

# Cole's Inspections

## "Inspected Once, Inspected Right"

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## SUMMARY REPORT

**Client:** Joe Smith  
**Inspection Address:** Almond Ave, Orange, CA 92869  
**Inspection Date:** 5/1/2022  
**Inspected by:** Richard Cole

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

**This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.**

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### *Components and Conditions Needing Service*

#### **Exterior**

##### **House Wall Finish**

###### **House Wall Finish Observations**

- The stucco is stained and needs to be cleaned and or prepped and painted
- The siding and or trim paint is peeling and will need to be prepped and painted
- The siding and or trim needs to be cleaned and or prepped and painted

##### **Exterior Components**

###### **Fascia & Trim**

- There is damage to the fascia and or wood trim that should be evaluated by a termite inspector
- The fascia and or trim need typical maintenance-type service including prepping and paint

###### **Outlets**

- All of the exterior outlets need to be upgraded to have ground-fault protection
- The outlet cover needs to be a bubble cover for this application

###### **Electrical**

- The extension cord needs to be removed
- The electrical needs to be evaluated and repaired to code or removed

###### **Wood Trim**

- The wood trim needs to be prepped and painted

###### **Eaves**

- The paint on the eaves is peeling and needs to be prepped and painted

###### **Rafter Tail**

- The rafter tail or tails have damage that should be addressed in the termite report

## Heat-A/C

### HVAC Split Systems

#### Common Observations

- You should have the AC heater cleaned & evaluated before the close of escrow to ensure it is working properly
- The split-system is not original and you should request documentation
- The split-system needs serviced as the closet is cold due to air leak

## Chimney

### Family Room Chimney

#### Common Observations

- There are small cracks in the chimney bricks that are cosmetic in nature

#### Weather Cap-Spark Arrestor

- The chimney does not have a spark arrestor weather cap which is mandated in most jurisdictions

## Living

### Indoor Environmental Issues

#### Environmental Observations

- Vermin and other pests are part of the natural habitat but they often invade homes

### Living Room

#### Flooring

- The carpet is stained and needs to be cleaned or replaced

#### Outlets

- The outlet cover is missing or damaged and needs to be replaced

### Family Room

#### Closets

- The base board is missing and you may wish to have one installed

#### Fireplace

- The fireplace is gas and or wood you may wish to have it cleaned
- The dampener needs a stop installed to comply to current codes
- The fireplace was RED tagged and needs evaluated and repaired

### Entry From Garage

#### Smoke Carbon Monoxide Detector

- There is no smoke carbon monoxide detector which is mandated in this jurisdiction and needs to be installed

### Walls and Ceiling

#### Condition

- All of the interior needs minor repair or prepped and painted

## Bedrooms

### Master Bedroom

### **Flooring**

- The carpet is stained or damaged and needs to be cleaned or replaced

### **Outlets**

- One or more of the outlets are loose and will need serviced

### **Smoke Detector**

- The smoke detector may not be in the location recommended by the manufacturer
- The smoke detector is more than 10+ years old and needs to be replaced with a new detector

## **Bedroom #1**

### **Doors**

- The door rubs and needs to be serviced to work smoothly

### **Closets**

- The ceiling light does not have a globe and one needs to be installed
- The closet wall or ceiling has moisture damage and stains and needs to be evaluated and repaired as needed

### **Smoke Detector**

- The smoke detector may not be in the location recommended by the manufacturer
- The smoke detector is more than 10 + years old and needs to be replaced with a newer detector

## **Bedroom #2**

### **Smoke Detector**

- The smoke detector may not be in the location recommended by the manufacturer
- The smoke detector is not compliant with current code and needs to be replaced

### **Phone Jack**

- The phone jack cover is missing and you may wish to have one installed

## **Bedroom #3**

### **Flooring**

- The carpet is stained and needs to be cleaned or replaced

### **Closets**

- The closet door or doors are damaged and or missing and you may wish to have them replaced

### **Smoke Detector**

- The smoke detector may not be in the location recommended by the manufacturer
- The smoke detector is more than 10+ years old and needs to be replaced with a newer detector

## **Bathrooms**

### **Master Bathroom**

#### **Tub-Shower**

- The hand sprayer in the tub-shower leaks and should be repaired

### **Hall Bathroom**

#### **Hydro-Spa**

- The hydro-spa is powered by an extension cord that needs to be removed and hard wired to code
- The hydro-spa stop is missing and one needs installed

### **Bathroom #1**

#### **Cabinets**

- The cabinet hardware needs maintenance service such as that to latches catches hinges or drawer glides
- The cabinets have typical cosmetic damage and you may wish to have them touched up or refinished
- There is moisture damage within the sink cabinet that you may wish to have repaired and painted

### **Sink Faucet Valves & Connectors Trap & Drain**

- The sink drain is slow or partially blocked and should be serviced
- The sink faucet valve needs repaired or replaced

### **Stall Shower**

- The mixing valve in the stall shower needs evaluated and repaired or replaced
- There are cracked tiles in the stall shower that need evaluated and repaired as needed

### **Toilet & Bidet**

- The toilet is loose and should be secured

### **Outlets**

- The GFI is inoperable and needs to be repaired or replaced

## **Kitchen**

### **Kitchen**

#### **Dishwasher**

- The air-gap cap is missing and one should be installed

#### **Exhaust Fan or Downdraft**

- The exhaust fan is functional but it needs to be cleaned or degreased

#### **Outlets**

- The outlets need to be upgraded to have ground-fault protection

## **Pool/Spa**

### **Pool Only**

#### **Enclosure Safety Observations**

- The gate that gives pool access does not comply with safety standards and needs to be serviced

#### **Pool Motor**

- One or more of the motors in the equipment area is not bonded and should be upgraded

#### **Supply & Return Lines Etc**

- A handle is missing or damaged from a valve on the return line which should be replaced

#### **California Pool Safety Act**

- As of Jan 1 2018 pool owners will need to install at least 2 of 7 specified drowning prevention safety features

## **Hallway**

### **Primary Hallway**

#### **Smoke and Carbon Monoxide Detector**

- The smoke-carbon monoxide detector is not in the right location and needs to be on the ceiling

## **Stairs**

### **Main Stairs**

#### **Walls & Ceiling**

- There is a moisture stain that we will point out which should be explained or explored further on the ceiling

#### **Smoke-Carbon Monoxide Detector**

- There is no smoke-carbon monoxide detector which is mandated in this jurisdiction and needs to be installed

## **Garage**

## **Double-Car Garage**

### **Slab Floor**

- The slab floor epoxy paint is peeling and you may wish to have it repaired

### **Walls & Ceiling**

- The walls and or ceiling have cosmetic damage and need to be repaired prepped and painted to protect from moisture

### **Firewall Separation**

- The void or voids in the garage firewall must be repaired

### **Entry Door Into the House**

- The house entry door is not identified as being fire-rated and needs to be replaced
- The house entry door has a stop and it must be removed for fire safety

### **Garage Side Door**

- The base of the garage side door is moisture damaged and delaminating and needs to be repaired or replaced

### **Lights**

- The lights need globes or covers installed for safety

### **Electrical**

- The electrical that is not to code needs to be removed or brought up to code
- The extension cords need to be removed and the electrical brought up to code

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## CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

**Joe Smith**

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### INSPECTION ADDRESS

Almond Ave, Orange, CA 92869

### INSPECTION DATE

5/1/2022



**This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.**

## GENERAL INFORMATION

**Inspection Address:** Almond Ave, Orange, CA 92869  
**Inspection Date:** 5/1/2022  
**Weather:** Clear and Dry - Temperature at time of inspection: 90-100 Degrees

**Inspected by:** Richard Cole

**Client Information:** Joe Smith  
**Furnished:** Yes

**People on Site At Time of Inspection:** Buyer(s)  
Buyer's Agent

### General Property Conditions

#### PLEASE NOTE:

**This report is the exclusive property of Cole's Inspections and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.**

**The observations and opinions expressed within this report are those of Cole's Inspections and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of NACHI, and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.**

**In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.**

Report File: 072419 Almond Ave

## SCOPE OF WORK

You have contracted with Cole's Inspections to perform a generalist inspection in accordance with the standards of practice established by NACHI (National Association of Certified Master Inspectors), a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect your home from a booklet published by The environmental Protection Agency, which you can read online at [www.epa.gov/iaq/pubs/insidest.htm](http://www.epa.gov/iaq/pubs/insidest.htm).

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air then land and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html/>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to



mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the Environmental Protection Agency (EPA), at [www.epa.gov/radon/images/hmbuygud.pdf](http://www.epa.gov/radon/images/hmbuygud.pdf), and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it is not an immediate health threat, but as a component of potable water pipes it is a definite health-hazard. Although rarely found in modern use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent within the contingency period.

## Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

### Slab Foundation

#### General Comments

##### *Informational Conditions*

This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert, and we would be happy to refer one.

## Exterior

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components,

such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

## Grading & Drainage

### General Comments

#### *Informational Conditions*

Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

### Moisture & Related Issues

#### *Informational Conditions*

Moisture intrusion is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors of a residence are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you should schedule a specialist inspection.

## House Wall Finish

### House Wall Finish Observations

#### *Components and Conditions Needing Service*

The stucco is stained and needs to be cleaned and/or prepped and painted.

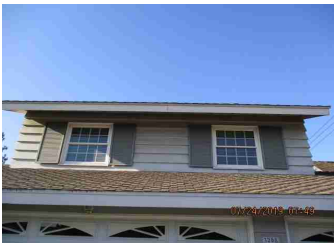


The siding and or trim paint is peeling and will need to be prepped and painted.

The siding and or trim paint is peeling and will need to be prepped and painted - *Continued*



The siding and or trim needs to be cleaned and or prepped and painted.



## Exterior Components

### Walkways

#### *Informational Conditions*

The walkway or walkways are cracked and cosmetic in nature.



### Fascia & Trim

#### *Components and Conditions Needing Service*

There is damage to the fascia and/or wood trim that should be evaluated by a termite inspector.

The fascia and or trim need typical maintenance-type service including prepping and paint.



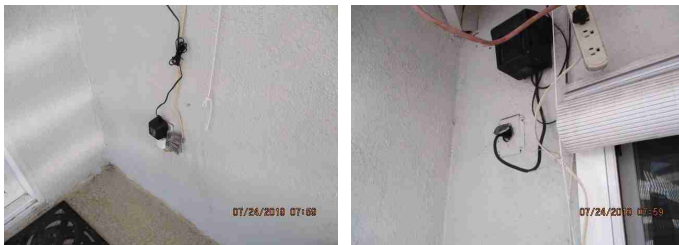
The fascia and or trim need typical maintenance-type service including prepping and paint - *Continued*



**Outlets**

*Components and Conditions Needing Service*

All of the exterior outlets need to be upgraded to have ground fault protection.  
The outlet cover needs to be a bubble cover for this application.



**Patio Slab**

*Informational Conditions*

There are cracks in the patio slab that would not necessarily need to be serviced.



**Electrical**

*Components and Conditions Needing Service*

The extension cord needs to be removed.  
The electrical needs to be evaluated and repaired to code or removed.



The electrical needs to be evaluated and repaired to code or removed - *Continued*



**Wood Trim**

*Components and Conditions Needing Service*

The wood trim needs to be prepped and painted.



**Eaves**

*Components and Conditions Needing Service*

The paint on the eaves is peeling and needs to be prepped and painted.



**Rafter Tail**

*Components and Conditions Needing Service*

The rafter tail or tails have damage that should be addressed in the termite report.



## Sheds

### Condition

#### *Informational Conditions*

Sheds are not inspected as part of our inspection service.



## Roof

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

## Composition Shingle Roof

### General Comments

#### *Informational Conditions*

There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage. Most residences have termite inspections as a condition of escrow, and when termite infestation is confirmed most are commonly tented in preparation for fumigation. This requires personnel to walk on the roof, which can damage the roofing material. Therefore it is essential that you review the termite report, and if the residences is to be tented that you have a local roofing company inspect the roof after the tenting has been removed to

confirm that the roofing material did not sustain damage.

#### **Method of Evaluation**

##### *Informational Conditions*

We were unable to safely access the roof, and evaluated it either from within the attic or from several vantage points,

#### **Estimated Age**

##### *Informational Conditions*

The roof appears to be relatively new, and is not original. However, this is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any warranty or guarantee that might be applicable.

#### **Roofing Material**

##### *Informational Conditions*

Visually the roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

It is suggested that you have a roofing company perform a water-test and issue a roof certification on the condition of the roof.

## **Plumbing**

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

## **Potable Water Supply Pipes**

### **Water Main Shut-off Location**

#### *Informational Conditions*

The main water shut-off valve is located at the front of the residence.



The main water shut-off valve is located at the front of the residence - *Continued*



## Gas Water Heaters

### General Comments

#### *Informational Conditions*

There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

### Age Capacity & Location

#### *Informational Conditions*

Hot water is provided by a 5 year old, 40 gallon water heater that is located in the garage.



### Gas Shut-Off Valve & Connector

#### *Informational Conditions*

The gas control valve and its connector at the water heater are functional and with a drip leg.



### Seismic Straps

#### *Informational Conditions*

The water heater is seismically secured.



## Waste & Drainage Systems

### General Comments

#### *Informational Conditions*

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service, most of which are relatively inexpensive.

### Drain Waste & Vent Pipes

#### *Informational Conditions*

Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition.

It is recommended that you have a video scan of the main drainpipe to confirm its actual condition.

## Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters,

represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

## Main Panel

### General Comments

#### *Informational Conditions*

National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

### Panel Size & Location

#### *Informational Conditions*

The residence is served by a 100 amp, 220 volt panel, located in the house side yard.



## Heat-A/C

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

## HVAC Split Systems

### Age & Location

#### *Informational Conditions*

Central heat and air-conditioning are provided by a single split system, consisting of furnace with an evaporator coil that is located in the attic, and a condensing coil that is located in the yard.

The residence is served by a single split system with the location indicated within the report - *Continued*



### Common Observations

#### Informational Conditions

The split system should be cleaned and serviced two times a year, April and October, by a HVAC technician.



#### Components and Conditions Needing Service

You should have the AC heater cleaned and evaluated before the close of escrow to ensure it is working properly.

This split-system is not original, and you should request documentation that could include a warranty and guarantee and confirm that they were installed by a specialist and to current standards.

The split-system needs serviced as the closet is cold due to air leak.



## Window or Wall Unit Systems

### Through-Wall or Window Units

#### Informational Conditions

Our service does not include an evaluation of thru-wall or thru-window air-conditioning and heating units. The older ones are typically noisy and inefficient and, relative to the more modern ones, are expensive to operate.



## Chimney

The Chimney Safety Institute of America has published industry standards for the inspection of chimneys, and on January 13, 2000, the National Fire Protection Association adopted these standards as code, known as NFPA 211. Our inspection of masonry and factory-built chimneys to what is known as a Level-One inspection, which is purely visual and not to be confused with Level-Two, and Level-Three inspections, which are performed by qualified specialists with a knowledge of codes and standards, and typically involves dismantling components and/or investigations with video-scan equipment and other means to evaluate chimneys.

### Family Room Chimney

#### Common Observations

##### *Components and Conditions Needing Service*

There are small cracks in the chimney bricks that are cosmetic in nature.



#### Weather Cap-Spark Arrestor

##### *Components and Conditions Needing Service*

The chimney does not have a spark arrestor weather cap, which is mandated in most jurisdictions and should be installed.



## Living

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can

be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

## Indoor Environmental Issues

### Environmental Observations

#### *Informational Conditions*

We do not test for mold or measure indoor air quality, which the Consumer Product safety Commission ranks fifth among potential contaminants. Regardless, a person's health is a truly personal responsibility, and inasmuch as we not inspect for mold or test for other environmental contaminants we recommend that you schedule an inspection by an environmental hygienist before the close of escrow. And this would be imperative if you or any member of your family suffers from allergies or asthma, and could require the sanitizing of air ducts and other concealed areas.

Note: Mold cannot exist without moisture. Therefore, any moisture whatsoever, whether it be from inadequate grading and drainage, a leaking roof, window, or door, or moisture from a faulty exhaust vent, a condensate pipe, an evaporator coil, or a component of a plumbing system should be serviced immediately, or the potential for mold infestation will remain.

Vermin and other pests are part of the natural habitat, but they often invade homes. Rats and mice have collapsible rib-cages and can enter even the tiniest crevices. And it is not uncommon for them to establish colonies within crawlspaces, attic, closets, and even inside walls, where they can breed and become a health threat. Therefore, it would be prudent to make sure that a home is rodent-proof, and to monitor those areas that are not readily accessible.

#### *Components and Conditions Needing Service*

Vermin and other pests are part of the natural habitat, but they often invade homes you may wish to have the property evaluated before the close of escrow.

## Living Room

### Flooring

#### *Components and Conditions Needing Service*

The carpet is stained and needs to be cleaned or replaced.



### Outlets

#### *Components and Conditions Needing Service*

The outlet cover is missing or damaged and needs to be replaced.

The outlet cover is missing or damaged and needs to be replaced - *Continued*



## Family Room

### Closets

#### *Components and Conditions Needing Service*

The base board is missing and you may wish to have one installed.



### Fireplace

#### *Components and Conditions Needing Service*

The fireplace is gas and or wood you may wish to have it cleaned.

**The dampener needs a stop installed to comply to current codes.**



The fireplace was RED tagged and needs evaluated and repaired.



## Home Warranty

### Home Warranty

#### *Informational Conditions*

Cole's Inspections suggests having a home warranty to protect your home. You should have all of the systems and items covered by your home warranty serviced after you move in to ensure they are in working order.

## Entry From Garage

### Smoke Carbon Monoxide Detector

#### *Components and Conditions Needing Service*

There is no smoke carbon monoxide detector which is mandated in this jurisdiction and needs to be installed.



## Walls and Ceiling

### Condition

#### *Components and Conditions Needing Service*

All of the interior needs minor repair or prepped and painted.

## Bedrooms

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

## Master Bedroom

### Flooring

#### *Components and Conditions Needing Service*

The carpet is stained or damaged and needs to be cleaned or replaced.



### Outlets

#### *Components and Conditions Needing Service*



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One or more of the outlets are loose and will need serviced.



### Smoke Detector

#### Components and Conditions Needing Service

The smoke detector may not be in the location recommended by the manufacturer. We can elaborate but you may wish to verify this.

The smoke detector is more than 10+ years old and needs to be replaced with a new detector.



## Bedroom #1

### Location

#### Informational Conditions

The bedroom #1 is located at the back of the house.

### Doors

#### Components and Conditions Needing Service

The door rubs, and needs to be serviced to work smoothly.



### Closets

#### Components and Conditions Needing Service

The ceiling light does not have a globe and one needs to be installed.

The ceiling light does not have a globe and one needs to be installed - *Continued*



The closet wall or ceiling has moisture damage and stains and needs to be evaluated and repaired as needed.



### **Smoke Detector**

#### *Components and Conditions Needing Service*

The smoke detector may not be in the location recommended by the manufacturer. We can elaborate but you may wish to verify this.

The smoke detector is more than 10 + years old and needs to be replaced with a newer detector.



### **Condition**

#### *Informational Conditions*

The room was full of personal property and could not be inspected thoroughly.



## Bedroom #2

### Location

#### *Informational Conditions*

The bedroom #2 is located at the front of the house.

### Smoke Detector

#### *Components and Conditions Needing Service*

The smoke detector may not be in the location recommended by the manufacturer. We can elaborate but you may wish to verify this.

**The smoke detector is not compliant with current code that states any smoke alarm installed that is solely battery powered must contain a non-removable battery that is rated to last 10 years.**



### Phone Jack

#### *Components and Conditions Needing Service*

The phone jack cover is missing and you may wish to have one installed.



## Bedroom #3

### Location

#### *Informational Conditions*

The bedroom #3 is located at the front of the house.

### Flooring

#### *Components and Conditions Needing Service*

The carpet is stained and needs to be cleaned or replaced.



### Closets

#### *Components and Conditions Needing Service*

The closet door or doors are damaged and or missing and you may wish to have them replaced.

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### Smoke Detector

#### *Components and Conditions Needing Service*

The smoke detector may not be in the location recommended by the manufacturer. We can elaborate but you may wish to verify this.

**The smoke detector is more than 10+ years old and needs to be replaced with a newer detector.**



## Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

### Master Bathroom

#### **Tub-Shower**

#### *Components and Conditions Needing Service*

The hand sprayer in the tub/shower leaks, and should be repaired.



## Hall Bathroom

### Hydro-Spa

#### *Components and Conditions Needing Service*

The hydro-spa is powered by an extension cord that needs to be removed and hard wired to code.



The hydro-spa stop is missing and one needs installed.



### Outlets

#### *Functional Components and Conditions*

The outlet or outlets are functional and include ground-fault protection.



## Bathroom #1

### Cabinets

#### *Components and Conditions Needing Service*

The cabinet hardware needs maintenance service, such as that to latches or knobs, catches, hinges, or drawer glides.

The cabinets have typical cosmetic damage and you may wish to have them touched up or refinished.



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There is moisture damage within the sink cabinet that you may wish to have repaired and painted.



### **Sink Faucet Valves & Connectors Trap & Drain**

#### *Components and Conditions Needing Service*

The sink drain is slow or partially blocked and should be serviced, to ensure that the blockage has not progressed beyond the trap and involved the main waste line.



The sink faucet valve needs repaired or replaced.



### **Stall Shower**

#### *Components and Conditions Needing Service*

The mixing valve in the stall shower needs evaluated and repaired or replaced.



There are cracked tiles in the stall shower that need evaluated and repaired as needed.

There are cracked tiles in the stall shower that need evaluated and repaired as needed - *Continued*



### **Toilet & Bidet**

#### *Components and Conditions Needing Service*

The toilet is loose, and should be secured.



### **Outlets**

#### *Components and Conditions Needing Service*

The GFI is inoperable and needs to be repaired or replaced.



## **Kitchen**

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

## Kitchen

### Built-in Electric Oven

#### *Informational Conditions*

The electrical oven is old, and probably the same age as the residence so it will obviously not be as efficient as a newer model and should not be expected to last indefinitely.



### Dishwasher

#### *Components and Conditions Needing Service*

The air-gap cap is missing and one should be installed.



### Exhaust Fan or Downdraft

#### *Components and Conditions Needing Service*

The exhaust fan is functional, but it needs to be cleaned or degreased.



### Outlets

#### *Components and Conditions Needing Service*

All of the countertop outlets need to be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.





## Pool/Spa

Pools and spas do leak, but without specialized equipment this may be impossible to confirm. However, it could become apparent from secondary evidence during our inspection, which is purely visual. Regardless, the owner or the occupant of a property would be aware that the water level drops regularly and must be topped off, and this should be disclosed. Unusually high water bills could reveal this, but only a pressure test of the pipes, a dye test of cracks, or a geo-phone test of specific areas would confirm it, and any such specialized test is beyond the scope of our service. Therefore, you should ask the sellers to guarantee that the spa does not leak, request to review the water bills for a twelve-month period, or obtain comprehensive insurance to cover such an eventuality.

### Pool Only

#### Enclosure Safety Observations

##### *Components and Conditions Needing Service*

The gate that gives pool access does not fully comply with safety standards. Any gate that gives pool or spa access is required to self-close and include a latch at forty-eight inches that, ideally, opens away from the pool or spa, so that a toddler could not simply push open an unlatched gate.



#### Interior Finish

##### *Informational Conditions*

The interior finish is plaster, which has cosmetic damage commensurate with its age, such as roughness, discoloration, pockmarks, or small cracks that you should view for yourself, but which you may wish to have a pool specialist evaluate.



#### Diving Board

##### *Functional Components and Conditions*

The diving board is functional. However, they are inherently dangerous and directly responsible for serious injuries every year. For this reason, we will not endorse them, and recommend that they be removed.



### **Pool Motor**

#### *Components and Conditions Needing Service*

National electrical standards require that motors be attached to a common bonding wire that conveys errant electricity harmlessly to ground, which we recommend as a safety upgrade.



### **Supply & Return Lines Etc**

#### *Components and Conditions Needing Service*

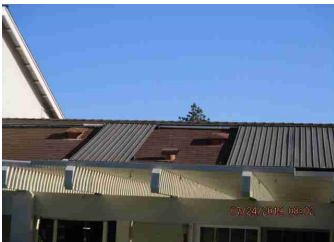
A handle is missing or damaged from a valve on the return line, which should be replaced.



### **Solar System**

#### *Informational Conditions*

The pool equipment includes a solar system that we do not have the expertise to evaluate, which you may wish to have evaluated by a specialist.



### **California Pool Safety Act**

#### *Components and Conditions Needing Service*

As of Jan 1 2018 pool owners will need to install at least 2 of 7 specified drowning prevention safety features. (Please look up California Pool Safety Law 2018).

## **Hallway**

Our evaluation of hallways is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

## Primary Hallway

### Smoke and Carbon Monoxide Detector

#### *Functional Components and Conditions*

The smoke-carbon monoxide detector is compliant with current code.

#### *Components and Conditions Needing Service*

The smoke-carbon monoxide detector is not in the right location and needs to be on the ceiling.

## Stairs

Our evaluation of staircases is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

## Main Stairs

### Walls & Ceiling

#### *Components and Conditions Needing Service*

There is a moisture stain that we will point out which should be explained or explored further on the ceiling.



### Smoke-Carbon Monoxide Detector

#### *Components and Conditions Needing Service*

**There is no smoke-carbon monoxide detector, which is mandated in this jurisdiction and needs to be installed.**

## Garage

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. However, we are not an authority in such matters, and you may wish to discuss this further with a structural engineer. In addition, and inasmuch as garage door openings are not standard, you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

## Double-Car Garage

### Slab Floor

#### *Components and Conditions Needing Service*

The slab floor epoxy paint is peeling and you may wish to have it repaired.

The slab floor epoxy paint is peeling and you may wish to have it repaired - *Continued*



### **Walls & Ceiling**

#### *Components and Conditions Needing Service*

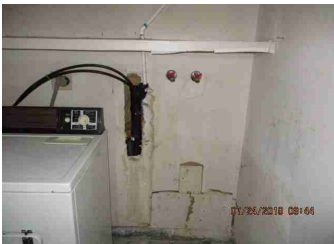
The walls and/or ceiling have cosmetic damage and need to be repaired, prepped and painted to protect from moisture.



### **Firewall Separation**

#### *Components and Conditions Needing Service*

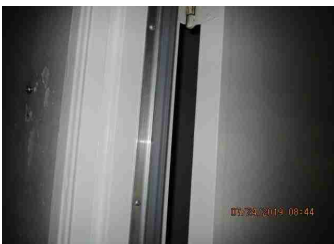
The void or voids in the garage firewall must be repaired, in order to maintain the necessary firewall separation between the garage and the residence.



### **Entry Door Into the House**

#### *Components and Conditions Needing Service*

The house entry door is not identified as being fire-rated and must be, to maintain the necessary firewall separation between a garage and living quarters, and will need to be replaced.



The house entry door has a stop and it must be removed for fire safety.



### Garage Side Door

#### Components and Conditions Needing Service

The base of the garage side door is moisture damaged and delaminating, and needs to be repaired or replaced.



### Lights

#### Components and Conditions Needing Service

The lights need globes or covers installed for safety.



### Electrical

#### Components and Conditions Needing Service

The electrical that is not to code needs to be removed or brought up to code.

The extension cords need to be removed and the electrical brought up to code.



The extension cords need to be removed and the electrical brought up to code - *Continued*



## Attic

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

### Primary Attic

#### Attic Access Location

##### *Informational Conditions*

The attic can be accessed through a hatch in the hallway ceiling.



### Batt & Cellulose Insulation

#### *Functional Components and Conditions*

The attic is insulated with nine to twelve inches of cellulose and batt material.



## AFFILIATIONS AND CERTIFICATIONS



Richard Cole

## REPORT CONCLUSION

Almond Ave, Orange, CA 92869

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacturer's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.



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**Inspection Date/Time:** 5/1/2022

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