



INSPECTION REPORT

# 651 Juniper Road, Pinon Hills, California 92372

Prepared for

Date Inspected

Aug 17, 2024

INSPECTED BY

**Tony Hernandez**



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# Descriptions

Location Of Attic Entrance:	<b>Bedroom, Hallway</b>	Year Built:	<b>2008</b>
Style Of Home:	<b>Traditional</b>	Temperature:	<b>94</b>
Method To Inspect Attic:	<b>On ladder</b>	Method To Inspect Roof:	<b>On roof</b>
Price Of Home:	<b>449000</b>	Present During Inspection:	<b>Buyer's agent</b>
Weather Conditions:	<b>Sunny</b>	Square Footage:	<b>1594</b>
Heating System:	<b>Furnace</b>	Ground Conditions:	<b>Dry</b>
House Faces:	<b>North</b>	Water Source:	<b>Public</b>
Sewer System:	<b>Public</b>	Foundation Design:	<b>Slab</b>
Cooling System:	<b>Central</b>	# Of Stories:	<b>1</b>
Occupancy:			<b>Occupied</b>

# Summary

This summary represents the full list of observations made at the time of the inspection. This section is provided as a convenience to help navigation to more detailed information found in the body of the report. It is organized to indicate the significance of the observation.

## PROPERTY CONDITION

Described here is a summary of the home inspection performed on 8/17/2024. The subject property is a single-family home on a slab foundation.

All major systems were inspected and determined to be functional at time of inspection.

The home was in overall good condition with only minor deficiencies noted. They are as follows:

1. Rear yard - Vegetation, touching rear side of structure.
2. Master bathroom toilet-not functional.
3. Master bedroom -Exit doorknob, not functional

## SAFETY CONCERNS

None

## ITEMS NOT OPERATING

None

## MAJOR CONCERNS

None

## MODERATE CONCERNS

None

## MINOR CONCERNS

None

## BUDGET TO REPLACE

None

 **NEEDS FURTHER EVALUATION**

None

 **ITEMS TO MONITOR**

None

 **MAINTENANCE ITEMS**

None

# Scope of Inspection

- The condition of the premises may change after the date of inspection due to many factors such as weather, moisture, leaks, actions taken by the owner or others, or the passage of time. This report reflects the condition of the premises at the time of the inspection.
- Some items or areas may not be inspected if they are blocked by furniture or stored items.
- No pest control, lead paint, asbestos, mold, or other types of testing are being performed.
- No guarantees or warranties are provided in connection with the home inspection.
- Mechanical and electrical systems can fail at any time, very often with no advance warning. Therefore, this report deals only with the condition of such systems at the time of inspection, and is not to be considered a guarantee or warranty as to future performance.
- An inspection will not identify concealed or latent defects.

# Definitions

Each item has been assigned a quality rating based on the observations recorded by the inspector. The quality ratings are automatically assigned based on the observations made.

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 **Not working**

Was not working at the time of the inspection.

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 **Safety Hazard**

Has conditions that make operation of the item unsafe and is in need of prompt attention.

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 **Poor**

Is operating, but has at least one major concern with its operation.

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 **Marginal**

The item is working, but has at least one concern that is beyond cosmetic.

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 **Satisfactory**

No material issues have been found. One or more cosmetic issues may have been observed.

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 **Not Inspected**

Was not inspected. The reason is typically indicated.

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# 1. Appliances

## DESCRIPTIONS

### Cook Top

Serial Number VEU3907863

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Model Number SH114PXSQ1

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Manufacturer Name Whirlpool

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Energy Source Gas

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### Dishwasher

Serial Number FU5086278

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Model Number Du 810SWPQR

---

Manufacturer Name Whirlpool

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### Dryer

Serial Number M7122-4771

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Model Number NGD4655EW2

---

Manufacturer Name Amana

---

Energy Source Gas

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Venting Location Wall

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### Garbage Disposal

Serial Number 1-812-124-7908

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Model Number Model one - 87

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Manufacturer Name	Badger
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**Oven/Range**

Serial Number	VEU3907863
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Model Number	SH114PXSQ1
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Manufacturer Name	Whirlpool
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Energy Source	Gas
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**Refrigerator**

Serial Number	BA71101627
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Model Number	253. 67872505.
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Manufacturer Name	Kenmore
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**Washer**

Serial Number	XC50608229
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Model Number	LTF2940ES0
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Manufacturer Name	Frigidaire
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Energy Source	Electric
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# COOK TOP



Kitchen

COMPLIMENT

Manufacturer data plate

## PHOTOS



Stovetop burner test



Interior view of kitchen stove



Kitchen stove service tag



# DISHWASHER



Kitchen

COMPLIMENT

Manufacturer data plate

## PHOTOS



. Interior view of dishwasher Dishwasher service tag

Front view of dishwasher



# DRYER



Laundry Room / Mudroom

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COMPLIMENT

Manufacturer data plate

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## PHOTOS



Close dryer service tag



Front view of Clothes Dryer.



# GARBAGE DISPOSAL



Kitchen

COMPLIMENT

Manufacturer data plate

## PHOTOS



Garbage disposal and service tag Under kitchen sink view



# OVEN/RANGE



Kitchen

COMPLIMENT

Manufacturer data plate

## PHOTOS



Stovetop burner test



Interior view of kitchen stove



Kitchen stove service tag



# REFRIGERATOR



Kitchen

COMPLIMENT

Manufacturer data plate

## PHOTOS



Direct view of refrigerator

Interior view of refrigerator

Refrigerator service tag



# WASHER



Laundry Room / Mudroom

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COMPLIMENT

Manufacturer data plate

---

## PHOTOS



Direct view of Washing machine Washing machine service tag



## 2. Balconies, Decks and Porches

### DESCRIPTIONS

Balcony, Deck or Porch

Type

Porch

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Material

Wood



**BALCONY, DECK OR PORCH**





Exterior: Ground View

### 3. Building Exterior

#### DESCRIPTIONS


Downspout	Material	Aluminum
	Drainage Location	Above grade
Eave	Soffit Material	Wood
	Fascia Material	Wood
Exterior Trim	Material	Wood
Gutter	Material	Aluminum
Siding	Material	Stucco


 **DOWNSPOUT**  Exterior: Ground View

 **EAVE**  Exterior: Ground View

 **EXHAUST VENT**  Exterior: Ground View

 **EXTERIOR TRIM**  Exterior: Ground View

✓ **GUTTER**  Exterior: Ground View

✓ **SIDING**  Exterior: Ground View

## 4. Building Structure

### DESCRIPTIONS

Beam	Material	Wood
Column / Pier	Material	Wood
Joist	Type	Truss
	Material	Wood
Roof Sheathing	Material	Plywood
	Flashing Material	Aluminum
Roof Structure	Roof Style	Gable
	Framing Type	Trusses
	Roof Pitch	Medium

✓ BEAM

✓ COLUMN / PIER  Basement

✓ JOIST  Attic

✓ RAFTER  Attic

✓ RAFTER TAIL  Attic

✓ ROOF SHEATHING  Exterior: Roof View

✓ ROOF STRUCTURE  Exterior: Roof View

✓ SLAB

✓ TRUSS  Attic

## 5. Electrical

### DESCRIPTIONS

<b>CO Alarm</b>	Missing Co2 detectors	No
<b>Electric Service Panel</b>	Wiring Type - Distribution	Copper
	Panel Rating	200 Amp
	Manufacturer Name	Square D
	Circuit Breaker Size	15, 50, 20
	# of 220 Volt Circuits	3
	# of 110 Volt Circuits	7
	Wiring Type - Main	Copper
	Panel Type	Fuses
<b>Electrical service</b>	Service Entry Style	Overhead
	Location Of Main Disconnect	Left side of structure
	Rating	240 Volts
<b>Outlet</b>	Electrical Outlet in front of home not functional	No
<b>Sub / Distribution Panel</b>	Circuit Breaker Size	30

Manufacturer Name

Square D

# of 220 Volt Circuits

3

# of 110 Volt Circuits

4

Panel Type

Circuit breakers

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**Wiring**

Wiring Method

Electrical Metal Tubing (conduit)



**AFCI**



**CO ALARM**



**CEILING FAN**



**DOOR BELL**



Exterior: Ground View



**ELECTRIC SERVICE PANEL**



**ELECTRICAL MAST**



Exterior: Ground View



**ELECTRICAL SERVICE**



Exterior: Ground View

✓ GFCI

✓ LIGHT FIXTURE

✓ OUTLET

− SMOKE ALARM

✓ SUB / DISTRIBUTION PANEL

✓ SWITCH

✓ WHOLE HOUSE FAN  Attic

✓ WIRING



## 6. Fireplace and Chimney

### DESCRIPTIONS

#### Chimney / Flue

Location Inspected Chimney

Roof

Flue Material

Cement

Chimney Chase Material

Brick

#### Fireplace

Firebox Material

Brick

Energy Source

Wood, Gas

✓ CHIMNEY / FLUE

✓ FIREPLACE

## 7. HVAC

### DESCRIPTIONS

#### AC-Condenser

Type	Cased
Year Built	2007
Serial Number	7404310702403
Model Number	138JA36801
Maximum Fuse / Breaker Rating	60
Energy Source	Electric
Capacity	3 Ton
Manufacturer	Weather king

#### AC-Evaporator Coil

Manufacturer	Weather king
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#### Air Conditioner

Type	Cased
Maximum Fuse/ Breaker Rating	60
Installed Fuse Breaker	60
Energy Source	Electric
Condensing Type	Air
Capacity	3 Ton

	Air Distribution Method	Ducts
	Air Conditioner Type	Packaged
Furnace	Manufacturer Name	Weather king
	Heat Distribution Type	Forced Air
	Filter Type	Disposable electrostatic
	Energy Source	Gas
	Efficiency	High-efficiency
	Capacity	3 ton
HVAC Venting	Type	Direct
	Material	PVC

 **AC-CONDENSER**  Exterior: Ground View

**COMPLIMENT** Manufacturer data plate

 **AC-EVAPORATOR COIL**

 **AIR CONDITIONER**  Exterior: Ground View

✓ DUCTWORK  Attic

✓ FURNACE

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COMPLIMENT

Manufacturer data plate

---

✓ HVAC VENTING  Attic

✓ THERMOSTAT

## 8. Insulation and Ventilation

### DESCRIPTIONS

Attic Ventilation	Type	Power
Insulation	Insulation Style	Fiberglass batting with vapor barrier, Spray foam
	R-value	r34
	Approximate Depth	16
Kitchen / Bath Exhaust	Type	Built-in Microwave

✓ ATTIC VENTILATION  Attic

✓ INSULATION  Attic

✓ KITCHEN / BATH EXHAUST  Attic

## 9. Landscaping and Hardscaping

### DESCRIPTIONS

Driveway

Material

Concrete

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Fence

Material

Chain link

---

Patio and walkway

Material

Concrete

 **DRAINAGE AND GRADING**  Exterior: Ground View

 **DRIVEWAY**  Exterior: Ground View

 **FENCE**  Exterior: Ground View

 **GATE**  Exterior: Ground View

 **PATIO AND WALKWAY**  Exterior: Ground View

# 10. Plumbing

## DESCRIPTIONS

<b>Cleanout</b>	Location	Garage
<b>Fuel Lines</b>	Material	Black Iron
<b>Main fuel supply</b>	Shutoff Location	Adjacent to meter
	Location of Gas Meter	Left side of structure
<b>Main water valve</b>	Water Meter Location	Curbside
	Static Water Pressure Reading	80 PSI
	Shutoff Location	Front walkway
	Main Water Supply Valve Location	Front of home
<b>Shower / Tub</b>	Type	Drop-in
	Material	Fiberglass
<b>Sink</b>	Type (Bathroom)	Vanity Mount
	Number Of Bowls	Single Bowl, Double Bowl
	Mounting	Top-mounted
<b>Waste Discharge Pipe</b>	Plumbing Waste Piping Material	PVC

## Water Heater

Serial Number DM9929103

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Model Number M440T6FB9

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Energy Source Natural gas

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Capacity 40 gal

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Btu Or Watt Input Rating 40,000

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Brand Bradford White

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Type Recovery

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## Water Pipe

Water Service Piping Material Copper

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Water Distribution Piping MaterialCopper

 CLEANOUT

 FUEL LINES

 HOSE BIBB  Exterior: Ground View

 MAIN FUEL SUPPLY  Exterior: Ground View



✓ **MAIN WATER VALVE**  Exterior: Ground View

✓ **PLUMBING VENT**  Exterior: Roof View

− **SEPTIC SYSTEM**  Exterior: Ground View

✓ **SHOWER / TUB**  Bathroom

✓ **SINK**

✓ **STAND-ALONE SHOWER**  Bathroom

✓ **TOILET**  Bathroom

✓ **WASTE DISCHARGE PIPE**

## ✓ WATER HEATER

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COMPLIMENT

Manufacturer data plate

---

### PHOTOS



Direct view of water heater Water heater service tag

## ✓ WATER PIPE

# 11. Roof

## DESCRIPTIONS

Roof Material

Roof Material

Concrete tile

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Approximate Age

20+ years



**ROOF FLASHING**



Exterior: Roof View



**ROOF MATERIAL**



Exterior: Roof View

## 12. Room Components

### DESCRIPTIONS

<b>Cabinet</b>	Material	Laminate
	Cabinet Construction	Metal Brackets
<b>Ceiling</b>	Material	Drywall
<b>Countertop</b>	Material	Tile
<b>Exterior door</b>	Materials	Metal
<b>Floor</b>	Sub Floor Material	Concrete
	Floor Cover	Tile
<b>Garage door opener</b>	Type	Chain Drive
	Manufacturer	Genie
<b>Interior Door</b>	Materials	Hollow Core
<b>Overhead Door</b>	Material	Aluminum
<b>Wall</b>	Material	Drywall
<b>Window</b>	Window Frame Type	Wood
	Window Glass Type	Double pane

✓ ATTIC ENTRY

✓ CABINET

✓ CEILING

✓ COUNTERTOP

✓ EXTERIOR DOOR  Exterior: Ground View

✓ FLOOR


✓ GARAGE DOOR OPENER  Garage

✓ INTERIOR DOOR

✓ INTERIOR TRIM

✓ OVERHEAD DOOR  Garage

✓ SCREEN

✓ STORM DOOR  Exterior: Ground View

✓ VANITY  Bathroom

✓ WALL

✓ WINDOW

# Home Tour

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Kitchen sink hot water test. Kitchen outlet receptacle GFCI test. Interior view of kitchen cabinetry



Interior view of Kitchen Cabinetry Direct view of kitchen window and. Sync. Direct view of front entry into living area.



Side view of living room



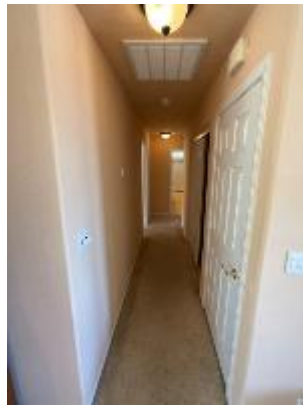
Interior view of fireplace.



Fireplace damper door in open position



Fireplace Damper door enclosed position. Direct view of hallway



Side view of living room and kitchen.



Garbage disposal and service tag Under kitchen sink view



Stovetop burner test





Interior view of kitchen stove Kitchen stove service tag Kitchen ventilation not connected



Bathroom JFCI test. Bathroom sink hot water test. Side view of bathroom



Bedroom temp test Main bathroom toilet Interior bedroom window



Interior Broomview



Interior room view



Direct view of bedroom closet doors



Side view of bedroom



Bedroom window



Interior bedroom view.



Direct view of water heater



Water heater service tag



Front view of structure



Left side view of structure.



Exterior water pressure at a hundred and. 110PSI.



Hairline crack on garage. on garage exit door exterior



Rear structure view.



Rear landscape.



Rear yard landscape





Direct view of gas meter



Left side view of structure



Vegetation, touching rear side of structure



Interior view of third car garage



Interior view of double car garage



Underside of roof. in garage area



Interior view of dishwasher Dishwasher service tag



Front view of dishwasher Interior kitchen cabinet view Interior kitchen cabinet view



Laundry room cabinetry Interior view of laundry room cabinetry Direct view of Washing machine



Washing machine service tag Close dryer service tag Front view of Clothes Dryer.



Direct view of refrigerator Interior view of refrigerator Refrigerator service tag



Side view of laundry room Side bedroom, French doors. Interior living space



Interior living space ceiling Interior closet view Direct view of air filter





Direct view of thermostat Direct view of bedroom bathroom toilet. Master bathroom vanity and sink



Master bathroom bathtub. Master bathroom storage cabinets Master bedroom



Master bedroom



Master bedroom



Master bedroom.



Master bedroom walk in closet Interior attic ceiling insulation Side view of furnace.



Top sight of furnace

Direct view of blown in insulation

Interior attic space of insulation



Direct view of air conditioner ducts.