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Asbestos NATEC Certified, Project Supervisor, Management.

Asbestos NEOSH 582 Sample/Air Sample Cert# 81855

Mold CMRC CMRI

Radon Gas Testing

Water, Soil, Air Testing



Home Inspection Report

Client(s): **Trade In Holdings LLC**

Property address: **12431 Bree Ct**

Yucaipa, CA 92399

Inspection date: **Friday, September 9, 2022**

This report published on Tuesday, September 13, 2022 12:49:55 PM PDT

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How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information.

Contact your inspector If there are terms that you do not understand, or visit the glossary of construction terms at <https://www.reporthost.com/glossary.asp>

Exterior

1) Exterior



Photo 1-1



Photo 1-2



Photo 1-3 Hose bib pipe valve needs replacing



Photo 1-4



Photo 1-5



Photo 1-6



Photo 1-7



Photo 1-8



Photo 1-9



Photo 1-10 Missing window screen



Photo 1-11 Screen is on the ground needs to be replaced



Photo 1-12



Photo 1-13 Patio lattice work has deteriorated and should be replaced



Photo 1-14 Broken lattice members around patio structure



Photo 1-15 Patio cross members are deteriorating



Photo 1-16 Back patio door latch does not work properly



Photo 1-17



Photo 1-18



Photo 1-19



Photo 1-20



Photo 1-21



Photo 1-22



Photo 1-23



Photo 1-24



Photo 1-25



Photo 1-26



Photo 1-27



Photo 1-28 Landscaping, many of the valves are broken and do not work correctly. Entire landscaping water system needs to be repaired

Roof

2) Roofing



Photo 2-1



Photo 2-2



Photo 2-3



Photo 2-4



Photo 2-5



Photo 2-6 Roofing tiles have slipped or are broken in a few different areas. A licensed roofer should evaluate and repair all issues, you may want to get a roof certificate.



Photo 2-7



Photo 2-8



Photo 2-9



Photo 2-10



Photo 2-11

Garage

3) Garage



Photo 3-1



Photo 3-2



Photo 3-3



Photo 3-4



Photo 3-5



Photo 3-6 Garage door auto light sensor does not work correctly, does not allow the door to stay down, intermittent

Attic

4) Attic



Photo 4-1



Photo 4-2



Photo 4-3



Photo 4-4 Many abandon tv cables have been left in the attic, you may want to remove. (this is not an issue).



Photo 4-5



Photo 4-6



Photo 4-7



Photo 4-8

Electric service

5) Electrical



Photo 5-1



Photo 5-2



Photo 5-3 The fireplace exterior plug does not work correctly, it is also the wrong outdoor plug per code. A licensed electrician should repair it.



Photo 5-4 The attic electrical outlet needs a cover plate.



Photo 5-5



Photo 5-6 The garage GFCI plate has been cut, this is not to code, repair.

Water heater

6) Water Heater



Photo 6-1



Photo 6-2

Heating and cooling

7) Heating and Cooling



Photo 7-1



Photo 7-2



Photo 7-3



Photo 7-4



Photo 7-5



Photo 7-6

Plumbing and laundry

8) Plumbing and laundry



Photo 8-1 Laundry room in the garage wall needs to be repaired.

Fireplaces, woodstoves and chimneys

9) Fireplaces, woodstoves and chimneys



Photo 9-1



Photo 9-2 Wood burning gas fireplace. This is not an issue, just an observation.



Photo 9-3

Kitchen

10) Kitchen



Photo 10-1



Photo 10-2



Photo 10-3



Photo 10-4 The microwave door open button is broken.



Photo 10-5



Photo 10-6



Photo 10-7 Some of the kitchen cabinet doors and drawers have defects, they should be evaluated and repaired.



Photo 10-8



Photo 10-9



Photo 10-10



Photo 10-11 Under the kitchen cabinet sink shows signs of previous water damage this should be evaluated by a licensed plumber.



Photo 10-12 The grout needs to be repaired at the edge of the countertop.

Bathrooms

11) Bathroom



Photo 11-1



Photo 11-2



Photo 11-3



Photo 11-4



Photo 11-5 The hall bathroom toilet latch needs repair.



Photo 11-6



Photo 11-7 The bathtub drain is missing a stop.



Photo 11-8 The shower valve does not turn properly, the valve is frozen.

12)



Photo 12-1 The bathtub water diffuser is broken, does not allow water to flow freely, nor does it reroute water to the shower head correctly.

Interior rooms

13) Interior Rooms



Photo 13-1



Photo 13-2 The fan in the living space bedroom needs repair. Electrical wires are holding fan from falling this is a safety hazard and issue.



Photo 13-3



Photo 13-4



Photo 13-5 The blinds are broken in some areas of the house.



Photo 13-6



Photo 13-7



Photo 13-8 The bedroom cable cover is coming off this should be repaired.



Photo 13-9



Photo 13-10 The door is missing from the closet.



Photo 13-11 Some of the blinds need repair.



Photo 13-12



Photo 13-13



Photo 13-14 Smoke detectors need to be installed in each room. A carbon monoxide detector is missing and needs to be installed.



Photo 13-15 Smoke detectors need to be installed in each room. A carbon monoxide detector is missing and needs to be installed



Photo 13-16 Smoke detectors need to be installed in each room. A carbon monoxide detector is missing and needs to be installed



Photo 13-17 The pocket door does not move freely and this should be repaired.



Photo 13-18



Photo 13-19



Photo 13-20 The living room wall has a crack in it and this should be evaluated by a licensed general contractor.

14)



Photo 14-1 The lighting soffit fluorescent bulbs are not working and should be replaced.



Photo 14-2 The smoke detector in the hallway appears to work.

Summary:

- 1) Photo 1-3 Hose bib pipe valve needs replacing.
- 2) Photo 1-10 Missing window screen.
- 3) Photo 1-11 Screen is on the ground and needs to be replaced.
- 4) Photo 1-14 Broken lattice members around patio structure.
- 5) Photo 1-15 Patio cross members are deteriorating.
- 6) Photo 1-16 Back patio door latch does not work correctly.
- 7) Photo 1-28 Landscaping, many of the valves are broken and do not work correctly. The entire landscaping water system needs to be repaired.
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- 12) Photo 5-4 The attic electrical outlet needs a cover plate.
- 13) Photo 5-6 The garage GFCI plate has been cut, this is not to code, repair.
- 14) Photo 8-1 Laundry room in the garage wall needs to be repaired.
- 15) Photo 9-2 Wood burning gas fireplace. This is not an issue, just an observation.
- 16) Photo 10-4 The microwave door open button is broken.
- 17) Photo 10-7 Some of the kitchen cabinet doors and drawers have defects, they should be evaluated and repaired.
- 18) Photo 10-11 Under the kitchen cabinet sink shows signs of previous water damage this should be evaluated by a licensed plumber.
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