPIA/InterNACHI Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property. This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

General: Thermal Imaging

Note: A Thermal Imaging camera may be used as a means of evaluating certain suspect issues or systems. Any anomalies found are always verified by other means such as a moisture meter. Moisture must be present for infrared thermography to locate its existence. During dry times a leak may still be present but undetectable if materials have no moisture present. **Thermal Imaging is not X-ray vision, cannot see through walls and cannot detect mold.** An infrared camera may be used for specific areas or visual problems, and should not be viewed as a full thermal scan of the entire building. Additional services are available at additional costs and would be supplemented by an additional agreement/addendum. Temperature readings displayed on thermal images in this report are included as a courtesy and should not be wholly relied upon as an inspection is qualitative, not quantitative. These values can vary +/- 4% or more of displayed readings, and these values will display surface temperatures when air temperature readings would actually need to be conducted on some items which is beyond the scope of a property inspection. If a full thermal scan of the building is desired, please reach out to me schedule this service.

Limitations

General

INTERIOR LIMITATIONS

General

UTILITIES ON/OFF

Water On, Gas On, Electricity On

Any utilities that are off during the inspection will limit the inspection of any devices requiring water, gas, or electricity.

2: INSPECTION DETAILS - PROPERTY INSPECTION

		IN	NI	NP
2.1	General	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

General: Type of Building
Single Family, Detached

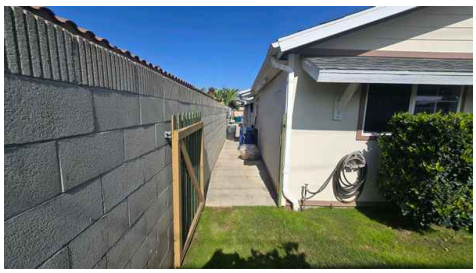
General: How Many Levels
1

General: In Attendance
Listing Agent, Home Owner

General: Weather Conditions
Clear

General: Left Side

General: Right Side



General: Rear

General: Streetview


Limitations

General

CLIENTS REPORT

This report is for the person(s) named in the Client section only. Unauthorized use is prohibited without said Client(s) and Trident Inspection Group permission. Liability under this report is limited to the party identified on the cover page of this report.

General

TENANT OCCUPIED

The property was occupied at the time of the inspection. Conditions noted at this time may change before the buyer when a property is occupied during an inspection, several factors come into play:

1. **Changing Conditions:** Since tenants continue to occupy the property after the inspection, they may continue to live their daily lives, leading to changes in the property's condition. Regular use, wear and tear, and maintenance practices by tenants can impact the overall condition of the property over time.

2. **Tenant's Belongings:** The belongings of the tenants can obstruct or limit the inspector's ability to thoroughly inspect the property. Certain areas may be difficult to access or examine, limiting visibility and making it challenging to assess potential issues that might be hidden behind furniture, personal items, or other belongings.

3. **Limitation on Inspection Scope:** The presence of tenants and their belongings might restrict the inspector's ability to fully evaluate certain areas of the property. For instance, they might not be able to access locked rooms or storage areas containing the tenant's personal items.

4. **Privacy and Cooperation:** It is essential for the inspector and the tenants to coordinate and communicate effectively to ensure a smooth inspection process. While respecting the tenants' privacy, they need to provide access to all the essential areas for inspection, within the boundaries of local laws and regulations.

Considering these factors, it's important for the buyer and their real estate agent to be aware that the inspection report might not reflect the property's final condition when they take possession. To address this issue, it's common for the purchase agreement to include a clause stipulating that the property must be in the same or better condition upon possession as it was during the inspection.

In some cases, a re-inspection may be recommended closer to the possession date to ensure that any changes in the property's condition have been taken into account, and any necessary repairs or negotiations can be carried out based on the updated information.

In summary, when a property is tenant occupied at the time of inspection, it's crucial to understand the potential limitations that may affect the inspection process and to be prepared for possible changes in the property's condition before taking possession. Proper communication between all parties involved can help ensure a smoother real estate transaction and better transparency throughout the process.

3: ENVIRONMENTAL CONCERNS

		IN	NI	NP
3.1	Odors Present	X		
3.2	Fungal Growth	X		
3.3	Pest/Insect/Wildlife Concerns	X		
3.4	Rodent/Vermin Concerns	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Odors Present: Odor(s) Present

No Discernible Odors

Fungal Growth: Fungal Growth Presence

Not at Visible Portions

Odors Present: Odors Information

If any odors are noticed in the home I will include them in this section with recommendations made as needed. If no additional information is included in this report in respect to odors, then no discernible odors were present or noticed in the home at the time of inspection.

Fungal Growth: Fungal Growth and Mold Information

EXCL - In accordance with the Standards of practice reporting on the presence of mold is excluded from this inspection. **If I see obvious signs of fungal growth, I will recommend further evaluation and testing as a courtesy, but these individual references should not be construed as an all-inclusive listing of areas of fungal growth present**. Furthermore, the removal of personal belongings or any remodeling or repairs that may take place in the future may reveal fungal growth or mold that was not visible at the time of inspection. **If mold is a concern, you are advised to have a mold inspection and indoor air quality testing conducted by a certified mold inspector or industrial hygienist prior to the end of your inspection contingency period.**

Pest/Insect/Wildlife Concerns: Termite & Pest Control Services by Trident Pest Control (License PR 8662)

In addition to your property inspection, we want to make you aware of a valuable resource available through our sister company — Trident Pest Control, licensed by the California Structural Pest Control Board (PR 8662).

Termites are one of the most costly threats to any structure, often going undetected until significant damage has occurred. Trident Pest Control specializes in both preventive and corrective termite treatments, including local treatments and full-structure fumigations. Whether it's addressing an active infestation or protecting your home long-term, our licensed termite professionals are trained to identify, treat, and prevent issues with precision and care.

We also offer a full range of general pest control services — from ants and spiders to rodents and cockroaches — all delivered with the same high standard of professionalism you've come to expect from Trident Inspection Group.

If termite or pest concerns arise now or in the future, we encourage you to contact us directly. Our team of licensed experts is ready to provide honest guidance, detailed inspections, and customized solutions to keep your home protected.

949-294-1188

Observations

3.3.1 Pest/Insect/Wildlife Concerns

Moderate

WDO ACTIVITY - DAMAGE PRESENT

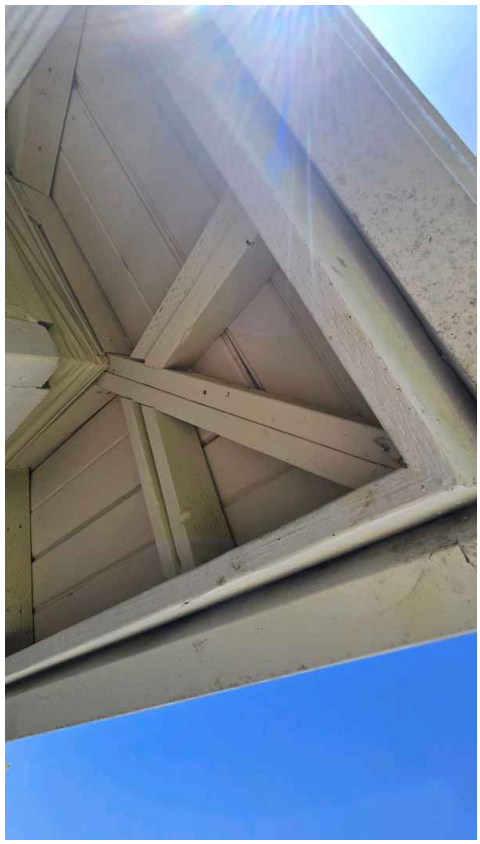
Presumed wood destroying organism activity was present at the referenced area(s). An evaluation of the activity is recommended to be conducted by a licensed pest control company. An invasive evaluation of the area(s) of damage is recommended to be conducted by a qualified contractor with repairs made as deemed necessary to any damage found.

Recommendation

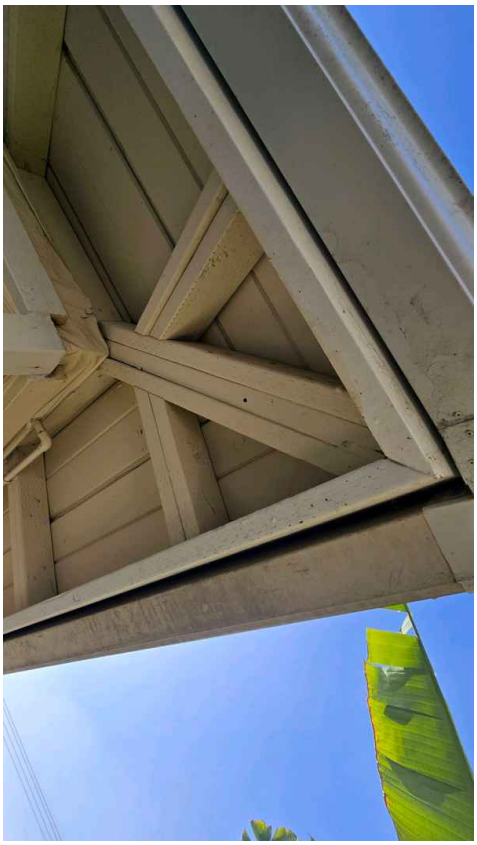
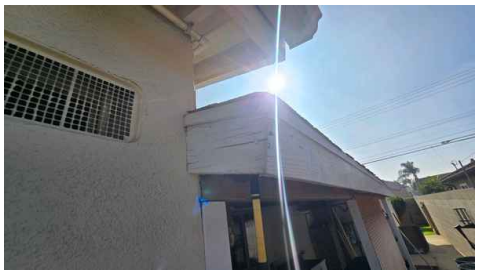
Contact a qualified trident pest control pr#8662 (949)294-1188












3.3.2 Pest/Insect/Wildlife Concerns

Moderate

WDO ACTIVITY

Presumed, aged WDO (wood destroying organism) activity was present on wood framing.

Recommendation

Contact a qualified chimney contractor.





4: FINAL CHECKLIST

		IN	NI	NP
4.1	Oven/Cooktop	X		
4.2	Water Fixtures	X		
4.3	GFCI Receptacles	X		
4.4	Garage Refrigerator/Freezer	X		
4.5	Electrical Panel(s)	X		
4.6	Dishwasher	X		
4.7	Thermostat	X		
4.8	Lights Off	X		
4.9	Doors Locked	X		
4.10	Gate(s)	X		
4.11	Water Meter	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Oven/Cooktop: Oven/Cooktop Turned Off
Yes

GFCI Receptacles : All GFCI Receptacles Reset?
Yes

Garage Refrigerator/Freezer: Refrigerator/Freezer Powered
Yes

Thermostat: Thermostat Initial Setting
Off

Thermostat: Thermostat Setting After Testing
Off

Lights Off: All Lights Turned Off?
Property was Occupied

Doors Locked: All Exterior Doors Locked?
Property was Occupied

Gate(s): Gate(s) Closed
Yes

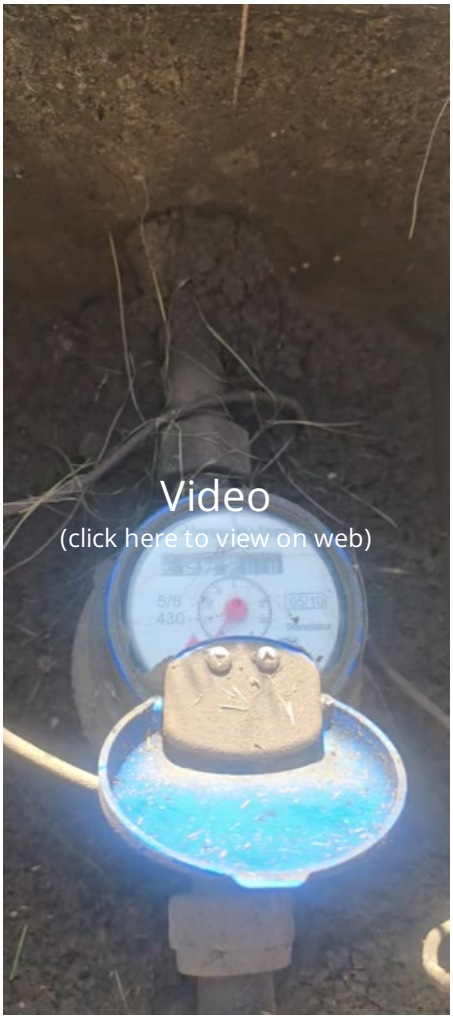
Water Fixtures: Water Fixtures Off

All water fixtures in the home were left in the off position after testing.

Dishwasher: Dishwasher Final Check

The dishwasher was turned off upon leaving, and the floor preceding it was checked to ensure no leaking was present.

Water Meter: Video of Water Meter Showing No Flow


Video
(click here to view on web)

5: UTILITY SHUT OFF LOCATIONS

		IN	NI	NP
5.1	General	X		

IN = Inspected NI = Not Inspected NP = Not Present

6: THERMAL IMAGING

		IN	NI	NP
6.1	Thermal Imaging Information	X		
6.2	Interior Surfaces	X		
6.3	HVAC Ductwork	X		
6.4	Electrical Components	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Thermal Imaging Information:

Thermal Imaging Scan Type

Limited Scan

Thermal Imaging Information: Thermal Imaging Info - Limited Scan

LMT - An infrared camera was used for specific areas or to rule out or confirm presumed concerns and the camera's use should not be viewed as a full thermal scan of the structure. The use of the IR camera was done so at my discretion to provide as much information as possible, as its use exceeds the scope of an inspection. ***A full thermal scan of the structure is available at an additional cost and would be supplemented by an additional agreement and fee.***

Temperature readings displayed on thermal images in this report are included as a courtesy and should not be wholly relied upon as the inspection is qualitative, not quantitative. These values can vary +/- 2% or more of displayed readings. These values will also display surface temperatures when air temperature readings would actually need to be conducted on some items, which is also beyond the scope of a building inspection.

7: MAJOR SYSTEMS

		IN	NI	NP
7.1	General Information - HVAC	X		
7.2	Air Supply Information	X		
7.3	Heating Equipment	X		
7.4	Cooling Equipment	X		
7.5	Thermostat	X		
7.6	Distribution System	X		
7.7	Chimneys and Fireplaces	X		
7.8	Smoke Detectors	X		X
7.9	Carbon Monoxide Detectors	X		
7.10	Disclosures	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Heating Equipment: Unit Was working properly at time of inspection?
yes

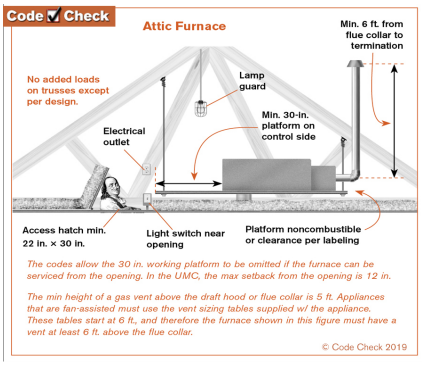
Heating Equipment: Heat System Brand
York

Heating Equipment: Location
Attic

Heating Equipment: Heat Type
Forced Air

Heating Equipment: Disconnects
Gas Shut Off

Heating Equipment: Attic Forced Air Unit



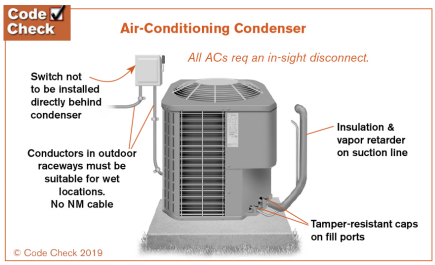
Heating Equipment: Energy Source
Natural Gas

Cooling Equipment: Unit Was working properly at time of inspection?
yes

Cooling Equipment: Central Air Brand
York

Cooling Equipment: Location

Left side



Cooling Equipment: Energy Source/Type

Electric, Central Air Conditioner, Data Plate

Thermostat: Location

Hall

Distribution System: Ductwork

Servicable

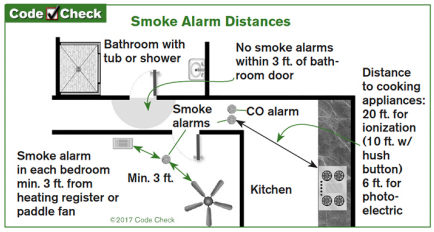
Chimneys and Fireplaces: Fireplace Type

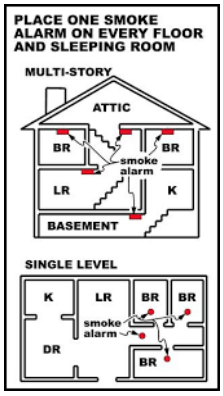
Gas, Wood

Recommend referring to manufactures instructions prior to use

Smoke Detectors: Locations

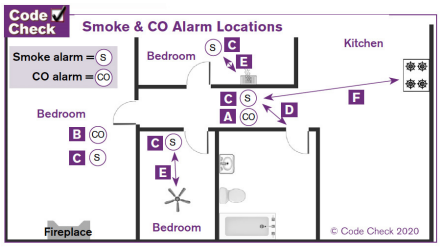
Hall, Each bedroom





Carbon Monoxide Detectors: Locations

Hall



Smoke & CO Alarm Locations **18 IRC**

- ☐ Req'd outside each separate sleeping area A _____ 315.3
- ☐ Req'd in bedroom or attached bath w/ fuel-burning device B _____ 315.3
- ☐ Alarms must comply w/ NFPA 72 & be listed to UL 217 _____ 314.1
- ☐ Req'd in each sleeping room & outside in immediate vicinity C _____ 314.3
- ☐ Min 3 ft. from door to bath w/ tub or shower if no conflict w/ above D __314.3
- ☐ Min 3 ft. from forced-air outlet or tip of ceiling paddle fan blade E ____ 314.1
- ☐ Photoelectric min 6 ft. from permanently installed cooking appliance F 314.3.1
- ☐ Ionization min 20 ft. from cooking, 10 ft. OK w/ hush button F _____314.3.1

General Information - HVAC: What's Inspected

The following was inspected:

A. The air handler, circulating fan and air filter

B. The condensate pump

C. Readily visible ductwork

D. A representative number of supply and return air registers;

E. The central humidifier

F. The central air-conditioning unit

The inspection was focused on deficiencies that could lead to water intrusion into the home's structure.

General Information - HVAC: HVAC System Life Expectancy

We recently conducted an inspection of the HVAC unit(s) at your property and would like to provide you with valuable information regarding their life expectancy. Understanding the typical lifespan of these units can assist you in planning for maintenance, repairs, and potential replacements, ensuring the optimal functionality and cost-effectiveness of your HVAC system.

Based on our findings and industry standards, the average life expectancy of HVAC rooftop units is as follows:

Package Rooftop Units: Package rooftop units typically have a lifespan of 10 to 15 years. Regular maintenance, including filter changes, cleaning of coils, and inspections for electrical and mechanical components, is essential to extend their lifespan.

Split Units: Split units generally last between 10 to 15 years. Regular inspections, cleaning of condenser and evaporator coils, checking refrigerant levels, and maintaining electrical connections are crucial to maximize their efficiency and longevity.

It is important to note that these estimates are based on average conditions and may vary depending on factors such as unit quality, usage intensity, and environmental conditions. Regular maintenance and timely repairs are vital to ensure the longevity of your HVAC rooftop units.

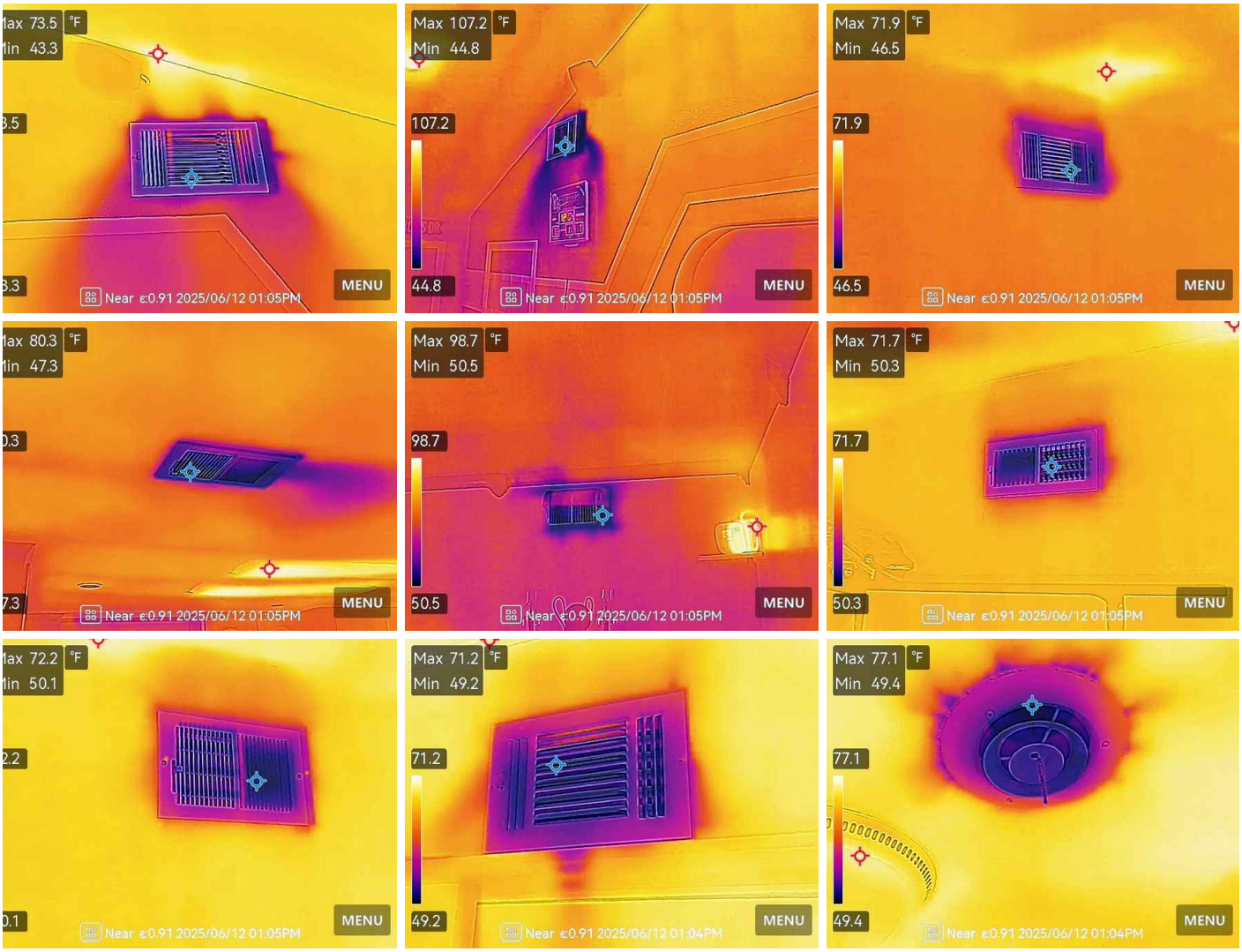
Air Supply Information: Air Supply Information

An infrared camera was used to show the system(s) responded to normal operating controls, at the time of inspection. **These images are not intended to show the exact temperature differential produced, the efficiency, or performance of the system, which lies beyond the scope of a home inspection.** HVAC thermometers (wet bulb) are required for accurate readings, and measurement points would be carried out at a different location by an HVAC contractor. Typical temperature differentials between return and supply air is 12 - 20 degrees in cooling mode, and 15 - 25 degrees in heating mode. Several factors can affect these numbers, such as, but not limited to: indoor ambient air temperature, exterior ambient air temperature, humidity, cleanliness of the air filter and evaporator, etc.

Distribution System: Distribution Ok

All accessible and visible ducts, fans, supports, air filters, registers, and fan coil units were in acceptable condition and performing their intended function on the day of the inspection.

Distribution System: Pictures of Air Conditioning Temperatures at Register & Intake



Chimneys and Fireplaces: FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS: GENERAL INFO*

Note: Our inspection of chimneys is that of a generalist and not a specialist, and is described by specialists as less than a phase-one inspection, as distinct from phase one- and phase-two inspections that are conducted by fireplace specialists. Please note that significant areas of chimney flues cannot be adequately viewed during a home inspection. Phase-one inspections have been documented by the Chimney Safety Institute of America which reported in 1992 "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend a phase-two inspection by a specialist within the contingency period to fully document the condition of the flue in its entirety.

Disclosures: Disclosure

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 other potentially hazardous materials is not within the scope of this report. These materials were used prior to 1982, and should you be concerned, we suggest having an independent inspection performed prior to the close of escrow. 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. Not all major systems started with gas drip legs / sediment traps; However today it is common practice we recommend adding them.

Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Ceiling fans are not typically inspected as they are not within the scope of the inspection.

The inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to the buildings; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an

installed heat source in each room. The inspector shall describe: Energy source; and Heating and cooling equipment and distribution type. The inspector shall operate the systems using normal operating controls. The inspector shall open readily openable access panels provided by the manufacturer or installer for routine.

The inspector is not required to: Operate heating and cooling systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: Non central air conditioners The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat and or cooling supply to the various rooms.

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

Limitations

Heating Equipment

ADDITION

This area appears to be an addition to the original structure. We are unable to determine if permits were issued at the time of construction. We advise checking city records to verify the existence of permits before the close of escrow.

Observations

7.4.1 Cooling Equipment

Moderate

INSULATION MISSING OR DAMAGED

Defect: Missing or damaged insulation on the refrigerant line.

Potential Issue: Lack of proper insulation can lead to energy loss, reduced system efficiency, and potential condensation, which can cause water damage or mold growth.

Recommendation: Replace or install appropriate insulation on the refrigerant line to improve energy efficiency and prevent condensation issues.

Recommendation

Contact a qualified HVAC professional.

7.4.2 Cooling Equipment

Minor/Maintenance

HVAC - R22 REFRIGERANT

Defect: The air conditioning system uses R22 refrigerant, which is no longer manufactured.

Potential Issue: R22 refrigerant is being phased out due to environmental concerns, and as it becomes scarce, repair costs may increase, or parts may become difficult to source. Future repairs may require replacing the system.

Recommendation: Consult with a licensed HVAC contractor to discuss the implications of continuing to use R22 and evaluate options for replacing or retrofitting the system with a more current, environmentally-friendly refrigerant.

For more information please click the link below

EPA R22 PDF

Recommendation

Contact a qualified HVAC professional.

7.4.3 Cooling Equipment

Moderate

RECOMMEND SECURING AC TO PLATFORM

Defect: AC unit is not elevated or properly secured to a designated platform.

Potential Issue: Without proper elevation and secure fastening, the unit may experience restricted airflow, reduced efficiency, and increased risk of physical damage or displacement—particularly during seismic activity.

Recommendation: Have a licensed HVAC contractor elevate the AC unit and securely anchor it to a stable platform to ensure safe, efficient operation and long-term durability.

Recommendation

Contact a qualified professional.

7.6.1 Distribution System

Moderate

HVAC DUCTING - MAY CONTAIN HAZARDOUS MATERIALS

Defect: HVAC ducting observed in the attic, with concerns about age and condition.

Potential Issue: Older ducting may contain hazardous materials such as asbestos or lead, posing health risks during repairs or modifications.

Recommendation: Consult with a licensed professional to evaluate the ducting for potential hazardous materials and ensure compliance with safety regulations before proceeding with any repairs or modifications.

Recommendation

Contact a qualified environmental contractor

7.7.1 Chimneys and Fireplaces

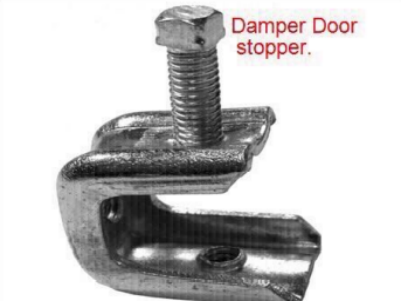
Health and Safety / Major

DAMPER CLAMP

Defect: Fireplace damper may close completely during use.

Potential Issue: If the damper closes fully, it can restrict proper ventilation, causing dangerous buildup of combustion gases, including carbon monoxide, inside the home.

Recommendation: Install a damper clamp to prevent the damper from fully closing, ensuring proper ventilation and compliance with safety standards. All gas-burning fireplaces are required to have a flue damper that does not close completely during operation.



7.7.2 Chimneys and Fireplaces

Minor/Maintenance

RECOMMEND LEVEL 2 CHIMNEY INSPECTION PER NFPA 211

Defect: Level 2 Chimney inspection recommended per NFPA 211 Standards of Practice.

Potential Issue: A Level 2 inspection is necessary to assess the internal components of the chimney, including areas that may not be visible in a standard inspection, to identify any hazards, blockages, or damage that could affect safety and performance.

Recommendation: Due to the real estate transfer, a qualified chimney professional should perform a Level 2 inspection in accordance with NFPA 211 Standards of Practice to ensure the chimney is safe and functional for the new occupants.

Recommendation

Contact a qualified professional.

7.7.3 Chimneys and Fireplaces

Moderate

MISSING/CAPPED GAS LINE

Defect: Gas line is missing or capped, preventing gas testing.

Potential Issue: Without the ability to test the gas line, the functionality and safety of the system cannot be verified, leaving potential hazards undetected.

Recommendation: Have a licensed professional restore or uncapped the gas line to allow for proper testing and verification of the system's safety and functionality.

Recommendation

Contact a qualified professional.

8: ROOF

		IN	NI	NP
8.1	Method	X		
8.2	Material / Type	X		
8.3	Gutters / Downspouts	X		
8.4	Flashings	X		
8.5	Chimneys / Skylights	X		
8.6	Disclosures	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Method: Inspection Method

Walked Roof

Material / Type: Material

Composition

Material / Type: Type

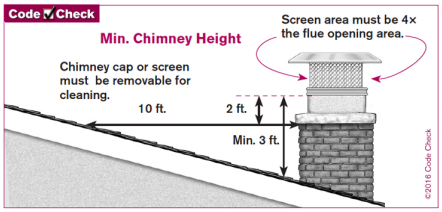
Pitched

Gutters / Downspouts: Gutter Material

Metal

Chimneys / Skylights: Spark Arrestor

A spark arrestor is installed as a safety feature.



Method: What's Inspected

The following was inspected:

A. The roof covering

B. The roof drainage system, including gutters and downspouts

C. The vents, flashings, skylights, chimneys, and any other roof penetrations

The inspection was focused on deficiencies that could lead to water intrusion into the buildings structure.

The following items or areas are not included in our inspections: areas that we were not able to traverse or areas that could not be viewed clearly due to lack of or inadequate access. Things like solar roofing components, debris, and roof coatings can limit our inspection. Any comments made regarding these systems on the roof are made only as a courtesy for our clients. Note that the inspector does not provide any written estimate of possible remaining life on this roofing system or the materials used. Nor will we guarantee that this roof is leak free, due to limited rain in our area. We can identify possible old leaks by water stains found on ceilings and in the attic space. We can not guarantee that any water stains are active or if those leaks have been fixed. To identify where these possible leaks or stains came from; we highly recommend consulting a roofer prior to the release of contingencies. Leaks have a high chance of occurring when you do not maintain your roof system. We recommend a roofer evaluate the roofing system every 2 - 5 years to prevent leaking. We can not determine if the roof surface, skylights, or roof penetrations have leaked in the past. Regarding roof leaks, only active leaks can be found. We need visible evidence of possible sources of leaks (water dripping or wet materials at the time of the inspection). Evidence of past leaks are observed during the inspection and are reported on as part of this inspection. Trident Inspection Group does not guarantee or warrant that this roof will be leak free and/or will not occur in the future. Complete access to all roofs and attic spaces does not always happen; due to the steepness of the roof (pitch), debris, coatings, low construction attics, insulations, personal belongings, and other items. For older roofs, we recommend that a professional company like Trident Inspection Group or roofing contractor inspect the roof surface, flashings, penetrations, and other areas of the roof every 2 - 5 years, so you can maintain and repair what maybe needed. Our inspector was unable to determine if gutters, downspouts, and extensions perform properly or if they are leak-free unless there was adequate rain at the time of the inspection. You May need to perform regular maintenance on the gutter system.

Gutters / Downspouts: What Is Inspected?

Inspection of the roof drainage system typically includes examination of any of the following:

- Gutters (condition and configuration);
- Downspouts & extensions (condition and configuration);
- Scuppers; and
- Overflow drains.

Disclosures: Disclosure

Our inspection of the readily accessible roof system included a visual examination to determine damage or material deterioration. We walk on the roof only when is it safe to do so and is not likely to damage the roof materials. We look for evidence of roof system leaks and damage. We cannot predict when or if a roof might leak in the future.

The inspector shall observe: roof coverings, roof drainage systems, flashings, skylights,chimneys,and roof penetrations. Look for signs of leaks or abnormal condensation on building components. The inspector shall describe the type of roof covering materials, and report on the methods used to inspect the roofing.

The inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

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

Limitations

Method

ROOF LIMITATIONS

The following items or areas are not included in our inspections: areas that we were not able to traverse or areas that could not be viewed clearly due to lack of or inadequate access. Things like solar roofing components, debris, and roof coatings can limit our inspection. Any comments made regarding these systems on the roof are made only as a courtesy for our clients. Note that the inspector does not provide any written estimate of possible remaining life on this roofing system or the materials used. Nor will we guarantee that this roof is leak free, due to limited rain in our area. We can identify possible old leaks by water stains found on ceilings and in the attic space. We can not guarantee that any water stains are active or if those leaks have been fixed. To identify where these possible leaks or stains came from; we highly recommend consulting a roofer prior to the release of contingencies. Leaks have a high chance of occurring when you do not maintain your roof system. We recommend a roofer evaluate the roofing system every 2 - 5 years to prevent leaking. We can not determine if the roof surface, skylights, or roof penetrations have leaked in the past. Regarding roof leaks, only active leaks can be found. We need visible evidence of possible sources of leaks (water dripping or wet materials at the time of the inspection). Evidence of past leaks are observed during the inspection and are reported on as part of this inspection. Maven Home Inspection Services does not guarantee or warrant that this roof will be leak free and/or will not occur in the future. Complete access to all roofs and attic spaces does not always happen; due to the steepness of the roof (pitch), debris, coatings, low construction attics, insulations, personal belongings, and other items. For older roofs, we recommend that a professional company such as a roofing contractor inspect the roof surface, flashings, penetrations, and other areas of the roof every 2 - 5 years, so you can maintain and repair what maybe needed. Our inspector was unable to determine if gutters, downspouts, and extensions perform properly or if they are leak-free unless there was adequate rain at the time of the inspection. You May need to preform regular maintenance on the gutter system.

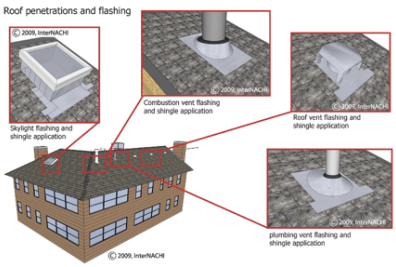
Observations

8.2.1 Material / Type

RECOMMEND SEALING ALL ROOF PROJECTIONS

Moderate

We advise resealing all through roof vents and projections as part of routine maintenance.



Recommendation

Contact a qualified professional.

8.2.2 Material / Type

GRANULAR LOSS (COMP SHINGLE)

Moderate

Degranulation was observed on the composition shingle roof during the home inspection. This is a common form of wear on this type of roof, where small granules become dislodged and accumulate in gutters or on the ground.

Recommendation

Contact a qualified professional.

8.2.3 Material / Type

ROOF INSTALLED ON A FLAT / LOW PITCH ROOF

Moderate

Roofing materials were installed on a slope with less than 3/12 (3 inches rise for every 12 inches run). Such low-slope installations are prone to leaks due to the slow rate at which water runs off the shingles. Roof decking can also be prone to sagging, and the roof structure may have a reduced load capacity for snow. Most manufacturers won't cover a warranty claim if installed on a roof with a slope less than 3/12. Consult with a qualified contractor regarding this and monitor these roof area(s) and interior spaces below for leaks in the future. Ideally, or if leaks occur, recommend that a qualified contractor repair per standard building practices. Such repairs may involve installing a new roof surface approved for low slopes.

Recommendation

Contact a qualified roofing professional.

8.3.1 Gutters / Downspouts

DOWNSPOUTS DRAIN NEAR PROPERTY

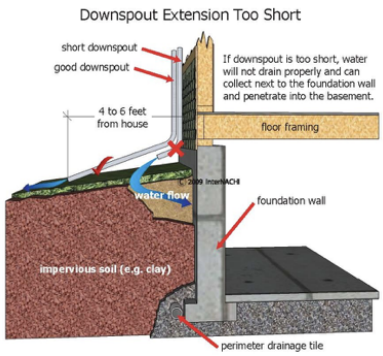
Moderate

Defect: Downspouts draining too close to the foundation.

Potential Issue: Water discharging near the foundation can increase soil moisture, potentially leading to foundation movement, settlement, or moisture intrusion into the structure.

Recommendation: Recommend a qualified contractor adjust or install downspout extensions to discharge water at least 6 feet away from the foundation.

Here is a helpful DIY link and video on draining water flow away from your house.



Recommendation

Contact a qualified roofing professional.

8.5.1 Chimneys / Skylights

Moderate

CHIMNEY - SPALLING

Defect: Spalling was observed on the brick chimney surface.

Potential Issue: Spalling indicates moisture-related deterioration of the brick face, which can worsen over time if not addressed, potentially leading to further damage or loss of material.

Recommendation: Recommend evaluation by a qualified masonry contractor. Apply appropriate waterproofing materials and implement moisture control measures to prevent further deterioration. Regular maintenance is advised.

Recommendation

Contact a qualified professional.

9: ELECTRICAL

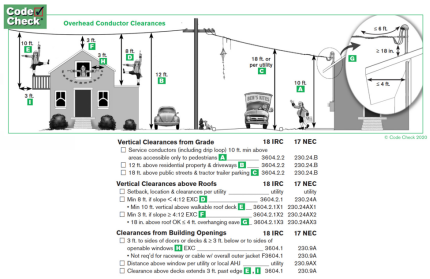
		IN	NI	NP
9.1	Service Entrance Conductors	X		
9.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X		
9.3	Branch Wiring Circuits	X		
9.4	Disclosures	X		

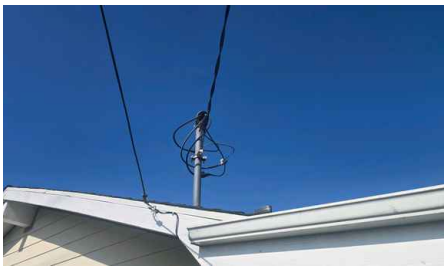
IN = Inspected NI = Not Inspected NP = Not Present

Information

Service Entrance Conductors: Electrical Service

Overhead





Main & Subpanels, Service & Grounding, Main Overcurrent Device: Overload Protection / Futures

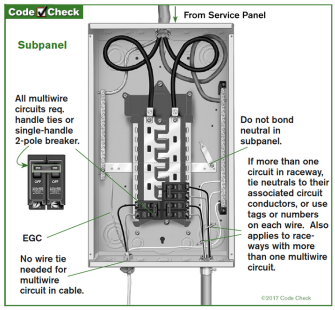
Circuit Breaker

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity

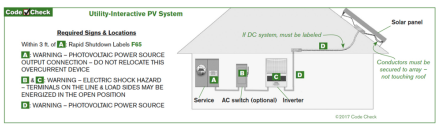
150 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location

Garage

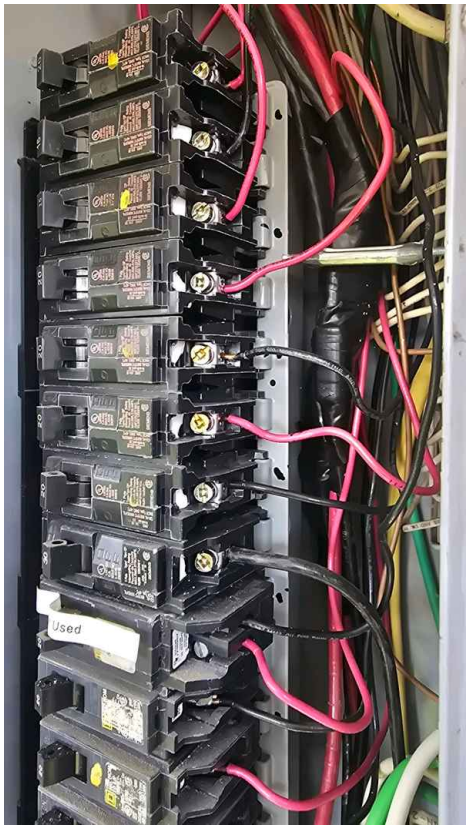


Main & Subpanels, Service & Grounding, Main Overcurrent Device: Utility-Interactive PV System



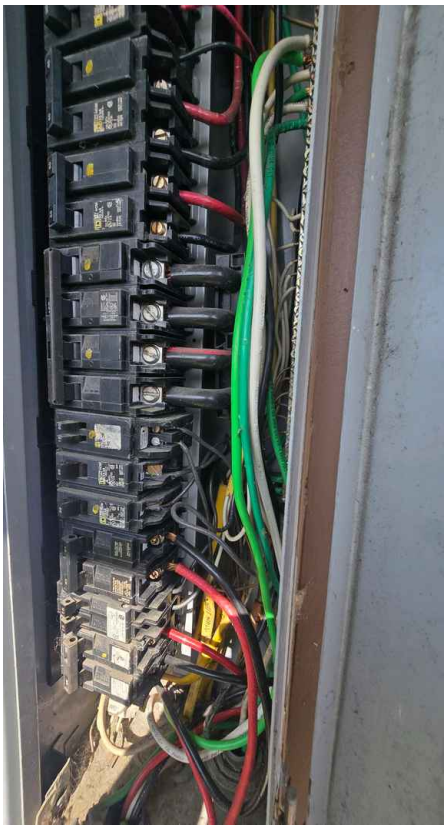
Branch Wiring Circuits: Copper Branch Circuit

Copper branch circuits are preferred for durability and low maintenance.



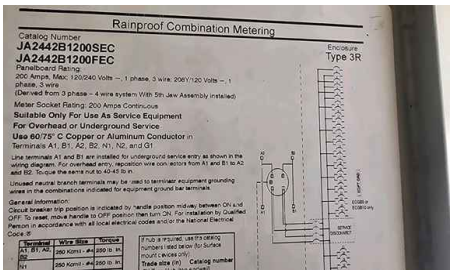
Branch Wiring Circuits: Wiring

Copper



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Electrical Panel Manufacturer

Murray



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Disconnect

Yes

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Exterior Light - Attached (daylight sensors & landscape lights excluded):

Note: The exterior lights controlled by "daylight", "dusk-to-dawn" or motion sensors were not tested. These sensors only allow lights to be turned on after sundown to save energy. Since the home inspection took place during the day, these sensors could not be tested. Daylight or motion sensors do fail due to exposure and may require periodic replacement. This is a wear-and-tear item. We recommend that you visit the property after sundown to test these lights. If exterior lights are not on, further repairs may be required.

Disclosures: Disclosure

The inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters. The inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The inspector shall report any observed aluminum branch circuit wiring.

Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding, bonding and overcurrent protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. Telephone, video, audio, security system, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted.

The inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system;

Observations

9.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Minor/Maintenance

ADDITION

This area appears to be an addition to the original structure. We are unable to determine if permits were issued at the time of construction. We advise checking city records to verify the existence of permits before the close of escrow.

Recommendation

Contact a qualified professional.

9.2.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Minor/Maintenance

PANEL LABELING

Electrical panel labeling is critical for safety and quick circuit identification during emergencies. Unclear or missing labels can create confusion and potential hazards when isolating electrical circuits. Proper labeling helps homeowners and electricians quickly understand which circuits control specific areas or appliances, reducing potential risks during maintenance or troubleshooting.

Recommendation

Contact a qualified professional.

9.2.3 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Moderate

NO AFCI (ARC FAULT CIRCUIT INTERRUPTERS) AT 15/20 AMP CIRCUITS

In 2008 the National Electrical Code (NEC) required that all 15 and 20 amp branch circuits feeding convenience receptacles be protected by an AFCI circuit breaker. The National Fire Protection Authority (NFPA) recognizes that AFCI circuit breakers can greatly reduce the risk of fire at receptacles throughout the dwelling caused by arc fault conditions. It is for that reason we at Trident Inspection Group recommend the client consult with a licensed electrical contractor for the installation of such safety devices.

Recommendation

Contact a qualified electrical contractor.

10: PLUMBING

		IN	NI	NP
10.1	General Information - Plumbing	X		
10.2	Drain, Waste, & Vent Systems	X		
10.3	Main Water Shut-off Device & water supply lines	X		
10.4	Water Heater, Controls, Flues & Vents	X		
10.5	Gas Meter	X		
10.6	Disclosure	X		

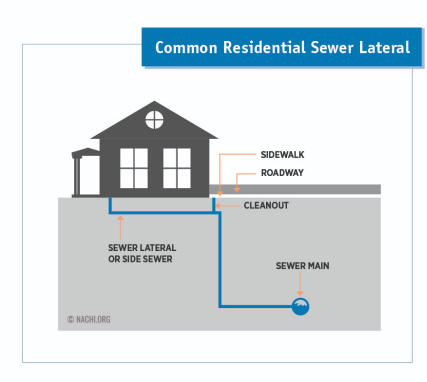
IN = Inspected NI = Not Inspected NP = Not Present

Information

Drain, Waste, & Vent Systems: Materials

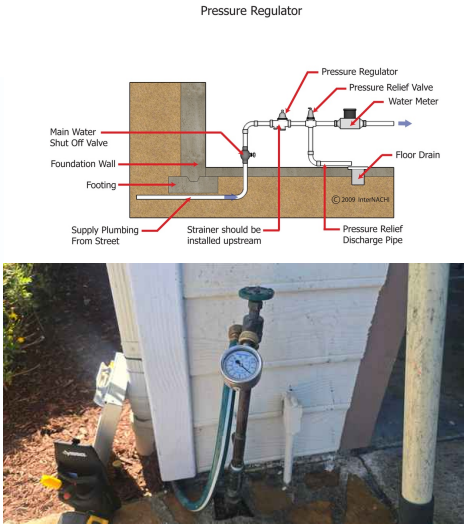
Unknown

All sewer line materials are not always identifiable.



Main Water Shut-off Device & water supply lines: Location

Front



Main Water Shut-off Device & water supply lines: Material

Copper

Main Water Shut-off Device & water supply lines: PSI

60-65

Main Water Shut-off Device & water supply lines: Copper

Copper is preferred for durability and low maintenance.

Water Heater, Controls, Flues & Vents: Location

Garage

Water Heater, Controls, Flues & Vents: Unit Was working properly at time of inspection?

yes

Water Heater, Controls, Flues & Vents: Capacity

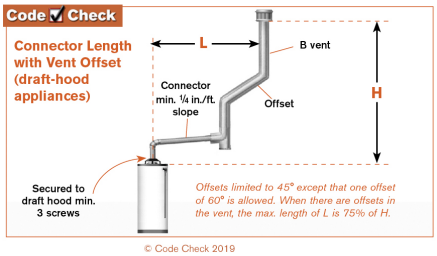
50 gallons

Water Heater, Controls, Flues & Vents: Safety Requirements

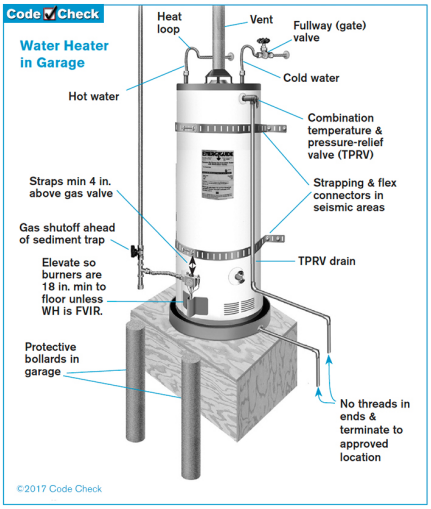
Earthquake straps, Temperature and pressure relief valve, Cold water shut off

Water Heater, Controls, Flues & Vents: Flue/Vent

Serviceable

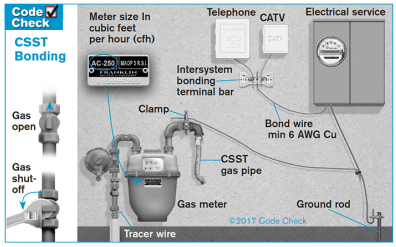


Water Heater, Controls, Flues & Vents: Water Heater in Garage



Gas Meter: Gas Meter Location

Right side

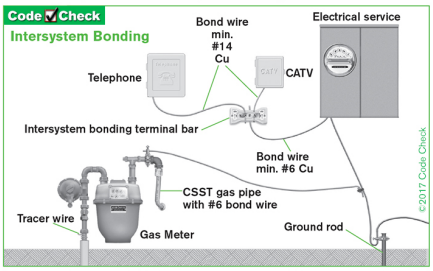


Gas Meter: Material Observed

Iron

Gas Meter: Bonding Connection Observed

Unknown/Not visible



General Information - Plumbing: What Is Inspected?

The following was inspected:

A. The readily visible main water line
B. The readily visible water supply lines
C. The readily visible drain, waste and vent pipes
D. The hot water source
E. Fixtures such as toilets, faucets, showers and tubs

The inspection was focused on deficiencies that could lead to water intrusion into the structure.

General Information - Plumbing: CALIFORNIA SENATE BILL CALIFORNIA SENATE BILL 407 107

CALIFORNIA SENATE BILL CALIFORNIA SENATE BILL 407 107:

Updated January 2017: According to California Senate Bill 407 Chapter 587 and California Civil Code 1101.4, all residential properties built before January 1, 1994, require the property owner to replace plumbing fixtures that are not water conserving as defined by the following:

A toilet using more than 1.6 gallons per flush

A urinal using more than one gallon per flush.

A showerhead using more than 2.5 gallons per minute

An interior faucet using more than 2.2 gallons per minute

A seller in a real estate transaction is required to disclose in writing to the prospective purchaser or transferee these requirements and whether the real property includes any noncompliant plumbing fixtures.

This article shall not apply to any of the following:

(a) Registered historical sites.

(b) Real property for which a "Licensed Plumber" certifies that, due to the age or configuration of the property or its plumbing, installation of water-conserving plumbing fixtures is not technically feasible.

(c) A building for which water service is permanently disconnected.

Technically, every homeowner living in a house built before January 1, 1994, is required to upgrade to the new low flow water requirements, regardless of them selling their house. There does not seem to be a direct requirement from a Realtor regarding this issue, besides having the seller disclose if their house meets the requirement. There is no penalty, as of now, if the house does not meet the requirements. This is subject to change at any time.

The home inspector is not in any way required to confirm if the faucets, shower heads, and toilets meet this requirement.

There is the possibility that local cities and jurisdictions will create additional requirements and penalties regarding this issue. The buyer should always do their own due diligence as it pertains to local codes and ordinances

General Information - Plumbing: Plumbing System – Inspection Limitations

During the inspection, reasonable efforts were made to visually identify the types of potable water supply lines present within the property. However, the inspection is limited to visible and accessible areas only. Many portions of the plumbing system—such as lines concealed within walls, ceilings, floors, or underground—are not visible and therefore could not be evaluated.

Identification of supply line materials is generally limited to exposed sections found near the water heater, under sinks, at plumbing fixtures, or within accessible crawlspaces and utility areas. Hidden or partially obscured piping may include a mix of materials not fully observable during a standard visual inspection.

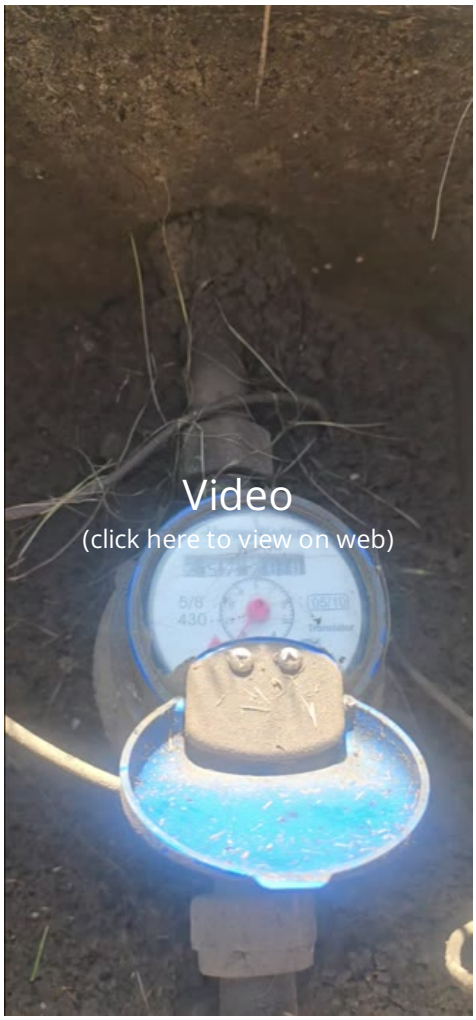
No destructive or invasive methods are performed, and the condition or type of concealed plumbing components cannot be verified. Further evaluation by a licensed plumbing contractor is recommended if material type

confirmation or comprehensive system assessment is desired.

Drain, Waste, & Vent Systems: Sewer Line

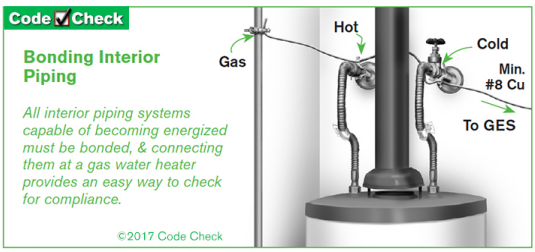
Trident Inspection Group suggests having a sewer camera inspection done on all properties. As we can not determine if there are any obstructions in the lines. Backups normally will not present during an inspection. The client understands that failure to perform this inspection as part of their due diligence limits any and all liability regarding sewer line deficiencies.

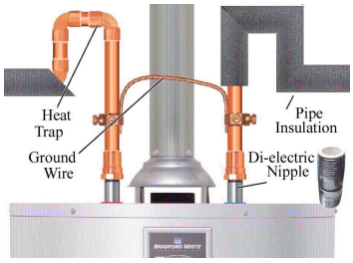
Main Water Shut-off Device & water supply lines: Main Water Meter



Main Water Shut-off Device & water supply lines: Bonding Interior Piping

This may not have been required at the time of installation. It is recommended that a bonding jumper be installed at the hot water heater lines as seen in the diagram. This will help ensure grounding continuity through the plumbing system.





Water Heater, Controls, Flues & Vents: Water Heater(s) Capacity

Here is a chart for the average hot water consumption based on the number of people living in the home.

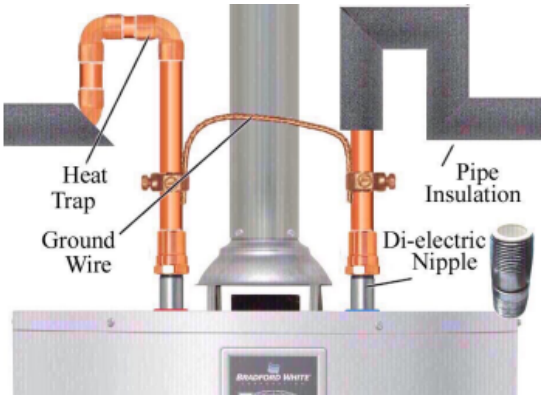
Residential Water Heater Sizing Guide

Family Size	Demand	Gallon Capacity Required	
		Electric	Gas
5+	High	-	75
	Regular/Low	80	50
3-4	High	80	50-75
	Regular/Low	50	40
2-3	High	50	40-50
	Regular/Low	40	40
1-2	High	40-50	40-50
	Regular/Low	30	30

This chart is for determining appropriate water heater capacity in response to individual family requirements. Individual use may vary. Sizing is based on 3 gallons per minute shower head and standard bathtub. Accommodations for larger capacity and higher recovery water heaters should be made for high demand conditions.

Water Heater, Controls, Flues & Vents: Bonding Jumper Recommended

It is recommended that a bonding jumper be installed at the hot water heater lines as seen in the diagram. This will help ensure grounding continuity through the plumbing system.



Disclosure: Disclosure

Since main shut-off valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. For this reason main shut-off valves are not tested during an inspection. We suggest caution when operating shut-offs that have not been turned for a long period of time. All shut-off valves and angle stops should be turned regularly to ensure free movement in case of emergency. Pressure regulators are beyond the inspectors scope of practice.

The inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps.

Our inspection of the plumbing system included a visual examination to determine defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or private (septic) waste disposal systems unless specifically noted.

The inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage

The inspector in no way can determine the condition plumbing pipes that are concealed in walls cavities and below grade.

The inspector will do his best to describe what type systems are present. The inspector will not determine the percentage of copper versus galvanized or any other piping system in a building that has been re-piped. If the inspector diagnoses the system as no apparent leaks on the day of inspection. This does not mean that there is not leaks present. It only means that there were no leaks visibly apparent. Destructive evaluations the plumbing system is not allowed during a basic inspection.

The modern plumbing system will utilize PEX tubing. This tubing functions under certain water pressure and temperatures that help to prevent leaks. It is important to maintain proper water pressure levels along with hot water heater temperatures. The client should seek the assistance of a licensed plumber if a higher hot water temperature is desired.

Items such as fountains and water softeners are excluded from this general inspection. If the inspector makes any comments regarding these items it is done as a courtesy only. Moreover, these items are excluded from the industry standards of practice of which this inspection was performed. Should you have any concerns regarding the functionality or viability of these items you should consult qualified contractors prior to the close of escrow.

The plumbing inspection is not a guarantee or warranty against future leaks, clogs, or predictions of the future performance of the plumbing systems. It is merely a snapshot of the functionality of the primary plumbing system on the day of inspection

Limitations

Water Heater, Controls, Flues & Vents

ADDITION

This area appears to be an addition to the original structure. We are unable to determine if permits were issued at the time of construction. We advise checking city records to verify the existence of permits before the close of escrow.

Water Heater, Controls, Flues & Vents

WATER HEATER - SERVICEABLE LIFE EXPECTANCY

General Note:

The typical life expectancy of water heaters in individual apartments is around 10-12 years, contingent on the model and adherence to regular maintenance. It's essential for residents to be vigilant for signs of deterioration, like rusting or leakage, particularly as the unit approaches the latter part of its lifespan. Timely replacement towards the end of this estimated period is advised to maintain consistent and efficient hot water supply and to avoid potential disruptions.

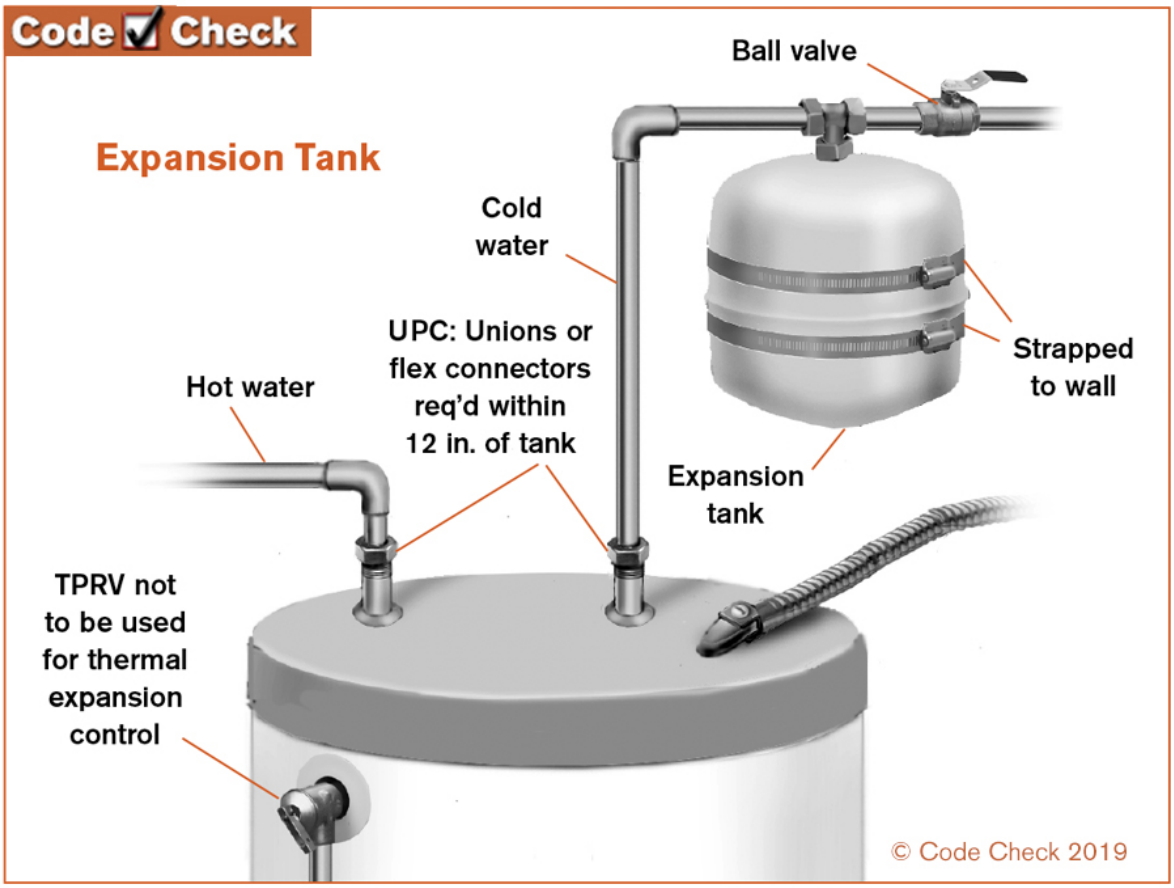
Observations

10.4.1 Water Heater, Controls, Flues & Vents

Moderate

NO EXPANSION TANK

No expansion tank was present. Expansion tanks allow for the thermal expansion of water in the pipes. These are becoming required in certain areas for new installs.



Recommendation

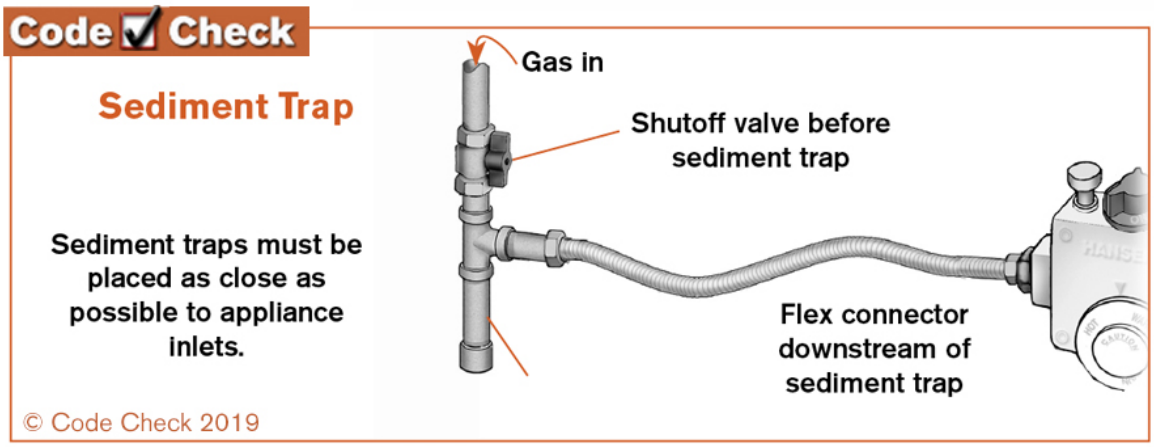
Contact a qualified plumbing contractor.

10.4.2 Water Heater, Controls, Flues & Vents

Moderate

NO SEDIMENT TRAP

No sediment trap installed. May not have been required at time of construction, however it is required today. Recommend adding.



Recommendation

Contact a qualified professional.

10.4.3 Water Heater, Controls, Flues & Vents

Moderate

CORROSION ON SUPPLY LINES

Corrosion was noted at supply lines. No leak at time of inspection.

Recommendation

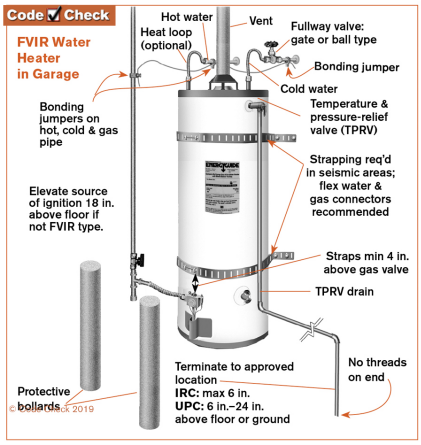
Contact a qualified plumbing contractor.

10.4.4 Water Heater, Controls, Flues & Vents

Moderate

SUGGEST EXTENDING DISCHARGE PIPE

Suggest extending temperature and pressure relief valve discharge pipe to exterior as a safety upgrade, as required by local municipality.



Recommendation

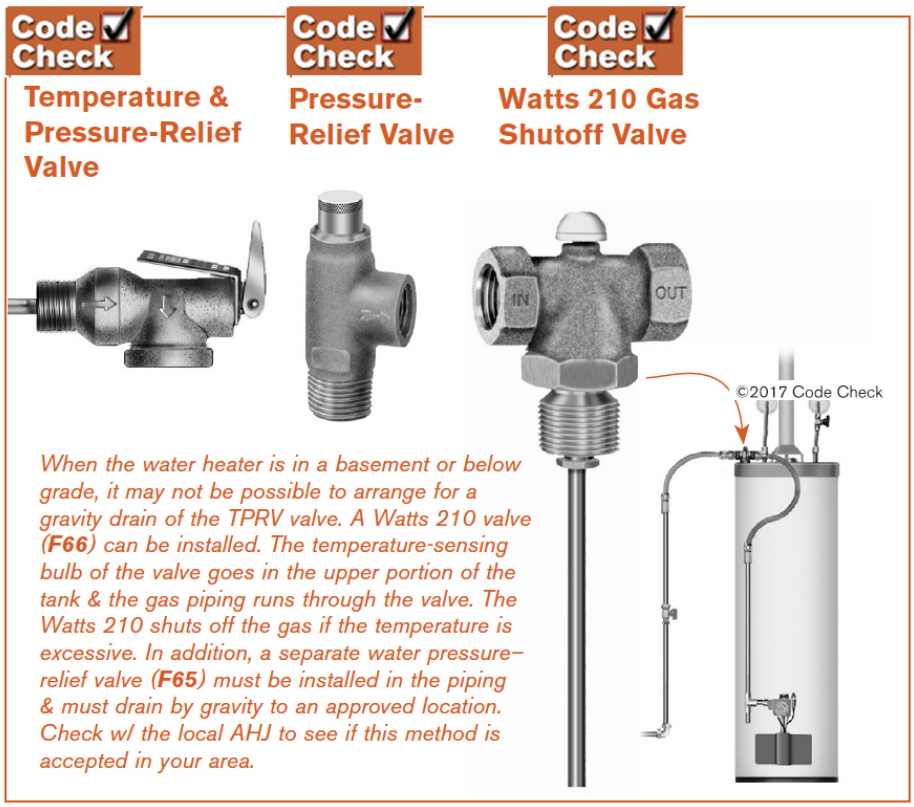
Contact a qualified professional.

10.4.5 Water Heater, Controls, Flues & Vents

Moderate

NEED DISCHARGE PIPE

No extension pipe found on the temperature and pressure relief valve. Suggest installing extension pipe as a safety upgrade.



Recommendation

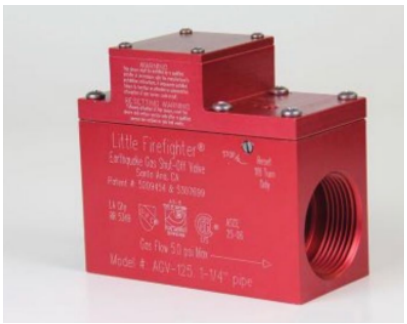
Contact a qualified professional.

10.5.1 Gas Meter

Minor/Maintenance

SEISMIC SHUT OFF VALVE

The gas main does not have an automatic seismic shut-off valve. This inexpensive device is required in some jurisdictions and is a recommended upgrade for safety.



Recommendation

Contact a qualified professional.

11: EXTERIOR

		IN	NI	NP
11.1	Concrete Surfaces	X		
11.2	Driveways	X		
11.3	Walkways	X		
11.4	Exterior Doors	X		
11.5	Doorbell	X		
11.6	Gates	X		
11.7	Fence/Wall(s)	X		
11.8	Exterior Electrical	X		
11.9	Siding	X		
11.10	Trim	X		
11.11	Windows	X		
11.12	Window Screens	X		
11.13	Foundation	X		
11.14	Sprinklers		X	
11.15	Hose Bib(s)	X		
11.16	Grading and Drainage	X		
11.17	Exterior Comments	X		
11.18	Beyond The Scope of our inspection		X	
11.19	Disclosures	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

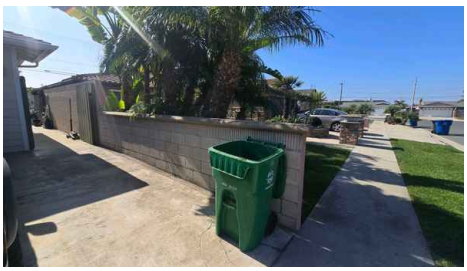
Driveways: Driveway Material
Concrete

Walkways : Walkway Material
Concrete, Flagstone

Exterior Doors: Picture

Doorbell: Doorbell
Operable

Fence/Wall(s): Material
Block



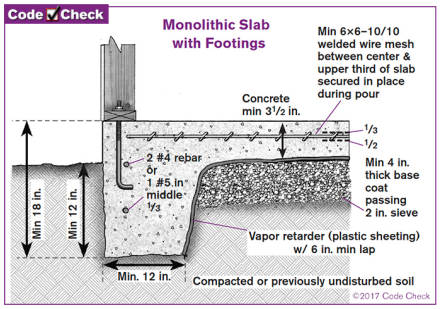
Siding : Siding Material
Wood, Composite

Trim: Material
Wood

Windows: Windows
Vinyl

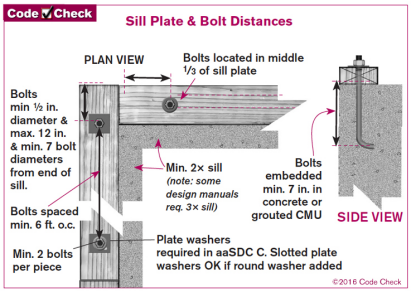
Foundation: Material
Concrete, Slab on Grade

Foundation: Slab Foundation
For Illustration Purposes Only.



Foundation: Bolted to Foundation
Unable to determine due to walls being covered at time of inspection

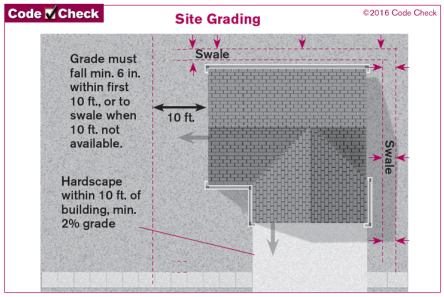
For Illustration Purposes Only.



Hose Bib(s): Hose Bib(s)
Yes

Grading and Drainage: Lot
Flat lot

Grading and Drainage: Grade at Foundation
Grade at foundation appears to be adequate



Concrete Surfaces: Concrete Flatwork Information
Concrete flatwork that adjoined the structure was inspected looking for excessive cracking and for any other significant defects. No reportable conditions were visibly present at the time of inspection if not otherwise noted in this report.

Concrete Surfaces: Typical Settlement Cracks
Settlement / shrinkage cracks were present on the concrete surface (<1/4" wide). These are typically from standard settlement, or from admixtures used in the concrete. I recommend sealing these cracks to prevent further damage from freezing water in winter months.

Concrete Surfaces: Drain Present
There was a drain present on the concrete slab. Testing the functionality of drains and locating their termination point is beyond the scope of a home inspection.

Driveways: Typical Settlement / Shrinkage Cracks

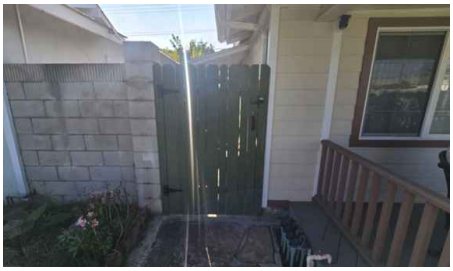
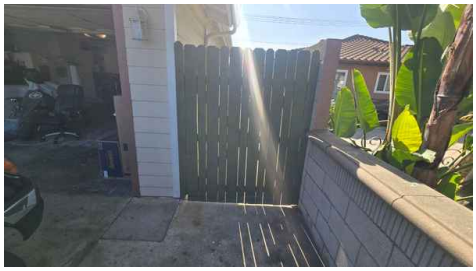
Settlement/shrinkage cracks were present on the concrete surface (<1/4 inch wide). These can typically be from standard settlement, from poor mixtures or the composition of the concrete, or weather conditions when the concrete was poured. It is recommended to seal these cracks at a minimum, to prevent further damage from freezing water in winter months.

Walkways : Walkway Information

The driveway(s) and walkway(s) (as applicable) were inspected to determine their affect on the structure of the home only. Any visible deficiencies that may be present will also be reported on such as; cracking, displacement, or other damage. Any comments relating to damage to the concrete, asphalt, and/or masonry surfaces should be viewed as a courtesy and may not be an all-inclusive listing, as the Standards of Practice only requires that driveway(s) and walkway(s) be reported on with their respected affect on the structure. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Gates: Material

Wood

Exterior Electrical: Picture

Siding : Vegetation Information

Vegetation was inspected around the home to ensure that it had adequate clearance from the structure, and was not impacting the structure. No significant deficiencies were observed unless otherwise noted in this report.

Grading and Drainage: Grading Limitations

LMT - The performance of the grading and lot drainage is limited to the conditions existing at the time of the inspection only. We cannot guarantee this performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather and can add moisture to the soil in the area around the foundation. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls or under slabs, therefore, is limited to the visible conditions at the time of inspection, and evidence of past problems. We recommend consulting with the sellers as to any previous moisture intrusion into the structure, as well as reading over the Sellers Disclosure which should list any such issues.

Grading and Drainage: Drain Present

FYI - A drain was present at the referenced area of the home. Current standards require for the grading to slope away from the structure, and if not possible, a drain or swale should be present to manage rainwater runoff. These drains are located underground and can not be visually inspected, and therefore their functionality or effectiveness is

excluded from this inspection. I will evaluate foundation walls adjacent to these drains looking for any signs of water/moisture infiltration. I recommend consulting with the seller(s) for additional information regarding the drain.

Exterior Comments: Modifications to Original Structure

There appears to be additions and/or modifications to this property. We do not determine if these additions or alterations were permitted; suggest consulting with local municipality for further review.

Beyond The Scope of our inspection: Items We Do Not Inspect

Cable TV, Satellite TV, Surface drains, Photovoltaic system, Low Voltage Lighting Systems, Water Softener, Water Purifier, Telephone jacks, Refrigerators, Shutters/Blinds, Awning(s), Sump Pump, Security System, Circulating pump on hot water heater, Condensation pump

The items noted are beyond the scope of this inspection. We do not have the expertise to inspect or test this/these system(s), and recommend that you have a specialist evaluate it.

Disclosures: Disclosure

The Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The inspector shall: Probe structural components where deterioration is suspected;however probing is not required when probing could damage any finished surfaces. Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

Our inspection of the building exterior included a visual examination. Items are examined for defects, excessive wear, and general state of repair. Exterior wood components are randomly probed. We do not probe everywhere. Varying degrees of exterior deterioration could exist in any component. Vegetation, including trees, is examined only to the extent that it is affecting the structure.

The inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches including railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing;

The inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities Outbuildings other than garages and carports;

Limitations

Doorbell

DOOR BELL - WIFI BASED

Inspection Limitation Note: WiFi-Based Doorbell

During the inspection, the WiFi-based doorbell was evaluated through a visual observation and a basic functionality test to confirm that it is powered and appears properly installed. This inspection did not include an in-depth evaluation of the doorbell's internal electronic components, firmware integrity, wireless connectivity performance, or cybersecurity protocols. Additionally, no diagnostic tests were performed to assess the device's compliance with current communications or electronic standards.

It is recommended that any concerns regarding performance, network security vulnerabilities, or compatibility with future updates be addressed by a qualified electronics or network specialist. The findings described in this report are based solely on accessible and visible conditions at the time of inspection and should not be construed as a comprehensive assessment of the WiFi-based doorbell's overall functionality or reliability.

Doorbell

CAMERA/SUBSCRIPTION-DOORBELL

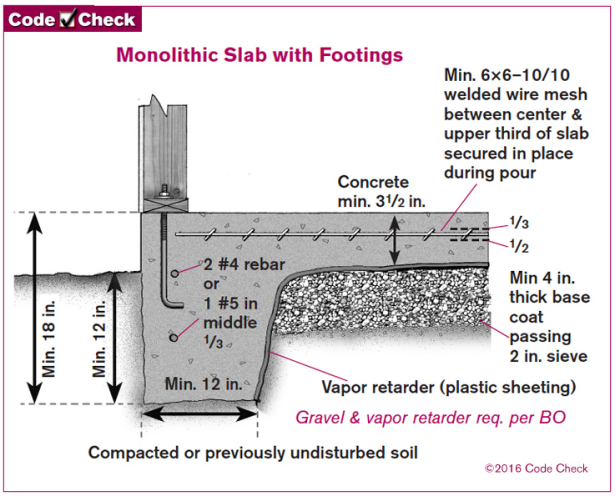
The property is equipped with a subscription-based doorbell system, which may limit access to stored footage or advanced features without an active subscription. The inspection does not include testing or reviewing recorded footage, cloud storage, or subscription-based functionalities. Buyers should verify service availability and functionality with the provider to ensure compatibility with their needs.

Foundation

SLAB ON GRADE

This structure utilizes a slab on grade foundation system. Since no access can be gained to the underside of the foundation, virtually the only review that can be made is from visible and accessible portions of the exterior.

For illustrations purposes only.



Sprinklers

TIMED SYSTEM

A timing device controls this sprinkler system. Timing devices are beyond the scope of this inspection. We advise that you obtain verification of this system's performance prior to closing.

Exterior Comments

GROUNDS LIMITATIONS

Observations

11.2.1 Driveways

Minor/Maintenance

DRIVEWAY CRACKING -

Cracking observed at one or more locations. Recommend sealing all cracking as part of long term maintenance. If concerned recommend further review by a licensed general contractor for repairs prior to close.

Recommendation

Contact a qualified concrete contractor.

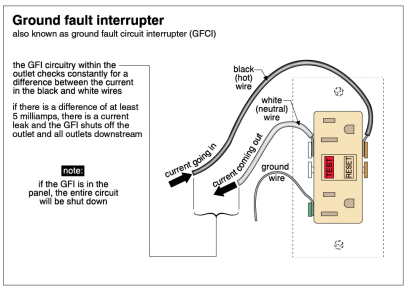
11.8.1 Exterior Electrical

Moderate

NO GFI'S

There is no ground fault interrupter in this area which may not have been standard at the time of construction. However, todays standards require ground fault interrupters at all areas within five feet of running water and exterior outlets. We suggest installing a ground fault interrupter in this area as a safety upgrade.

Here is a link to read about how GFCI receptacles keep you safe.



Recommendation

Contact a qualified electrical contractor.

11.8.2 Exterior Electrical

Minor/Maintenance

RECOMMEND CAULKING/SEALING

Recommend caulking/ceiling at all exterior fixtures

Recommendation

Contact a qualified professional.

11.8.3 Exterior Electrical

Moderate

LOOSE LIGHT FIXTURE

Light is loose in one or more areas. Recommend securing.

Recommendation

Contact a qualified professional.

11.8.4 Exterior Electrical

Moderate

GFI INOPERABLE

Ground fault interrupter provided for safety is inoperable. Recommend replacing.

Recommendation

Contact a qualified electrical contractor.

Porch

Porch

Porch

11.9.1 Siding

Minor/Maintenance

CAULKING AROUND WINDOWS, TRIM & VOIDS

Regular maintenance of window trim caulking is recommended to prevent moisture intrusion, air leaks, and pest entry. Check for gaps, cracks, or deteriorated sealant and reapply a high-quality, weather-resistant caulk as needed. Proper sealing helps maintain energy efficiency and protects the home from potential water damage

Recommendation

Contact a qualified professional.

11.10.1 Trim

Minor/Maintenance

CAULKING - WINDOW, TRIM, AND VOIDS

Regular maintenance of window trim caulking is recommended to prevent moisture intrusion, air leaks, and pest entry. Check for gaps, cracks, or deteriorated sealant and reapply a high-quality, weather-resistant caulk as needed. Proper sealing helps maintain energy efficiency and protects the home from potential water damage

Recommendation

Contact a qualified professional.

11.12.1 Window Screens

Minor/Maintenance

DETERIORATED SCREENS

Recommendation

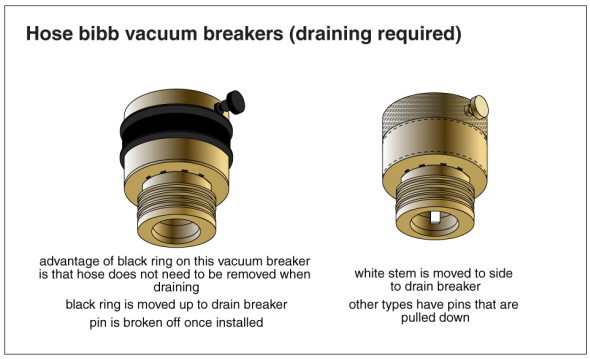
Contact a qualified professional.

11.15.1 Hose Bib(s)

Moderate

NO ANTI-SIPHON VALVE(S)

One or more hose bibs may not have anti-siphon valves. Recommend adding anti-siphon valves to all hose bibs as needed as an upgrade.



Recommendation

Contact a qualified professional.

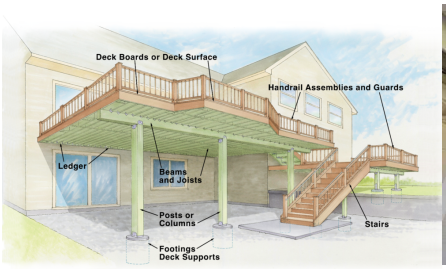
12: FRONT PORCH

		IN	NI	NP
12.1	Decks, Balconies, Porches & Steps	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Decks, Balconies, Porches & Steps: Type
Front Porch



Decks, Balconies, Porches & Steps: Cover
Wood

Decks, Balconies, Porches & Steps: Decking Material
Composite, Wood

Decks, Balconies, Porches & Steps: Location
Front

Decks, Balconies, Porches & Steps: Enclosure/Railing
Serviceable

Decks, Balconies, Porches & Steps: Deck Information

The deck(s) were inspected looking for water related damage, construction related deficiencies, and safety hazards. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report. It is very common for us to find multiple deficiencies in relation to deck construction and there are a few reasons for this:

- Primarily, most decks are built by laborers during the construction of the home and while they can build a "functional" deck, multiple important details are typically missed due to the lack of knowledge about building standards that were in place at the time of construction.
- Secondly, building standards may have changed since the deck was constructed, so while the deck may have met the standards at the time of construction, it would not now.

Building standards are changed to improve safety for the occupants of the home. So if a deck collapses, the standards are changed to make deck construction safer. That is why all decks will be evaluated by today's standards, as safety can not be compromised, and safety is what we inspect for. While multiple deficiencies may be listed, a competent deck contractor may find more as a home inspection is not technically exhaustive or quantifiable.

Limitations

Decks, Balconies, Porches & Steps

ADDITION

This area appears to be an addition to the original structure. We are unable to determine if permits were issued at the time of construction. We advise checking city records to verify the existence of permits before the close of escrow.

Decks, Balconies, Porches & Steps

DECK - NO ACCESS

Limited access under the deck: It's essential to acknowledge that decks often have restricted or no access beneath due to design choices or construction constraints. While this may limit opportunities for storage or inspection, it is not necessarily cause for concern. Homeowners should be aware of this design feature and plan accordingly for any potential maintenance or access needs.

13: SIDE PATIO COVER

		IN	NI	NP
13.1	Decks, Balconies, Porches & Steps	X		

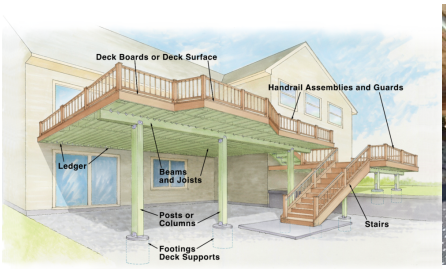
IN = Inspected NI = Not Inspected NP = Not Present

Information

Decks, Balconies, Porches & Steps: Type
Covered Patio

Decks, Balconies, Porches & Steps: Cover
Wood

Decks, Balconies, Porches & Steps: Decking Material
Concrete



Decks, Balconies, Porches & Steps: Location
Right side

Decks, Balconies, Porches & Steps: Enclosure/Railing
Serviceable

Limitations

Decks, Balconies, Porches & Steps

ADDITION

This area appears to be an addition to the original structure. We are unable to determine if permits were issued at the time of construction. We advise checking city records to verify the existence of permits before the close of escrow.

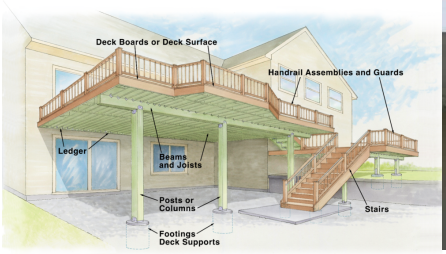
14: REAR PATIO COVER

		IN	NI	NP
14.1	Decks, Balconies, Porches & Steps	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Decks, Balconies, Porches & Steps: Type
Covered Patio



Decks, Balconies, Porches & Steps: Cover
Wood

Decks, Balconies, Porches & Steps: Decking Material
Concrete

Decks, Balconies, Porches & Steps: Location
Rear

Decks, Balconies, Porches & Steps: Enclosure/Railing
Serviceable

Decks, Balconies, Porches & Steps: Typical Settlement / Shrinkage Cracks

There was typical settlement / shrinkage cracking (<1/8" width) present on the concrete slab porch. I recommend sealing these cracks with a flexible masonry sealant to prevent further damage from water infiltration and subsequent freezing of the water in winter months.

15: GARAGE

		IN	NI	NP
15.1	General	X		
15.2	Garage Door	X		
15.3	Garage Door Opener	X		
15.4	Ceiling	X		
15.5	Walls	X		
15.6	Slab	X		
15.7	Window(s)	X		
15.8	Access door	X		
15.9	Fire Door	X		
15.10	Firewalls	X		
15.11	Electrical	X		
15.12	Vent Screen(s)	X		
15.13	Cabinet	X		
15.14	Washer Hook Up	X		
15.15	Dryer Hook Up	X		
15.16	Disclosures	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

General: Garage is:
Attached to home

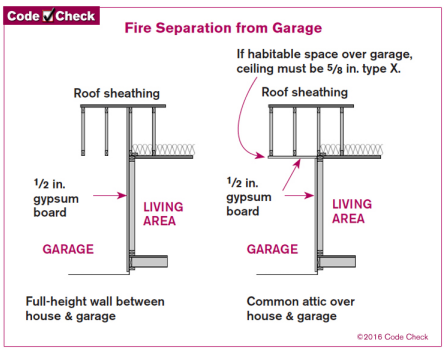
Garage Door: Material
Metal, Insulated, Composite

Garage Door Opener: Unit Was working properly at time of inspection?
yes

Ceiling: Picture

Fire Door: Fire Rated

Firewalls: Drywall



Electrical: GFCI Reset
None

Dryer Hook Up: Fuel
Gas

Dryer Hook Up: Vent Intact
Yes

General: What's Inspected - Garage

I inspected the readily visible surfaces of floors, walls and ceilings.

Garage Door Opener: Safety Reverse

This garage door opener is equipped with a safety reverse device, which operated when tested at the time of our inspection. The U.S. Product and Safety Commission recommends that these devices be checked monthly.

Access door: Picture

Electrical: Outlet

Disclosures: Disclosure

The inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; The home inspector shall describe: Insulation and vapor retarders in unfinished spaces; and Absence of same in unfinished space at conditioned surfaces.

Our inspection of the readily accessible areas of the attic included a visual examination to determine any signs of defects, excessive wear, and general state of repair. When low clearance, framing design or obstructions, deep insulation and mechanical components prohibit walking safely in an unfinished attic, inspection is conducted from the available service platforms or access openings only.

The inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Limitations

Disclosures

LAUNDRY APPLIANCES EXCLUDED

Note: Laundry appliances are not tested or inspected as part of a standard home inspection.

Observations

15.1.1 General

STORAGE

Minor/Maintenance

Due to occupants belonging could not fully inspect garage. Recommend further evaluation at final walk through. Defects may be present that were not visible during ti.e of inspection

Recommendation

Contact a qualified professional.

15.6.1 Slab

DETERIORATED AND PITTED CONCRETE

Minor/Maintenance

Recommendation

Contact a qualified professional.

15.9.1 Fire Door

GARAGE SEPARATION DOOR - MISSING FIRE-RATED DOOR LABEL

Minor/Maintenance

The separation door between the garage and interior living space lacks a visible fire-resistance rating tag. This tag is typically required to confirm compliance with fire safety standards. Recommend evaluation by a qualified contractor to verify the door meets current fire-rated specifications and upgrade if necessary for occupant safety.

Recommendation

Contact a qualified professional.

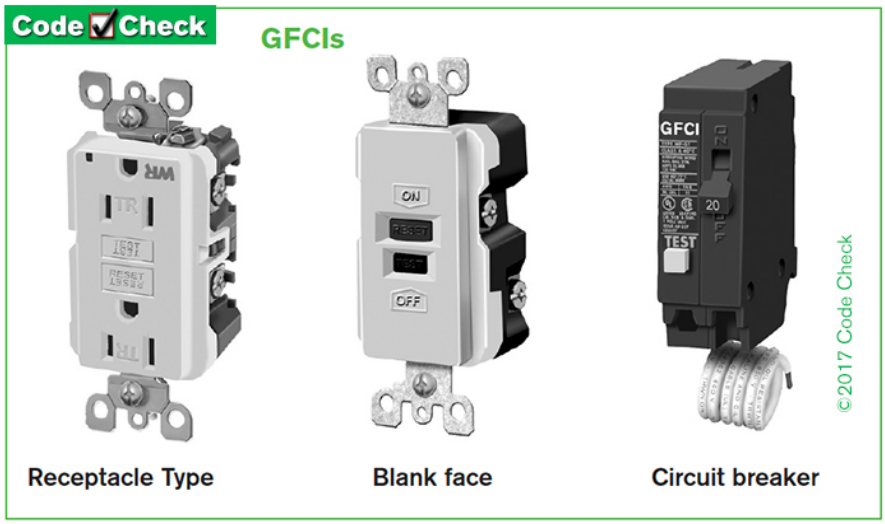
15.11.1 Electrical

Moderate

NO GFI

We recommend upgrading by installing GFCI receptacles in all locations required by present standards. This includes locations in bathrooms, garages, exteriors, basements and crawl spaces, kitchens and laundry within six feet of the sink. They are also commonly utilized for equipment such as sump pumps, whirlpools, spas and pool equipment. GFCI's have two different forms: receptacles with test/reset buttons, and panel breakers, and either form is effective in protecting appropriate outlets or fixtures. Consider upgrading unprotected receptacles in areas where GFCI protection is presently required. A qualified electrician should do the work.

A GFCI receptacle can provide protection for other receptacles downstream on the circuit. GFCI protection can be provided by GFCI breakers, blank face devices, or GFCI receptacles



Recommendation

Contact a qualified electrical contractor.

15.15.1 Dryer Hook Up

Minor/Maintenance

RECOMMEND CLEANING DRYER VENT

Dryer vent appears to be filled with debris recommend cleaning for safety.

Recommendation

Contact a qualified professional.

16: KITCHEN

		IN	NI	NP
16.1	Floors	X		
16.2	Walls	X		
16.3	Ceiling	X		
16.4	Doors	X		
16.5	Electrical	X		
16.6	Windows	X		
16.7	Cabinets	X		
16.8	Sink, Faucets, & Drains	X		
16.9	Garbage Disposal	X		
16.10	Countertops	X		
16.11	Dishwasher	X		
16.12	Range/Cooktop/Vent	X		
16.13	Oven	X		
16.14	Built-in Microwave	X		
16.15	Disclosures	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Sink, Faucets, & Drains: Water Temperature

Sink, Faucets, & Drains: Angle Stops

Sink, Faucets, & Drains: Below Sink

Garbage Disposal: Brand
ISE

Garbage Disposal: Unit Was working properly at time of inspection?
yes

Countertops: Material
Granite

Dishwasher: Unit Was working properly at time of inspection?
yes

Range/Cooktop/Vent: Unit Was working properly at time of inspection?

Range/Cooktop/Vent: Range/Oven Brand
Frigidaire

yes

Range/Cooktop/Vent: Exhaust Hood Type

Vented

Oven: Unit Was working properly at time of inspection?

yes

Oven: Oven Fuel Source

Gas

Built-in Microwave: Unit Was working properly at time of inspection?

yes

Disclosures: Photo

Electrical: Picture

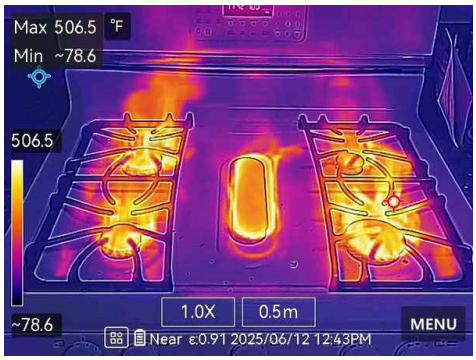
Dishwasher: Brand

GE

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

Range/Cooktop/Vent: Range/Oven Energy Source

Electric, Gas



Disclosures: Disclosure

The kitchen inspection is both visual and functional. Appliances are operated, if power is supplied. Clocks, timers and other pre-setting devices on stoves and ovens are not within the scope of this inspection. Calibrations to cooking systems 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.

Our inspection of the kitchen included a visual examination of the readily accessible components to determine defects, excessive wear, and general state of repair. We tested basic, major built-in appliances using normal operating controls. Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of our testing procedure. Refrigerators or other appliances were not tested or inspected unless specifically noted.

The presence and/or odor of mold and/or mildew are possible anywhere there is moisture, such as: under sinks and plumbing at kitchens and bathrooms, plumbing leaks, crawl spaces, other rooms, etc. Often the moisture is hidden from view by personal property or if it is present within walls, under ooring, inside cabinets or in an inaccessible area. Determination of the presence of mold and/or mildew, or possible health hazards resulting from exposure to these organisms is not within the scope of this inspection. If client has any concerns regarding the presence of mold and/or mildew, we advise consulting with an Indoor Air Quality specialist or other quali ed person, for any testing, evaluations and/or removal which may be desired prior to close of escrow.

Limitations

Disclosures

ADDITION

This area appears to be an addition to the original structure. We are unable to determine if permits were issued at the time of construction. We advise checking city records to verify the existence of permits before the close of escrow.

Observations

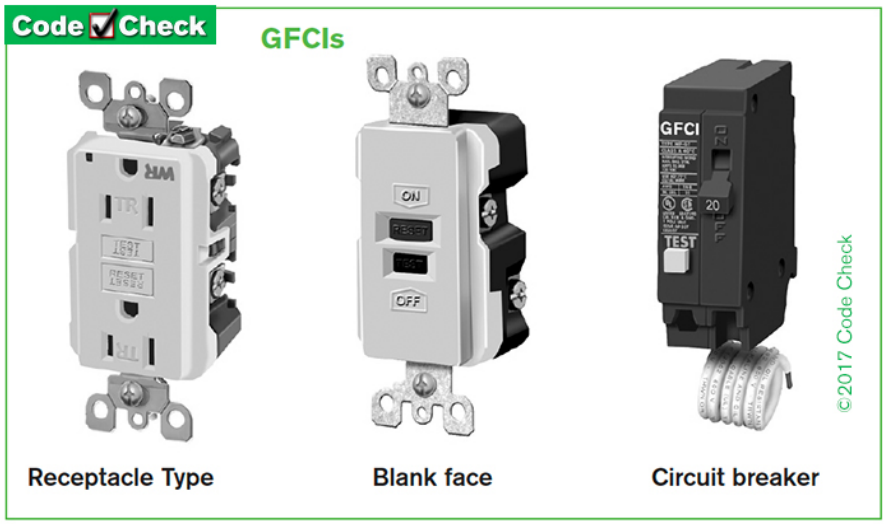
16.5.1 Electrical

Moderate

NO GFIS

We recommend upgrading by installing GFCI receptacles in all locations required by present standards. This includes locations in bathrooms, garages, exteriors, basements and crawl spaces, kitchens and laundry within six feet of the sink. They are also commonly utilized for equipment such as sump pumps, whirlpools, spas and pool equipment. GFCI's have two different forms: receptacles with test/reset buttons, and panel breakers, and either form is effective in protecting appropriate outlets or fixtures. Consider upgrading unprotected receptacles in areas where GFCI protection is presently required. A qualified electrician should do the work.

A GFCI receptacle can provide protection for other receptacles downstream on the circuit. GFCI protection can be provided by GFCI breakers, blank face devices, or GFCI receptacles



Recommendation

Contact a qualified professional.

16.9.1 Garbage Disposal

Moderate

GARBAGE DISPOSAL IS RUSTED

Garbage disposal show signs of rust and corrosion. No signs of leak at time of inspection.

Recommendation

Contact a qualified professional.

16.10.1 Countertops

Minor/Maintenance

SUGGEST RE-CAULKING/GROUTING WHERE NEEDED

INTERIORS Maintenance Note: [8]Caulking and grouting play a crucial role in maintaining a home's integrity. It's recommended to periodically inspect and touch up caulking in areas such as windows, doors, and sinks to prevent water seepage. Additionally, checking and reapplying caulk/grout in tile areas ensures a clean and sealed surface

Recommendation

Contact a qualified professional.

16.13.1 Oven

Health and Safety / Major

RANGE NOT FASTENED

Range was not fastened to the floor/wall/cabinet. This poses a safety hazard to children. Recommend a qualified contractor secure range so it can't tip.

Recommendation

Contact a qualified professional.

17: BATHROOM - PRIMARY BEDROOM

		IN	NI	NP
17.1	Floors	X		
17.2	Walls	X		
17.3	Ceiling	X		
17.4	Doors	X		
17.5	Window(s)	X		
17.6	Exhaust Fan	X		
17.7	Electrical	X		
17.8	Toilet	X		
17.9	Sink/Faucet/Drains/Supply	X		
17.10	Counter/Cabinets	X		
17.11	Shower	X		
17.12	Disclosure	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Exhaust Fan: Photo

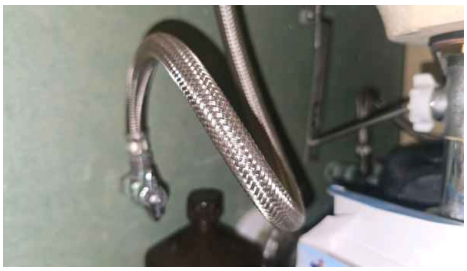
Electrical: GFCI Location

Primary Bathroom

Toilet: Angle Stops

Sink/Faucet/Drains/Supply: Hot Water Temperature

Sink/Faucet/Drains/Supply: Angle Stops



Shower: Water Temperature

Disclosure: Pictures

Electrical: Picture

Sink/Faucet/Drains/Supply: Below Sink

Disclosure: Disclosure

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently.

The presence and/or odor of mold and/or mildew are possible anywhere there is moisture, such as: under sinks and plumbing at kitchens and bathrooms, plumbing leaks, crawl spaces, other rooms, etc. Often the moisture is hidden from view by personal property or if it is present within walls, under flooring, inside cabinets or in an inaccessible area. Determination of the presence of mold and/or mildew, or possible health hazards resulting from exposure to these organisms is not within the scope of this inspection. If client has any concerns regarding the presence of mold and/or mildew, we advise consulting with an Indoor Air Quality specialist or other qualified person, for any testing, evaluations and/or removal which may be desired prior to close of escrow.

Observations

17.6.1 Exhaust Fan

Minor/Maintenance

RECOMMEND CLEANING EXHAUST FAN COVER

One or more bathroom exhaust fan covers are filled with debris. Recommend cleaning.

Recommendation

Contact a qualified professional.

17.9.1 Sink/Faucet/Drains/Supply

WATER TEMPERATURE WAS ABOVE 120°F

Health and Safety / Major

Recommend reducing temperature to sink faucet. Water temperature should not exceed 120°F. This could cause scolding.

The Department of Energy recommends having your tank-based hot water heater set to 120 degrees Fahrenheit for most people, but if you've never adjusted the temperature on your hot water heater, it's probably set to 140 degrees, which is the default setting from most manufacturers.

Recommend reducing temperature for safety.

Recommendation

Contact a qualified professional.

17.9.2 Sink/Faucet/Drains/Supply

CORROSION

Moderate

Corrosion observed at sink. Recommend repair/replacement by qualified professional

Recommendation

Contact a qualified professional.

17.11.1 Shower

SHOWER PAN NOT FLOOD TESTED

Minor/Maintenance

Please note that shower pans are not tested during a standard home inspection. While we visually inspect the shower area for any visible signs of damage or leakage, we do not perform any invasive or destructive testing. It is recommended that a licensed plumber or contractor evaluate the shower pan as necessary

Recommendation

Contact a qualified professional.

17.11.2 Shower

RE-CAULK/GROUT

Minor/Maintenance

Interior Maintenance Note: Caulking and grouting play a crucial role in maintaining a home's integrity. It's recommended to periodically inspect and touch up caulking in areas such as windows, doors, showers/baths, and sinks to prevent water seepage. Additionally, checking and reapplying grout in tile areas ensures a clean and sealed surface

Recommendation

Contact a qualified professional.

17.11.3 Shower

Minor/Maintenance

RECOMMEND SEALING AROUND THE FAUCETS

General Maintenance Note: Caulking in Bath/Shower Areas

Regular maintenance of caulking in bath/shower areas is necessary. Inspect for signs of wear, such as cracks and gaps, and promptly recaulk as needed. Proper caulking ensures a watertight seal, prevents water seepage, and preserves the integrity of fixtures, avoiding potential water damage in the long term.

Recommendation

Contact a qualified professional.

17.11.4 Shower

Health and Safety / Major

WATER TEMPERATURE ABOVE 120°F

Recommend reducing temperature to sink faucet. Water temperature should not exceed 120°F. This could cause scalding.

The Department of Energy recommends having your tank-based hot water heater set to 120 degrees Fahrenheit for most people, but if you've never adjusted the temperature on your hot water heater, it's probably set to 140 degrees, which is the default setting from most manufacturers.

Recommend reducing temperature for safety.

Recommendation

Contact a qualified professional.

18: BATHROOM - HALL

		IN	NI	NP
18.1	Floors	X		
18.2	Walls	X		
18.3	Ceiling	X		
18.4	Doors	X		
18.5	Window(s)	X		
18.6	Exhaust Fan	X		
18.7	Electrical	X		
18.8	Sink/Faucet/Drains/Supply	X		
18.9	Toilet	X		
18.10	Counter/Cabinets	X		
18.11	Shower	X		
18.12	Tub	X		
18.13	Disclosure	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Electrical: Picture

Electrical: GFCI Location

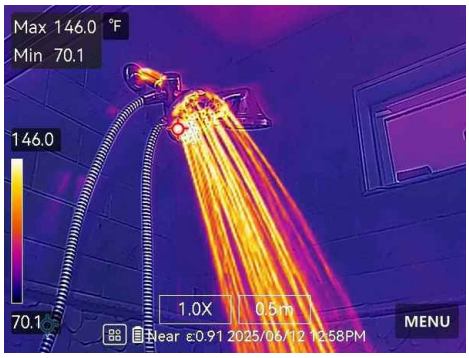
None

Sink/Faucet/Drains/Supply: Hot Water Temperature

Sink/Faucet/Drains/Supply: Angle Stops

Toilet: Angle Stops

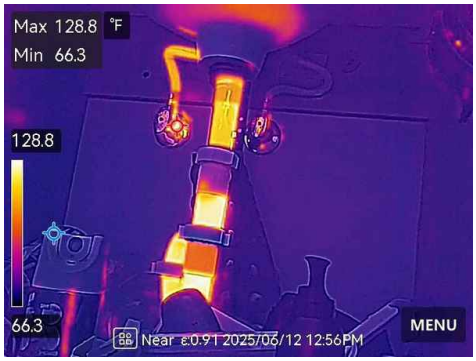
Shower: Water Temperature



Tub: Water Temperature

Disclosure: Pictures

Sink/Faucet/Drains/Supply: Below Sink



Disclosure: Disclosure

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently.

The presence and/or odor of mold and/or mildew are possible anywhere there is moisture, such as: under sinks and plumbing at kitchens and bathrooms, plumbing leaks, crawl spaces, other rooms, etc. Often the moisture is hidden from view by personal property or if it is present within walls, under flooring, inside cabinets or in an inaccessible area. Determination of the presence of mold and/or mildew, or possible health hazards resulting from exposure to these organisms is not within the scope of this inspection. If client has any concerns regarding the presence of mold and/or mildew, we advise consulting with an Indoor Air Quality specialist or other qualified person, for any testing, evaluations and/or removal which may be desired prior to close of escrow.

Observations

18.7.1 Electrical

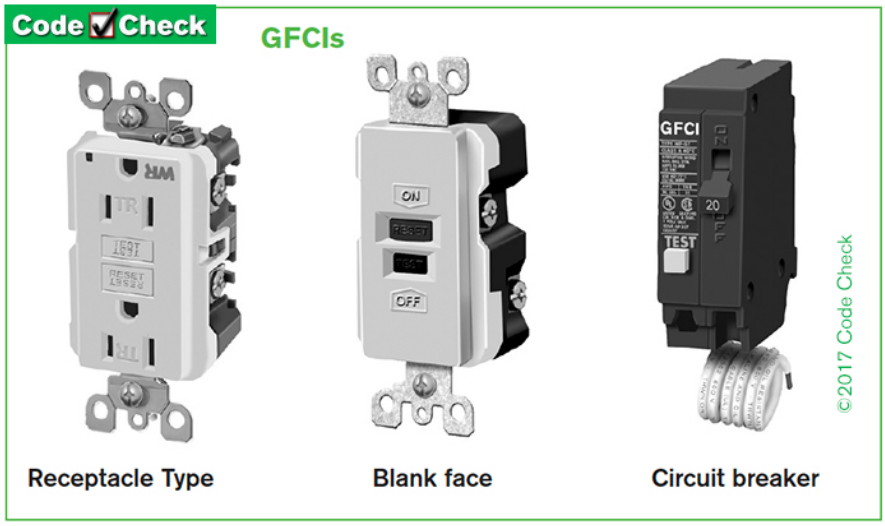
Moderate

NO GFCI PROTECTION INSTALLED

We recommend upgrading by installing GFCI receptacles in all locations required by present standards. This includes locations in bathrooms, garages, exteriors, basements and crawl spaces, kitchens and laundry within six feet of the sink. They are also commonly utilized for equipment such as sump pumps, whirlpools, spas and pool equipment. GFCI's have two different forms: receptacles with test/reset buttons, and panel breakers, and either form is effective in protecting appropriate outlets or fixtures. Consider upgrading unprotected receptacles in areas where GFCI protection is presently required. A qualified electrician should do the work.

Here is a link to read about how GFCI receptacles keep you safe.

A GFCI receptacle can provide protection for other receptacles downstream on the circuit. GFCI protection can be provided by GFCI breakers, blank face devices, or GFCI receptacles



Recommendation

Contact a qualified electrical contractor.

18.11.1 Shower

Minor/Maintenance

RECOMMEND SEALING AROUND THE FAUCETS

General Maintenance Note: Caulking in Bath/Shower Areas

Regular maintenance of caulking in bath/shower areas is necessary. Inspect for signs of wear, such as cracks and gaps, and promptly recaulk as needed. Proper caulking ensures a watertight seal, prevents water seepage, and preserves the integrity of fixtures, avoiding potential water damage in the long term.

Recommendation

Contact a qualified professional.

18.11.2 Shower

Minor/Maintenance

RE-CAULK/GROUT

Interior Maintenance Note: Caulking and grouting play a crucial role in maintaining a home's integrity. It's recommended to periodically inspect and touch up caulking in areas such as windows, doors, showers/baths, and sinks to prevent water seepage. Additionally, checking and reapplying grout in tile areas ensures a clean and sealed surface

Recommendation

Contact a qualified professional.

18.11.3 Shower

Minor/Maintenance

SHOWER PAN NOT FLOOD TESTED

Note: Please note that shower pans are not tested during a standard home inspection. While we visually inspect the shower area for any visible signs of damage or leakage, we do not perform any invasive or destructive testing. It is recommended that a licensed plumber or contractor evaluate the shower pan as necessary

Recommendation

Contact a qualified professional.

18.11.4 Shower

Health and Safety / Major

WATER TEMPERATURE ABOVE 120°F

Recommend reducing temperature to sink faucet. Water temperature should not exceed 120°F. This could cause scalding.

The Department of Energy recommends having your tank-based hot water heater set to 120 degrees Fahrenheit for most people, but if you've never adjusted the temperature on your hot water heater, it's probably set to 140 degrees, which is the default setting from most manufacturers.

Recommend reducing temperature for safety.

Recommendation

Contact a qualified professional.

18.12.1 Tub

Minor/Maintenance

SUGGEST RE-CAULKING AND GROUT AS NEEDED.

General Maintenance Note: Caulking/Grouting in Bath/Shower Areas

Regular maintenance of caulking and/or grout in bath/shower areas is necessary. Inspect for signs of wear, such as cracks and gaps, and promptly recaulk as needed. Proper caulking ensures a watertight seal, prevents water seepage, and preserves the integrity of fixtures, avoiding potential water damage in the long term.

Recommendation

Contact a qualified professional.

18.12.2 Tub

Health and Safety / Major

WATER TEMPERATURE ABOVE 120°F

Recommend reducing temperature to sink faucet. Water temperature should not exceed 120°F. This could cause scolding.

The Department of Energy recommends having your tank-based hot water heater set to 120 degrees Fahrenheit for most people, but if you've never adjusted the temperature on your hot water heater, it's probably set to 140 degrees, which is the default setting from most manufacturers.

Recommend reducing temperature for safety.

Recommendation

Contact a qualified professional.

19: FAMILY ROOM

		IN	NI	NP
19.1	Floors	X		
19.2	Walls	X		
19.3	Ceilings	X		
19.4	Doors	X		
19.5	Windows	X		
19.6	Electrical	X		
19.7	Closets	X		
19.8	Disclosure	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Electrical: Outlet

Disclosure: Picture

Disclosure: Disclosure

Our interior review is visual and evaluated with similarly aged properties in mind. Seals in double-pane, insulated glass can fail at any time and although the glass is examined, lighting conditions, window coverings, and atmospheric conditions at the time of the inspection can cause the defect to be undetectable. 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, mold/mildew, and formaldehyde. Our report will not identify these substances since laboratory testing is necessary to detect their presence; If concerned with asbestos, mold/mildew, and/or formaldehyde within the property please contact a specialist for those items as we do not specialize in those areas.

Limitations

Disclosure

ADDITION

This area appears to be an addition to the original structure. We are unable to determine if permits were issued at the time of construction. We advise checking city records to verify the existence of permits before the close of escrow.

Disclosure

LIMITED ACCESS

Access to one or more areas is unavailable. Hidden damages may arise.

20: DINING ROOM

		IN	NI	NP
20.1	Floors	X		
20.2	Walls	X		
20.3	Ceilings	X		
20.4	Doors	X		
20.5	Windows	X		
20.6	Electrical	X		
20.7	Disclosure	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Electrical: Outlet

Disclosure: Picture

Disclosure: Disclosure

Our interior review is visual and evaluated with similarly aged properties in mind. Seals in double-pane, insulated glass can fail at any time and although the glass is examined, lighting conditions, window coverings, and atmospheric conditions at the time of the inspection can cause the defect to be undetectable. 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, mold/mildew, and formaldehyde. Our report will not identify these substances since laboratory testing is necessary to detect their presence; If concerned with asbestos, mold/mildew, and/or formaldehyde within the property please contact a specialist for those items as we do not specialize in those areas.

Limitations

Disclosure

ADDITION

This area appears to be an addition to the original structure. We are unable to determine if permits were issued at the time of construction. We advise checking city records to verify the existence of permits before the close of escrow.

21: LIVING ROOM

		IN	NI	NP
21.1	Floors	X		
21.2	Walls	X		
21.3	Ceilings	X		
21.4	Doors	X		
21.5	Windows	X		
21.6	Electrical	X		
21.7	Disclosure	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Electrical: Outlets

Disclosure: Picture

Disclosure: Disclosure

Our interior review is visual and evaluated with similarly aged buildings in mind. Seals in double-pane, insulated glass can fail at any time and although the glass is examined, lighting conditions, window coverings, and atmospheric conditions at the time of the inspection can cause the defect to be undetectable. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window 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 construction may contain potentially hazardous substances such as asbestos, mold/mildew, and formaldehyde. Our report will not identify these substances since laboratory testing is necessary to detect their presence; If concerned with asbestos, mold/mildew, and/or formaldehyde with in this building please contact a specialist for those items as we do not specialize in those areas.

Limitations

Disclosure

ADDITION

This area appears to be an addition to the original structure. We are unable to determine if permits were issued at the time of construction. We advise checking city records to verify the existence of permits before the close of escrow.

Observations

21.6.1 Electrical

Moderate

RECEPTACLE - OPEN GROUND

An open ground is when you have a three-prong receptacle that is not connected to an equipment grounding conductor. This is unsafe because an appliance that is designed to use an equipment ground to discharge an unsafe fault condition will not have a conductor to discharge that fault. Recommend further evaluation by qualified professional.

Recommendation

Contact a qualified professional.

22: BEDROOM - PRIMARY

		IN	NI	NP
22.1	Floors	X		
22.2	Walls	X		
22.3	Ceilings	X		
22.4	Doors	X		
22.5	Windows	X		
22.6	Electrical	X		
22.7	Closet	X		
22.8	Disclosure	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Electrical: Outlets

Disclosure: Picture

Limitations

Disclosure

LIMITED ACESS

Access to one or more areas is unavailable. Hidden damages may arise.

23: BEDROOM - LEFT REAR

		IN	NI	NP
23.1	Floors	X		
23.2	Walls	X		
23.3	Ceilings	X		
23.4	Doors	X		
23.5	Windows	X		
23.6	Electrical	X		
23.7	Closet	X		
23.8	Disclosure	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Disclosure: Picture

Limitations

Disclosure

LIMITED ACESS

Access to one or more areas is unavailable. Hidden damages may arise.

24: BEDROOM - RIGHT REAR

		IN	NI	NP
24.1	Floors	X		
24.2	Walls	X		
24.3	Ceilings	X		
24.4	Doors	X		
24.5	Windows	X		
24.6	Electrical	X		
24.7	Closet	X		
24.8	Disclosure	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Disclosure: Picture

25: ATTIC

		IN	NI	NP
25.1	General Information - Attic	X		
25.2	Access Location	X		
25.3	Sheathing	X		
25.4	Evidence of leakage	X		
25.5	Attic Insulation	X		
25.6	Ventilation	X		
25.7	Attic Comments	X		
25.8	Disclosures	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Access Location: Attic access
Primary Bedroom Closet

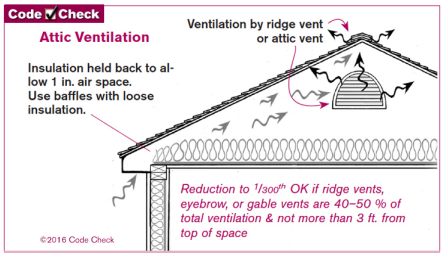
Sheathing: Material
1x6 boards

Evidence of leakage: Leaking
Water stains

Attic Insulation: Insulation
Yes

Attic Insulation: Approximate Thickness
8-12

Ventilation: Ventilation
Adequate



General Information - Attic: General

The following was inspected:

A. The insulation
B. Ventilation of attic spaces
C. Framing and sheathing (plywood/OSB)

The inspection was focused on deficiencies that could lead to water intrusion into the home's structure.

General Information - Attic: Accessibility Limitations

LMT - Attics are navigated as best I can and all related components are inspected visually from an area that does not put either myself or the home at risk. The method of inspection is at my sole discretion and depends on a number of factors including, but not limited to: accessibility, clearances, insulation levels, stored items, temperature, etc. The amount of the attic that was able to be physically and visually inspected safely will be listed as an approximate percentage above. The inspection of this area is limited to visual portions only, and any areas that were not visible are

excluded from this inspection. Hidden attic damage is always possible, as no attic can be fully evaluated at the time of the inspection due to physical and visual obstructions and safety limitations. Insulation is not moved or disturbed for visual accessibility of any items.

Attic Comments: Photos





Disclosures: Disclosure

Our inspection of the attic includes a visual examination of the readily accessible portions of the sheathing, rafters, insulation, ducting, electrical, and plumbing if applicable.

Limitations

Attic Comments

LIMITED ACCESS DUE TO CLEARANCE

Limited access to the attic due to low construction restricts a thorough inspection. Unable to inspect areas obstructed by low clearance, including potential structural elements, insulation, and wiring. Recommend consulting with a qualified professional to assess any concerns or issues specific to the inaccessible areas

Observations

25.4.1 Evidence of leakage

Moderate

WATER STAINS

Water Stains were present no moisture was detected at this time.

Recommendation

Contact a qualified professional.




25.5.1 Attic Insulation

Moderate

INSUFFICIENT INSULATION

Insulation is inadequate for todays standards. Recommend to add additional insulation.

Recommendation

Contact a qualified trident pest control pr#8662 (949)294-1188


25.5.2 Attic Insulation

Moderate

DAMAGED INSULATION

Recommendation

Contact a qualified professional.

26: ADDITIONS

		IN	NI	NP
26.1	General	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

General: Limitation: Structural Modifications and/or Floor Plan Changes

The inspection is limited to visible and accessible areas. In cases where the floor plan has been changed or reconfigured, such as the removal or addition of walls, the inspector may not be able to determine if proper support beams or footings have been added. Structural modifications may not be visible due to wall coverings, flooring, or ceiling materials. If the buyer is aware of any changes to the original floor plan, they are strongly encouraged to verify with the local building department whether proper permits and inspections were obtained.

STANDARDS OF PRACTICE