



# Your Inspection Report

2518 East Elsienna Way  
Anaheim, CA 92806



PREPARED FOR:  
HOME BUYER

INSPECTION DATE:  
Saturday, March 2, 2024

PREPARED BY:  
Richard Arzate

**NEXT  
LEVEL**  
HOME INSPECTIONS



Next Level Home Inspections

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Excellence in home inspection.

# ROOFING

2518 East Elsienna Way, Anaheim, CA March 2, 2024

Report No. 1529, v.3

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- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR
- POOL/SPA
- THERMAL IM

## Description

### Sloped roofing material:

- Composition shingles



1.



2.

### Sloped roof flashing material: • Aluminum

## Recommendations

### SLOPED ROOFING \ Asphalt shingles

#### Condition: • [Exposed fasteners](#)

Recommend adding sealant over exposed nails to avoid water penetration.

**Location:** Roof / various

**Task:** Seal exposed nails to avoid water penetration

**Time:** As soon as possible

**Cost:** 150.00

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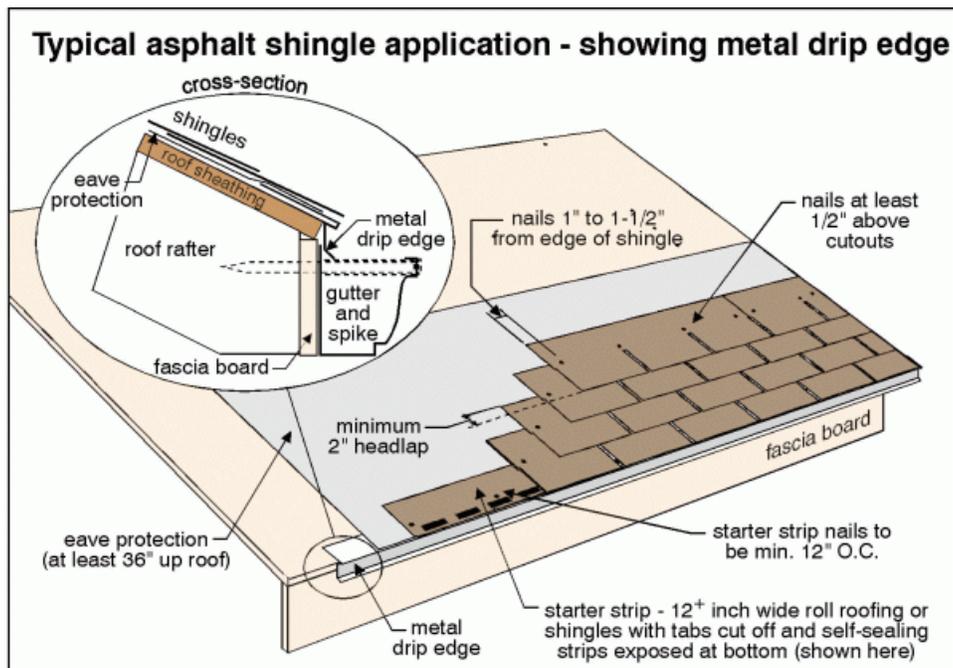
INSULATION

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**Condition:** • Debris/moss

Moss holds moisture against the surface of the roof, which can accelerate the deterioration of roofing materials over time. This prolonged moisture exposure can lead to the deterioration of shingles, tiles, or other roofing materials, potentially causing leaks and water damage to the underlying structure.

**Location:** Roof

**Task:** Service Clean

**Time:** Ongoing Regular maintenance

**Cost:** 200.00

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5. Debris/moss

## SLOPED ROOF FLASHINGS \ Pipe/stack flashings

Condition: • [Leak](#)

There was one or more roof vents with missing boots, openings, or deterioration which will allow water penetration.

Location: roof vents

Task: seal vents with caulking to avoid water penetration

Time: as soon as possible

Cost: minor



6. Leak



7. Leak

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## Description

Wall surfaces and trim: • [Stucco](#) • [Stone](#)

Garage vehicle door operator (opener):

- Present

The garage door and safety sensors were in serviceable condition at the time of inspection



8. Present



9. Present



10. Present



11. Present

**Recommendations**

**ROOF DRAINAGE \ Gutters and Downspouts**

**Condition:** • Missing

Primary purpose of gutters and downspouts is to prevent mold, mildew, and other water damage. Gutters keep your home in place by directing rainwater away from your siding and foundation.

**Location:** Exterior

**Task:** Provide

**Time:** as soon as practical

**Cost:** 800.00



12. Missing



13. Missing



14. Missing

**ROOF DRAINAGE \ Gutters**

**Condition:** • [Clogged](#)

The weight of the debris in gutter basket has damaged the screens. It is recommended to Clean gutters for proper roof

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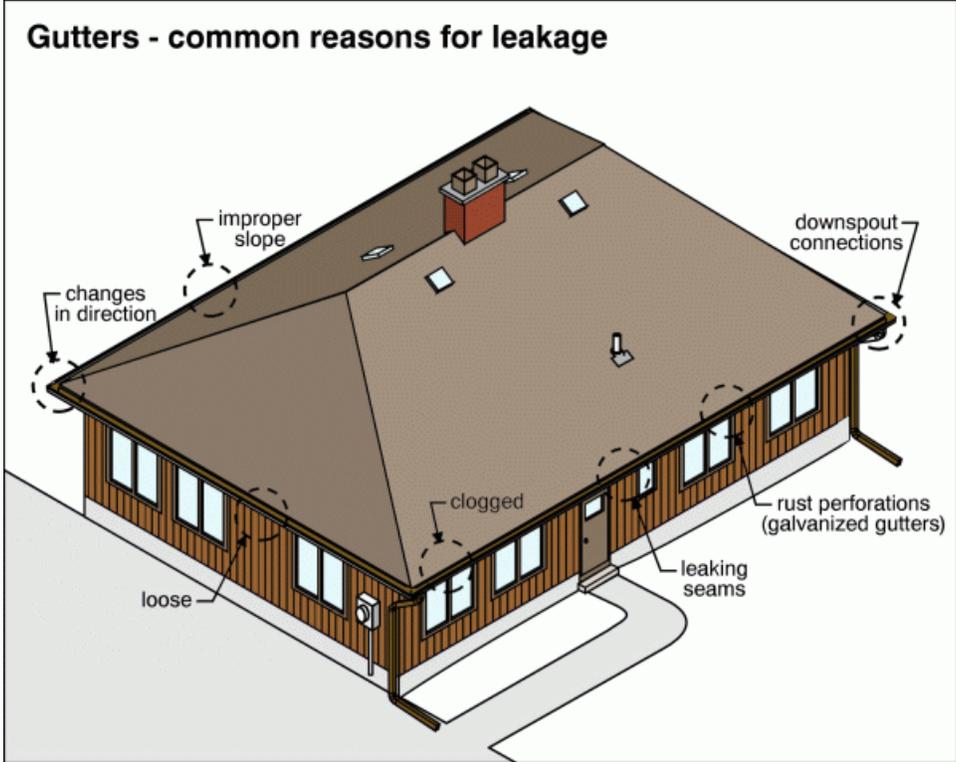
drainage.

**Location:** Exterior various

**Task:** Clean / Improve

**Time:** as soon as possible

**Cost:** 500.00



15. Clogged

**Condition:** • [Leak](#)

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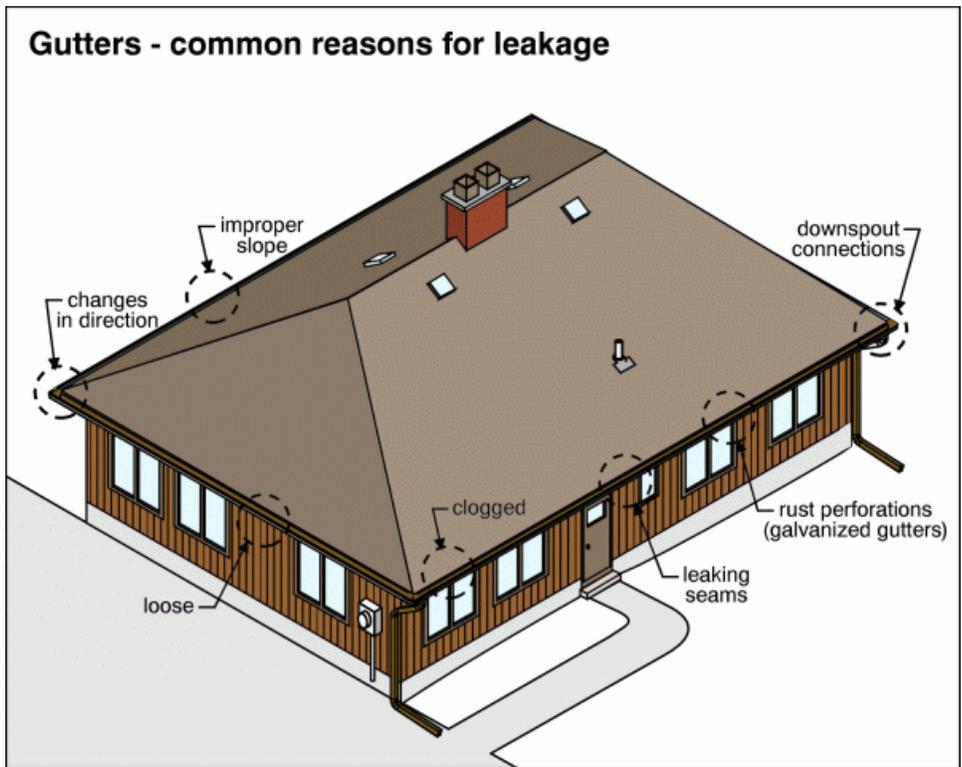
A leak in the gutter system indicates that the gutters are not sufficiently diverting water away from the siding of the building as intended

**Location:** Exterior

**Task:** Repair or replace

**Time:** As soon as practical

**Cost:** minor



16. Leak

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**ROOF DRAINAGE \ Downspouts**

**Condition:** • [Discharge too close to building](#)

Recommend adding extensions to downspouts to push water away from wall siding and to avoid future damage.

**Location:** Exterior

**Task:** Improve

**Time:** as soon as practical

**Cost:** 50.00



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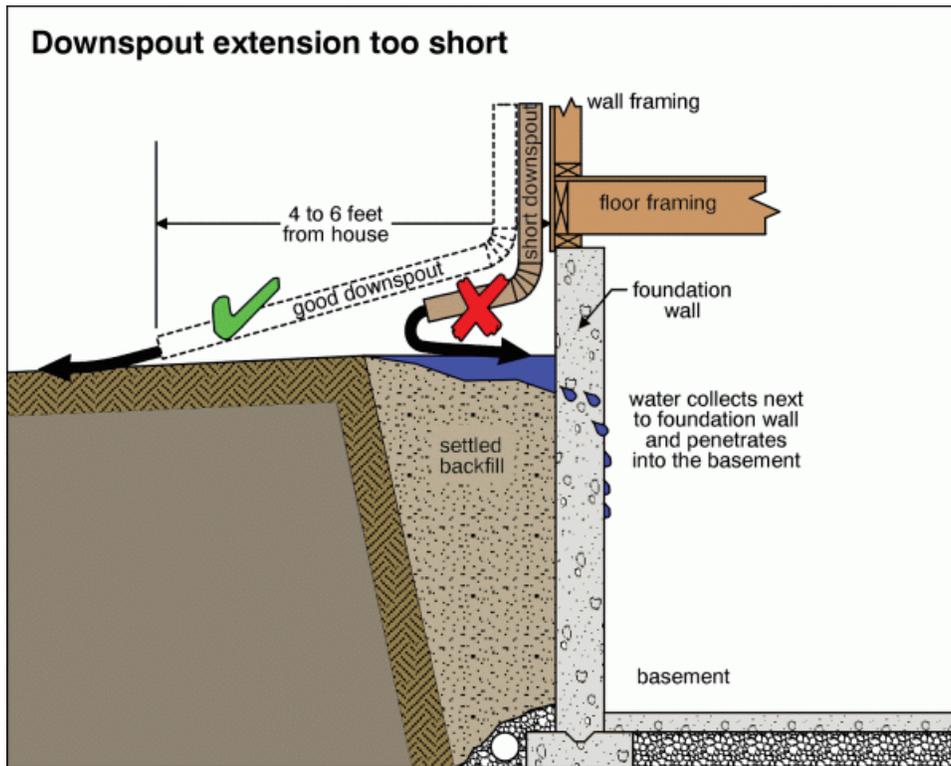
INSULATION

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17. Discharge too close to building



18. Discharge too close to building

## **WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)**

**Condition:** • [Insect damage](#)

Recommend further evaluation by a termite specialist.

**Location:** Exterior various

**Task:** Repair or replace/ Further evaluation

**Time:** As soon as possible

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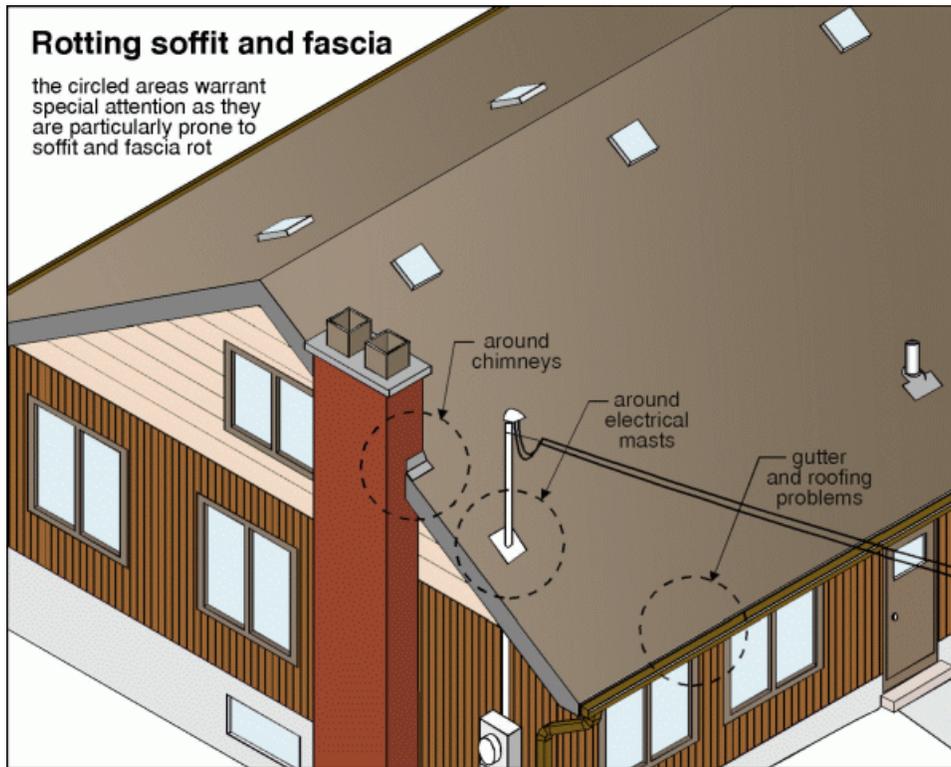
PLUMBING

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Cost: 500.00



19. Insect damage



20. Insect damage

## WALLS \ Vent (fan, clothes dryer, etc.)

**Condition:** • Cover missing

Chance of pests entering building, Increased heating and cooling costs

**Location:** Rear (above the patio)

**Task:** cover plate is needed

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**Time:** as soon as possible

**Cost:** 150.00



21. Cover missing

**Condition:** • Vents obstructed

Increased risk of carbon monoxide buildup: If the garage is attached to the home and there are combustion appliances (such as water heaters or furnaces) inside, closing off vents can lead to a buildup of carbon monoxide, which is a colorless, odorless gas that can be deadly in high concentrations.

**Location:** Garage

**Task:** Correct

**Time:** as soon as possible

**Cost:** 500.00



22. Vents obstructed

## EXTERIOR GLASS/WINDOWS \ Storms and screens

**Condition:** • [Missing](#)

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**Location:** Various

**Task:** Provide

**Time:** if necessary

**Cost:** 300.00



23. Missing

## DOORS \ Doors and frames

**Condition:** • [Loose or poor fit](#)

**Location:** garage

**Task:** Repair

**Time:** If necessary



24. Loose or poor fit

## LANDSCAPING \ General notes

**Condition:** • [Trees or shrubs too close to building](#)

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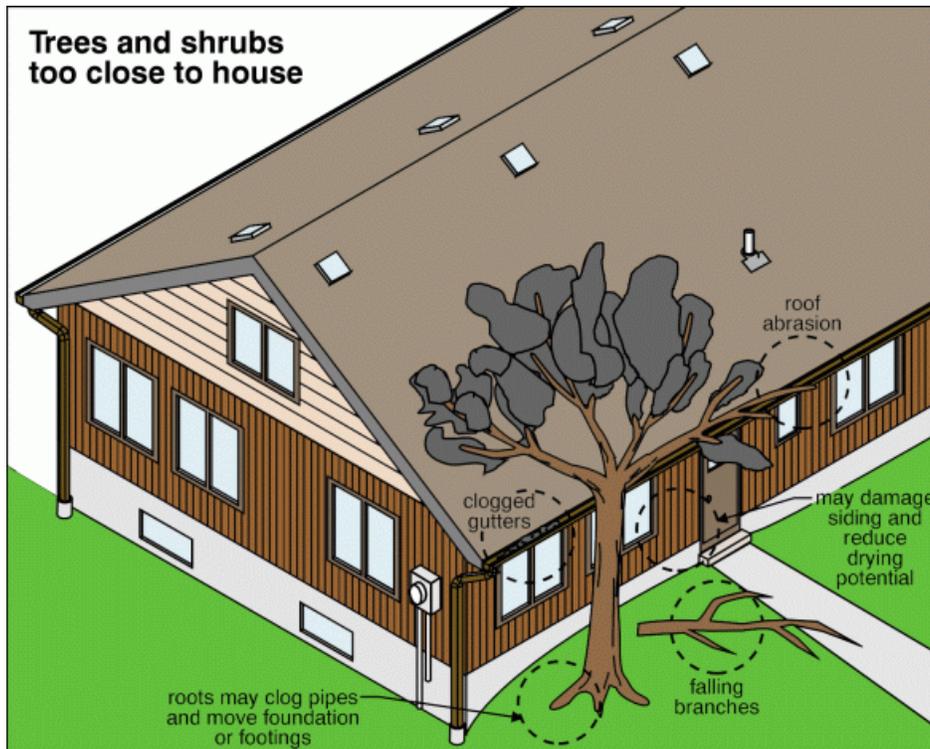
Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior. Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.

**Location:** Various Exterior

**Task:** Improve Clean

**Time:** If necessary

**Cost:** 250.00



25. Trees or shrubs too close to building



26. Trees or shrubs too close to building

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## LANDSCAPING \ Lot grading

**Condition:** • [Improper slope or drainage](#)

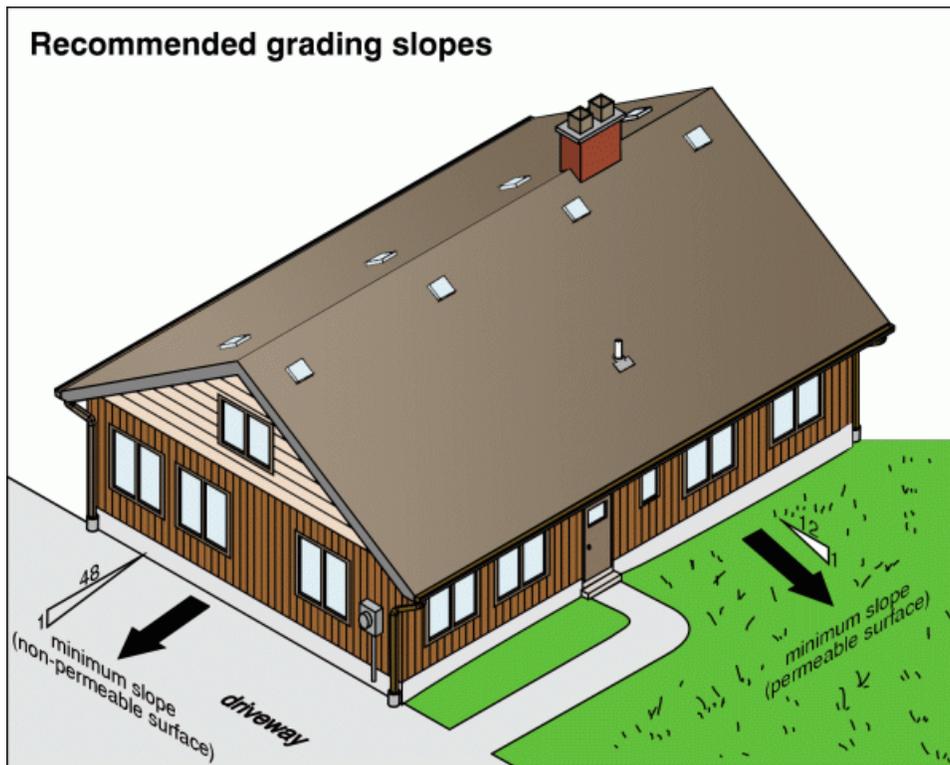
A negative grade and lack of drainage around the foundation may allow water to collect and eventually deteriorate surfaces and lead to seepage in the foundation. It is recommended to tightly seal these areas at the base where water ponding is evident to prevent seepage.

**Location:** Exterior

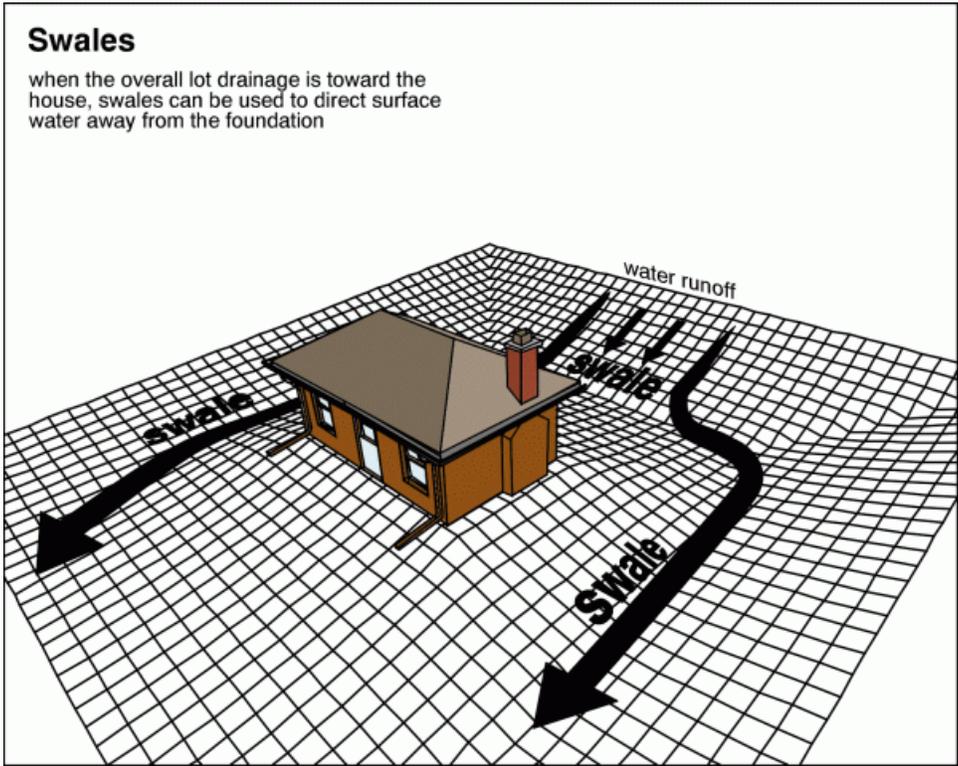
**Task:** further evaluation

**Time:** as soon as possible

**Cost:** 4,000



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27. Improper slope or drainage



28. Improper slope or drainage

**LANDSCAPING \ Fence**

**Condition:** • Gate latch inoperative  
 The gate latch to the pool equipment is damaged  
**Location:** Backyard  
**Task:** Repair  
**Time:** As soon as practical

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**Cost:** minor



29. Gate latch inoperative

## GARAGE \ Ceilings and walls

**Condition:** • Water Stains

Water stains tested dry with moisture meter at the time of inspection, however, it is recommended to monitor and inspect this area of the garage ongoing

**Location:** Garage

**Task:** Monitor

**Time:** on going



30. Water Stains

## GARAGE \ Door into garage from living space (man-door)

**Condition:** • [Door not tight-fitting and weatherstripped](#)

Gaps around garage man door comprises the fire rating.

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**Location:** Garage man door

**Task:** Correct

**Time:** As required

**Cost:** minor



31. Door not tight-fitting and weatherstripped

## IRRIGATION/SPRINKLER SYSTEM \ Sprinkler heads

**Condition:** • Overspray onto building

Sprinklers are too close to the building and it is recommended that they be relocated to avoid water damage to siding and potential water seepage into building

**Location:** Exterior

**Task:** Repair

**Time:** As soon as possible

**Cost:** 150.00



32. Overspray onto building



33. Overspray onto building

# STRUCTURE

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## Description

Configuration: • [Slab-on-grade](#)

Foundation material: • [Poured concrete](#)

Roof and ceiling framing:

• [Trusses](#)



34. Trusses



35. Trusses



36. Trusses



37. Trusses

# STRUCTURE

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## Recommendations

### ROOF FRAMING \ Sheathing (roof/attic)

**Condition:** • [Water stains](#)

There are areas of moisture stains noted. These are common in attics and may indicate past leaks.

**Location:** Attic

**Task:** further evaluation

**Time:** as soon as possible



38. Water stains

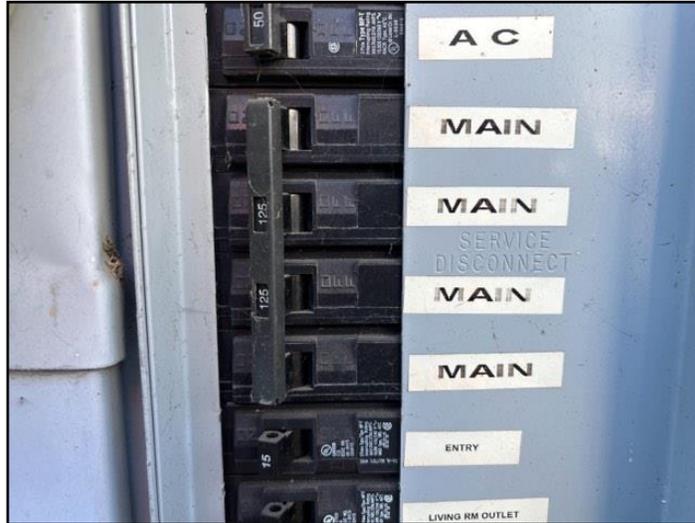


39. Water stains

## Description

### Service size:

- [125 Amps \(240 Volts\)](#)



40. 125 Amps (240 Volts)

### Main disconnect/service box type and location:

- [Breakers - exterior wall](#)

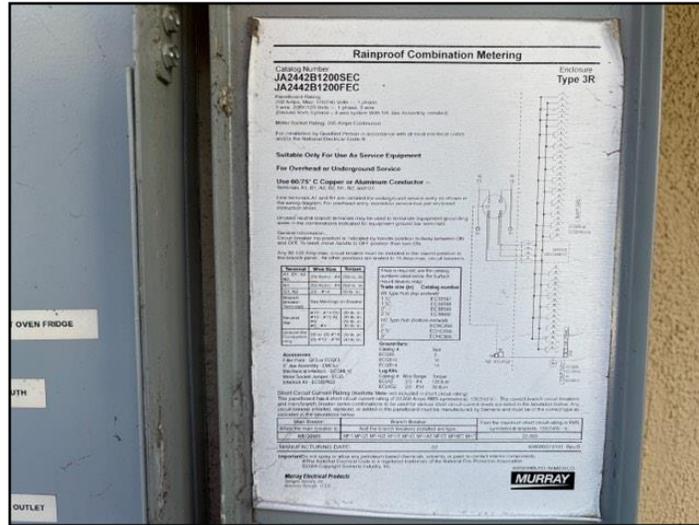


41. Breakers - exterior wall

### Electrical panel manufacturers:

- Murray

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42. Murray

**Auxiliary panel (subpanel) type and location:**

- [Breakers - garage](#)



43. Breakers - garage



44. Breakers - garage

**Distribution wire (conductor) material and type:**

- [Copper - non-metallic sheathed](#)



45. Copper - non-metallic sheathed



46. Copper - non-metallic sheathed

### Smoke alarms (detectors):

- Present



47. Present



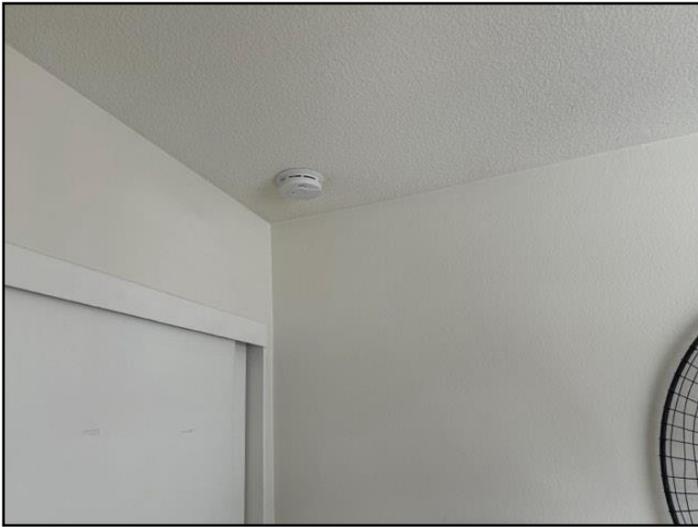
48. Present

# ELECTRICAL

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49. Present



50. Present



51. Present

## Carbon monoxide (CO) alarms (detectors):

- Present

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52. Present



53. Present

## Recommendations

### **DISTRIBUTION SYSTEM \ GFCI (Ground Fault Circuit Interrupter) protection not noted at**

**Condition:** • Bathroom

Recommend electrical receptacles located within 6 feet of plumbing fixtures be provided with GFCI protection for safety purposes.

**Location:** Master bathroom

**Task:** Correct

**Time:** as required

**Cost:** 250.00



54. Bathroom

### **DISTRIBUTION SYSTEM \ Cover plates**

**Condition:** • [Missing](#)

**Location:** Furnace

**Task:** cover plate is needed

**Time:** before using

**Cost:** minor



55. *Missing*

## Description

### Heating system type:

- [Furnace](#)

The furnace was in serviceable condition at the time of inspection, based off the temperatures taken



56. Furnace



57. Furnace

### Furnace manufacturer:

- Goodman



58. Goodman

### Supply temperature:

- 100+

# HEATING

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59. 100+



60. 100+



61. 100+



62. 100+

### Fireplace/stove:

- [Gas fireplace](#)

# HEATING

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63. Gas fireplace



64. Gas fireplace

## Limitations

**Not included as part of a building inspection:** • Heating systems using ground source, water source, solar, and renewable energy technology • Interiors of vent systems, flues, and chimneys • Humidifiers and dehumidifiers • Heat exchangers

## Recommendations

### **CHIMNEY AND VENT \ Masonry chimney**

**Condition:** • [Loose, missing or deteriorated masonry](#)

A common repair for deteriorated mortar joints is called repointing. In this process, the existing mortar joint is cut to an appropriate depth and the joint is repacked with new mortar.

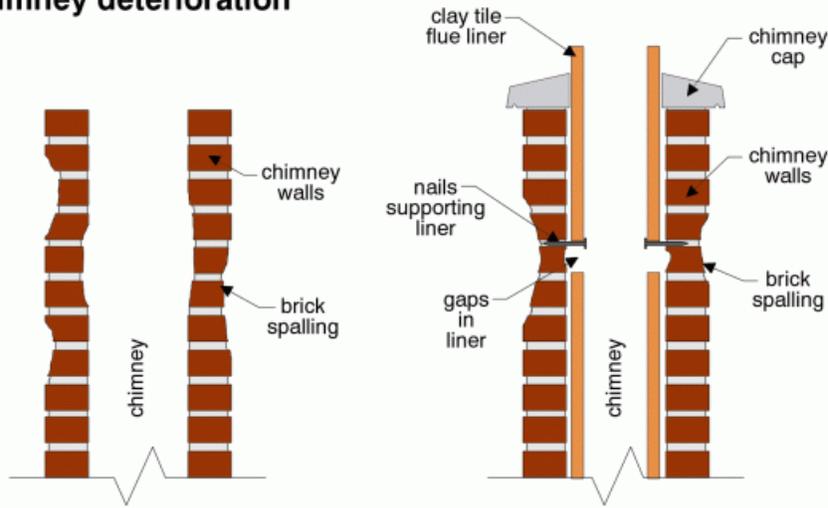
**Location:** Chimney (master bedroom)

**Task:** Repair

**Time:** as soon as practical

**Cost:** 250.00

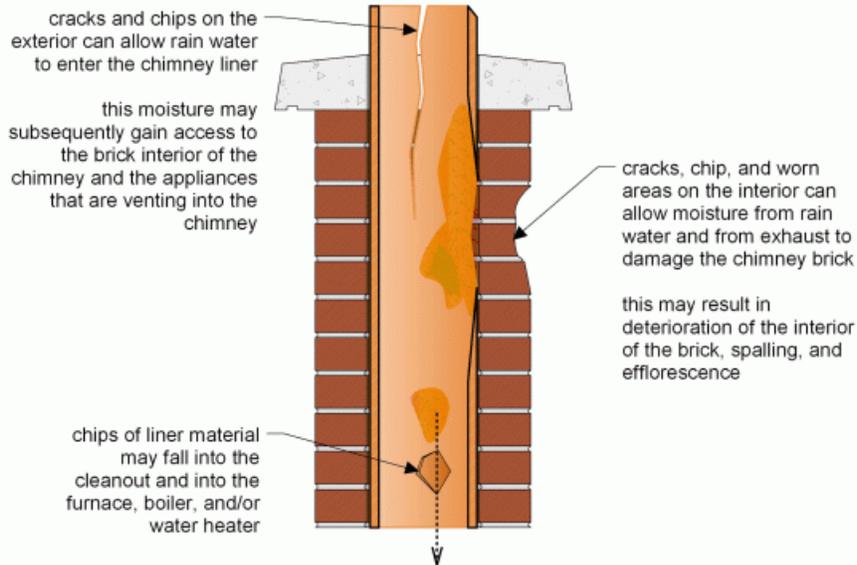
### Chimney deterioration



unlined chimneys are particularly prone to damage caused by condensation of flue gases - the damage tends to be worse near the top of the chimney

even lined chimneys can suffer from condensation related brick damage

### Deteriorated clay chimney liner





65. Loose, missing or deteriorated masonry

## FIREPLACE \ Firebox

**Condition:** • Missing/ damaged spark screen

A spark screen serves as a safety measure to prevent sparks or embers from escaping the firebox and potentially causing a fire hazard. It helps contain the fire within the designated area while still allowing air circulation for proper combustion. Additionally, a spark screen can also protect nearby flammable materials or structures from heat damage. Overall, it's a safety feature to minimize the risk of accidental fires and maintain a controlled environment during combustion.

**Location:** Firebox

**Task:** Provide

**Time:** As required

**Cost:** 250.00



66. Missing/ damaged spark screen

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## **FIREPLACE \ Gas igniter**

**Condition:** • [Inadequate seal at firebox wall or floor](#)

**Location:** Gas pipe

**Task:** Seal

**Time:** Before using

**Cost:** 100.00



**67.** *Inadequate seal at firebox wall or floor*

## Description

### Air conditioning type:

- Central

AC units in serviceable condition at the time of Inspection based off of temperatures taken.



68. Central

### Manufacturer:

- Goodman



69. Goodman

Compressor approximate age: • Not determined

### Supply temperature:

- 40-60 Degrees

# COOLING & HEAT PUMP

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70. 40-60 Degrees



71. 40-60 Degrees



72. 40-60 Degrees



73. 40-60 Degrees

## Location of the thermostat for the cooling system:

- First Floor

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74. First Floor

## Recommendations

### AIR CONDITIONING \ Ducts, registers and grilles

**Condition:** • [Disconnected or leaking](#)

There are areas around the ductwork that appear to be disconnected. It is recommended to repair all ductwork to avoid air leakage, insufficient heating/cooling and uneven airflow. An HVAC specialist is recommended for further evaluation.

**Location:** Attic

**Task:** Repair, further evaluation

**Time:** As soon as possible

**Cost:** 500.00



75. Disconnected or leaking

### AIR CONDITIONING \ Duct insulation

**Condition:** • Asbestos

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The age and appearance of the duct work may be consistent with what could possibly be an asbestos material - It does not present a health risk if it is undisturbed.

**Location:** Attic

**Task:** Replace

**Time:** if necessary



76. Possible Asbestos



77. Possible Asbestos

# INSULATION AND VENTILATION

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## Description

Attic/roof insulation material:

- [Cellulose](#)



78. Cellulose



79. Cellulose

Attic/roof ventilation: • [Gable vent](#)

**Description**

- TREC Static water pressure reading: • [60 psi](#)
- Water supply source (based on observed evidence): • Public
- Supply piping in building: • [Copper](#)
- Main water shut off valve at the:
  - Exterior wall



80. Exterior wall

- Pressure Regulator: • None
- Water heater type:
  - Tank
- Water heater was in serviceable condition at the time of inspection.



81. Tank



82. Rheem

- ROOFING
  - EXTERIOR
  - STRUCTURE
  - ELECTRICAL
  - HEATING
  - COOLING
  - INSULATION
  - PLUMBING**
  - INTERIOR
  - POOL/SPA
- THERMAL IM

**Water heater fuel/energy source:** • [Gas](#)

**Water heater tank capacity:** • 50 gallons

**Water heater approximate age:** • 17 years

**Water heater typical life expectancy:** • 20-25 years

**Hot water temperature (Generally accepted safe temp. is 120° F):**

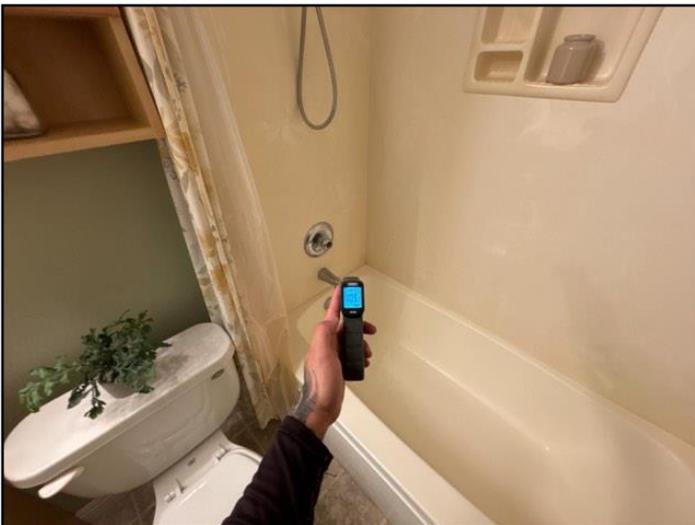
• 100 + degrees



83. 100 + degrees



84. 100 + degrees



85. 100 + degrees



86. 100 + degrees



87. 100 + degrees

**Waste and vent piping in building:**

- [ABS plastic](#)

All plumbing below sinks was in serviceable condition at the time of inspection



88. ABS plastic



89. ABS plastic



90. ABS plastic



91. ABS plastic

**Main gas shut off valve location:**

- Gas meter



92. Gas meter

## Recommendations

**SUPPLY PLUMBING \ Water supply piping in building**

**Condition:** • Corrosion

Corrosion was noted at the water supply valves, this may lead to leaks over time. Further evaluation by a licensed plumber is recommended for servicing/correction.

**Location:** Various

**Task:** Monitor/ replace

**Time:** When needed

**Cost:** 300.00



93. Corrosion

94. Corrosion

**WATER HEATER \ Combustible clearance**

**Condition:** • [Inadequate](#)

A single wall vent should have a 6" clearance for combustibles due to direct heat transfer to surrounding materials that may increase the risk of fires hazards, this is correctable by adapting a double wall B vent that only requires a one inch clearance when venting through confined areas.

**Task:** Correct

**Time:** as required

**Cost:** 300.00



95. Inadequate

**WATER HEATER - GAS BURNER AND VENTING \ Venting system**

**Condition:** • [Poor connections](#)

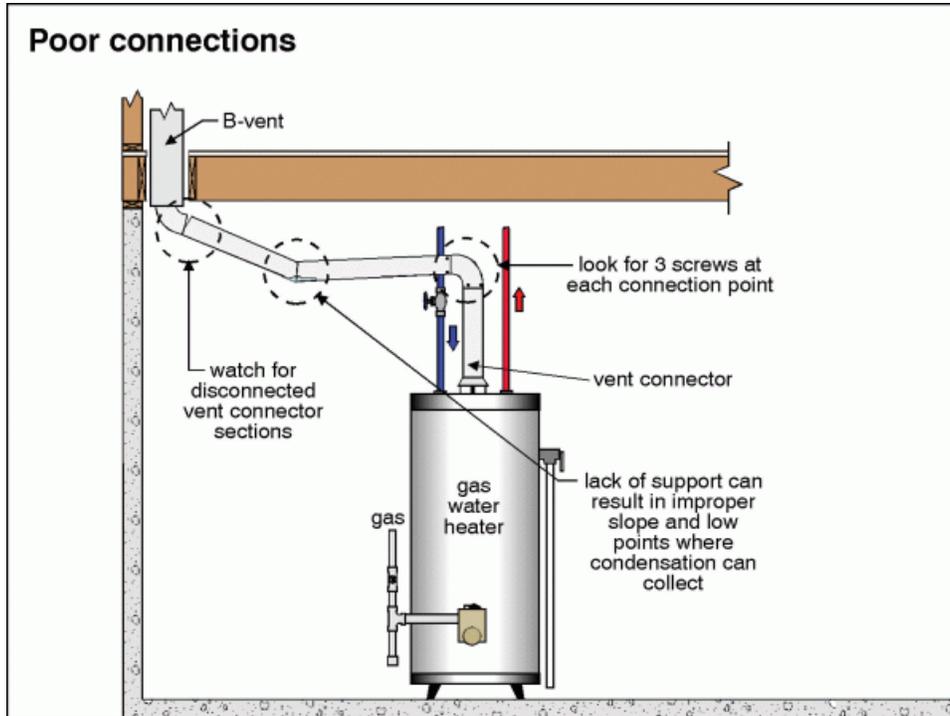
There are gaps or loose connections at vent exhaust piping- potential for carbon monoxide to leak.

**Location:** Water heater

**Task:** Repair

**Time:** as soon as possible

**Cost:** 250.00



96. Poor connections

**Condition:** • [Improper material](#)

Masonry/cement type chimney being used for newer water heater - needs to be serviced and possibly upgraded

**Location:** Water heater vent

**Task:** Service Upgrade

**Time:** As soon as practical



97. Improper material

## **FIXTURES AND FAUCETS \ Faucet**

**Condition:** • [Stiff or inoperative](#)

**Location:** Wetbar

**Task:** Repair

**Time:** If necessary

**Cost:** 300.00



98. Stiff or inoperative

**Condition:** • [Shower diverter inoperative or defective](#)

Shower head and bottom faucet run at the same time.

**Location:** Master bathroom

**Task:** Repair

**Time:** if necessary

**Cost:** 250.00



99. Shower diverter inoperative or defective

**FIXTURES AND FAUCETS \ Basin, sink and laundry tub**

**Condition:** • [Slow drains](#)

A variety of issues can cause a slow running drain in a bathroom sink. Strands of hair, a buildup of soap scum and larger bits of debris can catch onto drain parts to create a mass over time that blocks the drain flow.

**Location:** bathroom 2

**Task:** Clean / Improve

**Time:** when necessary

**Cost:** 300.00



100. *Slow drains*

**Condition:** • Drain stop missing

**Location:** Bathroom 2

**Task:** Provide

**Time:** If necessary

**Cost:** 150.00



101. *Drain stop missing*

- ROOFING
  - EXTERIOR
  - STRUCTURE
  - ELECTRICAL
  - HEATING
  - COOLING
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  - POOL/SPA
- THERMAL IM

**Description**

**Major floor finishes:** • [Carpet](#) • [Laminate](#) • Vinyl

**Major wall and ceiling finishes:** • [Plaster/drywall](#)

**Windows:** • [Sliders](#)

**Kitchen ventilation:** • Range hood

**Bathroom ventilation:**

- Exhaust fan
- Serviceable



102. Exhaust fan



103. Exhaust fan

**Inventory Wall Oven:**

- Present
- Serviceable



104. Present



105. Present

## Inventory Cooktop:

- Present



106. Present

## Inventory Dishwasher:

- Present
- Serviceable



107. Present



108. Present

## Inventory Microwave or Microwave/Rangehood:

- Present

# INTERIOR

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

**INTERIOR**

POOL/SPA

THERMAL IM



109. Present



110. Present

## Inventory Garbage disposal (food waste grinder):

- Present
- Serviceable



111. Present

## Recommendations

### CEILINGS \ General notes

**Condition:** • Patched

Signs of patching repairs noted. Recommend seller disclosure.

**Location:** bedroom 3

**Task:** Seller disclosure

**Time:** as soon as possible

# INTERIOR

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  - EXTERIOR
  - STRUCTURE
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- THERMAL IM



112. Patched

### CEILINGS \ Fan

**Condition:** • Fan string is damaged  
The fan/lights were not operated due to the fan strings being out of reach  
**Location:** Sunroom  
**Task:** Repair  
**Time:** As soon as practical  
**Cost:** minor



113.

### WINDOWS \ General notes

**Condition:** • Loose or poor fit  
**Location:** Sunroom facing pool  
**Task:** Repair

# INTERIOR

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  - EXTERIOR
  - STRUCTURE
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  - PLUMBING
  - INTERIOR**
  - POOL/SPA
- THERMAL IM

**Time:** As soon as practical

**Cost:** 600.00



114.



115.

## DOORS \ Doors and frames

**Condition:** • [Weatherstripping missing or ineffective](#)

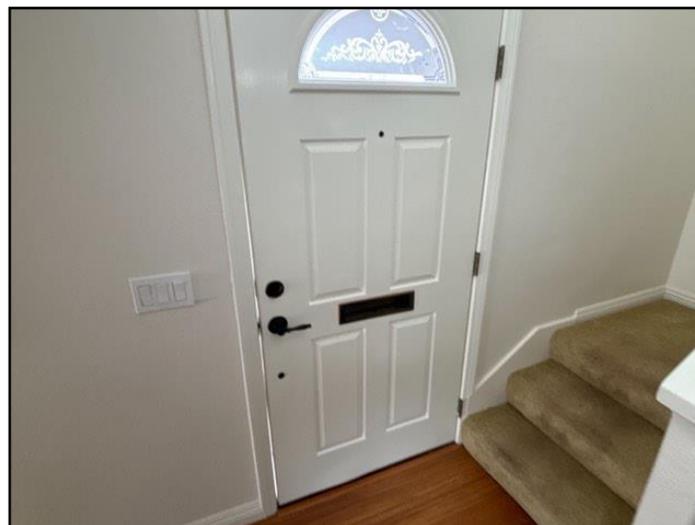
Door has air gaps due to Weather stripping failure and will continue adding air/moisture to enter home if not corrected.

**Location:** front door

**Task:** Improve

**Time:** as soon as possible

**Cost:** minor



116. *Weatherstripping missing or ineffective*

## CARPENTRY \ Cabinets

**Condition:** • [Drawers - missing or defective stops](#)

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**Location:** Bathroom 2

**Task:** Correct

**Time:** If necessary

**Cost:** minor



117. Drawers - missing or defective stops

## **APPLIANCES \ Microwave oven**

**Condition:** • Noisy

**Location:** Microwave

**Task:** Service

**Time:** Before using

**Cost:** 250.00

# POOL/SPA

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ROOFING

EXTERIOR

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INSULATION

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INTERIOR

POOL/SPA

THERMAL IM

## Description

### Pool / Spa type:

- Below ground



118. Below ground



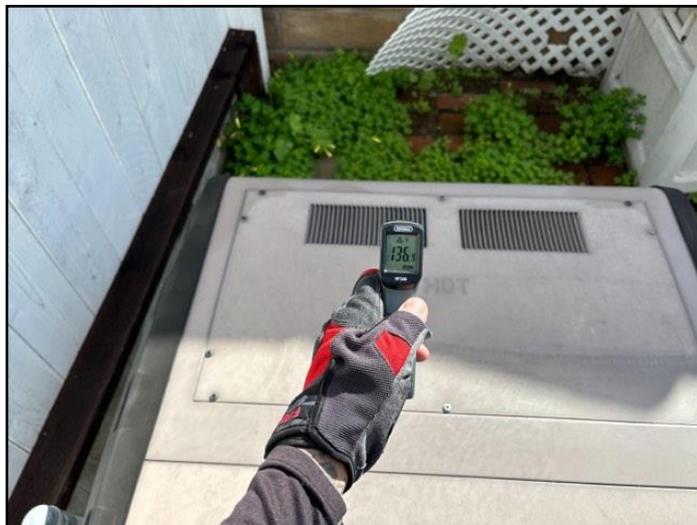
119. Below ground

### Heat source:

- Gas



120. Gas



121. Gas

### Water filter:

- Diatomaceous earth filter

- ROOFING
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- THERMAL IM



122. Diatomaceous earth filter

**Pumps:**

- Spa jet



123. Spa jet

**Does pool have water?:** • Yes

**Pressure Gauge:**

- Foggy

- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
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124. Foggy

**Recommendations**

**GENERAL \ Pool bottom surface**

**Condition:** • Surface defects noted

If the pool bottom surface has minor cracks or is deteriorating, it may need to be patched or resurfaced. This involves filling in the cracks with appropriate materials such as epoxy or plaster, or completely resurfacing the bottom with a new layer of material like plaster, fiberglass, or vinyl. The specific repair needed depends on the extent of the damage and the type of pool surface. It's advisable to consult a professional pool technician for an accurate assessment and appropriate repair solution.

**Location:** Pool

**Task:** Repair

**Time:** as soon as practical

**Cost:** 800.00



125. Surface defects noted

**CHILD-SAFE BARRIERS \ General**

**Condition:** • Missing

The pool/spa DOES NOT have a fenced or gated enclosure that separates or isolates the pool or spa area from the home or structure. Gate(s) should be self-closing and latch properly. No safety latches, self closing gate or alarms at doors (includes screens) from house accessing pool area.

**Location:** Pool

**Task:** Provide

**Time:** as required

**Cost:** 1,500

**DRAINS \ General**

**Condition:** • Not Anti-Vortex Type

Anti-Vortex protection covers aim at preventing entrapment and drowning incidents and should be equipped with anti-entrapment drain covers and other safety devices to prevent entrapment by the suction from pool and spa drains.

**Location:** Pool/ Spa drains

**Task:** Correct

**Time:** as soon as possible

**Cost:** 750.00



126. Not Anti-Vortex Type



127. Not Anti-Vortex Type

**ELECTRICAL \ Pool lights**

**Condition:** • Inoperative

**Location:** Pool

**Task:** Repair

**Time:** As required

**Cost:** 300.00

**ELECTRICAL \ GFCI**

**Condition:** • Responded to test button

- ROOFING
- EXTERIOR
- STRUCTURE
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- THERMAL IM



128. Responded to test button

**GENERAL \ Surrounding deck/concrete**

**Condition:** • Major cracks

Recommend repairs to avoid physical injury

**Location:** Pool area

**Task:** Repair

**Time:** As soon as possible

**Cost:** 1,200



129. Major cracks



130. Major cracks

## Recommendations

### **CEILINGLS BELOW ROOFING \ Anomaly noted**

**Condition:** • Moisture detected with moisture meter

Seal exterior sidewall flashings/window exterior

**Location:** Bedroom 4

**Task:** Repair , further evaluation

**Time:** As soon as possible

**Cost:** new drywall 500.00



131. Moisture detected with moisture meter



132. Moisture detected with moisture meter



133. Moisture detected with moisture meter

### **EVIDENCE OF PRIOR LEAKAGE \ Anomaly noted**

**Condition:** • Moisture detected with moisture meter

It is recommended to waterproof the exterior walls and have area further evaluated by a qualified specialist

**Location:** Living room (rear wall)

# THERMAL IMAGING

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## THERMAL IM

**Task:** Further evaluation

**Time:** As soon as possible

**Cost:** new drywall 800.00



134. Moisture detected with moisture meter



135. Moisture detected with moisture meter



136. Moisture detected with moisture meter



137. Moisture detected with moisture meter

END OF REPORT