



Inspection Report

REvesty LLC

Property Address:
27011 Rocking Horse Ln
Laguna Hills CA 92653



Inspection Industries, LLC

Jerry Blodgett
(714) 719-2274

Date: 6/24/2023	Time: 10:00 AM	Report ID: 27011Horse
Property: 27011 Rocking Horse Ln Laguna Hills CA 92653	Customer: REvesty LLC	Real Estate Professional: Niko Trimino

Comment Key or Definitions

The following are definitions of comment descriptions represented in this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair, replace, monitor, review or evaluate should always be performed by a qualified licensed contractor that specializes in the appropriate profession. Any and all costs associated with further inspection, estimates, repairs or replacement fees of an item, component or unit should be considered before you purchase the property.

Acceptable Condition (AC) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended or its condition.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended and needs further inspection and repair or replacement by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

This home inspection does not include any research on the property's permitting history. Prior to closing, check the municipal records pertaining to this property. You should confirm that any necessary permits were obtained for recent repairs, upgrades, modifications and additions, and that these permits were subsequently approved by municipal authorities after the work was completed.

In Attendance:

Homeowners

Type Of Building:

Single Family (2 story)

Approximate Age Of Building:

45 Years

Temperature:

73 (F)

Weather:

Clear

Ground/Soil Surface Condition:

Dry

Rain In Last 3 Days:

No

General Summary



(714) 719-2274
jerry@i2inspections.com

Customer
REvesty LLC

Address
27011 Rocking Horse Ln
Laguna Hills CA 92653

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

I. Exterior

EXTERIOR WALL CLADDING

Repair or Replace

- 1** Openings/holes exist in the stucco siding at the right side of the garage. The openings need to be sealed and repaired to prevent moisture intrusion.



Holes In Stucco



Holes In Stucco



Holes In Stucco

EAVES, SOFFITS AND FASCIAS

Repair or Replace

- 2 The wood fascia is damaged at the front outside the office and wood window banding is damaged outside a family room window next to the slider. Have a qualified licensed contractor repair as needed.



Damaged Fascia, Front



Damaged Window Banding, Family Room

DECKS, BALCONIES, STOOPS, STEPS, PORCHES, PATIO COVER, RAILINGS

Repair or Replace

- 3 The balcony surfaces have soft spots and loose tiles at the rear guest bedroom and upstairs loft. Water intrusion can cause further damage if not repaired and sealed properly. A qualified licensed contractor should evaluate and repair as needed.



Weak Balcony Surface, Rear Guest Bedroom



Weak Balcony Surface, Loft

DRAINAGE, GRADING, PATIO, WALKS AND FENCING

Repair or Replace

- 4 The concrete drive, walks and patio surfaces have heaved throughout the property. This presents tripping hazards and may cause a fall or injury if not corrected. Have a qualified licensed contractor repair or replace as needed.



Heaved Walk, Front



Heaved Drive



Heaved Walk, Rear

- 5 The concrete patio surface is incorrectly sloped at the left side of the home. This will allow standing water and if not corrected water intrusion and/or damage may occur. Have a qualified licensed contractor correct the hardscaped surface and/or extend the in-ground drainage system so that water can be properly controlled and drained away from the home.



Patio Sloped Toward Home, Poor Drainage

- 6 Landscape soils are too high against the exterior stucco siding at the left and rear sides of the home. This can allow water intrusion and damage to the walls if not corrected. Lower the soil levels in the flower beds, 6"-8" below the stucco weep screed is preferable.



Soils Too High, Rear



Soils Too High, Left Side

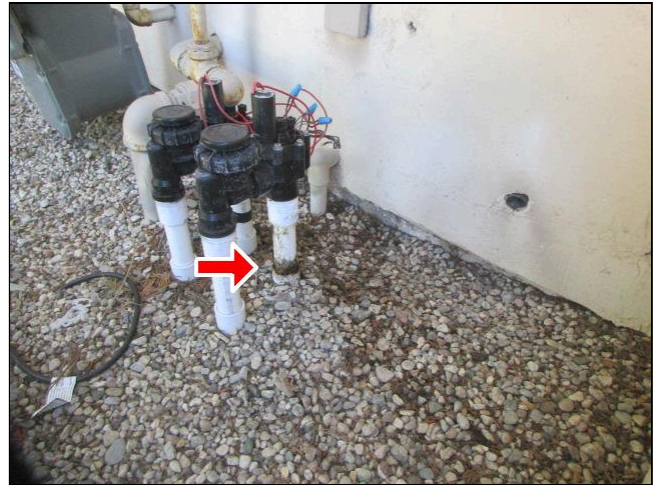
LAWN SPRINKLERS

Repair or Replace

- 7 Leaking from underground sprinkler piping was observed during operation at the Rocking Horse street flower bed and active leaking from a sprinkler valve was observed against and into the garage. Water intrusion can damage surrounding materials if not repaired. Have a qualified landscape contractor repair as needed.



Leaking Sprinkler Piping



Leaking Sprinkler Valve



Leaking Into Garage

II. Roofing

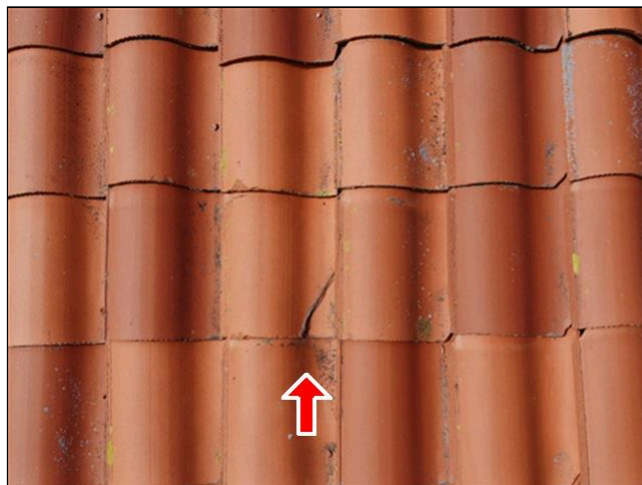
ROOFING MATERIALS

Repair or Replace

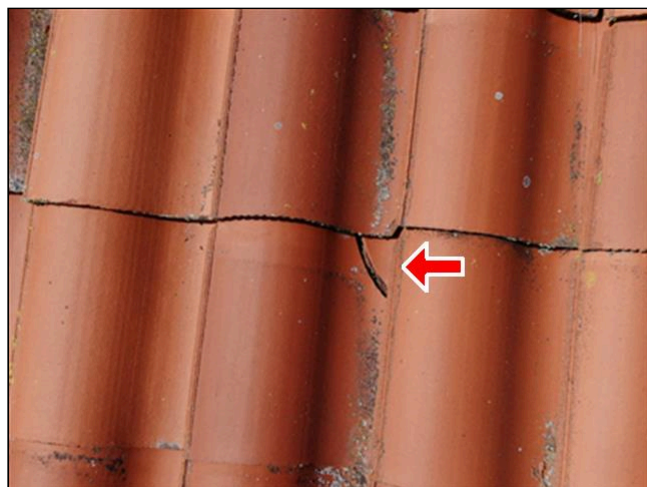
- 8 Several broken tiles at the right side of the roof and a loose/displaced tile at the left side of the roof and staining on the plywood sheathing was observed at the center of the attic, under the left side of the roof. Have a qualified licensed roofing contractor evaluate and repair as needed.



Loose Tile, Left Side



Broken Tile, Right Side



Broken Tile, Right Side



Stained Plywood

III. Electrical System

SERVICE AND GROUNDING EQUIPMENT, MAIN AND DISTRIBUTION PANELS

Repair or Replace

- 9 The main electrical panel and pool/spa sub electrical panel are not labeled. This is required by today's standards. Repair as needed.



Labeling Missing



Labeling Missing

BRANCH CIRCUIT CONDUCTORS

Repair or Replace

- 10** Loose conduit and exposed wiring was observed in the flower bed outside the kitchen sliding glass door. Have a qualified licensed electrician repair or remove for safety as needed.



Loose Conduit, Exposed Wiring

- 11** An open electrical junction box or missing outlet exists at the left side of the home, outside the living room. This exposes wiring to contact and is a shock hazard. Have a qualified licensed electrician repair for safety.



Exposed Wiring At Open Box

- 12 Exposed electrical wiring is present at several of the post lights where cover plates are missing, around the pool/spa area. Have a qualified licensed electrician repair for safety.



Exposed Wiring

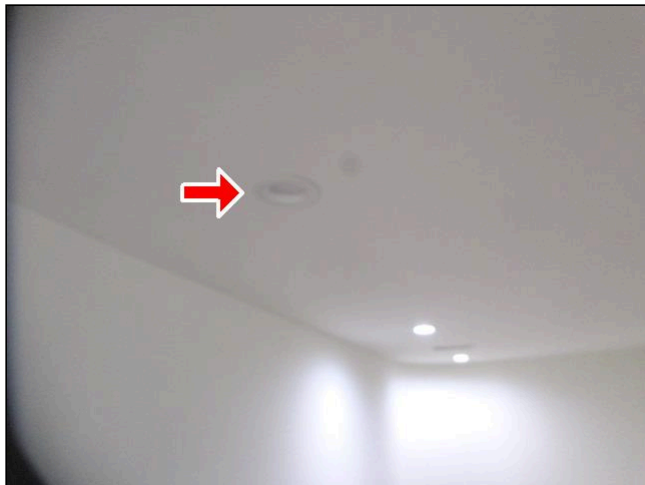


Exposed Wiring

CONNECTED DEVICES AND FIXTURES

Repair or Replace

- 13 A light fixture is not working at the top of the stairs. Change the bulb/fixture and check for proper operation.

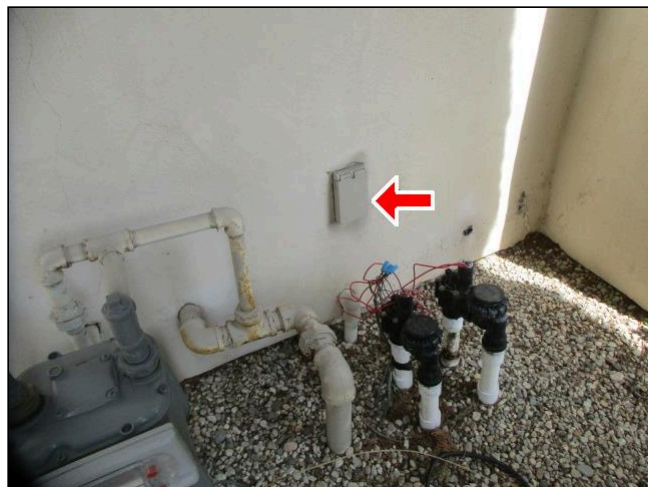


Light Not Working

GROUND FAULT CIRCUIT INTERRUPTERS (GFCI's)

Repair or Replace

- 14 A GFCI (Ground Fault Circuit Interrupter) outlet at the front (left garage exterior) did not trip when tested (defective). This is a safety issue that needs to be corrected by a qualified licensed electrical contractor.



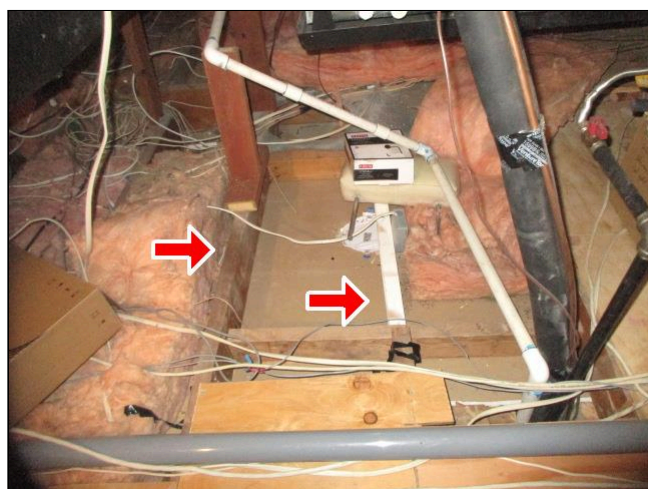
GFCI Fails To Trip

IV. Structural Components

CEILINGS (structural)

Repair or Replace

- 15** Ceiling joists have been cut and altered in the attic, adjacent the pull down ladder, without proper reinforcement. Have a qualified licensed contractor evaluate and repair as needed.



Ceiling Joists Cut, Not Reinforced Properly

V. Insulation and Ventilation

VENTILATION OF ATTIC and/or FOUNDATION AREAS

Repair or Replace

- 16** Wall vents are blocked/covered at the right side of the garage. Open the vents to allow for proper air circulation into the garage.



Garage Vents Blocked/Covered

VENTING SYSTEMS (Bathrooms & Laundry)

Repair or Replace

- 17** The exhaust fan did not work in the downstairs guest bath. Have a qualified licensed contractor repair or replace for proper ventilation as needed.



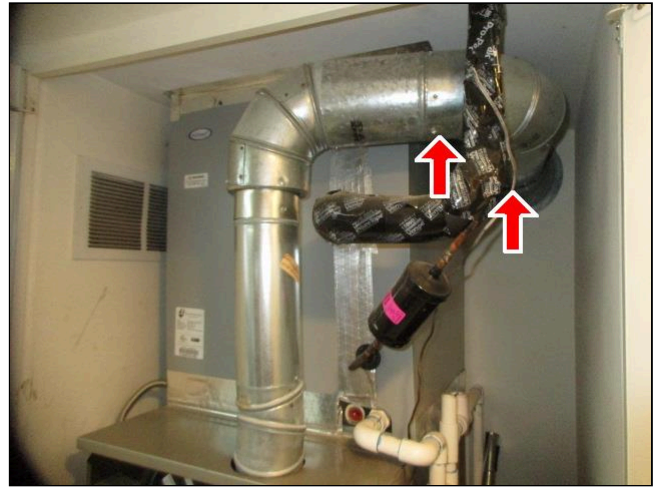
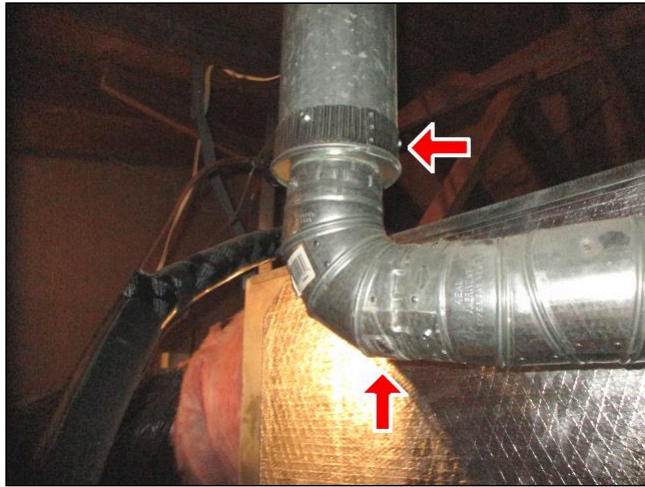
Fan Not Operational

VI. Heating

EXHAUST VENTS & FLUES (for fireplaces, gas water heaters & heat systems)

Repair or Replace

- 18** The exhaust vent piping for the upstairs gas fired furnace has joints incorrectly installed and evidence of poor venting (white deposits, rust on piping) exists and the downstairs gas fired furnace vent piping is not sloped properly (fails to rise 1/4 inch per foot). This may allow harmful combustion fumes into the attic and home during use. A qualified licensed HVAC contractor should evaluate and correct as needed, for safety.



Vent Piping Incorrectly Installed, Signs Of Poor Venting, Upstairs Furnace

Vent Slope Improper, Downstairs Furnace

FIREPLACES

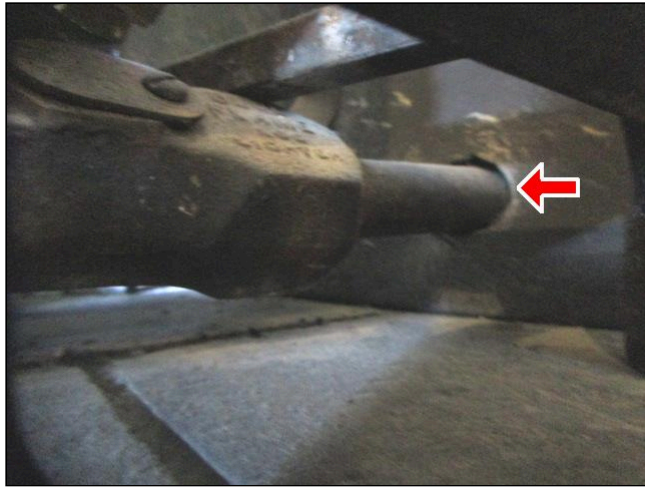
Repair or Replace

- 19** A build-up of creosote is present in the primary bedroom fireplace at the damper, smoke chamber & chimney. Contact a qualified chimney sweep service to clean the fireplace and chimney for safe use.



Creosote, Primary Bedroom

- 20** There are openings around the gas igniter piping at the sidewall of the primary bedroom fireplace. This burn area should be fireproof. Have a qualified licensed chimney sweep contractor seal the opening properly to prevent heat or embers from escaping the firebox.

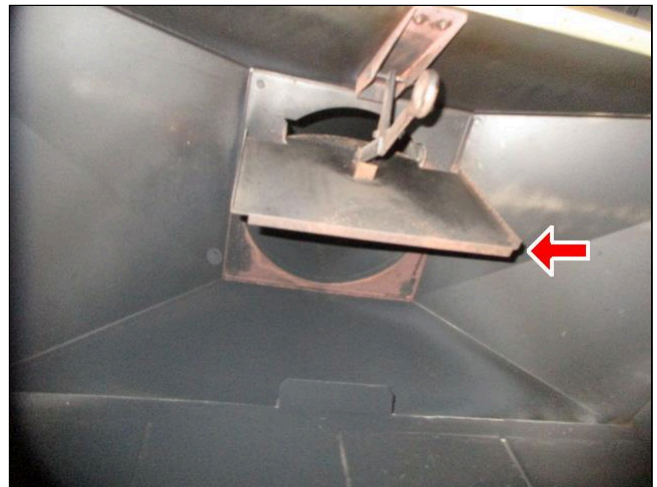


Opening Around Gas Igniter Piping

- 21 The damper for the living room and family room fireplaces is missing a clamp or lock that forces the lid to stay open. Without a clamp to force open the damper, it could allow unsafe carbon monoxide to enter the home. Install for safety.



Add Damper Lock, Living Room



Add Damper Lock, Family Room

- 22 Doors or screens are missing at the opening of the living room fireplace. This is necessary to help prevent embers from escaping the firebox during use. Install doors or screens as necessary.



Add Doors/Screens

VIII. Interiors

WINDOWS

Repair or Replace

- 23** A window over the primary bath tub is not tempered safety glass. This is a slip & fall injury hazard; glass around a tub/shower will break into large shards when broken if it is not tempered glass. Have a qualified licensed window contractor repair for safety.



Glass Not Tempered

- 24** Two wood casement windows bind in the frames and do not open at the living room bay windows. Have a qualified licensed window contractor repair as needed.



Windows Bind, Do Not Open

- 25** A single hung window has a faulty channel balance and no longer opens properly at the left wall of the breakfast nook. Have a qualified licensed window contractor repair for proper operation.



Faulty Channel Balance

- 26 A single hung window has a broken lock handle at the left wall of the breakfast nook. Have a qualified licensed window contractor repair for proper operation as needed.



Broken Lock



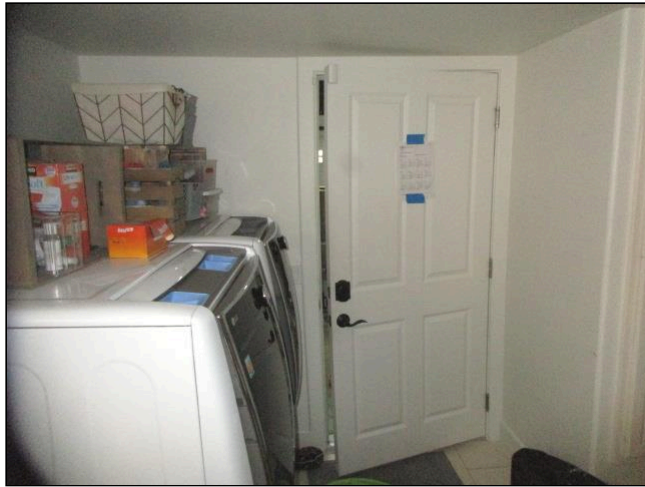
Broken Lock

IX. Garage/Carport

GARAGE DOOR TO INSIDE HOME (FIRE DOOR)

Repair or Replace

- 27 The self closing device is not operating properly at the garage fire door. This is required for fire safety. Have adjustment made or install a new self closing device for proper operation as needed.



Self Closing Hinge Not Operating Properly

GARAGE DOOR OPENER

Repair or Replace

- 28** The automatic opener for the double car garage vehicle door will not reverse when met with resistance. This is considered unsafe and needs correcting by a qualified licensed garage door contractor.



Door Does Not Reverse

- 29** The automatic openers for the single car and double car garage doors are using an extension cord as permanent wiring and should have its own dedicated outlet. This is considered unsafe and needs correcting by a qualified licensed electrician.



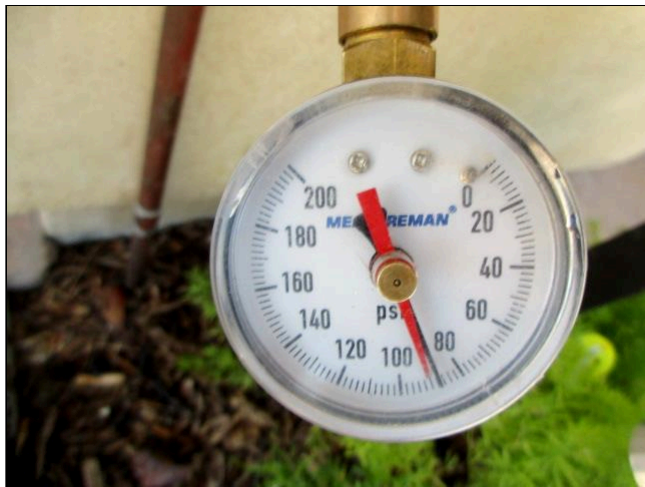
Extension Cords In Use

X. Plumbing System

PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

- 30** The water pressure measured approximately 88psi at the exterior hose bibbs. Pressure above 80psi can cause leaking in the piping and fixtures of the home. Have a qualified licensed plumber adjust the pressure at the existing regulator valve accordingly.



High Pressure

- 31** The tub spout/wand diverter does not operate at the primary bathroom. A qualified licensed plumber should repair as needed.



Diverter Not Operational

- 32 The shower faucet does not operate in the downstairs guest bath. A qualified licensed plumber should repair as needed.

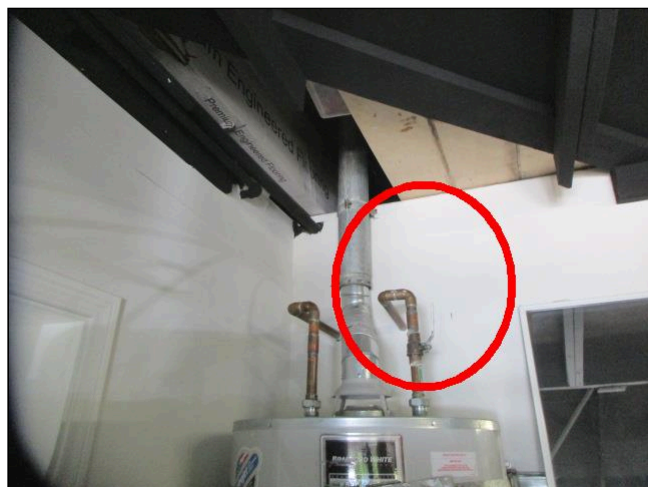


Shower Faucet Not Operational

WATER HEATER

Repair or Replace

- 33 The water heater is missing a thermal expansion tank on the cold water supply. These are typically required when the water heater is replaced and a closed plumbing system exists. A qualified licensed plumber should repair as needed.



Thermal Expansion Tank Missing

XIII. Swimming Pools, Spas, Equipment and Safety

Pumps: Circulation, Booster, Features

Repair or Replace

- 34 The spa booster pump did not operate properly when tested with manual controls. Have a qualified licensed pool contractor review and repair or replace to ensure proper operation.



Spa Booster Pump Not Operating Properly



Spa Booster Pump Not Operating Properly

Coping, Decks

Repair or Replace

- 35 Damage to the pool coping and sidewalls of the collection area were observed. Have a qualified licensed pool contractor repair as needed.



Damaged Coping



Damaged Coping, Sidewall

Electrical Items

Repair or Replace

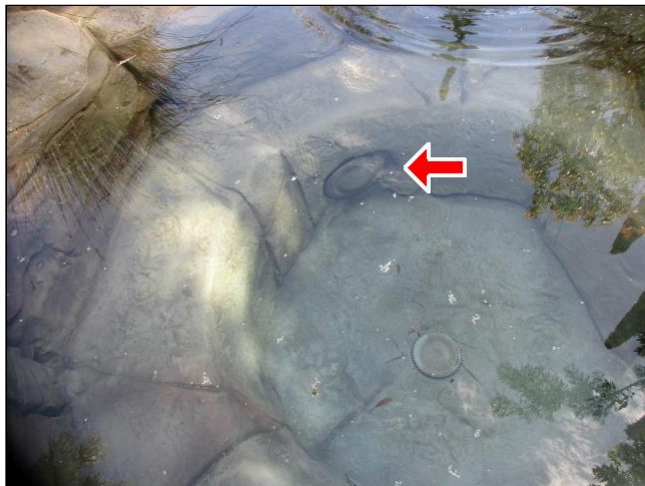
- 36 The circulation, waterfall and spa booster pumps are not properly bonded to ground. This is a safety feature that should be repaired by a qualified licensed pool contractor in case of an electrical fault.



Pumps Not Bonded To Ground

Pumps Not Bonded To Ground

37 The spa light was not operational at the time of inspection. Have a qualified licensed pool contractor repair as needed.



Spa Light Not Operational

Pool/Spa Mesh Fence/Enclosure/Barrier Present?

Not Present, No

38 The exterior doors allow direct access from the house and garage to the pool/spa area. This is a significant safety and childproofing issue. I recommend you have a qualified licensed pool contractor properly install an enclosure, fencing, cover, door alarms, water surface alarm and/or childproof locks as necessary.



Direct Access To Pool/Spa

Are There Fewer Than 2 Drowning Prevention Safety Features?

Yes, Repair or Replace

- 39** There are fewer than 2 drowning prevention safety features present regarding access to the pool/spa. At least 2 of the following safety features are now required to meet today's standards: a proper barrier/enclosure, self closing self latching exterior doors, pool/spa safety cover, door exit alarms or water surface alarm are safety features. Contact a qualified licensed pool contractor for options, costs and installation for safety.



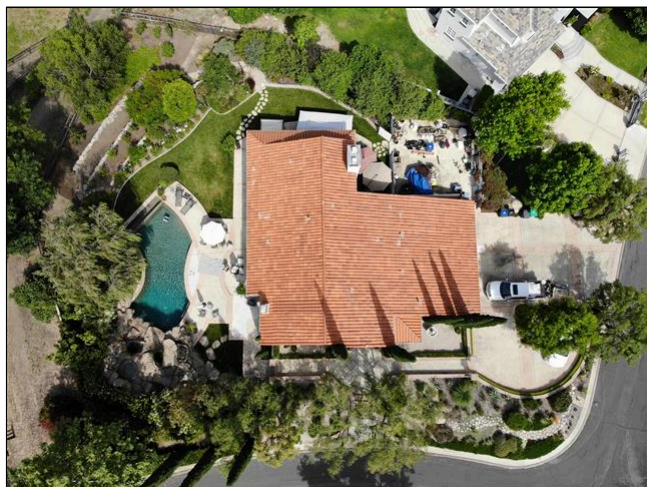
Less Than (2) Drowning Prevention Features Present

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a qualified, certified inspector to perform their own home inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Jerry Blodgett

I. Exterior

The home inspector shall **Observe**: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and vegetation, grading, drainage, driveways, patios, walkways, fencing and retaining walls with respect to their effect on the condition of the building. The home inspector shall **Describe**: wall cladding materials; **Operate**: all entryway doors and a representative number of windows; and **Probe**: exterior wood components only when/where deterioration is suspected. *The home inspector is not required to observe*: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Presence of safety glazing in doors and windows; Geological conditions; Soil conditions; Recreational facilities (including saunas, steam baths, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. *The home inspector is not required to*: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



Overview



Rear View



Rear View



Left Side View



Front View

Components

Siding Material:

Conventional Stucco

Exterior Doors:

French Doors
Sliding Glass

Appurtenance:

Patio-Concrete
Porch-Concrete
Steps-Concrete
Cantilevered Balconies, Tile Surfaces

Driveway:

Concrete

Walks:

Concrete

Fencing:

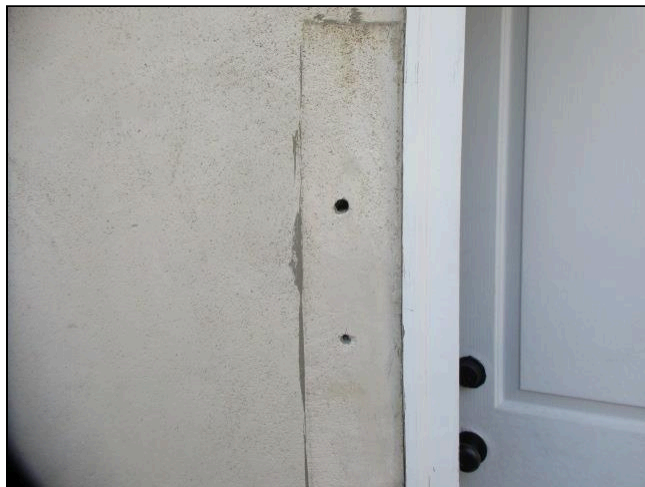
Block
Wood
Wrought Iron

Items

A. EXTERIOR WALL CLADDING

Repair or Replace

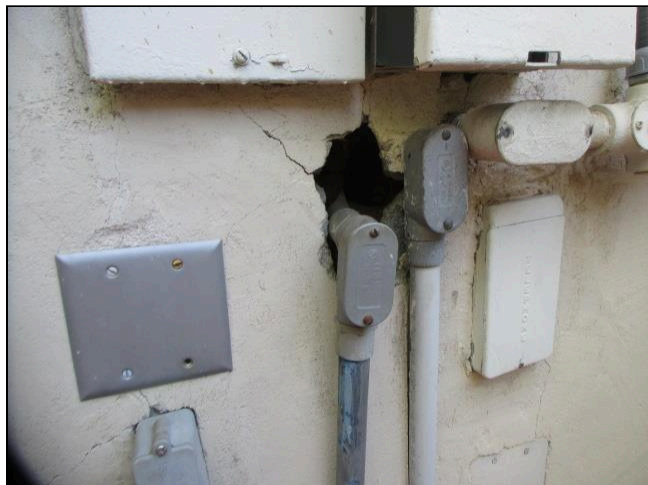
Openings/holes exist in the stucco siding at the right side of the garage. The openings need to be sealed and repaired to prevent moisture intrusion.



Holes In Stucco

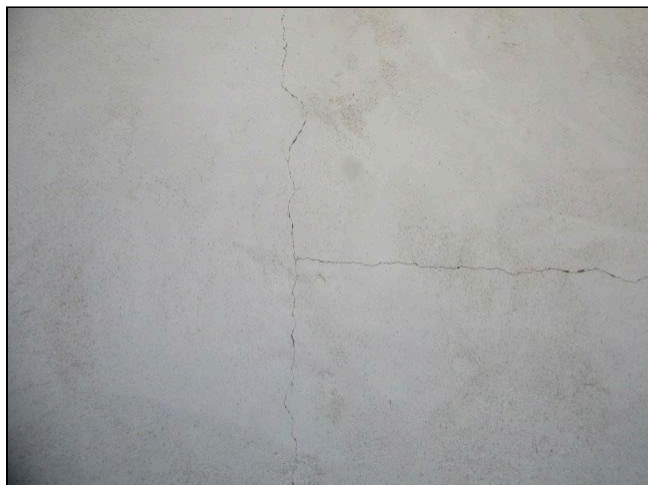


Holes In Stucco



Holes In Stucco

Cracking is present at some areas of the stucco siding. This is usually a sign of normal settlement or shrinkage of the material. Consider sealing the cracking to maintain a water tight exterior.



Stucco Cracks



Stucco Cracks

Vegetation, trees, bushes, shrubs, etc are overgrown and in contact with the exterior of the home. This prevents complete visibility of the exterior and may lead to damage. Trim and/or remove the overgrowth away from the home.

B. EAVES, SOFFITS AND FASCIAS

Repair or Replace

The wood fascia is damaged at the front outside the office and wood window banding is damaged outside a family room window next to the slider. Have a qualified licensed contractor repair as needed.



Damaged Fascia, Front



Damaged Window Banding, Family Room

C. DOORS (Exterior)

Acceptable Condition

D. DECKS, BALCONIES, STOOPS, STEPS, PORCHES, PATIO COVER, RAILINGS

Repair or Replace

The balcony surfaces have soft spots and loose tiles at the rear guest bedroom and upstairs loft. Water intrusion can cause further damage if not repaired and sealed properly. A qualified licensed contractor should evaluate and repair as needed.



Weak Balcony Surface, Rear Guest Bedroom



Weak Balcony Surface, Loft

E. DRAINAGE, GRADING, PATIO, WALKS AND FENCING

Repair or Replace

The concrete drive, walks and patio surfaces have heaved throughout the property. This presents tripping hazards and may cause a fall or injury if not corrected. Have a qualified licensed contractor repair or replace as needed.



Heaved Walk, Front



Heaved Drive



Heaved Walk, Rear

The concrete patio surface is incorrectly sloped at the left side of the home. This will allow standing water and if not corrected water intrusion and/or damage may occur. Have a qualified licensed contractor correct the hardscaped surface and/or extend the in-ground drainage system so that water can be properly controlled and drained away from the home.



Patio Sloped Toward Home, Poor Drainage

Landscape soils are too high against the exterior stucco siding at the left and rear sides of the home. This can allow water intrusion and damage to the walls if not corrected. Lower the soil levels in the flower beds, 6"-8" below the stucco weep screed is preferable.



Soils Too High, Rear



Soils Too High, Left Side

The yard drains and underground rain gutter drains will need periodical cleaning and maintenance. I am unable to determine underground conditions.

Vegetation prevented full inspection and visibility of the fencing. Only the visible portions were able to be inspected.

There is some cracking in the driveway, walks, porch and/or patio which is typical for this type of surface. This does not have a significant effect on functionality. Consider sealing the cracks, as normal maintenance, to prevent water intrusion and deterioration.

F. OTHER

Not Inspected

The home is located on or nearby a hillside or steep slope. Evaluation and inspection of the stability of the slope is outside the scope of a general home inspection and excluded from this report. Have a qualified licensed geo-technical engineer perform an evaluation of the slope as desired.

The basketball court & equipment are outside the scope of the home inspection and excluded from this report.



Not Inspected

Fountains are outside the scope of a general home inspection and excluded from this report.



Not Inspected

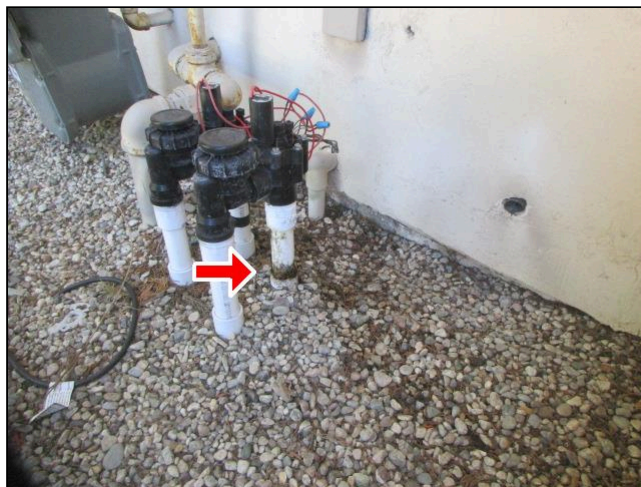
G. LAWN SPRINKLERS

Repair or Replace

Leaking from underground sprinkler piping was observed during operation at the Rocking Horse street flower bed and active leaking from a sprinkler valve was observed against and into the garage. Water intrusion can damage surrounding materials if not repaired. Have a qualified landscape contractor repair as needed.



Leaking Sprinkler Piping



Leaking Sprinkler Valve



Leaking Into Garage

Sprinkler systems are operated manually and visually checked for proper operation. Underground piping, controllers and other accessories associated with a lawn sprinkler system are excluded from this inspection. Expect to make adjustments and repairs to the system as heads and piping are easily damaged. Vegetation overgrowth frequently limits visibility and may affect operation. Only the visible components of the sprinkler heads and valves and their condition are included in this inspection report.

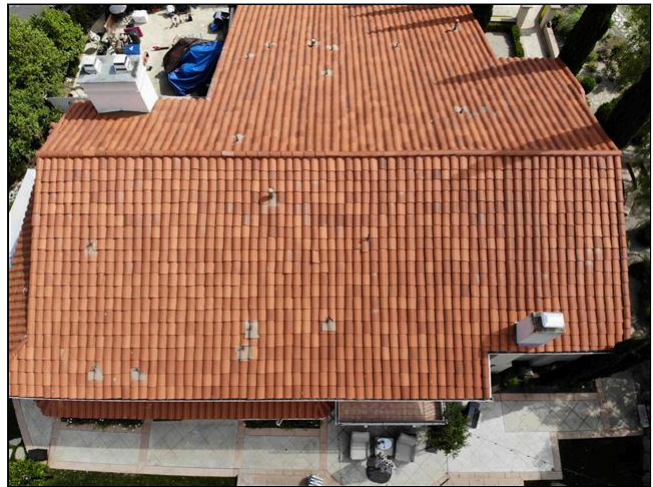
The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

II. Roofing

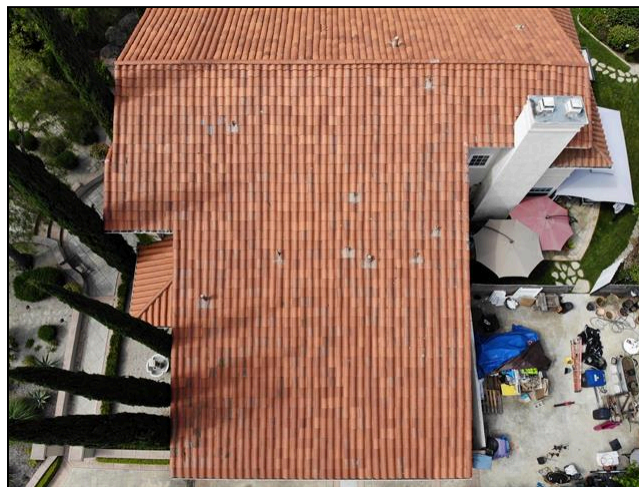
The home inspector shall **Observe**: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and signs of leaks or abnormal condensation on building components. The home inspector shall **Describe**: type of roof covering materials; and **Report**: the methods used to observe the roofing materials & components. *The home inspector is not required to:* Walk on the roofing; or observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



Roof View



Roof View



Roof View

Components

Roof Material:

Clay Tile

Roof Age:

Unknown

Viewed Roof From:

Drone

Flashings:

- Cricket
- Drip Edge
- Vent
- Wall
- Chimney

Chimney & Fireplace:

- Brick With Stucco
- Metal In Framed Structure

Items

A. ROOFING MATERIALS

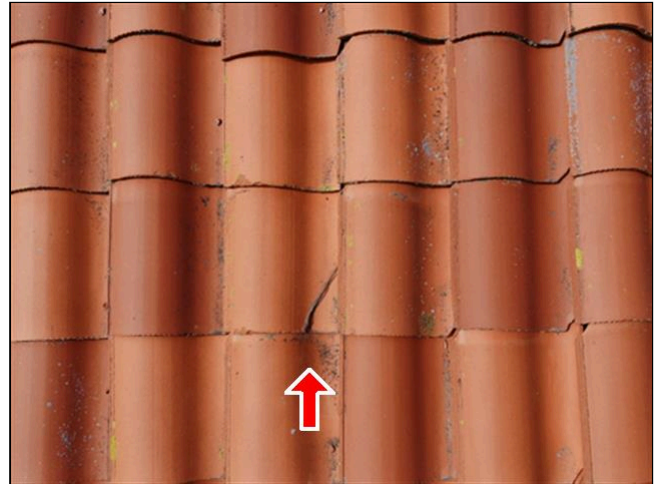
Repair or Replace

Several broken tiles at the right side of the roof and a loose/displaced tile at the left side of the

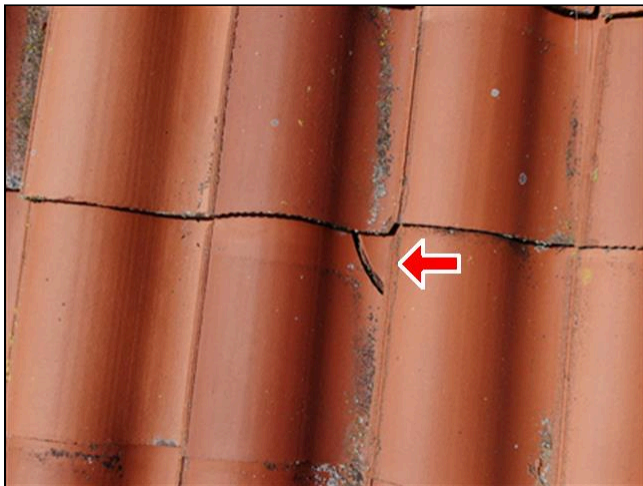
roof and staining on the plywood sheathing was observed at the center of the attic, under the left side of the roof. Have a qualified licensed roofing contractor evaluate and repair as needed.



Loose Tile, Left Side



Broken Tile, Right Side



Broken Tile, Right Side



Stained Plywood

B. FLASHINGS

Acceptable Condition

C. CHIMNEYS

Acceptable Condition

D. RAIN GUTTERS & DOWNSPOUTS

Acceptable Condition

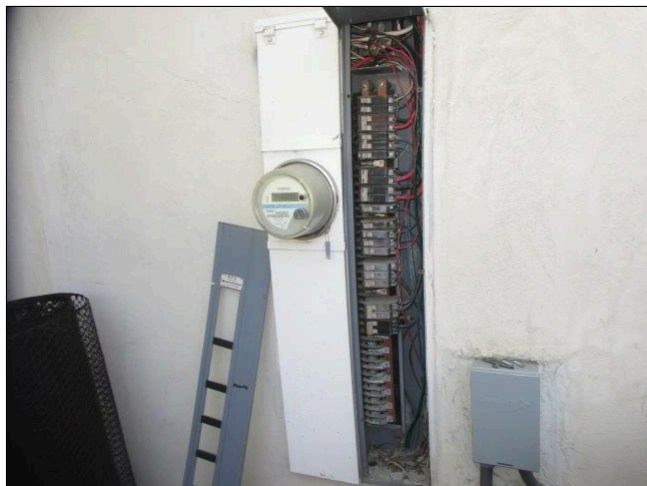
Rain gutter and downspout systems require regular maintenance. Dirt, leaves and other debris need to be cleaned out of the gutters and downspouts on a regular basis. Check joints, fasteners and slope also so that this water control system will operate as expected when it rains.

Currently there is not a complete rain gutter system installed at the roof edges. These are used for improving drainage and control of roof water run-off. I recommend installation of a complete rain gutter system with downspouts for improved water control at the exterior walls and foundations of the home.

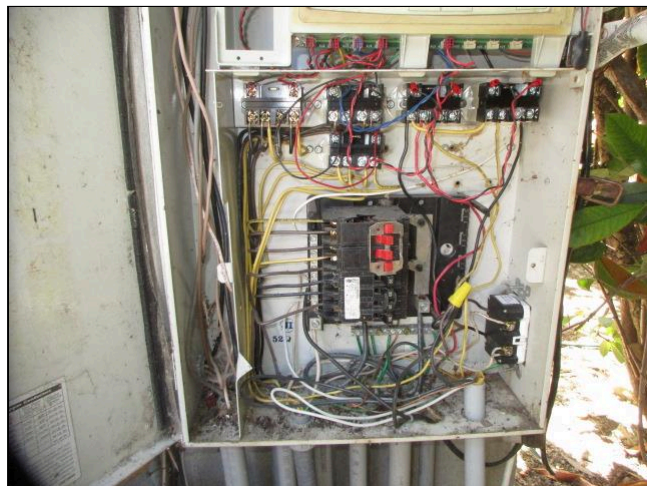
The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

III. Electrical System

The home inspector shall **Observe**: Service entrance conductors where visible; Service equipment, grounding equipment where visible, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors where visible, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, 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 home 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 home inspector shall **Report**: any observed single strand aluminum branch circuit wiring; The presence or absence of smoke detectors and carbon monoxide detector. *The home 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 and operate: Low voltage systems; Security system devices, heat detectors, smoke 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; or Built-in vacuum equipment or Electrical Solar/Photovoltaic equipment.



Main Electrical Panel View



Sub Electrical Panel View, Pool/Spa Equipment



Sub Electrical Panel View, Primary Bedroom Closet

Components

Panel capacity:

200 AMP

Electrical Service Conductors:

Underground
120/240 Volts

Panel Type:

Circuit Breakers

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Non-Metallic (NM)

Grounding Electrode:

Ground Rod

Items

A. SERVICE ENTRANCE CONDUCTORS

Acceptable Condition

B. SERVICE AND GROUNDING EQUIPMENT, MAIN AND DISTRIBUTION PANELS

Repair or Replace

The main electrical panel and pool/spa sub electrical panel are not labeled. This is required by today's standards. Repair as needed.



Labeling Missing



Labeling Missing

C. LOCATION OF MAIN AND DISTRIBUTION PANELS

Acceptable Condition

The main electrical panel box is located at the right garage exterior.

The sub electrical panel box is located at the pool/spa equipment and primary bedroom front closet.

D. BRANCH CIRCUIT CONDUCTORS

Repair or Replace

Loose conduit and exposed wiring was observed in the flower bed outside the kitchen sliding glass door. Have a qualified licensed electrician repair or remove for safety as needed.



Loose Conduit, Exposed Wiring

An open electrical junction box or missing outlet exists at the left side of the home, outside the living room. This exposes wiring to contact and is a shock hazard. Have a qualified licensed electrician repair for safety.



Exposed Wiring At Open Box

Exposed electrical wiring is present at several of the post lights where cover plates are missing, around the pool/spa area. Have a qualified licensed electrician repair for safety.



Exposed Wiring

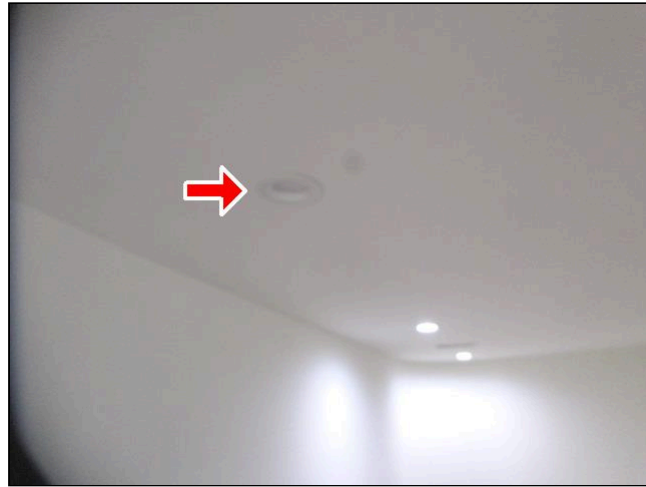


Exposed Wiring

E. CONNECTED DEVICES AND FIXTURES

Repair or Replace

A light fixture is not working at the top of the stairs. Change the bulb/fixture and check for proper operation.



Light Not Working

In an occupied home, not all outlets are accessible for testing due to stored, personal items of the current homeowner or occupant. All efforts are made to test as many outlets as possible for proper operation and polarity.

F. POLARITY AND GROUNDING

Acceptable Condition

G. GROUND FAULT CIRCUIT INTERRUPTERS (GFCI's)

Repair or Replace

A GFCI (Ground Fault Circuit Interrupter) outlet at the front (left garage exterior) did not trip when tested (defective). This is a safety issue that needs to be corrected by a qualified licensed electrical contractor.



GFCI Fails To Trip

H. ARC FAULT CIRCUIT INTERRUPTERS (AFCI'S)

Not Present

I. SMOKE DETECTORS

Acceptable Condition

J. CARBON MONOXIDE DETECTORS

Acceptable Condition

K. Other

Not Inspected

The security & camera system was not inspected and is excluded from this inspection report.

Low voltage exterior lighting is outside the scope of a home inspection and excluded from this report.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not able to be inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

IV. Structural Components

The home inspector shall **Observe**: structural components including foundations, floors, walls, columns and/or piers, ceilings and roof. The home inspector shall **Describe**: the type of foundation, floor structure, wall structure, columns and/or piers, ceiling structure, roof structure. The home inspector shall only **Probe**: structural components when/where deterioration is suspected; **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 that may harm the inspector; **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. *The home inspector is not required to*: enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



Attic View



Attic View



Attic View

Components

Foundation Material:

Poured concrete

Foundation Type:

Slab On Grade

Floor Structure:

Slab
Wood Joists
Sub Floor: Plywood
Not visible

Wall Structure:

Wood Studs
Not Visible

Ceiling Structure:

Wood Joists
Wood Beams

Roof Structure:

Conventional Framing
2 X 6 Rafters
2 X 8 Rafters
Plywood Sheathing

Roof-Type:

Method Used To Observe Attic:

Attic Access:

Gable

Entered
 Limited Access
 Limited Visibility
 Cathedral/Vaulted Ceilings
 Stored Personal Items
 HVAC Equipment and/or Ducting
 Limit Access

Light In Attic
 Pull Down Stair

Items

A. FOUNDATIONS

Acceptable Condition

B. WALLS (Structural)

Acceptable Condition

Complete evaluation of the structural components was restricted by finished materials, walls and/or ceilings. There were no visibly apparent deficiencies at the time of the inspection; however, complete evaluation would require removal of the finished materials.

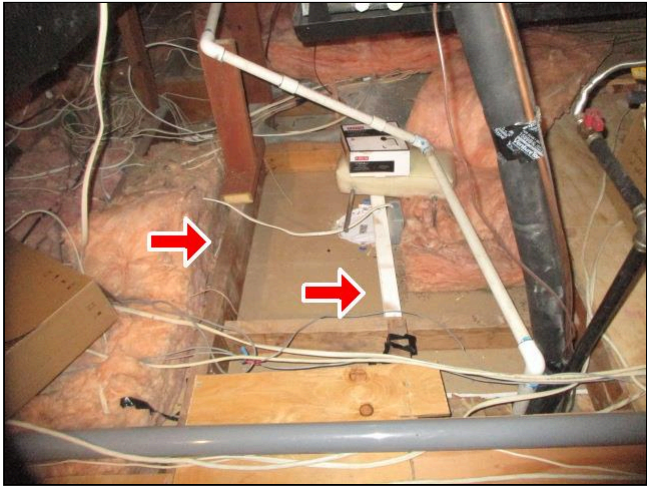
C. FLOORS (Structural)

Acceptable Condition

D. CEILINGS (structural)

Repair or Replace

Ceiling joists have been cut and altered in the attic, adjacent the pull down ladder, without proper reinforcement. Have a qualified licensed contractor evaluate and repair as needed.



Ceiling Joists Cut, Not Reinforced Properly

E. ROOF STRUCTURE AND ATTIC

Acceptable Condition

It appears that modifications, repairs and/or alterations have been made to the original home. I am unable to determine if these were performed in an acceptable manner or if building permits were required or obtained. Inquire with the seller and the municipal building department for additional information.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

V. Insulation and Ventilation

The home inspector shall **Observe**: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall **Describe**: Insulation in unfinished spaces; Absence of insulation in unfinished space at conditioned surfaces. *The home inspector shall not*: Move any insulation unless evidence of damage indicates the need to do so. *The home inspector is not required to report on*: Concealed insulation and vapor retarders; or concealed venting equipment that is integral with household appliances.



Insulation View



Insulation View

Components

Attic Insulation:

Fiberglass-Batts
Approximate
R-19 or better

Ventilation:

Gable Vents
Eave Vents

Bathroom Ventilation:

Exhaust Fan
Window

Dryer Power Source:

Gas Connection

Dryer Vent:

Metal

Items

A. INSULATION IN ATTIC

Acceptable Condition

B. VENTILATION OF ATTIC and/or FOUNDATION AREAS

Repair or Replace

Wall vents are blocked/covered at the right side of the garage. Open the vents to allow for proper air circulation into the garage.



Garage Vents Blocked/Covered

C. VENTING SYSTEMS (Bathrooms & Laundry)

Repair or Replace

The exhaust fan did not work in the downstairs guest bath. Have a qualified licensed contractor repair or replace for proper ventilation as needed.



Fan Not Operational

Dryer vents should be cleaned of lint at least annually and more often as the need arises. The vent may be clogged if the clothing is taking an unusually long time to dry or if the airflow at the exhaust end of the duct is very low. The best type of dryer vent material is a rigid, metal type with sections taped together as opposed to screwed together so that lint will not collect on any screw points that penetrate the duct material. Runs of the vent should be as short and straight as possible. Dryer fires are not uncommon and dryer vent restriction is one cause of dryer fires.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

VI. Heating

The home inspector shall **Observe**: permanently installed heating/cooling systems including: heating and cooling equipment that is central to the home; Normal operating controls; venting, piping, supports, insulation, air filters, registers, fan coil units, convectors; The home inspector shall **Describe**: Energy source; Heating and Cooling equipment and distribution type. The home inspector shall **Operate**: the systems using normal operating controls. The home inspector shall **Open**: readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. *The home inspector is not required to:* Operate cooling systems when weather conditions or other circumstances may cause equipment damage (below 65F); Operate automatic safety controls; Operate window air conditioning units; or Observe: Heat exchangers, humidifiers; Electronic air filters; or the uniformity or adequacy of conditioned air flow at supply to the various rooms.



Furnace View, Upstairs System



Furnace View, Downstairs System

Components

Heat Type:

Forced Air Furnace

Energy Source:

Natural Gas

Number of Heat Systems (excluding fireplace):

Two

Heating System Location:

Attic
Laundry Room Closet

Heat System Age:

3 Years

Ductwork:

Plastic Flex
Fiberglass
Insulated

Filter Type:

Electronic Air Cleaner

Fireplaces:

Conventional
Prefabricated
Gas Logs
Fire Glass
Gas Starter

Number Of Fireplaces:

Three

Items

A. HEATING EQUIPMENT

Acceptable Condition

The heating systems operated properly at the time of inspection.

B. NORMAL OPERATING CONTROLS

Acceptable Condition

C. AUTOMATIC SAFETY CONTROLS

Acceptable Condition

D. DISTRIBUTION SYSTEMS

Acceptable Condition

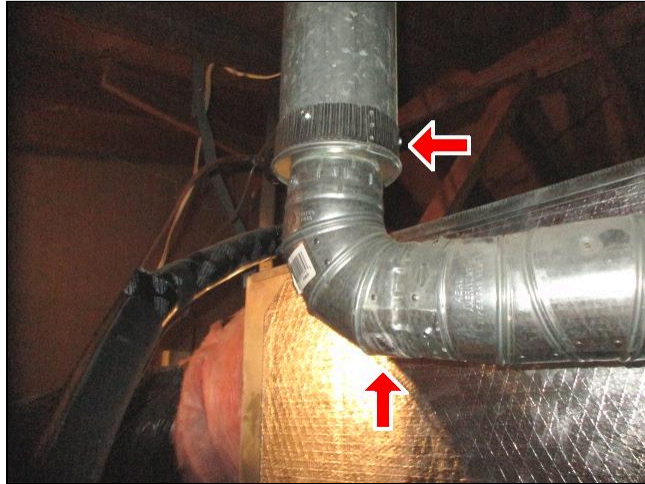
E. PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Acceptable Condition

F. EXHAUST VENTS & FLUES (for fireplaces, gas water heaters & heat systems)

Repair or Replace

The exhaust vent piping for the upstairs gas fired furnace has joints incorrectly installed and evidence of poor venting (white deposits, rust on piping) exists and the downstairs gas fired furnace vent piping is not sloped properly (fails to rise 1/4 inch per foot). This may allow harmful combustion fumes into the attic and home during use. A qualified licensed HVAC contractor should evaluate and correct as needed, for safety.



Vent Piping Incorrectly Installed, Signs Of Poor Venting, Upstairs Furnace



Vent Slope Improper, Downstairs Furnace

G. FIREPLACES

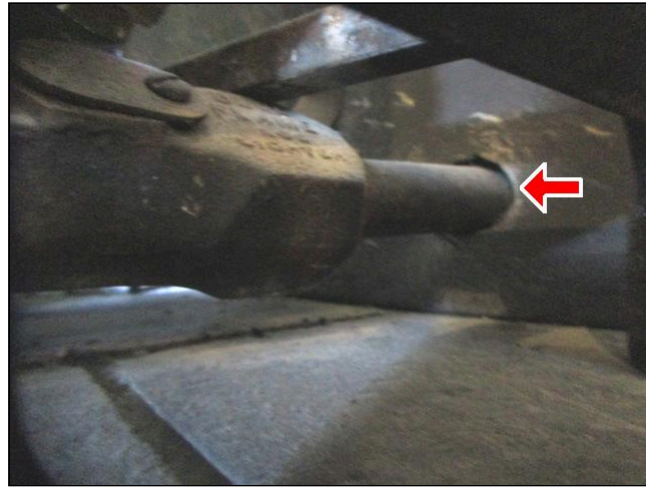
Repair or Replace

A build-up of creosote is present in the primary bedroom fireplace at the damper, smoke chamber & chimney. Contact a qualified chimney sweep service to clean the fireplace and chimney for safe use.



Creosote, Primary Bedroom

There are openings around the gas igniter piping at the sidewall of the primary bedroom fireplace. This burn area should be fireproof. Have a qualified licensed chimney sweep contractor seal the opening properly to prevent heat or embers from escaping the firebox.

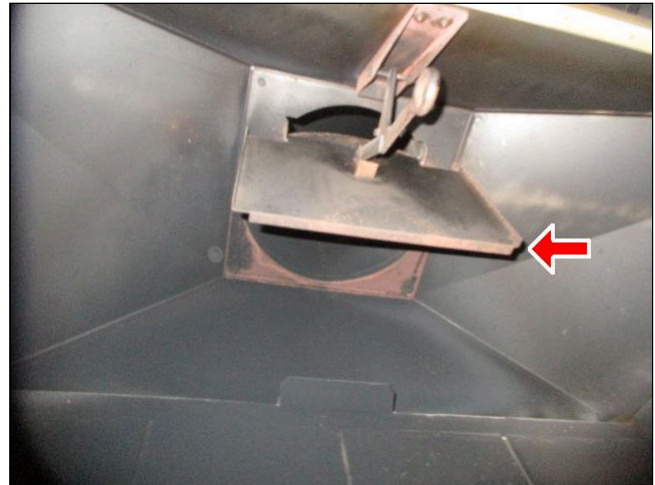


Opening Around Gas Igniter Piping

The damper for the living room and family room fireplaces is missing a clamp or lock that forces the lid to stay open. Without a clamp to force open the damper, it could allow unsafe carbon monoxide to enter the home. Install for safety.



Add Damper Lock, Living Room



Add Damper Lock, Family Room

Doors or screens are missing at the opening of the living room fireplace. This is necessary to help prevent embers from escaping the firebox during use. Install doors or screens as necessary.



Add Doors/Screens

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed HVAC contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

VII. Air Conditioning

The home inspector shall **Observe**: permanently installed heating/cooling systems including: heating and cooling equipment that is central to the home; Normal operating controls; venting, piping, supports, insulation, air filters, registers, fan coil units, convectors; The home inspector shall **Describe**: Energy source; Heating and Cooling equipment and distribution type. The home inspector shall **Operate**: the systems using normal operating controls. The home inspector shall **Open**: readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. *The home inspector is not required to:* Operate cooling systems when weather conditions or other circumstances may cause equipment damage (below 65F); Operate automatic safety controls; Operate window air conditioning units; or Observe: Heat exchangers, humidifiers; Electronic air filters; or the uniformity or adequacy of conditioned air flow at supply to the various rooms.



A/C Condenser View, Downstairs



A/C Condenser View, Upstairs

Components

Cooling Equipment Type:

A/C Split System

Cooling Equipment Energy

Source:
Electric

A/C Age:

3 Years

Number Of Air Conditioning Systems:

Two

Items

A. COOLING EQUIPMENT

Acceptable Condition

The ambient air test was performed by using an infrared thermometer of the air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees. The supply air temperature on your upstairs system read 54 degrees, and the return air temperature was 74 degrees. The supply air temperature on your downstairs system read 62 degrees, and the return air temperature was 74 degrees. This indicates proper operation.

B. NORMAL OPERATING CONTROLS

Acceptable Condition

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed HVAC contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

VIII. Interiors

The home 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. The home inspector shall **Operate**: a representative number of 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 home inspector is not required to observe*: Paint, wallpaper, mouldings and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Interior View



Interior View



Interior View



Interior View



Interior View



Interior View

Components

Ceiling Materials:

Gypsum Board
Wood

Wall Material:

Gypsum Board
Tile

Floor Covering(s):

Tile
Luxury Vinyl Planks
Area rug

Interior Doors:

Wood

Window Types:

Vinyl, Double Pane, Casement
Vinyl, Double Pane, Single Hung
Vinyl, Double Pane, Sliding
Wood, Single Pane, Casement
Wood, Single Pane, Double Hung

Cabinetry:

Wood

Countertop:

Stone

Items

A. CEILINGS

Acceptable Condition

Signs of previous repairs exist at the rear guest bathroom ceiling. I am unable to determine the reason for the repair and recommend you inquire with the seller for additional information.

B. WALLS

Acceptable Condition

In an occupied home, a full view of the floors, walls and windows is limited due to stored, personal items of the current homeowner or occupant. All efforts are made to perform a thorough inspection to discover any deficiencies.

C. FLOORS

Acceptable Condition

D. STEPS, STAIRWAYS, AND RAILINGS

Acceptable Condition

E. COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Acceptable Condition

F. DOORS

Acceptable Condition

G. WINDOWS

Repair or Replace

A window over the primary bath tub is not tempered safety glass. This is a slip & fall injury hazard; glass around a tub/shower will break into large shards when broken if it is not tempered glass. Have a qualified licensed window contractor repair for safety.



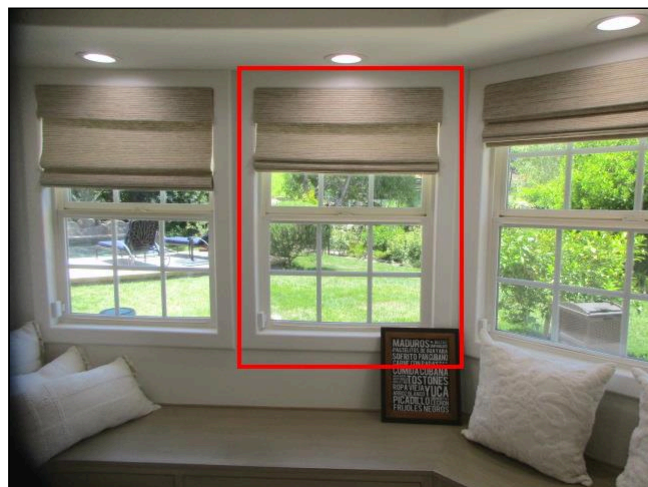
Glass Not Tempered

Two wood casement windows bind in the frames and do not open at the living room bay windows. Have a qualified licensed window contractor repair as needed.



Windows Bind, Do Not Open

A single hung window has a faulty channel balance and no longer opens properly at the left wall of the breakfast nook. Have a qualified licensed window contractor repair for proper operation.



Faulty Channel Balance

A single hung window has a broken lock handle at the left wall of the breakfast nook. Have a qualified licensed window contractor repair for proper operation as needed.



Broken Lock



Broken Lock

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view from storage or personal belongings of the seller. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

IX. Garage/Carport

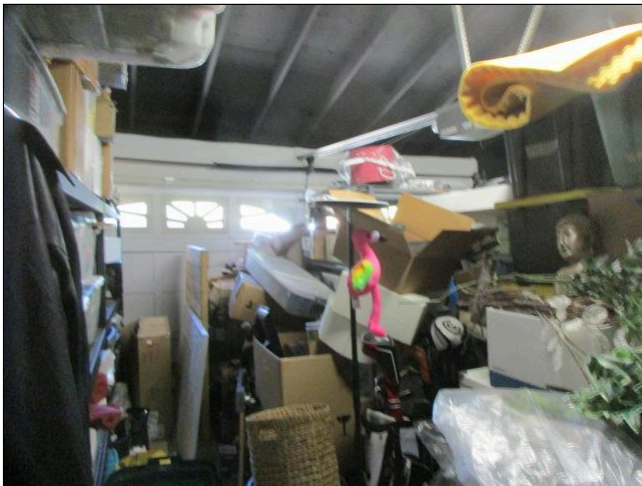
The home inspector shall **Observe**: Walls, ceilings, floors when visible and accessible; Garage door operators. The home inspector shall **Describe**: wall and ceiling cladding materials; **Operate** all garage doors manually or by using permanently installed controls for any garage door operator present; **Report** whether or not any garage door operator will automatically reverse or stop when meeting resistance during closing. *The home inspector is not required to observe: Garage door operator remote control transmitters; The home inspector is not required to: Move personal items, panels, furniture, equipment, or debris that obstructs access or visibility.*



Garage View



Garage View, Double Car



Garage View, Double Car



Garage View, Single Car

Components

Garage Door Type:

Overhead-Sectional
Automatic Opener

Garage Door Material:

Light Inserts
Wood

Garage Structure:

Attached

Garage Ceiling & Wall Material:

Gypsum Board

Items

A. GARAGE CEILING

Acceptable Condition

B. GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Acceptable Condition

C. GARAGE FLOOR

Acceptable Condition

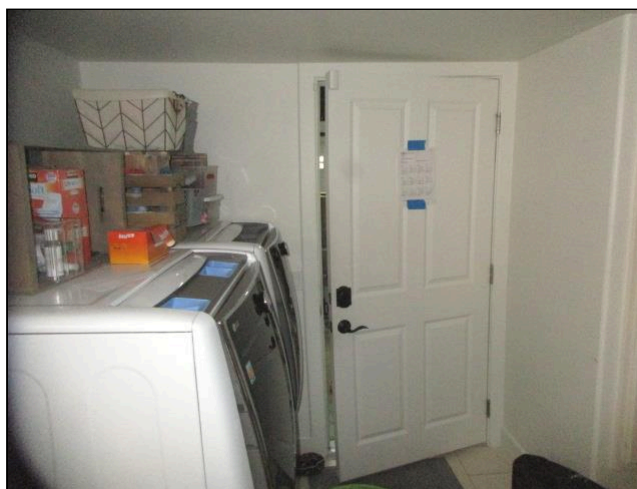
A full view of the floors, ceilings and/or walls is restricted due to excessive amounts stored, personal items of the current homeowner or occupant at the time of inspection. All efforts are made to perform a thorough inspection to discover any deficiencies.

Minor hairline cracks are present in the garage concrete slab. These are typically caused by normal settlement and/or material shrinkage and repairs are not needed unless displacement is present.

D. GARAGE DOOR TO INSIDE HOME (FIRE DOOR)

Repair or Replace

The self closing device is not operating properly at the garage fire door. This is required for fire safety. Have adjustment made or install a new self closing device for proper operation as needed.



Self Closing Hinge Not Operating Properly

E. GARAGE EXTERIOR DOOR

Acceptable Condition

F. GARAGE DOOR OPENER

Repair or Replace

The automatic opener for the double car garage vehicle door will not reverse when met with resistance. This is considered unsafe and needs correcting by a qualified licensed garage door contractor.



Door Does Not Reverse

The automatic openers for the single car and double car garage doors are using an extension cord as permanent wiring and should have its own dedicated outlet. This is considered unsafe and needs correcting by a qualified licensed electrician.



Extension Cords In Use

The garage was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

X. Plumbing System

The home 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. The home inspector shall **Describe:** Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and location of main water supply shutoff device. The home inspector shall **Operate:** all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. *The home 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; Solar water heating equipment; Observe the system for proper sizing, design, or use of proper materials.



Water Heater View

Components

Water Source:

Public

Water Filters:

Reverse Osmosis
(We do not inspect filtration systems)

Plumbing Water Service:

Copper
Pressure Regulator Present

Plumbing Water Supply:

PEX

Plumbing Waste:

ABS

Gas Piping:

Black Iron

Water Heater Power Source:

Natural Gas

Water Heater Capacity:

75 Gallon

Water Heater Location:

Garage

Water Heater Age:

3 Years

Items

A. PLUMBING DRAIN, WASTE AND VENT SYSTEMS

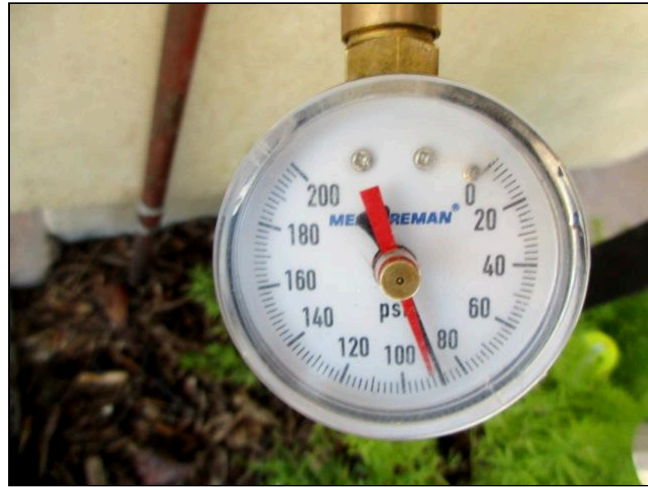
Acceptable Condition

Because many of the waste and drain lines are hidden from view and access, a video camera inspection of the waste lines by a qualified licensed plumbing company is recommended. This type of inspection can reveal underground piping conditions.

B. PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

The water pressure measured approximately 88psi at the exterior hose bibbs. Pressure above 80psi can cause leaking in the piping and fixtures of the home. Have a qualified licensed plumber adjust the pressure at the existing regulator valve accordingly.



High Pressure

The tub spout/wand diverter does not operate at the primary bathroom. A qualified licensed plumber should repair as needed.



Diverter Not Operational

The shower faucet does not operate in the downstairs guest bath. A qualified licensed plumber should repair as needed.



Shower Faucet Not Operational

Evidence of plumbing repairs or re-piping exist in the home. Inquire with the seller for past problems and solutions. Unless otherwise stated in the report, repairs are not needed at this

time. This is for your information.

The bidet seat(s) was not inspected and is specifically excluded from this inspection and report.

California water conservation law now requires the seller to disclose to prospective buyers whether low flow plumbing fixtures i.e., shower heads, sink faucets, toilets have been installed in the home. Flow capacity and rates are outside the scope of a general home inspection and not represented in this report. Inquire with the seller for additional information and whether or not low flow fixtures are present in the home. Upgrade as necessary.

C. WATER HEATER

Repair or Replace

The water heater is missing a thermal expansion tank on the cold water supply. These are typically required when the water heater is replaced and a closed plumbing system exists. A qualified licensed plumber should repair as needed.



Thermal Expansion Tank Missing

The water heater operated properly at the time of inspection.

D. MAIN WATER SHUT-OFF LOCATION

Acceptable Condition

The main water shut off is the white lever located at the front exterior.



Main Water Shut Off Valve

E. GAS PIPING

Acceptable Condition

F. MAIN FUEL SHUT OFF LOCATION

Acceptable Condition

The main gas shut off is located at the gas meter at the front exterior.



Gas Shut Off Valve

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

XI. Built-In Appliances

The home inspector shall **Observe** and **Operate** the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. *The home inspector is not required to observe and operate:* Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units; Appliances in use; or any appliance that is shut down, unplugged, disconnected or otherwise inoperable.



Kitchen View
Components

<p>Dishwasher: Present</p> <p>Range/Oven: Gas & Electric Free Standing Range</p> <p>Wine Cooler/Beverage Refrigerator: Present Not Inspected</p>	<p>Disposer: Present</p> <p>Microwave: Present Built-In</p> <p>Central Vacuum: Present Not Inspected</p>	<p>Exhaust/Range Hood: Present</p> <p>Refrigerator: Present Built-In</p>
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Items

- A. DISHWASHER**
Acceptable Condition
- B. RANGES/OVENS/COOKTOPS**
Acceptable Condition
- C. RANGE HOOD**
Acceptable Condition
- D. GARBAGE DISPOSAL**
Acceptable Condition
- E. MICROWAVE COOKING EQUIPMENT**
Acceptable Condition
- F. LAUNDRY EQUIPMENT**
Not Inspected

The laundry equipment is outside the scope of this inspection and specifically excluded from this report.



Not Inspected

G. REFRIGERATOR

Acceptable Condition

H. ICE MAKER

Acceptable Condition

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

XII. Environmental

Items

A. Lead Paint

Not Inspected

The property may have lead-based paint due to the time when the home was built. According to the EPA, it is estimated that lead-based paint was applied to approximately two-thirds of the homes built in the U.S. before 1940; one-third of the homes built from 1940 to 1960; and to an indeterminate (but smaller) portion of U.S. homes built since 1960. Lead can enter the air within a home when surfaces covered with lead-based paint are scraped, sanded or heated with an open flame in paint stripping procedures. Once released into the home atmosphere, lead particles circulate into the air and can be inhaled or ingested through the mouth and nose. Lead particles in the form of fine dust or vapors settle into carpet fibers or fabric and can be recirculated into the air by normal household cleaning (such as sweeping or dusting) and through normal hand-to-mouth behavior of young children, which can result in the ingestion of potentially harmful lead. The only way to determine if paint in a home contains lead is to test for it. Testing should always be done by a certified lead inspector or risk assessor. Check with state and local authorities for licensed/certified contractors in your area. This home inspection does not include a definitive determination as to its presence, absence or hazard.

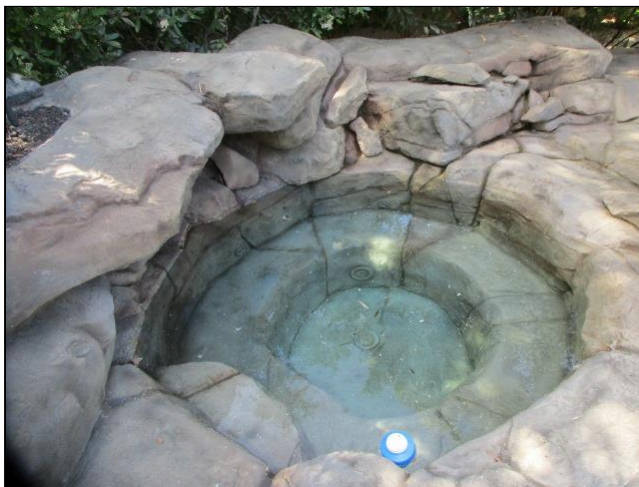
XIII. Swimming Pools, Spas, Equipment and Safety

Scope: The pool/spa inspection is limited to those visible and accessible items without disassembly. Pressure testing of the plumbing lines is not performed, pool filters are not disassembled, back flush mechanisms are not tested, thermostats, temperature controls or timers are not operated or inspected. Accessories such as slides, diving boards, automatic covers, steps/ stairs, chlorinators, water conditioners, solar systems or other specialty equipment are excluded from this inspection, unless otherwise noted in the report.

Pools are fun, but children and adults can lose their life quickly. Over 4,000 lives annually are lost with one-third under the age of 14. **A child can drown in the time it takes to answer a phone.** A swimming pool is 14 times more likely than a motor vehicle to be involved in the death of a child age 4 and under. Drowning surpasses all other causes of death to children age 14 and under in California. **A pool alarm with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search on pool safety.** Contact your local municipal's building department for the most recent safety requirements and make sure your home and property are updated for safety.



Pool View



Spa View



Pool/Spa Equipment View

Components

Style:

- Pool & Spa Combination
- In Ground Pool
- In Ground Spa

Wall Material:

- PebbleTec
- Concrete

Equipment:

- Diatomaceous Filter
- Gas Fired Heater
- Circulation Pump
- Booster Pump
- Water Feature Pump
- Light(s)

Automatic Fill Valve
Salt Water Chlorinator
Water Feature
Backwash Pit/Drain
Slide

Items

A. Operation Of Pool/Spa

Acceptable

B. Pool/Spa Surfaces

Acceptable

Note: Previous repairs at the pool steps and collection areas were observed. Inquire with the seller for past problems, repairs performed, contractor warranty/guarantee and additional information.



Previous Reparis, Collection Area



Previous Repairs, Pool Steps

C. Pumps: Circulation, Booster, Features

Repair or Replace

The spa booster pump did not operate properly when tested with manual controls. Have a qualified licensed pool contractor review and repair or replace to ensure proper operation.



Spa Booster Pump Not Operating Properly



Spa Booster Pump Not Operating Properly

D. Filtering Equipment

Acceptable

E. Heater

Acceptable

F. Coping, Decks

Repair or Replace

Damage to the pool coping and sidewalls of the collection area were observed. Have a qualified licensed pool contractor repair as needed.



Damaged Coping



Damaged Coping, Sidewall

G. Electrical Items

Repair or Replace

The circulation, waterfall and spa booster pumps are not properly bonded to ground. This is a safety feature that should be repaired by a qualified licensed pool contractor in case of an electrical fault.



Pumps Not Bonded To Ground



Pumps Not Bonded To Ground

The spa light was not operational at the time of inspection. Have a qualified licensed pool contractor repair as needed.



Spa Light Not Operational

H. Verify Electrical Outlets & Lighting Is On A GFCI (Ground Fault Circuit Interrupter)

Acceptable, Yes

I. Skimmer(s) & Drains

Acceptable

J. Do Gate(s) Comply With Current Safety Standards?

Acceptable, Yes

K. Chlorinator/Salt Water System

Acceptable

L. Pool/Spa Mesh Fence/Enclosure/Barrier Present?

Not Present, No

The exterior doors allow direct access from the house and garage to the pool/spa area. This is a significant safety and childproofing issue. I recommend you have a qualified licensed pool contractor properly install an enclosure, fencing, cover, door alarms, water surface alarm and/or childproof locks as necessary.



Direct Access To Pool/Spa

M. Do Exterior Doors Have Self Closing, Self Latching Device?

Not Present, No

N. Safety Pool/Spa Cover Present?

Not Present, No

O. Exit Alarms Present On Exterior Doors?

Not Present, No

P. Water Surface Alarm?

Not Present, No

Q. Are There Fewer Than 2 Drowning Prevention Safety Features?

Yes, Repair or Replace

There are fewer than 2 drowning prevention safety features present regarding access to the pool/spa. At least 2 of the following safety features are now required to meet today's standards: a proper barrier/ enclosure, self closing self latching exterior doors, pool/spa safety cover, door exit alarms or water surface alarm are safety features. Contact a qualified licensed pool contractor for options, costs and installation for safety.



Less Than (2) Drowning Prevention Features Present

Unless so mentioned in this report, I did not test water for bacteria or quality. The pool was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



INVOICE

Inspection Industries, LLC
(714) 719-2274
jerry@i2inspections.com
Inspected By: Jerry Blodgett

Inspection Date: 6/24/2023
Report ID: 27011Horse

Customer Info:	Inspection Property:
REvesty LLC	27011 Rocking Horse Ln Laguna Hills CA 92653
Customer's Real Estate Professional: Niko Trimino	

Inspection Fee:

Service	Price	Amount	Sub-Total
Single Family Residence 4,500 - 4,999 sqft	825.00	1	825.00
Pool & Spa Inspection (combined with home inspection)	200.00	1	200.00
			Tax \$0.00
			Total Price \$1025.00

Payment Method:
Payment Status:
Note: