Mitch Fredericks Home Inspections

340 First Street, P.O. Box 882
Tustin, CA 92780
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Mitch Fredericks Home Inspections

Prepared For:

Robert B. Turner Trustee

Property Address:

13811 Henstridge
Tustin, CA

Inspected on Mon, May 18 2026 at 8:45AM

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Invoice

Mitch Fredericks Home Inspection Reports
340 First Street, P.O. Box882, Tustin, CA 92780
Phone: (949) 433-5329
Professional Home and Building Analysis

Inspection Type :	Residential
Inspection Base Fee:	$150
Paid Through:	Zelle
Paid By:	Marion Anderson

Property Information

Structure Type:	Single family residence
Approx. Year Built:	1973
Approx. Sq. Ft. :	2122 sf
Occupancy Status :	Not occupied
Main Entry Faces:	East
Weather :	Clear
Approx. Outside Temperature :	70 Degrees
% Client Attended :	Did not attend
% Listing Agent Attended :	100%
Gas On?:	Yes
Water On?:	Yes
Electric. On?:	Yes
Water Source :	Municipal
Sewage Disposal:	Public

Coverages And Limitations

1. The Client understands and agrees that this Agreement is a part of the Inspection Report and acceptance of or payment for the Inspection Report by the Client will confirm this agreement, even if Client was not present at the inspection and/or has not signed this agreement.

2. The Client understands that this report and any information therein is intended for the sole use of the Client and shall not substitute for, replace or be used in lieu of any required Transfer Disclosure Statements and shall not be disclosed to any person or persons other than the parties to the transaction for which this Inspection report was ordered.

3. Nothing in the Inspection Report, and no opinion of the Inspector, shall be construed as advice to the Client to purchase, or not to purchase, the property.

4. The Visual Inspection Service is performed in accordance with the Standards of Practice as published by the American Society of Home Inspectors (ASHI) and according to these standards, is intended to provide the Client with information regarding the condition of the systems and components of the home as inspected at the time of the home inspection. The specific systems and components of a building to be inspected are listed in these Standards of Practice.

5. Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls or wall coverings, floors or floor coverings, ceilings, furnishings or any other thing, is NOT included in this inspection.

6. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection.

(Coverages And Limitations continued)

7. The following are NOT included in the inspection:
Recalls or Callbacks of any kind and from any source
Latent or concealed defects
Environmental hazards or conditions, including, but not limited to, toxic, reactive, combustible, or corrosive contaminants,
wildfire, odors, noise, flood potential, electromagnetic fields, underground storage tanks, asbestos, radon gas, lead paint, urea
formaldehyde, PCB's, water or air quality, the proximity to toxic waste sites, or other environmental or health hazards
Structural, geological, soil or hydrological stability, survey, engineering, analysis or testing
Permit research or validation, code, installation or zoning violations
The examination of conditions related to animals, rodents, insects, wood destroying insects, organisms, mold and mildew, or
the damage caused thereby
Radio controlled devices or low-voltage systems or relays
Security or intercom systems, elevators, lifts or dumbwaiters
Thermostatic, time clock or photoelectric controls
Water softener or purifier systems
Furnace heat exchangers, solar heating systems and freestanding appliances
Window coverings
The examination or operation of any sewage disposal system or component including, but not limited to, septic tanks,
cesspools, or any underground system or portion thereof, or ejector pumps for rain or waste
Landscape or farm irrigation systems
The condition and/or irrigation of trees, shrubs or vegetation of any kind
Any item which is hidden from view or impractical to test
Any system or component not listed in the Standards of Practice as published by the American Society of Home Inspectors as an observation requirement
Any system or component, condition, or application noted in the report as not inspected, not determined, or not reported on

(Coverages And Limitations continued)

8. It is agreed that pool(s) and/or spa(s) will be observed for an additional fee. The following sets forth the limitations of the pool and/or spa observation:
The inspector will observe the enclosure and/or related gates, alarms, the hardscaping and drainage related to the inspected pool or spa, the condition of visible portions of systems, structures, or components, the normally necessary and present equipment such as lights, pumps, heaters, filters, and related mechanical and electrical connections.
The inspector will report on any conditions limiting or otherwise inhibiting the inspection.
The inspector is not required to determine structural integrity or leakage of any kind, evaluate thermostat(s) or their calibration, heating elements, chemical dispensers, water chemistry or conditioning devices, low voltage or computer controls, timers, sweeps or cleaners, pool or spa covers and related components.
The inspector does not operate or evaluate filter backwash systems.
Unless agreed upon, the inspector is not required to examine any above-ground, movable, freestanding or otherwise non- permanently installed pool or spa, or self-contained equipment or to come into contact with pool or spa water to examine the system, structure, or components or to determine adequacy of spa jet water force or bubble effect.
9. The Client agrees to read the entire report. The Client agrees to immediately contact the Inspection Company for copies of any pages found to be missing from any part of the report.
10. The report is the professional opinion of the Inspector, based on the accessibility of the certain fixed components surveyed. Without dismantling parts of the building and/or its components, and without full use of all utilities, the Inspector may extrapolate conclusions which cannot be confirmed during the inspection.
11. The Inspection Company does not offer any warranty or insurance for the Client or any other person in connection with the Inspection Report. THERE IS NO WARRANTY, EXPRESSED OR IMPLIED, OF THE INSPECTION SERVICE OR INSPECTION REPORT.

12. The Client agrees to submit to the Inspection Company, in written form, any claims or complaints prior to taking any action thereupon. Any legal action or proceeding of any kind, whether sounding in tort or contract, against the Inspector/Inspection Company or its officers, agents, or employees, must be

(Coverages And Limitations continued)

brought within one (1) year from the date of the inspection or will be deemed waived and forever barred.

13. Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The decision of the Arbitrator appointed thereunder shall be final and binding and judgement of the Award may be entered in any Court of competent jurisdiction.

14. To the extent allowed by law, it is understood and agreed by and between the parties hereto that the Inspector/Inspection Company is not an insurer, that the payment for the subject inspection is based solely on the value of the service provided by the Inspector/Inspection Company in the performance of its limited visual inspection and production of a written inspection report as described herein, that it is impracticable and extremely difficult to fix the actual damages, if any, which may result from a failure to perform such services, and a resulting loss that the Inspector/Inspection Company's and its officers,' agents,' or employees' liability hereunder shall be limited and fixed in an amount equal to one hundred fifty percent (150%) of the inspection fee, as liquidated damages, and not as penalty, and this liability shall be exclusive.

The Fee for the Visual Inspection and Report is: $150
Mitch Fredericks Home Inspections, a sole proprietor
INSPECTOR: Mitch Fredericks

Signature :



Grounds

Irragation: Automatic sprinkler irrigation

Comment 1:
Irrigation system was not tested at time of inspection. Have the seller demonstrate at the final walk-through. Sprinkler systems are not required item for inspection. A majority of the sprinkler system is not visible. Sprinkler systems require ongoing maintenance to remain in working order.

Exterior

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Entry Doors: Door bell

Comment 2:
Doorbell is operating.



Figure 2-1

Vehicle Doors : Automatic opener, Sectional, Metal (frame/skin)

Comment 3:
The garage door shows dings in the panels from the inside.
The garage door is operable.

(Exterior continued)



Figure 3-1



Figure 3-2

Comment 4:
The garage door opener is operable.
The auto reverse sensors are installed and operating.



Figure 4-1

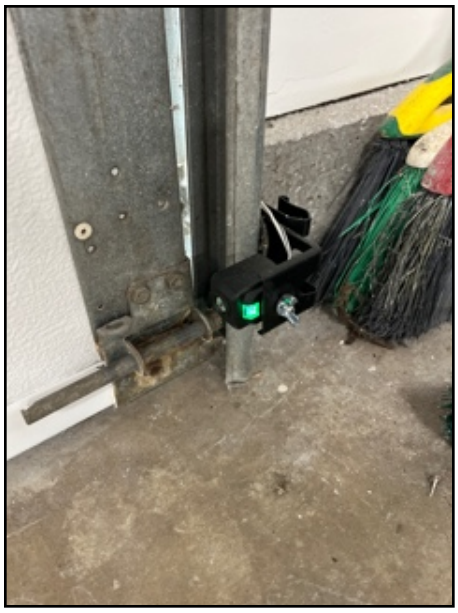


Figure 4-2

Roof / Deck Floor Waterproofing And Flashing Materials: Concrete tile, Metal flashing

(Exterior continued)

Comment 5:
The concrete tile roof appears to be in overall good condition. No loose or missing ridge cap tiles.
It is my understanding that the underlayment paper has been replaced, and the roof is under warranty.

Roof / Deck Style: Gable

HVAC

Approximate Temperatures:	70 Degrees
Temperature Differential :	20+ Degrees
Cooling / Ventilation Systems :	Electric cooling system, Condenser/evaporator separate (split system)

Comment 6:
The outside condenser was installed in 2001. The condenser is old, however the unit is operating. The R22 phase out date means that after January 1, 2020, HVAC systems that use R22 will be obsolete. If the repair requires adding R22 refrigerant to the system, the only options will be reclaimed in previously produced R22 refrigerant. Once there is no more R22 refrigerant the condenser must be replaced.



Figure 6-1



Figure 6-2

(HVAC continued)



Figure 6-3

Comment 7:
The evaporator and condensation drain pipes go to the exterior at the right side of the property.
The concrete shows erosion from the condensation water draining out onto the walkway.



Figure 7-1



Figure 7-2

(HVAC continued)



Figure 7-3

Comment 8:
The outside air temperature is 70°.
The air conditioning condensed to 45°.



Figure 8-1

Thermostats / Operating Controls /Set back thermostat(s)
Zoning :

(HVAC continued)

Heating Systems :	Natural gas heating , Forced air heat, Visually restricted heat exchanger , Disposable or washable filters

Comment 9:
The furnace was replaced in 2019.
The burners ignite and the blower motor is quiet at the time of the inspection.
The filter is clean at the time of the inspection. I recommend replacing the filter every six months.



Figure 9-1



Figure 9-2

(HVAC continued)

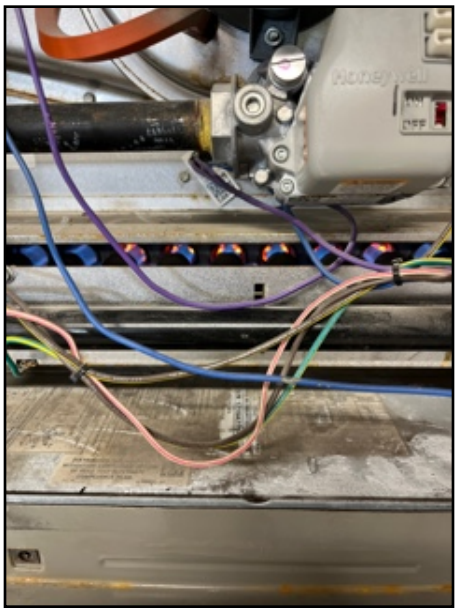


Figure 9-3

Comment 10:
The register in the family room closest to the furnace is making a rattling noise.



Figure 10-1

(HVAC continued)

Comment 11:
The heated air is blowing out at 112°.



Figure 11-1

Fireplaces / Stoves / Chimneys : Site-built wood burning fireplace, Gas log-lighter, Masonry chimney

Comment 12:
The living room fireplace has a C clamp attached to the damper.
This is recommended by the Gas company.
The fireplace burner ignites.
The fireplace does not have a screen.

(HVAC continued)



Figure 12-1



Figure 12-2



Figure 12-3

(HVAC continued)

Comment 13:
The family room fireplace damper does not have a C Clamp attached.
The fireplace gas line is capped.
The fireplace does not have a screen.



Figure 13-1



Figure 13-2



Figure 13-3

Chimney Interior Review Method(s): Partially reviewed

(HVAC continued)

Comment 14:
The chimney brick and mortar appear to be in good condition.



Figure 14-1



Figure 14-2



Figure 14-3

(HVAC continued)

Comment 15:
The chimney does not have a spark arrestor installed.



Figure 15-1

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures. Private water and waste systems are beyond the scope of a home inspection.

Laundry Facilities : Washer connections, Electric dryer connections, Gas dryer connections , Dryer vent terminates at vertical exterior wall

Comment 16:
The washer hook up valves, appear to be free of leaks.
The dryer connection is an electrical 220 voltage and gas.
The dryer vents to the exterior.



Figure 16-1



Figure 16-2

(Plumbing continued)

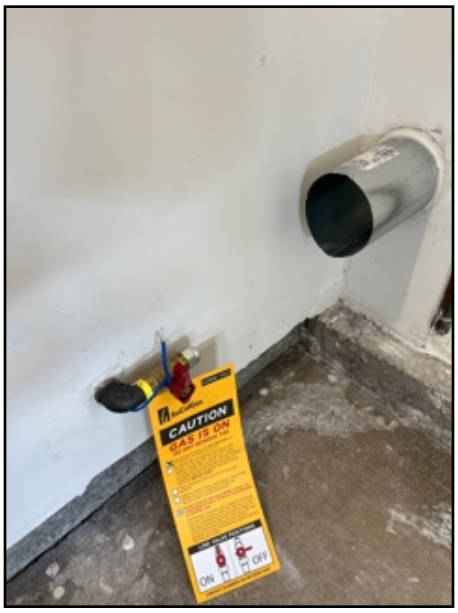


Figure 16-3



Figure 16-4

Water Heater / Water Softener: Natural gas water heater(s), Temperature pressure relief valves

Comment 17:
The water heater earthquake straps go around the tank. There is no bracing behind the tank where the gap between the wall and the tank is. The lower strap is loose and should be tightened.
The gas line has a sediment trap installed.
There are no leaks from the supply pipes.

(Plumbing continued)



Figure 17-1



Figure 17-2



Figure 17-3

(Plumbing continued)

Comment 18:
The water heater transite pipe contains some levels of asbestos.



Figure 18-1

Water Heater Location :	In the garage
Age:	2014
Size:	50 gals
Main Water Valve And Source :	Handle type main water valve installed, Municipal water supply indicated

Comment 19:
The main water pipe coming to the house does not have a shut off valve.
The hose bib does not have an antisiphon device installed.

(Plumbing continued)



Figure 19-1



Figure 19-2

Comment 20:
The main water meter is located in a vault near the street. There is a shut off valve at the street.



Figure 20-1



Figure 20-2

(Plumbing continued)

Comment 21:
The water pressure is slightly low at 50 psi.

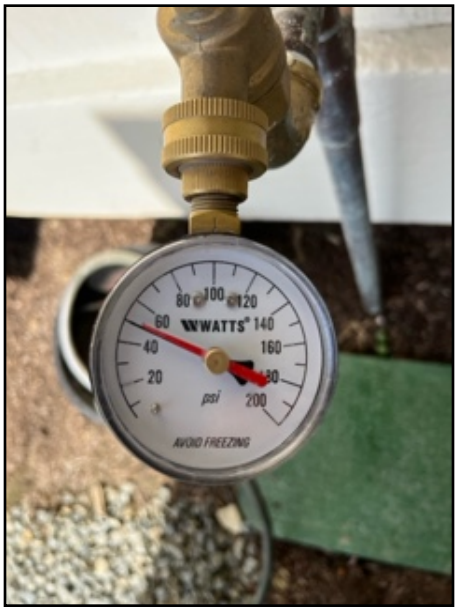


Figure 21-1

Main Water Shut Off Located:	Front of the house
Main Water Pipe Size:	1"
Primary Heat Energy Source :	Natural gas

Comment 22:
The gas meter is located at the right side of the garage. You will need a wrench to turn off the gas at the stem valve.

(Plumbing continued)



Figure 22-1



Figure 22-2

Sewage Disposal / Sump Drain: Municipal sewer (advise verify)

Comment 23:
There is a sewer clean out at the right side of the property.



Figure 23-1

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Main Service Panel, Etc.: Underground service lateral, Exterior main service panel, Single disconnect

Comment 24:
The main panel circuit labeling is incomplete and faded.
Breakers are upgraded and none are overheating or have tripped during the inspection. The wiring is copper.
Missing the clip to the inside panel. The opinion of a qualified licensed electrical contractor is recommended.



Figure 24-1



Figure 24-2

(Electrical continued)



Figure 24-3

Comment 25:
No wires have been doubled up on a single breaker.



Figure 25-1

Main Service Panel Located:	On the left side of the house
Capacities, Etc.:	110/120 volt service , Amperage: 100 amps

(Electrical continued)

Distribution :	Circuit breakers, Nonmetallic sheathed cable "Romex", Copper wires
Grounding Method, Etc.:	Grounded to water pipe

Comment 26:
The bathrooms and kitchens have GFCI electrical outlets that trip and reset. All of the electrical outlets throughout the home are wired correctly.



Figure 26-1



Figure 26-2

Bath(s)

Plumbing Etc.: ABS plastic pipes

Comment 27:
Bathrooms are incomplete at the time of the inspection.
The bathroom toilet is installed with a quarter turn shut off and steel braided hose.

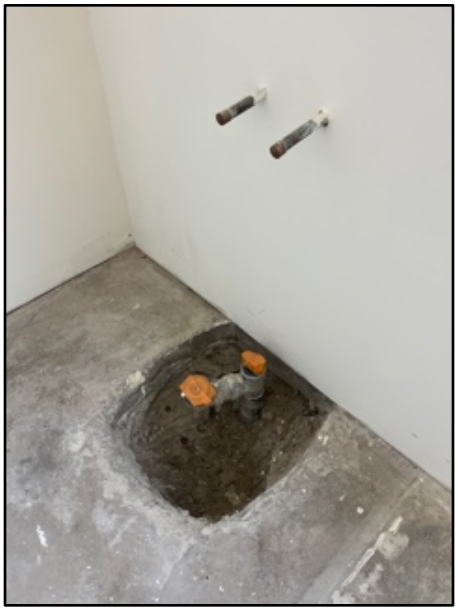


Figure 27-1



Figure 27-2



Figure 27-3

(Bath(s) continued)

Comment 28:
The second bathroom tub and sink are not installed.

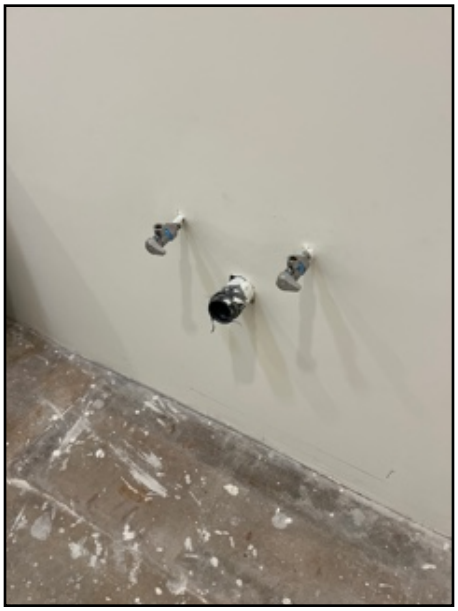


Figure 28-1



Figure 28-2



Figure 28-3

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Walls And Ceilings :	Drywall
Ext. / Int. Door Type :	Hinged door(s), Wood product door(s), Fire resistant door(s)

Comment 29:
The residence access door to the garage is a fire rated door with two self closing hinges.
The hinges need to be adjusted so that the door would self close and latch.

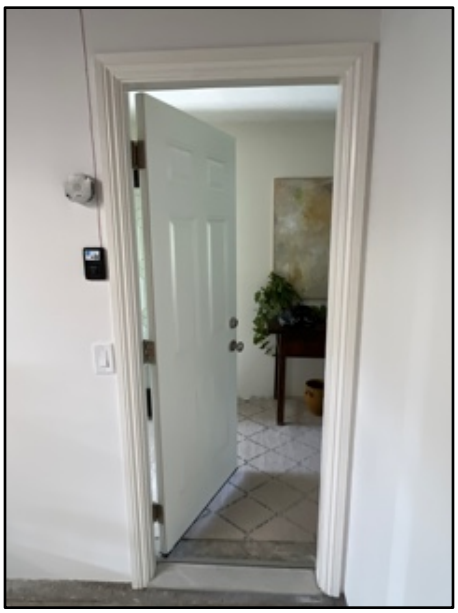


Figure 29-1



Figure 29-2

(Interior continued)



Figure 29-3

Misc. Systems: Smoke alarm , Carbon monoxide alarm

Comment 30:
Combination smoke and carbon monoxide detectors have been installed in the bedroom hallway and each bedroom. The smoke alarms are a 10 year smoke alarm. They have been installed May 11, 2026.



Figure 30-1



Figure 30-2

(Interior continued)



Figure 30-3

Structure

Roof / Floor / Walls: Site-framed roof system, Plywood/OSB roof sheath, Spaced roof sheathing , Concrete slab floor, Wood framing

Comment 31:
The underside of the roof appears to be in good condition. No visible water stains on the plywood sheathing boards.



Figure 31-1



Figure 31-2



Figure 31-3

(Structure continued)

Construction Era: 1963 to 1983
Ventilation: Garage vents

Comment 32:
The garage has two ventilation vents that have been covered over with wall board. The wall board should be cut out for the vents to be operational.



Figure 32-1



Figure 32-2

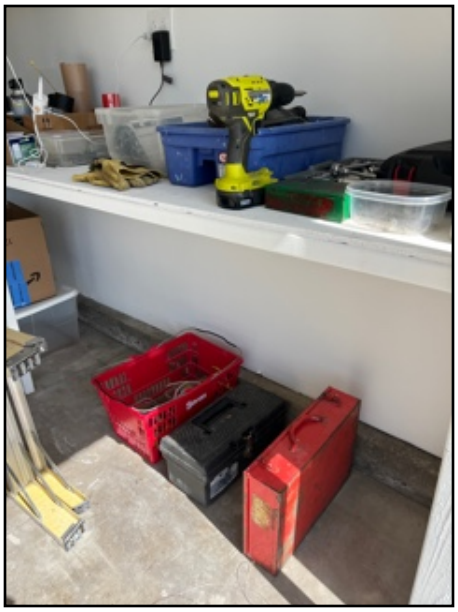


Figure 32-3

Building Type : Single family residence

(Structure continued)

Insulation / Vapor And Moisture Barriers :	Fiberglass (batt or loose)
Attic Observation Extent And Method :	Fully viewed

Comment 33:
The heating ducts have been replaced and appear to be in good condition.

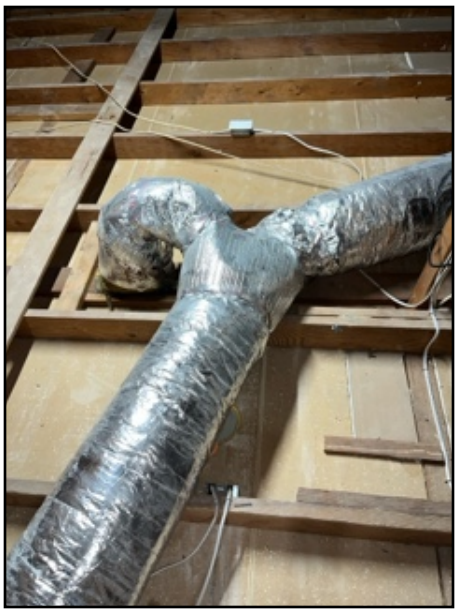


Figure 33-1

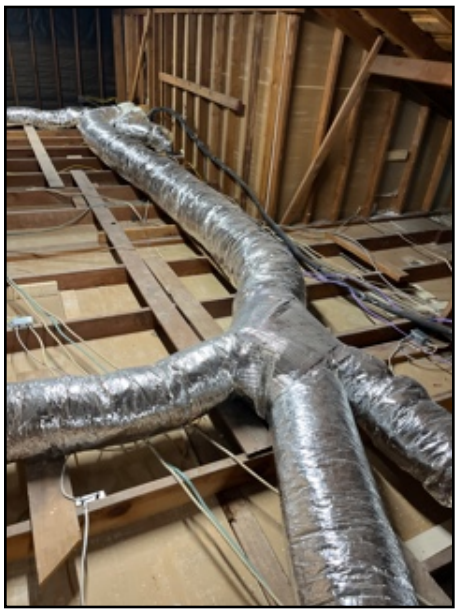


Figure 33-2

(Structure continued)

Comment 34:
The bathroom exhaust vent blows the air to the exterior.



Figure 34-1

Comment 35:
The attic fan shows the wiring has been disconnected. The fan does not appear to be operating.



Figure 35-1



Figure 35-2

(Structure continued)

Attic Access Location:	Bedroom closet ceiling
Attic (Insulation) Floor:	None

Comment 36:
There is no insulation between the joist and rafters.



Figure 36-1



Figure 36-2



Figure 36-3

(Structure continued)

Comment 37:
Some of the interior walls have some batt insulation.



Figure 37-1



Figure 37-2



Figure 37-3



Figure 37-4

Report Summary

Heating Systems

1) The register in the family room closest to the furnace is making a rattling noise.



Figure 10-1

Fireplaces / Stoves / Chimneys

2) The living room fireplace has a C clamp attached to the damper.
This is recommended by the Gas company.
The fireplace burner ignites.
The fireplace does not have a screen.



Figure 12-1



Figure 12-2

(Report Summary continued)



Figure 12-3

3) The family room fireplace damper does not have a C Clamp attached.
The fireplace gas line is capped.
The fireplace does not have a screen.



Figure 13-1



Figure 13-2

(Report Summary continued)



Figure 13-3

Chimney Interior Review Method(s)

4) The chimney does not have a spark arrestor installed.



Figure 15-1

(Report Summary continued)

Water Heater / Water Softener

5) The water heater earthquake straps go around the tank. There is no bracing behind the tank where the gap between the wall and the tank is. The lower strap is loose and should be tightened.
The gas line has a sediment trap installed.
There are no leaks from the supply pipes.



Figure 17-1



Figure 17-2



Figure 17-3

(Report Summary continued)

Main Water Valve And Source

6) The main water pipe coming to the house does not have a shut off valve.
The hose bib does not have an antisiphon device installed.



Figure 19-1



Figure 19-2

7) The main water meter is located in a vault near the street. There is a shut off valve at the street.



Figure 20-1



Figure 20-2

(Report Summary continued)

Ext. / Int. Door Type

8) The residence access door to the garage is a fire rated door with two self closing hinges.
The hinges need to be adjusted so that the door would self close and latch.

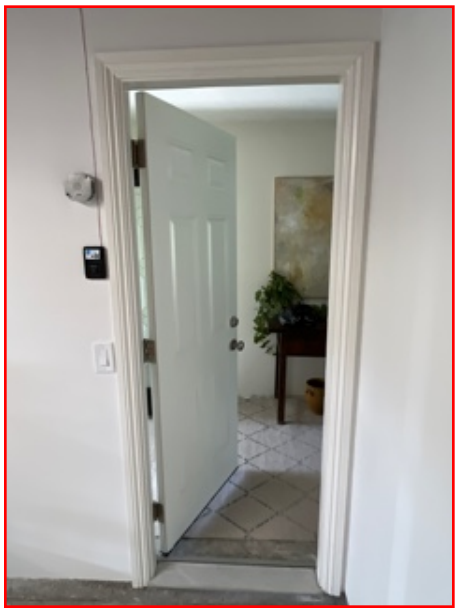


Figure 29-1



Figure 29-2



Figure 29-3

(Report Summary continued)

Ventilation

9) The garage has two ventilation vents that have been covered over with wall board. The wall board should be cut out for the vents to be operational.



Figure 32-1



Figure 32-2



Figure 32-3

(Report Summary continued)

Attic Observation Extent And Method

10) The attic fan shows the wiring has been disconnected. The fan does not appear to be operating.



Figure 35-1



Figure 35-2

(Report Summary continued)

Attic (Insulation) Floor

11) There is no insulation between the joist and rafters.



Figure 36-1



Figure 36-2



Figure 36-3

12) Some of the interior walls have some batt insulation.

(Report Summary continued)



Figure 37-1



Figure 37-2



Figure 37-3



Figure 37-4