



National Property Inspections

Bettner Trust, 3421 Santa Clara Cir, Costa Mesa, CA, 92626



Wednesday, November 5, 2025

Inspector

Mike Birenbaum

714-936-9110

npibrea@gmail.com

NACHI#07081502

Inspection Date:
11/05/2025

Inspector: Mike Birenbaum
Inspector Phone: 714-936-9110

Email: npibrea@gmail.com
NACHI#07081502



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GENERAL INFORMATION

GENERAL CONDITIONS AT TIME OF INSPECTION :

Property Occupied : Yes	Temperature : 65
Estimated Age Of Property : 56 to 57 Year(s)	Weather :
Property Faces : <input type="checkbox"/> North <input type="checkbox"/> South <input checked="" type="checkbox"/> East <input type="checkbox"/> West	<input checked="" type="checkbox"/> Sunny
Type of Property :	Soil Conditions :
<input checked="" type="checkbox"/> Single-Family	<input checked="" type="checkbox"/> Dry
Primary Construction :	Persons Present :
<input checked="" type="checkbox"/> Wood <input checked="" type="checkbox"/> Stucco Siding	<input checked="" type="checkbox"/> Seller <input checked="" type="checkbox"/> Seller's Agent

DEFINITIONS :

Below are listed the definitions used throughout the report to describe each feature of the property.

ACC (ACCEPTABLE)	The item/system was performing its intended function at the time of the inspection.
MAR (MARGINAL)	The item/system was marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deferred maintenance related conditions at the time of inspection, it will likely require early repair or replacement.
NI (NOT INSPECTED)	The item/system was not inspected due to safety concerns, inaccessibility and/or concealment or seasonal conditions and no representations of whether or not it was functioning as intended were made.
NP (NOT PRESENT)	The item/system does not exist or was visually concealed at the time of the inspection.
DEF (DEFECTIVE)	The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.

SCOPE OF THE INSPECTION :

Note: "Grandfathering" in residential construction allows older homes to continue operating under the building regulations and standards that were in effect when originally built, exempting them from new regulations unless substantial renovations occur. This principle acknowledges the economic and practical challenges of retrofitting older structures. The following report is based on visual inspection of the readily accessible areas of this property and on a random sampling of like items, not every item was or could be inspected. Due to the significant amount of stored personal items throughout the property, deferred maintenance and/or overall disrepair of this property, it is noted that all conditions and findings might not have been revealed or documented. It is recommended that any findings not documented or revealed be repaired or further evaluated by a licensed contractor that is specifically trained for the section or component that is in need of repair or evaluation prior to the close of transaction(s). Please read the entire report carefully, ask your inspector any questions you might have and obtain estimates or discuss noted items with a contractor before closing. Note: Payment for this inspection report constitutes acceptance of the signed and authorized Pre-Inspection Agreement. Any person or entity that relies on this inspection report agrees to be bound by the Inspection Agreement on file.

We wish to remind you that every property requires a certain amount of ongoing maintenance: drains sometimes clog, gutters, downspouts and the grading around the property must be properly maintained to help prevent water intrusion in to the basement or crawlspace; roofs, furnaces, air conditioners and other components require regular maintenance and inspection. This property will be no exception and we strongly suggest that you both expect and

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budget for regular maintenance/repairs.

For additional documentation and depiction of conditions observed, see the Photo page section at the rear of this inspection report for related information and a visual of conditions noted within various sections of this inspection report.

Lawn sprinklers, irrigation systems, fixtures and all related components are not typically inclusive within the industry standards of practice or the scope of this inspection process. Random conditions may or may not be documented within this inspection report. All concerns are recommended to be further evaluated by a licensed contractor of the appropriate trades.

Real Estate property built prior to the early 1970's are likely to have some sort of asbestos and/or lead based particles present within random components both encompassing and within the interior of the dwelling. Asbestos and/or lead based testing is not inclusive within this inspection process. All concerns are recommended to be further evaluated and diagnosed by a licensed air quality or environmental specialist contractor.

Detached free standing or separate landscape features such as (but not limited too) gaze bos, sheds, out buildings, water fountains, light systems, recreational use items and/or appliances (BBQ's) are not inclusive within this inspection process. Only the main dwelling and attached or detached garage are inspected unless otherwise noted within respective sections of this inspection report format. NPI recommends all conditions and concerns with installation, operation, all surfaces and safety features of detached fixtures or structures be further evaluated by a licensed contractor of the appropriate trades.

Radon Testing was not performed at the time of inspection. Note: Radon is a colorless, odorless, natural radioactive decay of uranium, which is found in all rocks and soils and is emitted from the ground and has been listed by the US Environmental Protection Agency (EPA) as being the second leading cause of lung cancer in the US. Specialized testing equipment is required and typically needs to be placed within a undisturbed area of a property for a minimum of 48 hours. Note: Radon levels above 4 pCi/L or higher would require further evaluation and repair. It is recommended that all client concerns with "Radon" be further evaluated by a licensed contractor of the appropriate trade prior to the close of transaction or escrow.

Residential mechanical systems and appliances can be functional as intended but due to various circumstances may or may not be on an industry wide "recall" due to adverse conditions or installations related to the respective system or appliance. Although every attempt to identify safety related or defective conditions with these "units" is completed during the inspection process, not all "recall's" can be or will be identified by National Property Inspections. All client concerns are recommended to be further researched or investigated by an authorized service such as the Consumer Product Safety Commission (www.cpsc.gov).

Typical "wear and tear" or "general deteriorative conditions" as stated randomly throughout this inspection report pertain to common scratching, marring, discoloration, age related deterioration, small cracks or separations, broken fixtures etc., etc. that are common with every day usage. Specific identification of all these types of conditions may or may not be listed within this inspection process and are generally considered cosmetically related. In addition, in the event of single or multiple structures or buildings (ex. ADU's), one inspection report will be delivered extrapolating the overall assessment of the exterior(s) and interior(s) aspects. These conditions should be monitored on a regular scheduled basis for further developments at which time all repairs and/or further evaluations are recommended to be completed by licensed contractors of the appropriate trades.

Effective Jan. 1st 2018 California SB 442 and the Swimming Pool Safety Act along with the California Business & Professions Code Section 7195 indicates a new requirement and states that the home inspection report must include a noninvasive physical examination of the pool or spa and identify which if any, of the seven drowning prevention safety features listed (see below) in subdivision (a) of Section 115922 of the Health and Safety Code the pool or spa is equipped with and shall specifically state if the pool or spa has fewer than two of the listed drowning prevention safety features:

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- (1) An enclosure that meets the requirements of Section 115923 and isolates the swimming pool or spa from the private single-family home.
- (2) Removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.
- (3) An approved safety pool cover, as defined in subdivision (d) of Section 115921.
- (4) Exit alarms on the private single-family home's doors that provide direct access to the swimming pool or spa. The exit alarm may cause either an alarm noise or a verbal warning, such as a repeating notification that "the door to the pool is open."
- (5) A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family home's doors providing direct access to the swimming pool or spa.
- (6) An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208 "Standard Safety Specification for Residential Pool Alarms," which includes surface motion, pressure, sonar, laser, and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety feature.
- (7) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM or the American Society of Mechanical Engineers (ASME).

Please refer to and/or see the Exterior Fence, Doors and Swimming Pool sections of this inspection report for confirmation of listed safety features, missing, defective and / or related conditions observed at the time of inspection.

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Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

1 PATIO AREAS

Items listed below failed to operate and/or perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection. Recommend all stated (but not limited to) conditions be further evaluated and repaired within an agreed upon duration of time by licensed contractors of the appropriate trade:

- Cracked concrete with unlevel elevation at one of more locations.
- Expansion joint applications recessed, decayed or missing at multiple areas rendering uneven walking surfaces.
- Potential safety concerns due to tripping hazards.
- Rotted or decayed wood conditions present at more than one patio cover support and/or structural assemblies.
- Recommend performing / consulting termite inspection report for additional information and all details pertaining to repair, replacement and/or treatment be completed by licensed contractors of the appropriate trade.

2 FENCES / GATES

Items listed below failed to operate and/or perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection. Recommend all stated (but not limited to) conditions be further evaluated and repaired within an agreed upon duration of time by licensed contractors of the appropriate trade:

- Side gate swings outward from direct pool access but observed missing any kind of self closing device at the time of inspection. Safety gates by California Health and Safety Section 115923 standards are to have all of the following characteristics:
 - (a) Any access gates through the enclosure open away from the swimming pool, and are self-closing with a self-latching device placed no lower than 54 inches above the ground.
 - (b) A minimum height of 60 inches.
 - (c) A maximum vertical clearance from the ground to the bottom of the enclosure of 2 inches.
 - (d) Gaps or voids, if any, do not allow passage of a sphere equal to or greater than 4 inches in diameter.
 - (e) An outside surface free of protrusions, cavities, or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five years to climb over.For additional safety, recommend repair and/or further evaluation by a licensed contractor of the appropriate trades.
- Damaged, rotted, stained and/or decayed wood planking and/or related installations observed at multiple areas.
- Misaligned, unsecured / detached and/or leaning wood planking or related installations observed at southern fence line.
- Note: Affected installations may or may not be a shared responsibility with neighboring property owner.

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3 ROOFING

Items listed below failed to operate and/or perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection. Recommend all stated (but not limited to) conditions be further evaluated and repaired within an agreed upon duration of time by licensed contractors of the appropriate trade:

- Granular shingle surface deteriorated, eroding and worn at multiple areas with underlying sub surface material exposed.
- Note: Overall, more than one area of shingle installation appears at the end of its useful life and will likely require replacement and/or repair within near future.

4 FLASHING/VALLEYS

Items listed below failed to operate and/or perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection. Note: "Flashing" typically assists in preventing or redirecting moisture related occurrences away from sub surface applications, seams and/or exposed areas. Recommend all stated (but not limited to) conditions be further evaluated and repaired within an agreed upon duration of time by licensed contractors of the appropriate trade:

- Damaged / altered drip edge flashing at NW corner.
- Mastic seal on roof jack vents observed deteriorated and/or beginning to crack at various locations.
- Affected assemblies are common areas for possible moisture intrusion.

5 GUTTERS/DOWN SPOUTS

Items listed below failed to operate and/or perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection. Recommend all stated (but not limited to) conditions be further evaluated and repaired within an agreed upon duration of time by licensed contractors of the appropriate trade:

- Down spout assembly missing at north side zero lot line location. Condition renders concern for uncontrolled flow during typical use.
- Debris and/or sediment observed collecting within gutters at northern edge. Condition may or may not lead to saturation of debris and excess weight (over time) within gutters creating possible dis-lodge and/or other destructive situations.

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6 CHIMNEY

Items listed below failed to operate and/or perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection. Recommend all stated (but not limited to) conditions be further evaluated and repaired within an agreed upon duration of time by licensed contractors of the appropriate trade:

- Cracked / eroded crown and brick and mortar assemblies at more than one course level of northern chimney

7 EXTERIOR SURFACE

Siding/Trim

Exterior Electrical

Items listed below failed to operate and/or perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection. In addition, some listed items render concern for potential moisture or environmental intrusion to occur as well. Recommend all stated (but not limited to) conditions be further evaluated and repaired within an agreed upon duration of time by licensed contractors of the appropriate trade:

- Wooden trim, fascia and/or siding components present with decayed, rotted or deteriorative conditions at more than one perimeter location.
- Recommend performing / consulting termite inspection report for additional information and all details pertaining to repair, replacement and/or treatment be completed by licensed contractors of the appropriate trade.
- Siding and/or trim deteriorated and in need of servicing, caulk and painting at multiple locations.
- Electrical circuitry observed with exposed romex and/or unknown wire configurations attached to exterior surface(s) at one or more locations. Current industry standards indicate electrical installations whereas subject to physical damage shall be protected by rigid metal conduit, intermediate metal conduit, electrical metal tubing, Schedule 80 PVC rigid nonmetallic conduit or other approved means.
- Multiple extension cords and/or non-permanent cabling were observed attached, draped, or mounted along various exterior wall surfaces at the time of inspection. Extension cords are not rated for continuous exterior use or as a substitute for permanent wiring methods, and exposure to weather, physical damage, or UV deterioration may pose safety concerns. Determining the origin, load, or intended use of these cords is outside the scope of this inspection.

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8 EXTERIOR DOORS

Items listed below failed to operate and/or perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection. Recommend all stated (but not limited to) conditions be further evaluated and repaired within an agreed upon duration of time by licensed contractors of the appropriate trade:

- Current industry standards indicate all egress doors with direct pool access require alarm audible for 30 seconds throughout house and/or a self closing, self latching device with a release mechanism placed no lower than 54 inches above the floor. Safety devices were unconfirmed, disarmed and/or not present at all locations throughout dwelling with direct pool access at the time of inspection. (See the General Information Page of this inspection report for additional pool safety information.)
- Spalling, damaged and/or penetrated stucco surfaces below sliding egress thresholds - Potential moisture and/or environmental intrusions area.
- Decayed and/or eroding metal threshold installation at one or more sliding egress thresholds.
- Detached, torn and/or altered screen door assemblies at various locations
- Incomplete hinge hardware and/or fasteners (ie: screws) at front egress renders concern for potential impact on egress functionality as intended.

9 ELECTRICAL

Smoke / CO Detectors*

- Smoke alarms were present; however, one or more locations appeared missing, unverified, outdated, or not installed in all typical recommended areas such as inside each sleeping room, outside sleeping areas, and on each level of the home. As of July 2015, battery-only smoke alarms in California are required to have a sealed 10-year battery, and devices should display a manufacture date for age verification. A carbon monoxide alarm was also missing, unverified, or not found at the time of inspection. Carbon monoxide alarms are recommended on each level and in hallways outside sleeping areas where fuel-burning appliances or heating systems are present. This inspection is visual only. Functional testing of smoke and CO alarms is not performed, as pressing the test button does not confirm full operational reliability and may activate older devices in a manner that cannot be silenced or reset during the inspection. No confirmation of full compliance, operational performance, or remaining service life is implied. Recommend installing or replacing smoke and carbon monoxide alarms at all standard locations and testing them upon occupancy to help ensure proper life-safety function.

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10 WATER HEATER

Items listed below failed to operate and/or perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection. Recommend all stated (but not limited to) conditions be further evaluated and repaired within an agreed upon duration of time by licensed contractors of the appropriate trade:

- Pooling / ponding water observed at platform area with specific cause or source unconfirmed.
- Earthquake straps observed loose and not properly secured at the time of inspection.
- Exhaust flue pipe improperly secured. Current industry standards indicate sheet metal screws connect all intersecting / connecting joints; screws are not present at all intersections.

11 LAUNDRY FACILITIES

Dryer Vents

Items listed below failed to operate and/or perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection. Recommend all stated (but not limited to) conditions be further evaluated and repaired within an agreed upon duration of time by licensed contractors of the appropriate trade:

- Antiquated material / installation present at dryer exhaust duct.

12 HEATING

Operation

Items listed below failed to operate and/or perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection. Recommend all stated (but not limited to) conditions be further evaluated and repaired within an agreed upon duration of time by licensed contractors of the appropriate trade:

- Corrugated Stainless Steel Tubing (CSST) observed passing through sheet metal wall. Industry standards indicate protection of CSST required where passing through sheet metal walls, thus rendering typical installations at this area to have a ridged gas approved pipe application. Installation appears to be original from when system was installed.

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13 COOLING

- The homeowner stated that the air conditioning system has not been operational for an extended period of time. The system was not operated or tested at the time of inspection. Visual inspection was limited to the readily accessible roof top components only; internal condition, refrigerant levels, capacity, and overall performance could not be confirmed. Recommend further evaluation and repair or replacement as needed by a licensed HVAC contractor prior to close of transaction and/or prior to reliance on the system for regular use. Additional costs should be anticipated.

14 KITCHEN / DINING AREA

Electrical (Random sampling of outlets, switches, fixtures.)

Countertops/Cabinets

Sink/Faucet

Exhaust Fan

Stove Top/Oven

Items listed below failed to operate and/or perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection. Recommend all stated (but not limited to) conditions be further evaluated and repaired within an agreed upon duration of time by licensed contractors of the appropriate trade:

- Exposed / unsecured ceiling junction box assembly at ridge beam.
- Dismantled / altered base cabinetry components at one or more locations.
- Damaged counter tile at multiple areas.
- Rusted and corroded basin surfaces.
- Dismantled / altered exhaust fan assemblies.
- Unconfirmed / inoperable oven appliance.
- Corrosion and leak detection observed at one or more plumbing assemblies below sink.

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15 FIREPLACE (MASTER BEDROOM)

• Note: No damper stop device was observed to prevent the damper from being fully closed. A damper stop is a required safety feature that ensures the damper remains partially open at all times, allowing for proper venting of combustion gases. Without this device, there is a potential risk of carbon monoxide entering the living space if the damper is closed while the gas appliance is in use. Recommend evaluation and correction by a qualified fireplace or gas service technician.

16 HALLWAY BATHROOM

Countertops/Cabinets

Tub/Shower

Items listed below failed to operate and/or perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection. Recommend all stated (but not limited to) conditions be further evaluated and repaired within an agreed upon duration of time by licensed contractors of the appropriate trade:

- Burnt out, unconfirmed and/or inoperable light fixture(s)
- Misaligned / detached base cabinet drawer.
- Delaminated mirror conditions at medicine cabinet.
- Detached / dismantled bathtub stopper assembly

17 MASTER BATHROOM

Sink/Faucet

Toilet

Tub/Shower

Water Pressure/Flow/Drainage

Items listed below failed to operate and/or perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection. Recommend all stated (but not limited to) conditions be further evaluated and repaired within an agreed upon duration of time by licensed contractors of the appropriate trade:

- Detached / unsecured faucet assembly.
- Loose or unsecured toilet mounting at floor. Specific cause undetermined but condition may or may not be related to mounting bolts, deteriorated flange and/or wax ring under base of toilet.
- Leaking / unsecured shower faucet assemblies.

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18 MASTER BEDROOM

Ceilings

Electrical (Random sampling of outlets, switches, fixtures.)

Items listed below failed to operate and/or perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection. Recommend all stated (but not limited to) conditions be further evaluated and repaired within an agreed upon duration of time by licensed contractors of the appropriate trade:

- Altered, stained and decayed ceiling surfaces at north side of room.
- Unconventional / exposed wiring at bath area ceiling fan assembly.

19 INTERIOR BEDROOMS

Interior Doors/Hardware

Items listed below failed to operate and/or perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection. Recommend all stated (but not limited to) conditions be further evaluated and repaired within an agreed upon duration of time by licensed contractors of the appropriate trade:

- Altered / damaged bedroom #3 casement trim at entry door.

20 SWIMMING POOL

Heater

Electrical

Lights

• Note: Subject property did not meet minimum safety related requirements pertaining to California SB 442 and the Swimming Pool Safety Act along with the California Business & Professions Code Section 7195. Current industry standards have specific rules and requirements for "direct access" via side yard gates, fencing or egress from interior dwelling to swimming pool areas. See comments within the General Information page, Exterior Fence/Gate and/or Door sections of this inspection report for additional information pertaining to safety standards. For additional peace of mind and safety, recommend all client concerns be further evaluated by a licensed swimming pool contractor familiar with local jurisdiction requirements prior to the close of transaction.

Items listed below failed to operate and/or perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection. Recommend all stated (but not limited to) conditions be further evaluated and repaired within an agreed upon duration of time by licensed contractors of the appropriate trade:

- Service access door observed by landscape debris rendering unconfirmed visual inspection and functionality as intended. Note: Homeowner informed inspector that system hasn't works in "years".
- Unreadable pressure gauge assembly at DE filter.
- Inoperable suspected pool light switch and illuminated fixture below water line.
- Mastic strip around exterior coping edge observed eroding, separated and cracking at more than one perimeter location. Condition renders concern for possible moisture intrusion creating up-lift and/or misalignment of coping applications.

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- Leak detection at pool fill valve assembly.

DEF (DEFECTIVE)

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GRADING / DRAINAGE

Monitor Condition

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Near Level

Positive Slope

Settlement

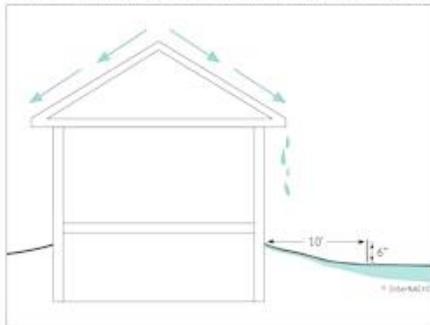
Comments:

- Near level grade at immediate rear footprint (backyard) with positive sloping noted at front of property at time of inspection. Areas of near level grade render concern for possible ponding conditions if not properly set up with drainage systems during rain weather and/or excessive moisture occurrences. Typically, industry standards indicate final grade to slope away from the dwelling and foundation a minimum of 6 inches within the first 10 feet or to the "Swale" when 10 feet is not available. Note: Observed grading is consistent with other properties in the immediate area. Erosion and/or manipulation of grade can have an adverse effect on proper drainage. See "underground" comments within Interior Plumbing section of this inspection report for additional information. Recommend monitoring for further developments at which time recommend all further evaluations and/or repairs be completed by a licensed contractor of the appropriate trades.

- Note: Various cracks, separations, out-of-level surfaces, and similar conditions were observed at one or more interior and/or exterior locations of the property at the time of inspection. These types of conditions can occur for a variety of reasons including age, normal material shrinkage, soil movement, or structural settlement; however, determining the specific cause, severity, or progression of such conditions is beyond the scope of a visual home inspection. No structural calculations, monitoring, invasive assessment, or soil analysis was performed. See related observations noted in applicable sections of this report. Recommend that a licensed structural engineer and/or qualified foundation or geo-technical professional further evaluate to assess significance, potential repair options, and any safety or performance considerations as desired.

Minimum-Grade Slope

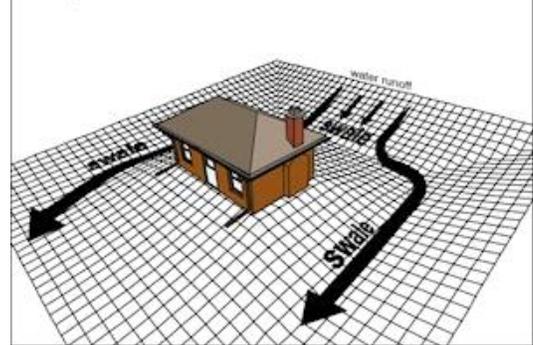
Grade shall fall a minimum of 6 inches within the first 10 feet from the foundation walls.



Depiction of typical "Grade" standards

Swales

when the overall lot drainage is toward the house, swales can be used to direct surface water away from the foundation



"Swale" depiction

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"Settlement" related conditions suspected

DRIVEWAY

Monitor Condition

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Concrete

Cracks

General Deterioration

Comments:

Items listed below were marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deferred maintenance related conditions observed, it will likely require servicing, early repair or replacement. It is recommended that monitoring of revealed / stated conditions be completed by the client and/or property owner on a regular scheduled basis. In the event specific concerns are apparent, further evaluation by licensed contractors of the appropriate trade is recommended.

- Deterioration and cracking present at more than one flatwork surface area with specific cause undetermined at the time of inspection. Conditions are likely related to expansion and contraction of materials or wear and tear over time and suspected as being "Settlement" related.

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Cracking conditions observed

FLATWORK / HARDSCAPE

Monitor Condition

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Concrete

Cracks/Settlement

General Deterioration

Tripping Hazard

Comments:

Items listed below were marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deferred maintenance related conditions observed, it will likely require servicing, early repair or replacement. It is recommended that monitoring of revealed / stated conditions be completed by the client and/or property owner on a regular scheduled basis. In the event specific concerns are apparent, further evaluation by licensed contractors of the appropriate trade is recommended.

- Unlevel, decayed or lifted pathways at one or more locations.
- Potential safety concerns due to tripping hazards.

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Inspector Phone: 714-936-9110

Email: npibrea@gmail.com
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Ex.#1: Unlevel surface(s) / Potential tripping concern



Ex.#2: Unlevel surface(s) / Potential tripping concern

PATIO AREAS

Recommend Repairs

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Concrete

General Deterioration

Settlement

Tripping Hazard

Comments:

Items listed below failed to operate and/or perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection. Recommend all stated (but not limited to) conditions be further evaluated and repaired within an agreed upon duration of time by licensed contractors of the appropriate trade:

- Cracked concrete with unlevel elevation at one of more locations.
- Expansion joint applications recessed, decayed or missing at multiple areas rendering uneven walking surfaces.
- Potential safety concerns due to tripping hazards.
- Rotted or decayed wood conditions present at more than one patio cover support and/or structural assemblies.
- Recommend performing / consulting termite inspection report for additional information and all details pertaining to repair, replacement and/or treatment be completed by licensed contractors of the appropriate trade.

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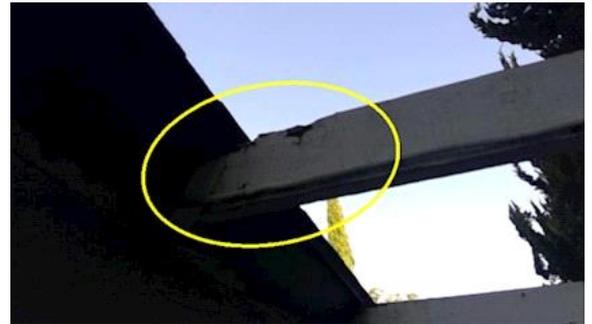
Cracked concrete surfaces



Decayed / missing expansion joints - Tripping hazard



Wood rot / decay conditions @ support posts



Wood rot / decay @ structural assemblies

COURTYARD ENCLOSURE AREA

Monitor Condition

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

General Deterioration

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Comments:

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- Decayed / detached cloth roof top cover application.
- Stucco applications observed eroding, stained or altered at more than one surface area.
- See Exterior Door section for additional information on typical safety glass standards.



Decayed / detached roof top cloth covering



Entry from interior garage



Internal view @ roof top cover



Eroded / decayed stucco siding @ egress thresholds

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FENCES / GATES

Recommend Repairs

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- | | | | |
|---|---|--|--|
| <input checked="" type="checkbox"/> Masonry | <input checked="" type="checkbox"/> Plastic / PVC | <input checked="" type="checkbox"/> Wood | <input checked="" type="checkbox"/> Wrought Iron |
| <input checked="" type="checkbox"/> General Deterioration | <input checked="" type="checkbox"/> Leaning | <input checked="" type="checkbox"/> Need Repairs | <input checked="" type="checkbox"/> Rotting |
| <input checked="" type="checkbox"/> Obstructed Visual | | | |

Comments:

- Note: Storage items and/or vegetation at multiple areas of the perimeter fence system obstructed a complete visual inspection of the respective fencing applications. Recommend all undetectable conditions be further evaluated by licensed contractors of the appropriate trade.

Items listed below were marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deferred maintenance related conditions observed, it will likely require servicing, early repair or replacement. It is recommended that monitoring of revealed / stated conditions be completed by the client and/or property owner on a regular scheduled basis. In the event specific concerns are apparent, further evaluation by licensed contractors of the appropriate trade is recommended.

- Detached / altered expanded metal grating at front entry gate.
- Rusted and eroded surfaces observed at various wrought iron gate and/or fence assemblies.

Items listed below failed to operate and/or perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection. Recommend all stated (but not limited to) conditions be further evaluated and repaired within an agreed upon duration of time by licensed contractors of the appropriate trade:

- Side gate swings outward from direct pool access but observed missing any kind of self closing device at the time of inspection. Safety gates by California Health and Safety Section 115923 standards are to have all of the following characteristics:
 - (a) Any access gates through the enclosure open away from the swimming pool, and are self-closing with a self-latching device placed no lower than 54 inches above the ground.
 - (b) A minimum height of 60 inches.
 - (c) A maximum vertical clearance from the ground to the bottom of the enclosure of 2 inches.
 - (d) Gaps or voids, if any, do not allow passage of a sphere equal to or greater than 4 inches in diameter.
 - (e) An outside surface free of protrusions, cavities, or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five years to climb over.
 For additional safety, recommend repair and/or further evaluation by a licensed contractor of the appropriate trades.
- Damaged, rotted, stained and/or decayed wood planking and/or related installations observed at multiple areas.
- Misaligned, unsecured / detached and/or leaning wood planking or related installations observed at southern fence line.
- Note: Affected installations may or may not be a shared responsibility with neighboring property owner.

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Obstructed visual / limited access



Detached / altered expanded metal @ front gate



Self closing / latch device inoperable or missing at direct pool access gate(s)



Stained / decayed surfaces

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Leaning / decayed wood fence line



Observed wood rot @ fencing

RETAINING WALLS

Monitor Condition

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Rear

Block

General Deterioration

Obstructed Visual

Comments:

- Note: Visual inspection limited due to excess vegetation covering surfaces. Visually available areas appeared intact, with general deteriorative conditions and functional as intended at the time of inspection. Recommend all undetectable conditions and/or client concerns be further evaluated by licensed contractors of the appropriate trade.

- Additional Note: Weep holes unconfirmed or missing at random backyard locations at the time of inspection. Weep holes assist in conventional drainage and prevent premature deterioration from occurring due to excessive moisture in the soil behind a retaining wall. Recommend monitoring for further developments at which time recommend all repairs and/or further evaluations be completed by a licensed contractor of the appropriate trades.

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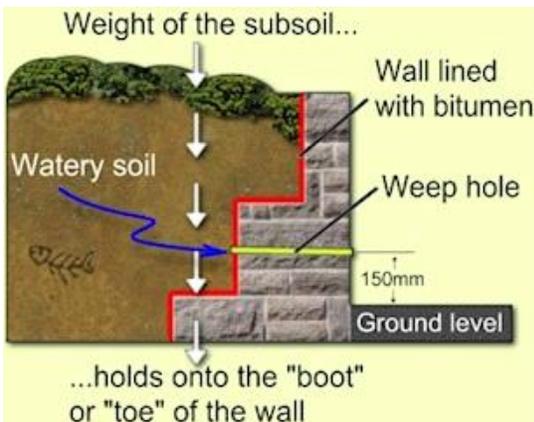
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Ex.#1: Retaining wall intact / Unconfirmed - missing weep holes



Ex.#2: Retaining wall intact / Unconfirmed - missing weep holes



Depiction of typical retaining wall configuration with "weep" holes.



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ROOFING				ACC	MAR	NI	NP	DEF	
				<input checked="" type="checkbox"/> Recommend Repairs				<input type="checkbox"/>	<input type="checkbox"/>
Age: 19-25 Year(s)	Design Life: 20-30 Year(s)	Layers: 1	100% Visible						
<input checked="" type="checkbox"/> Ladder at Eaves	<input checked="" type="checkbox"/> Walked On	<input checked="" type="checkbox"/> Asphalt / Composition	<input checked="" type="checkbox"/> Tar and Gravel						
<input checked="" type="checkbox"/> Excessive Granular Loss	<input checked="" type="checkbox"/> Trim Trees / Branches								

Comments:

- Note: Trees and/or other vegetation in contact with roof materials / systems can create premature deterioration, structural damage and/or potential pathways for rodent intrusion to occur. Northwest corner observed with trees and/or other types of vegetation in (or nearing) contact with exterior roof systems and likely will require servicing within the near future to prevent further deteriorative conditions from occurring.

Items listed below were marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deferred maintenance related conditions observed, it will likely require servicing, early repair or replacement. It is recommended that monitoring of revealed / stated conditions be completed by the client and/or property owner on a regular scheduled basis. In the event specific concerns are apparent, further evaluation by licensed contractors of the appropriate trade is recommended.

- Underlying eave areas and/or shiplap observed stained or decayed at multiple locations.
- Recommend consulting / performing termite inspection report for additional information and all details pertaining to repair, replacement and/or treatment be completed by licensed contractors of the appropriate trade.
- Gravel displaced in random areas with underlying membrane exposed. Note: Eroded areas may lead to premature deteriorative conditions occurring due to membrane being exposed to environmental conditions.

Items listed below failed to operate and/or perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection. Recommend all stated (but not limited to) conditions be further evaluated and repaired within an agreed upon duration of time by licensed contractors of the appropriate trade:

- Granular shingle surface deteriorated, eroding and worn at multiple areas with underlying sub surface material exposed.
- Note: Overall, more than one area of shingle installation appears at the end of its useful life and will likely require replacement and/or repair within near future.

- Note: Roof age is purely estimated on visual conditions of exposed surface(s) or data tags observed at time of inspection. Additional Note: Roof top applications will typically have different design life standards based upon the type of applied surface. In addition, surface conditions observed, appear to be related with installation of roofing applications being completed at different intervals over time. Recommend all client concerns with specific age and life expectancy be further evaluated and/or completed by a licensed roofing contractor and/or confirming with current property owner for specific details identifying the age, varied installation dates and life expectancy.

Leaks not always detectable.

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Stained / discolored shiplap, soffit & eave areas



Overall roof top view



Eroded granular surfaces



Displaced gravel / Exposed membrane

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Tree / vegetation in or nearing contact with roof top



Roof top view @ southern gable / Varied shingle applications



Eroded granular surfaces @ more than one location



Roof top age indicator @ interior garage



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FLASHING/VALLEYS

Recommend Repairs

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Metal

General Deterioration

Comments:

Items listed below failed to operate and/or perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection. Note: "Flashing" typically assists in preventing or redirecting moisture related occurrences away from sub surface applications, seams and/or exposed areas. Recommend all stated (but not limited to) conditions be further evaluated and repaired within an agreed upon duration of time by licensed contractors of the appropriate trade:

- Damaged / altered drip edge flashing at NW corner.
- Mastic seal on roof jack vents observed deteriorated and/or beginning to crack at various locations.
- Affected assemblies are common areas for possible moisture intrusion.



Damaged / altered drip edge flashing



Cracked / deteriorated mastic sealant

SKYLIGHTS

Monitor Condition

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Fixed / Stationary

Comments:

Items listed below were marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deferred maintenance related conditions observed it will likely require servicing, early repair or replacement. It is recommended that monitoring of revealed / stated conditions be completed by the client and/or property owner on a regular scheduled basis. In the event specific concerns are apparent, further evaluation by licensed contractors of the appropriate trade is recommended.

- More than one roof top assembly observed covered with cloth application rendering obstructed visual.
- Note: Intention or purpose of cloth covering applications was undetermined at the time of inspection.

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Roof top skylights covered



Overview of intact roof top assemblies



Additional roof top view location



Internal view of skylight assemblies



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Additional internal view of skylight assemblies

GUTTERS/DOWN SPOUTS

Recommend Repairs

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Steel

Filled with Debris

Missing Extension / Splash Block

Comments:

- Note: Minimal amount of gutters observed present at the time of inspection. Recommend further evaluation by a licensed contractor to determine installation of additional gutters and down spouts in appropriate locations that will facilitate keeping excess water and drainage from possibly intruding into the exterior siding and/or foundation systems. See Exterior Siding section of this inspection report for additional and/or related information.

- Additional Note: One or more downspouts were observed without grade-level extensions or splash blocks to direct roof runoff away from the foundation. For slab-on-grade or raised foundation structures-common in Southern California-prolonged water discharge near the foundation can contribute to soil erosion, differential settlement, or moisture intrusion at respective locations. Recommend installation of proper downspout extensions to discharge water a minimum of 4 to 6 feet away from the structure, or to a suitable drainage path.

Items listed below failed to operate and/or perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection. Recommend all stated (but not limited to) conditions be further evaluated and repaired within an agreed upon duration of time by licensed contractors of the appropriate trade:

- Down spout assembly missing at north side zero lot line location. Condition renders concern for uncontrolled flow during typical use.
- Debris and/or sediment observed collecting within gutters at northern edge. Condition may or may not lead to saturation of debris and excess weight (over time) within gutters creating possible dis-lodge and/or other destructive situations.

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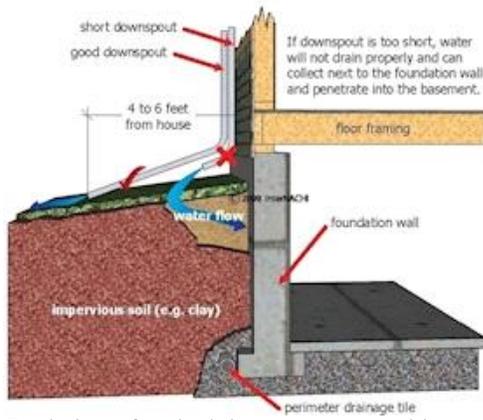
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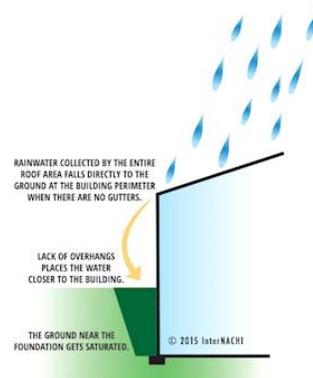
Missing down spout assembly



Debris filled gutters.



Depiction of typical downspout assembly standards



Depiction of Gutter purpose

CHIMNEY

Brick / Masonry

Deteriorated / Missing Cap(s)

Deteriorated Brick / Mortar

General Deterioration

Recommend Repairs

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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Comments:

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- Flashing seals at exterior eastern chimney side transitions observed deteriorated and separating. Conditions may or may not lead to moisture intrusion at affected areas.
- Eroded and/or cracked mortar joints observed one or more locations of eastern chimney.
- Note: Wire mesh screen present at northern Chimney will prevent possible animal intrusion but not stop weather related elements from entering the Chimney, which may lead to deteriorative conditions over time. Recommend installing industry approved rain cap / spark arrestor device by a licensed contractor of the appropriate trade for additional peace of mind.

Items listed below failed to operate and/or perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection. Recommend all stated (but not limited to) conditions be further evaluated and repaired within an agreed upon duration of time by licensed contractors of the appropriate trade:

- Cracked / eroded crown and brick and mortar assemblies at more than one course level of northern chimney

Entire "Flue" not inspected. Annual cleaning is recommended.



Ex.#1: Separated / deteriorating caulk seam @ flashing assembly



Ex.#2: Separated / deteriorating caulk seam @ flashing assembly

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Roof top view - East side chimney



Cracked / eroded mortar @ east side chimney



Wire mesh / Missing spark arrestor @ northern chimney



Cracked / separating northern chimney crown

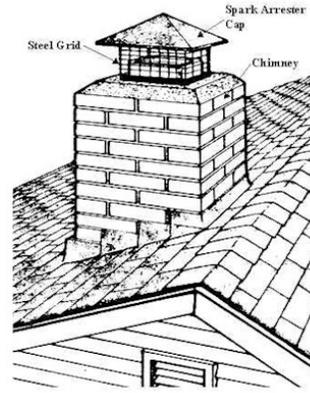


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Multiple brick course levels cracked @ northern chimney



Depiction of typical spark arrester

EXTERIOR SURFACE

- Monitor Condition
- Recommend Repairs

- Stucco
- Wood
- Cracked
- General Deterioration
- Needs Caulk / Seal
- Needs Paint
- Poor Earth / Siding Clearance
- Obstructed Access

	ACC	MAR	NI	NP	DEF
SIDING/TRIM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EXTERIOR PLUMBING	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR ELECTRICAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EXTERIOR LIGHTING	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Comments:

- Note: "Zero" lot line at north side of property prevented a complete visual inspection of all siding assemblies or related components. Recommend all undetected conditions and/or client concerns be further evaluated by a licensed contractor of the appropriate trade.
- Additional Note: Exterior siding components were / are obstructed by storage items and/or vegetation at several locations rendering an incomplete visual inspection of all related elements. Recommend all undetectable conditions be further evaluated by a licensed contractor of the appropriate trade once areas have been cleared.
- Various exterior light fixtures observed on timer / suspected sensory system and/or undetermined due to activation switch being unlocated rendering unconfirmed operation of all external lighting at the time of this inspection. Recommend all undetectable conditions be further evaluated and/or repaired by a licensed contractor of the appropriate trades.
- Although uncommon within Southern California real estate and/or era of original construction; manufacturer guidelines for exterior stucco indicate installations are to have control joints to assist in minimizing the cracking of stucco due to expansion and contraction. Control joints were unconfirmed at time of inspection. In addition, improper lapping of paper and lath substrata may cause thin spots within the stucco surface which may also create cracking conditions. Due to concern for possible moisture intrusion within these areas upon occurrence (cracking); recommend licensed contractor further evaluate and/or caulk and seal within industry standards to prevent premature deteriorative conditions from occurring.

Items listed below were marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deferred maintenance related conditions observed, it will likely require early repair or replacement. It is recommended that monitoring of revealed / stated conditions be completed by the client and/or property owner on a regular scheduled basis. In the event specific concerns are apparent, further evaluation by licensed contractors of the appropriate trade is recommended.

- Grade (soil) and/or landscape materials in contact at base of stucco siding at multiple areas rendering potential for moisture being trapped or wicking upward in porous exterior siding.
- Exterior faucet / hose bibs at one or more locations observed leaking during activation.
- Note: Industry standards since approximately 2012 indicate sill cocks, hose bibs, wall hydrants and other openings with a hose connection shall be protected by an atmospheric-type or pressure-type vacuum breaker or a permanently attached hose connection vacuum breaker to prevent possible cross contamination at the respective source. Device(s) was unconfirmed and/or not present at the time of inspection at various hose bibs.
- GFCI protected electrical outlet not present at side patio below kitchen window. Industry standards since approximately 1973 indicated GFCI protection be installed within all exterior outlets / receptacles for additional safety. Due to property being built prior to industry standard implementation, recommend upgrading by a licensed electrical contractor for additional safety.

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Items listed below failed to operate and/or perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection. In addition, some listed items render concern for potential moisture or environmental intrusion to occur as well. Recommend all stated (but not limited to) conditions be further evaluated and repaired within an agreed upon duration of time by licensed contractors of the appropriate trade:

- Wooden trim, fascia and/or siding components present with decayed, rotted or deteriorative conditions at more than one perimeter location.
- Recommend performing / consulting termite inspection report for additional information and all details pertaining to repair, replacement and/or treatment be completed by licensed contractors of the appropriate trade.
- Siding and/or trim deteriorated and in need of servicing, caulk and painting at multiple locations.
- Electrical circuitry observed with exposed romex and/or unknown wire configurations attached to exterior surface(s) at one or more locations. Current industry standards indicate electrical installations whereas subject to physical damage shall be protected by rigid metal conduit, intermediate metal conduit, electrical metal tubing, Schedule 80 PVC rigid nonmetallic conduit or other approved means.
- Multiple extension cords and/or non-permanent cabling were observed attached, draped, or mounted along various exterior wall surfaces at the time of inspection. Extension cords are not rated for continuous exterior use or as a substitute for permanent wiring methods, and exposure to weather, physical damage, or UV deterioration may pose safety concerns. Determining the origin, load, or intended use of these cords is outside the scope of this inspection.



Soil in contact with stucco siding



Rotted / decayed fascia

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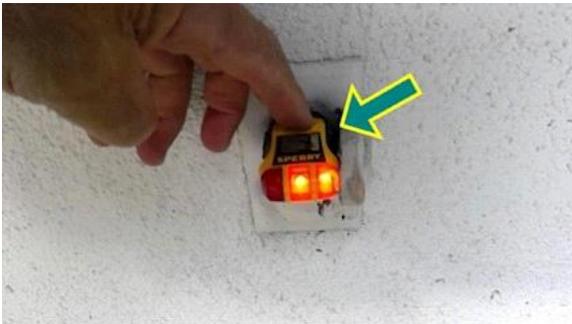
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External surfaces in need of servicing, paint and/or sealing



Exposed romex @ light fixture



Missing GFCI protection @ electrical outlet



Excess cables & extension cords



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External surfaces in need of servicing, paint and/or sealing



Rotted / decayed wood siding

WINDOWS

Monitor Condition

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Metal

General Deterioration

Single Pane(s)

Comments:

- Note: As stated within the General Information section at the beginning of this inspection report, not every item was or could be inspected and operation / functionality was confirmed on a random sampling of available windows only. See additional notes within specific sections of this report pertaining to conditions that may or may not exist at the time of this inspection. Recommend all undetectable conditions and/or client concerns be further evaluated by licensed contractors of the appropriate trades.
- Casing bead or suitable means to avoid transfer of structural load around exterior window installation unconfirmed. Dissimilar materials (stucco vs vinyl, stucco vs metal etc..etc..) expand and contract at different rates thus creating the concern for premature cracking and/or deteriorative conditions. Recommend monitoring and/or caulking all deteriorated areas on a regular scheduled basis by a licensed contractor of the appropriate trades to avoid potential (but not limited too) water intrusive conditions from occurring.
- Exterior screens observed decayed, with patchwork conditions and/or missing at various window installations. Note: Screens assist in deterring animal or pest intrusion in addition to the human desire to hang out the window thus creating the possibility of bodily harm. Recommend all concerns with stated conditions be further evaluated and/or repaired by a licensed contractor of the appropriate trades

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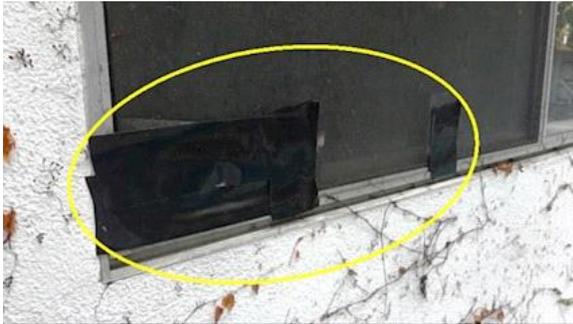
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Altered window screens



Torn / decayed screens

EXTERIOR DOORS

Recommend Repairs

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Metal

Wood

General Deterioration

Comments:

• Note: Current building standards indicate safety (tempered) glazing in certain hazardous locations where glass may be subject to human impact. These areas typically include glazing with an exposed surface area greater than 9 square feet, a bottom edge less than 18 inches above the floor, a top edge greater than 36 inches above the floor, and within 36 inches horizontally of a walking surface or doorway. At the time of inspection, the presence of tempered or safety-labeled glazing at window or fixed-glass panels adjacent to one or more sliding door assemblies could not be confirmed. The observed installations appear consistent with the property's original design and period of construction. For enhanced safety, clients may wish to consult a qualified glazing contractor to confirm the presence and type of safety glazing where required. If unconfirmed, adhesive safety film or other approved protective applications are available to provide additional impact resistance.

Items listed below failed to operate and/or perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection. Recommend all stated (but not limited to) conditions be further evaluated and repaired within an agreed upon duration of time by licensed contractors of the appropriate trade:

- Current industry standards indicate all egress doors with direct pool access require alarm audible for 30 seconds throughout house and/or a self closing, self latching device with a release mechanism placed no lower than 54 inches above the floor. Safety devices were unconfirmed, disarmed and/or not present at all locations throughout dwelling with direct pool access at the time of inspection. (See the General Information Page of this inspection report for additional pool safety information.)
- Spalling, damaged and/or penetrated stucco surfaces below sliding egress thresholds - Potential moisture and/or environmental intrusions area.
- Decayed and/or eroding metal threshold installation at one or more sliding egress thresholds.
- Detached, torn and/or altered screen door assemblies at various locations
- Incomplete hinge hardware and/or fasteners (ie: screws) at front egress renders concern for potential impact on egress functionality as intended.

Inspection Date:
11/05/2025

Inspector: Mike Birenbaum
Inspector Phone: 714-936-9110

Email: npibrea@gmail.com
NACHI#07081502



National Property Inspections

Bettner Trust, 3421 Santa Clara Cir, Costa Mesa, CA, 92626



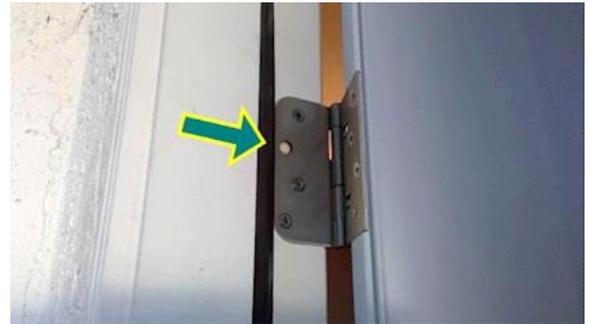
Penetrated / eroding stucco @ threshold



Eroded / decayed threshold assembly



Altered / torn screen door applications



Missing / incomplete hinge screw



National Property Inspections

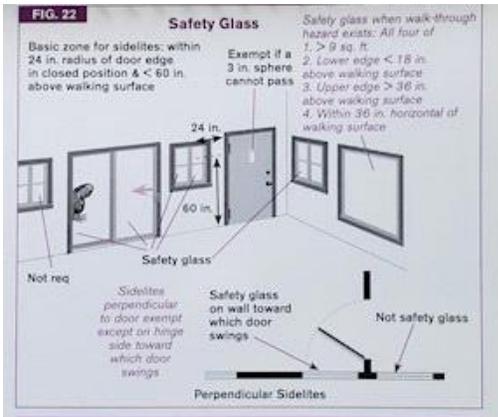
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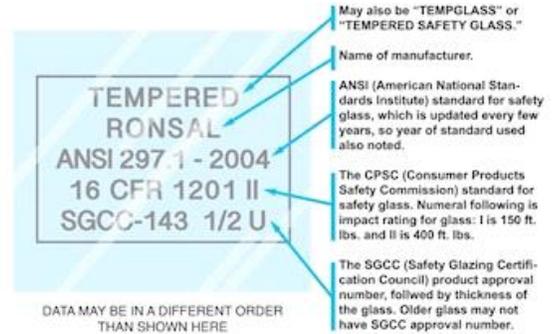
Unconfirmed safety glass @ courtyard egress



Typical safety glass "bug" locale obstructed



Depiction of typical safety glass standards



Depiction of safety glass "Bug"

FOUNDATION

Concrete

Slab

Monitor Condition

Tree Root Proximity

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Comments:

- Note: Grading, exterior applications (ie. concrete, aggregate, stucco etc., etc..) and/or vegetation obstructs a complete visual of all exterior foundation related surfaces. See Interior Foundation / Crawlspace sections of this inspection report for additional information. Recommend monitoring all exterior areas on a regular scheduled basis for further developments upon which time recommend all further evaluations be completed by licensed contractors of the appropriate trade.
- Additional Note: More than one large tree present at subject property footprint may or may not have impact on foundation system. This inspector was unable to identify any specific concerns at the time of inspection. Recommend monitoring all related installations on a regular scheduled basis for future developments and/or recommend all client concerns be further evaluated by a licensed contractor of the appropriate trade.



Example: Tree root proximity to foundation

GARAGE/CARPORT

Monitor Condition

- 2 Cars
 Attached
 Cracked
 Electrical Deficiencies
 Obscured / Limited View
 Outlets (NOT GFCI) Protected

	ACC	MAR	NI	NP	DEF
FLOOR/WALLS/CEILING/ELECTRICAL	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ROOF	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SIDING/TRIM	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Comments:

- Note: Visibility of all internal surfaces or related components was limited at the time of inspection due to personal belongings obstructing view. Recommend further evaluation of all undetected conditions be completed by a licensed contractor of the appropriate trade when access becomes available.
- Roof and exterior siding attached to and/or integrated within subject property. Various conditions pertaining to these areas can be documented within those specific sections of this inspection report as well. Recommend review of the roofing and exterior siding sections for additional information.

Items listed below were marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deferred maintenance related conditions observed, it will likely require early repair or replacement. It is recommended that monitoring of revealed / stated conditions be completed by the client and/or property owner on a regular scheduled basis. In the event specific concerns are apparent, further evaluation by licensed contractors of the appropriate trade is recommended.

- Cracking conditions noted at interior concrete floor may or may not be settlement related. Conditions appear to be typical to expansion and contraction of concrete. Specific cause undetermined at time of inspection.
- GFCI circuitry unconfirmed at all electrical outlets. Industry standards since approximately 1978 indicated GFCI outlet(s) be installed within all attached garage electrical receptacles for additional safety. (Exceptions would be not readily accessible or single recepts. for equipment not easily moved.)
- Random permanently mounted electrical extension cord applications observed within the garage area at the time of inspection. Note: Extension cords by design are intended for temporary use only. For additional safety and peace of mind, recommend removal of all extension cords or related assemblies throughout garage area and upgrading impacted locations by a licensed electrical contractor with current industry approved applications.
- Stained roof top framing surfaces observed at random locations. Note: Conditions appeared antiquated to this inspector at the time of inspection.



Obstructed / limited interior access & visual inspection



Cracked concrete floor

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Missing GFCI protection



"Mounted" extension cord use

OVERHEAD GARAGE DOORS

Monitor Condition

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

of Openers: 1

Metal

Comments:

- NOTE: EFFECTIVE DATE 7-1-2019 Bill No: 969 ALL ELECTRIC NEW GARAGE DOORS and NEW ELECTRIC GARAGE DOOR REPLACEMENTS That are manufactured for sale, sold, offered for sale, or installed in a residence is required to have a battery backup function that is designed to operate when used because of an electrical outage. Recommend you contact an experienced and professional garage door company for additional information.

Items listed below were marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deferred maintenance related conditions observed it will likely require servicing, early repair or replacement. It is recommended that monitoring of revealed / stated conditions be completed by the client and/or property owner on a regular scheduled basis. In the event specific concerns are apparent, further evaluation by licensed contractors of the appropriate trade is recommended.

- Garage door opener improperly connected to electrical source. Extension cords are not an approved permanent circuit and are meant to be used on a temporary basis. Recommend licensed electrician hard wire receptacle close to opener for direct access to plug opener into.
- Note: Height of laser emergency stop device at garage door track assembly suspect as above recommended standards at the time of inspection rendering safety concern for this inspector. Typically industry standards recommend installation be approximately 6 inches from floor. Current installation exceeds industry standard. For additional safety, recommend licensed contractor adjust installation to meet current industry standards.

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Excessive mounting height @ Laser safety device



Extension cord power supply to garage door opener

COURTYARD PEDESTRIAN DOOR

Monitor Condition

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Hollow Core

General Deterioration

Comments:

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- Note: Pedestrian door is hollow core installation. Exterior doors for additional safety are typically recommended to be solid core.

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Hollow-core door suspected



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Attic / Roof

Method of Inspection Visual from Access 25 % Visible

ATTIC FRAMING/SHEATHING

Monitor Condition

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Rafters

Comments:

- Vaulted ceilings present, rendering limited internal attic space and obstructed visual inspections of all structural and/or mechanical components typically installed within conventional attic areas. In addition, interior availability of readily accessible attic access and space was limited, obstructed by framing, insulation, HVAC ductwork and/or missing a stable platform surface for this inspector to safely traverse as well. Note: Industry standards of practice indicate the inspector is not required to enter any attic / crawlspace area that is not readily accessible or where entry could cause damage or pose a hazard to the inspector. Recommend all undetected conditions and/or client concerns be further evaluated by a licensed contractor of the appropriate trade.

Leaks not always detectable.

Items listed below were marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deferred maintenance related conditions observed it will likely require servicing, early repair or replacement. It is recommended that monitoring of revealed / stated conditions be completed by the client and/or property owner on a regular scheduled basis. In the event specific concerns are apparent, further evaluation by licensed contractors of the appropriate trade is recommended.

- Staining conditions observed at random internal roof top surface areas. Note: Conditions appeared antiquated to this inspector at the time of inspection.
- Elevated amount of rodent feces observed scatter about attic door and immediate areas. Current activity unconfirmed by this inspector.

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Limited / obstructed attic access



Unsafe interior access - No platforms



Rodent feces observed



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ATTIC VENTILATION			ACC	MAR	NI	NP	DEF
<input checked="" type="checkbox"/> Soffit	<input checked="" type="checkbox"/> Turbine	<input checked="" type="checkbox"/> Obstructed Air Flow	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- Note: The attic was visually inspected where accessible. Ventilation components, including gable vents and/or soffit openings, were present at the time of inspection. No determination is made regarding the effectiveness, balance, or compliance of the attic ventilation system as installed. In accordance with the InterNACHI Standards of Practice (Section 3.9.C), the inspector is not required to determine the adequacy or performance of attic ventilation, confirm airflow rates, or evaluate compliance with manufacturer or code requirements. Ventilation plays a key role in temperature and moisture control. If there are questions or concerns about the current attic ventilation strategy or any insulation-related modifications around vents, further evaluation by a licensed contractor or qualified building professional is advised prior to the close of transaction.

- Additional Note: Comments stated above within Framing / Sheathing section of this inspection report with regard to limitations or inaccessibility apply to the ventilation section of this inspection report as well. Recommend further evaluation of all undetectable conditions be completed by licensed contractors of the appropriate trades.

Items listed below were marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deferred maintenance related conditions observed it will likely require servicing, early repair or replacement. It is recommended that monitoring of revealed / stated conditions be completed by the client and/or property owner on a regular scheduled basis. In the event specific concerns are apparent, further evaluation by licensed contractors of the appropriate trade is recommended.

- Soffit ventilation blocked by insulation at more than one location rendering concern for premature deteriorative conditions to occur due to excessive heat within the attic area. Note: Attic interior temperature range is recommended to not exceed 100 degrees. Recommend removing insulation at all impacted locations (by a licensed contractor of the appropriate trade) for optimal air flow, efficiency and to prevent premature deterioration of roofing materials, related to excessive heat from occurring.



Obstructed soffit vents @ internal attic

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ATTIC INSULATION

Monitor Condition

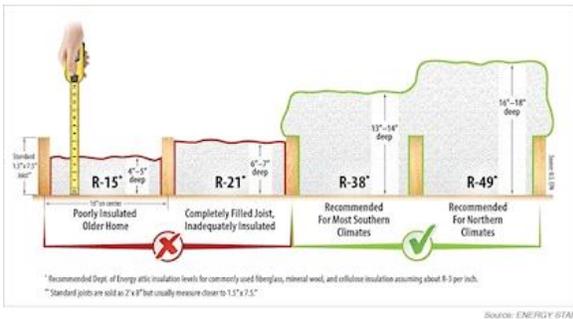
ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Blanket

Comments:

- Visually available horizontal areas depicted typical conditions related to the age of this dwelling and suspected original construction. Specific measuring and determination of actual R-value rating is beyond the general review process and industry standards of practice (SOP). Note: Current energy standards for region indicate ceilings have a R-value rating between 22 and 38 and interior walls to have between 11 and 15. Additional Note: Insulation is not lifted and / or removed during this inspection process. Areas of insulation can settle or compress over time, cover plumbing, electrical, mechanical and structural components rendering visual obstruction of all marginal and / or defective conditions. Recommend monitoring for further developments upon which time all undetectable conditions or client concerns are recommended to be further evaluated by licensed contractors of the appropriate trade(s).

- Note: Vertical insulation suspected as unconventionally installed at multiple areas with paper side exposed. Typical installation occurs when paper side of blanket insulation material is facing interior gypsum board. Some materials (see mfg. installation guidelines - typically found on exposed paper side) can be combustible and render safety concern for this inspector. Recommend licensed insulation contractor further evaluate and make all necessary recommendations for repair or replacement within current industry standards for additional safety and peace of mind.



Depiction of R-Value standards



Depiction of insulation type

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Exposed paper side / Improper installation suspected

ATTIC ELECTRICAL

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- Comments stated above within Framing / Sheathing section of this inspection report with regard to obstruction and/or inaccessibility apply to the attic electrical section of this inspection report as well. Note: Industry standards of practice indicate the inspector is not required to enter any crawlspace that is not readily accessible or where entry could cause damage or pose a hazard to the inspector. (See NPI Standards of Practice (SOP) listed at www.npibrea.com home page for additional information.) Recommend further evaluation of all undetectable conditions and/or client concerns be completed by licensed contractors of the appropriate trade prior to the close of transaction.

Interior Foundation

Foundation Type Slab On Grade

INTERIOR FOUNDATION

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- Unable to inspect condition of Framing / Support due to suspected concrete slab, interior floor and wall coverings. Recommend all undetectable conditions be further evaluated by a licensed contractor of the appropriate trades.

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FLOOR/SLAB

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Concrete

Obscured / Covered

Comments:

- Unable to inspect condition of Floor/Slab components due to suspected concrete slab on grade structure, interior floor coverings and/or other "finish" applications such as (but not limited to) gypsum board, plaster etc., etc. that would obstruct any second floor sub flooring installations. Recommend all undetectable conditions be further evaluated by a licensed contractor of the appropriate trades.

ELECTRICAL

- Monitor Condition
 Recommend Repairs

SERVICE SIZE (Main Panel)

Brand: Bryant

Main Disconnect Location: West exterior wall

120 / 240 Volt (Nominal)

100 AMP

	ACC	MAR	NI	NP	DEF
SERVICE <input checked="" type="checkbox"/> Underground	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENTRANCE CABLE <input checked="" type="checkbox"/> Copper	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANEL	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SUB-PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
BRANCH CIRCUITS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BONDING/GROUNDING	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI(IN PANEL)*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ARC FAULT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SMOKE / CO DETECTORS*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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Comments:

- Note: Confirmation and visual inspection was performed on a random sampling of available electrical components only. Due to placement and/or obstructions as stated within various sections of this inspection report, some components or assemblies were unavailable for confirmation and/or visual inspection. Industry standards of practice indicate the inspector is not required to dismantle components, remove storage items (obstructions) and/or enter any area that is not readily accessible or where entry could cause damage to, or pose a hazard to the inspector. (See NPI Standards of Practice (SOP) listed at www.npibrea.com home page for additional information.) Recommend all undetectable conditions or client concerns be further evaluated by licensed contractors of the appropriate trades prior to the close of transaction for additional peace of mind.

- Bond / grounding connections by current industry standards indicate hot / cold water, gas supply pipes (when applicable) and appliances be bonded together. All locations and/or installations unconfirmed at time of inspection. Bond / grounding provides a clear conventional path to the neutral terminal in the main service panel in the event a metal frame becomes energized. Recommend all client concerns be further evaluated by a licensed contractor of the appropriate trade.

Items listed below were marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deferred maintenance related conditions observed, it will likely require early repair or replacement. It is recommended that monitoring of revealed / stated conditions be completed by the client and/or property owner on a regular scheduled basis. In the event specific concerns are apparent, further evaluation by licensed contractors of the appropriate trade is recommended.

- Main service entrance dead front panel observed with faded or incomplete labeling to identify what breakers supply what circuits. Note: Current industry standard indicates "purpose" of all breakers / fuses be legibly marked. For additional safety recommend identification and labeling of all specific breaker functions by a licensed electrical contractor.
- Anti-oxidant gel unconfirmed and appears not present on aluminum strand supplied circuit breakers. Gel assists in reducing heat and corrosive tendencies from occurring within aluminum supplied conductors.
- Solid aluminum wiring present on random branch circuit breakers within sub panel. Installation was commonly used in this era of homes. Aluminum wiring per US Consumer Product Safety Commission research has proven safety concerns within electrical service panel and branch circuit connections. Symptoms may include (but are not limited to) excess expansion and contraction resulting in loose connections. Alternative "pigtail" solutions are available to remedy these concerns. Recommend licensed electrical contractor further evaluate entire installation and make all necessary recommendations for upgrade to current industry standards for additional safety.
- Improper wiring and/or faulty installations present on branch circuits and/or related interior or exterior electrical installations at random locations of subject property. See respective sections of this inspection report for detailed locations and conditions observed.
- Smoke alarms were present; however, one or more locations appeared missing, unverified, outdated, or not installed in all typical recommended areas such as inside each sleeping room, outside sleeping areas, and on each level of the home. As of July 2015, battery-only smoke alarms in California are required to have a sealed 10-year battery, and devices should display a manufacture date for age verification. A carbon monoxide alarm was also missing, unverified, or not found at the time of inspection. Carbon monoxide alarms are recommended on each level and in hallways outside sleeping areas where fuel-burning appliances or heating systems are present. This inspection is visual only. Functional testing of smoke and CO alarms is not performed, as pressing the test button does not confirm full operational reliability and may activate older devices in a manner that cannot be silenced or reset during the inspection. No confirmation of full compliance, operational performance, or remaining service life is implied. Recommend installing or replacing smoke and carbon monoxide alarms at all standard locations and testing them upon occupancy to help ensure proper life-safety function.

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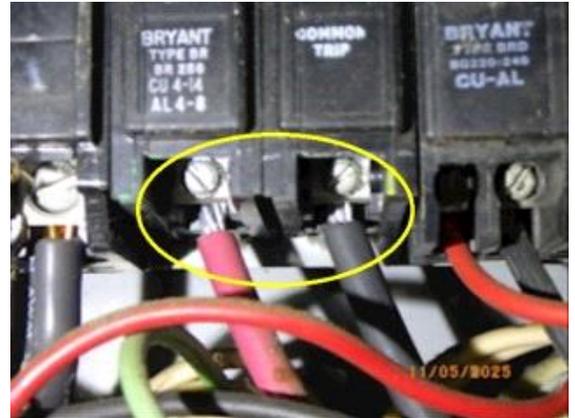
Meter & SE panel box intact



Incomplete, missing or faded circuit breaker labeling



Internal connections & components view @ capacity

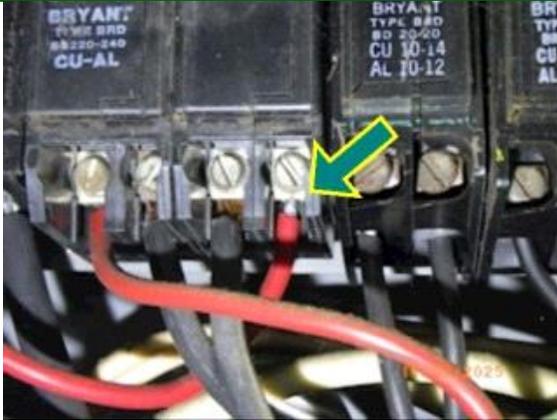


Anti-oxidant gel missing / unconfirmed @ aluminum strand connection



National Property Inspections

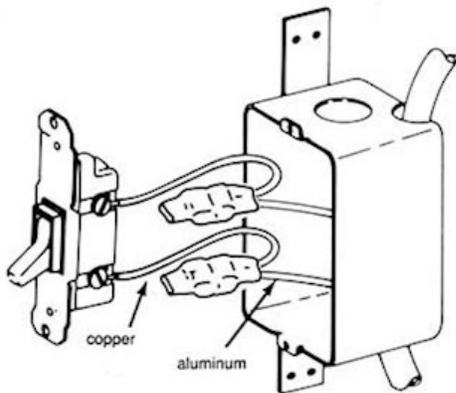
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Solid aluminum wiring present



Singular unlabeled smoke alarm



Solid aluminum wiring "Pigtail" depiction



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PLUMBING

Monitor Condition

Water Service

Water Public Shut Off Location: East exterior wall

Sewage Service

Sewage Public

Fuel Service

Shut Off Location: North exterior wall

Excessive Water Pressure Rust / Corrosion

	ACC	MAR	NI	NP	DEF
SUPPLY <input checked="" type="checkbox"/> Copper	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRAINS <input checked="" type="checkbox"/> Undetermined	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EJECTOR PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
VENTS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Comments:

- Note: All underground or obstructed pipes or assemblies related to water, fuel supply, drainage and waste, or sprinkler use are not included within the scope of this inspection with the only exception being if the client chooses to retain National Property Inspection Sewer Scope ancillary service in which there will be a separate sewer drain section included in this inspection report format or as a stand-alone document. In addition, in the event a sump pump assembly is present, we do not guarantee how the sump pump will function under extreme weather conditions and recommend checking with a licensed plumber to confirm what capacity of water the sump pump can handle and its functionality. Furthermore, some industry standards indicate ferrous (iron) piping in or under a concrete slab floor must be machine wrapped and joints field-wrapped with equivalent protection. Leakage, corrosion or conventional installation on underground pipes or slab on grade type applications cannot be detected by a visual inspection. Additional Note: Properties with trees may or may not have an impact on the underground plumbing systems. Currently, some licensed Plumbing contractors provide camera/video availability to attain a visual inspection of the interior pipe(s) conditions below ground or when visually obstructed will reveal latent conditions. Recommend all client concerns be further evaluated by a licensed contractor(s) of the appropriate trade prior to the close of Escrow.
- Limited access within attic crawlspace area prevented a complete visual inspection of the entire plumbing vent and supply systems. Recommend all undetectable conditions be further evaluated by a licensed plumbing contractor.

Items listed below were marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deferred maintenance related conditions observed, it will likely require servicing, early repair or replacement. It is recommended that monitoring of revealed / stated conditions be completed by the client and/or property owner on a regular scheduled basis. In the event specific concerns are apparent, further evaluation by licensed contractors of the appropriate trade is recommended.

- Water pressure inspected at approximately 85 to 90 psi. Industry standards typically recommend between 40 & 60psi and not to exceed 80psi.. Excessive pressure can shorten life span of seals and appliances. Typically industry standards indicate pressures exceeding 80psi have a pressure regulator installed.
- Corrosion developing at water main shut off plumbing supply with no active leaks detected at the time of inspection.
- Adjustable wrench and/or electronic device not present at emergency shutoff valve to main gas supply. Recommend installing or mounting a device (by a licensed contractor) for additional safety.
- Gas meter assembly observed with "rusted" pipe and/or pipe fittings, which potentially can lead to gas leaks at impacted connections or fittings overtime.

Main utility line, septic systems and gray water systems are excluded from this Inspection.

- Note: California industry standards indicate as January 1st, 2017 all residences built prior to January 1, 1994 require installed water saving fixtures such as toilet's that flow more than 1.6 gallons per flush (gpf) to be changed out to 1.28 gpf, shower heads that exceed 2.5 gallons per minute (gpm) to 2.0 gpm, bathroom faucets flowing more than 2.2 gpm changed to 1.2gpm and kitchen faucets that flow more than 2.2 gpm changed to a 1.8 gpm fixtures. Labeling and specific identification at respective assemblies is not always readily accessible or confirmed during this inspection process. Recommend all client concerns be further evaluated by a licensed plumbing contractor familiar with the specific details encompassing the new industry standards.

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Water main shutoff intact / Corroded plumbing assembly



Excessive water pressure observed



Gas meter located behind neighbors fence



Gas meter intact / Rusted pipe



National Property Inspections

Bettner Trust, 3421 Santa Clara Cir, Costa Mesa, CA, 92626

WATER HEATER

Recommend Repairs

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Brand: Bradford White
Design Life: 10-12 Year(s)

Model: See Photo

Size: 40 Gallons

Age: 24 Year(s)

Gas

Beyond Design Life

Faulty Flue Connection

Leak(s)

Seismically Strapped

Comments:

• Appliance is beyond industry design life standards. Recommend monitoring for further developments and budgeting for future replacement due to age at which time recommend all further evaluations be completed by a licensed plumbing contractor.

Items listed below were marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deferred maintenance related conditions observed, it will likely require early repair or replacement. It is recommended that monitoring of revealed / stated conditions be completed by the client and/or property owner on a regular scheduled basis. In the event specific concerns are apparent, further evaluation by licensed contractors of the appropriate trade is recommended.

- Water heater size insufficient to current industry standard recommendations. 2 bathrooms with 4 bedrooms is recommended to have a minimum 50 gallon tank. Due to size of dwelling and suspect demand, current appliance may require extensive use which in turn may lead to premature deterioration or need for replacement.
- Insulation not present on both water supply lines. Current industry standards recommend hot and cold pipe be insulated within 5ft of the tank.
- Conventional sediment trap / drip leg not present at time of inspection (appears common to region). Sediment trap device creates location for debris or foreign materials to rest and not interfere with conventional gas flow to appliance and drip legs are intended to allow any water vapor within gas supply to not interfere with appliance functionality as well.
- Thermal expansion tank unconfirmed / missing at water heater system. Industry standards since about 2006 indicate a thermal expansion tank be integrated / installed if you have a 'closed-loop system' caused by any kind of check valve or pressure regulating valve installed on your house's water supply line. Note: Various applications, open supply systems and local building authorities can have an impact on requirement standards.
- Exhaust venting observed with composite (Transite) material and may or may not contain asbestos type particles due to age of dwelling and substance present at the time of inspection. Although asbestos material is dangerous; if left undisturbed can be an acceptable application. Recommend all client concerns and/or diagnosis be further evaluated by a licensed contractor of the appropriate trade.

Items listed below failed to operate and/or perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection. Recommend all stated (but not limited to) conditions be further evaluated and repaired within an agreed upon duration of time by licensed contractors of the appropriate trade:

- Pooling / ponding water observed at platform area with specific cause or source unconfirmed.
- Earthquake straps observed loose and not properly secured at the time of inspection.
- Exhaust flue pipe improperly secured. Current industry standards indicate sheet metal screws connect all intersecting / connecting joints; screws are not present at all intersections.

Inspection Date:
11/05/2025

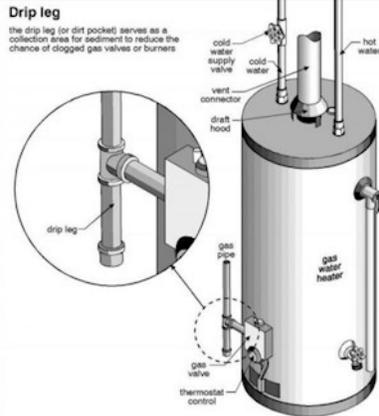
Inspector: Mike Birenbaum
Inspector Phone: 714-936-9110

Email: npibrea@gmail.com
NACHI#07081502



National Property Inspections

Bettner Trust, 3421 Santa Clara Cir, Costa Mesa, CA, 92626



Depiction of gas drip leg assembly



Seismic strapping present



Missing insulated wrap @ supply lines & expansion tank



Missing gas drip leg assembly

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Mfg. specification label



Loose seismic strapping



Missing attachment screws @ exhaust flue intersections - Transite / asbestos vent pipe



Pooling water @ platform

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LAUNDRY FACILITIES

Recommend Repairs

Location: Interior garage wall

	ACC	MAR	NI	NP	DEF
UTILITY HOOKUPS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRYER VENTS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
LAUNDRY TUB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DRAIN	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- Note: Operation and/or confirmation of existing laundry machines is not within the industry standards of practice rendering no visual inspection by this inspector. Recommend all concerns with inoperable and/or deficient appliances (in the event they remain with the property) be further evaluated and/or repaired by licensed contractors of the appropriate trades.

- Confinement of existing laundry area and/or positioning of current laundry machines limited a complete visual inspection or confirmation of all utility hookups, supply, drainage and/or venting by this inspector at the time of inspection. Recommend all concerns be further evaluated by licensed contractors of the appropriate trades when access becomes available.

- GFCI protected electrical outlet unconfirmed within Laundry Area. Industry standards since about 2017 indicate GFCI protection is required for receptacles rated at 125V or 250V within the Laundry Area. Exceptions may include the "Requirement" was not mandated at the time of original construction. Recommend all client concerns be further evaluated by a licensed electrical contractor.

- Additional Note: Some local building authorities and regulations indicate pressure reducing valve assemblies (ie. arrestor) be present at laundry machine hookups to prevent water hammer and/or potential leaks from occurring due to surges in water pressure upon activation or use as intended. Specific devices were not present and/or visually confirmed at time of inspection. Recommend all client concerns be further evaluated by a licensed plumbing contractor.

> Disclaimer: This inspection includes a visual assessment of the gas dryer exhaust assembly as accessible at the time of inspection. The following listed items are based on current industry standards and are not a substitute for jurisdictional compliance verification or performance testing:

- Exhaust duct must terminate outside the structure and include a back draft damper.
- Smooth, rigid metal ducting with a minimum 4-inch diameter is required.
- Maximum duct length is 35 feet, reduced by bends (5 ft per 90°, 2.5 ft per 45°).
- Transition ducts must not exceed 8 feet and cannot be concealed.
- Duct joints must be mechanically fastened and sealed with no screws penetrating more than 1/8 inch.
- Closets containing dryers must have a minimum 100 square inch opening for makeup air.
- Inspection does not verify system airflow, internal obstructions, or concealed assemblies.

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Inspector Phone: 714-936-9110

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Items listed below failed to operate and/or perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection. Recommend all stated (but not limited to) conditions be further evaluated and repaired within an agreed upon duration of time by licensed contractors of the appropriate trade:

- Antiquated material / installation present at dryer exhaust duct.



Confined Laundry area / Unconfirmed existing machines



Laundry hookups intact



Antiquated Dryer exhaust material



Depiction of PSI reducer assemblies



National Property Inspections

Bettner Trust, 3421 Santa Clara Cir, Costa Mesa, CA, 92626

HEATING

Recommend Repairs

Brand: Carrier Model: See Photo BTUs: 95000 Age: 38-39 Year(s)
Design Life: 15-20 Year(s)

Gas Forced Air Beyond Design Life

	ACC	MAR	NI	NP	DEF
OPERATION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ABOVE GROUND STORAGE TANKS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HUMIDIFIER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

- Gas supply turned off at designated supply valve at time of inspection. Heating operation was not verified. Activation of gas supplies to confirm operation of related mechanical systems is not within industry SOP (standards of practice) or the scope of this inspection process. Recommend contacting local utility company for activation and further evaluation once gas supply has been re-activated.
- Current industry standards indicate a workspace of 30 inches deep to height of unit or minimum 30 inches be present in front of forced air units. Note: Service access space was obstructed and/or not within standards at time of inspection rendering incomplete visual inspection by this inspector. For additional safety and servicing requirements recommend keeping area cleared to within industry standards. Recommend further evaluation of entire FAU system by a licensed HVAC contractor once area as been cleared and becomes accessible.

Items listed below failed to operate and/or perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection. Recommend all stated (but not limited to) conditions be further evaluated and repaired within an agreed upon duration of time by licensed contractors of the appropriate trade:

- Corrugated Stainless Steel Tubing (CSST) observed passing through sheet metal wall. Industry standards indicate protection of CSST required where passing through sheet metal walls, thus rendering typical installations at this area to have a ridged gas approved pipe application. Installation appears to be original from when system was installed.

Heat Exchanger - Unable to detect cracks/holes without dismantling unit. Note: The inspector may rely on third-party sources for reporting ages of certain components and appliances, based on make/model and/or serial numbers. While such sources are believed to be reliable, the inspector cannot guarantee their accuracy.

Inspection Date:
11/05/2025

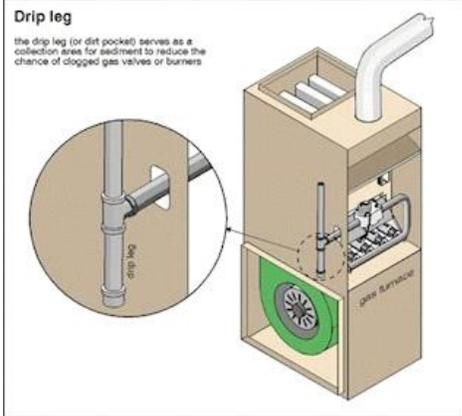
Inspector: Mike Birenbaum
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National Property Inspections

Bettner Trust, 3421 Santa Clara Cir, Costa Mesa, CA, 92626



Depiction of typical gas drip leg assembly



Heat source intact & secured



Observed internal FAU components



Inactive gas supply

Inspection Date:
11/05/2025

Inspector: Mike Birenbaum
Inspector Phone: 714-936-9110

Email: npibrea@gmail.com
NACHI#07081502



National Property Inspections

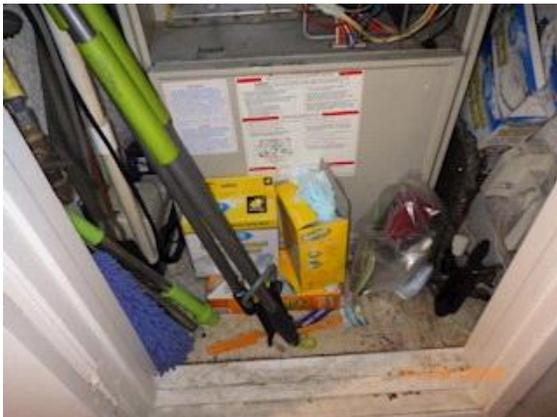
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Unprotected CSST / Flexible gas supply passing through cabinet wall



Mfg. specification label



Obstructed service access @ front of FAU

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DRAFT CONTROL/VENT

Monitor Condition

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- Comments stated above within Heating section pertaining to inaccessible, inactive or unconfirmed status apply to this section of the inspection report as well. A complete visual of the entire venting apparatus was unconfirmed at the time of inspection. Recommend all undetectable conditions be further evaluated by licensed contractors of the appropriate trade prior to the close of Escrow.
- Single wall vent pipe at internal vertical exhaust assembly observed at time of inspection. Note: Current standards indicate double wall B-vent exhaust vent pipe be present for internal assemblies and that single wall vent pipes are no longer allowed. Recommend licensed HVAC contractor further evaluate all client concerns and/or upgrade to within current industry standards for additional peace of mind.
- Note: Sections of draft control venting are composite (Transite) material and may or may not contain asbestos type particles due to age of dwelling. Although asbestos material can dangerous; if left undisturbed, it can be an acceptable application. Recommend all concerns and/or diagnosis be further evaluated by a licensed air quality inspector.



Single wall vent pipe & transite / asbestos type material present

HEATING DISTRIBUTION

Ductwork

Inspection Date:
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Inspector Phone: 714-936-9110

Email: npibrea@gmail.com
NACHI#07081502



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	ACC	MAR	NI	NP	DEF
DISTRIBUTION	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BLOWER	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CONTROLS/THERMOSTAT (CALIBRATIONS/TIMED FUNCTIONS NOT CHECKED.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CIRCULATOR PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

- Limited access within attic area prevented a complete visual inspection of the entire heating and AC distribution (ductwork) systems by this inspector. Note: Visually available ductwork assemblies depicted typical conditions for age of property and overall installation at the time of inspection. Recommend monitoring on a regular scheduled basis for further developments upon which time all conditions be further evaluated by a licensed HVAC contractor.
- Comments stated above within Heating section pertaining to inaccessible, inactive or unconfirmed status apply to this section of the inspection report as well. A complete visual of the entire distribution related assemblies or components was unconfirmed at the time of inspection. Recommend all undetectable conditions be further evaluated by a licensed HVAC contractor prior to the close of Escrow.



Unconfirmed thermostat



Ducting assemblies intact / Limited visual & accessibility



National Property Inspections

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COOLING	<input checked="" type="checkbox"/> Recommend Repairs				
	ACC	MAR	NI	NP	DEF
Brand: Carrier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Model: See Photo					
<input checked="" type="checkbox"/> Electric	<input checked="" type="checkbox"/> Central Air	<input checked="" type="checkbox"/> Outside Temperature too cold to test			

Comments:

- MFG. label was unlocated and/or unreadable; model, size and age were undetermined. Visual condition renders concern that Unit is beyond industry design life and efficiency standards. Recommend licensed HVAC contractor further evaluate to determine life expectancy and mfg. installation guidelines are correct.
- Note: Insulation on suction line missing, deteriorated and/or separating. Condition renders concern for wasted energy or impact on efficiency. Current industry standards indicate refrigerant vapor (suction) lines be insulated with a minimum R4 wrap. For optimal efficiency and performance, recommend licensed HVAC contractor further evaluate and/or repair within industry standards.
- Additional Note: Conventional hold-down (anchor) straps at base of unit to level pad missing at time of inspection. Industry standards indicate supports and foundations shall be mounted in a manner to prevent excessive vibration, settlement or movement, be level and conform to manufacturers installation guidelines. Recommend all stated (but not limited to) conditions be further evaluated and repaired within an agreed upon duration of time by licensed contractors of the appropriate trade:
- The homeowner stated that the air conditioning system has not been operational for an extended period of time. The system was not operated or tested at the time of inspection. Visual inspection was limited to the readily accessible roof top components only; internal condition, refrigerant levels, capacity, and overall performance could not be confirmed. Recommend further evaluation and repair or replacement as needed by a licensed HVAC contractor prior to close of transaction and/or prior to reliance on the system for regular use. Additional costs should be anticipated.



Unconfirmed / inoperable roof top mount condenser unit



Deteriorated, missing or damaged insulated wrap @ suction line

Inspection Date: 11/05/2025

Inspector: Mike Birenbaum
Inspector Phone: 714-936-9110

Email: npibrea@gmail.com
NACHI#07081502



National Property Inspections

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Missing anchor straps @ base of Condenser



Rusted / stained surfaces

KITCHEN / DINING AREA

Monitor Condition
 Recommend Repairs

	ACC	MAR	NI	NP	DEF
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SINK/FAUCET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EXHAUST FAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
STOVE TOP/OVEN <input checked="" type="checkbox"/> Electric	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
STOVE ANTI-TIP BRACKET	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DISHWASHER/CROSS FLOW PROTECTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
REFRIGERATOR	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MICROWAVE (FREE STANDING)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GARBAGE DISPOSAL	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Inspection Date:
11/05/2025

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 NACHI#07081502



National Property Inspections

Bettner Trust, 3421 Santa Clara Cir, Costa Mesa, CA, 92626

Comments:

- Kitchen area and/or counter tops cluttered with personal items rendering limited visual inspection or confirmation of components within immediate area at time of inspection. Recommend all undetectable conditions be further evaluated by licensed contractors of the appropriate trade once room has been vacated or cleared.

- Note: Physically moving appliances to confirm hook ups or related installations was not performed and is beyond the scope of this readily accessible visual inspection process. Additional Note: Disposition of current refrigerator unknown to this inspector at the time of inspection rendering no visual inspection. In the event stated appliance(s) remain with property upon the close of escrow, recommend all undetectable conditions be further evaluated by a licensed appliance contractor.

Items listed below were marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deferred maintenance related conditions observed, it will likely require early repair or replacement. It is recommended that monitoring of revealed / stated conditions be completed by the client and/or property owner on a regular scheduled basis. In the event specific concerns are apparent, further evaluation by licensed contractors of the appropriate trade is recommended.

- See additional comments within Exterior - Windows section of this inspection report for more information.
- Note: GFCI protected electrical outlets not present at time of inspection. Industry standards since approximately 1987 indicated kitchen counter top electrical outlets within 6 feet of the sink have GFCI circuitry protection installed. In addition, industry standards since 1996 indicated "all" kitchen counter top electrical outlets be GFCI protected. Recommend all client concerns with upgrading to current industry standards be further evaluated and/or completed by a licensed electrical contractor for additional safety.
- Noisy garbage disposal observed during function as intended. Specific cause was undetermined.

Items listed below failed to operate and/or perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection. Recommend all stated (but not limited to) conditions be further evaluated and repaired within an agreed upon duration of time by licensed contractors of the appropriate trade:

- Exposed / unsecured ceiling junction box assembly at ridge beam.
- Dismantled / altered base cabinetry components at one or more locations.
- Damaged counter tile at multiple areas.
- Rusted and corroded basin surfaces.
- Dismantled / altered exhaust fan assemblies.
- Unconfirmed / inoperable oven appliance.
- Corrosion and leak detection observed at one or more plumbing assemblies below sink.

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Interior view #1



Interior view #2



Exposed junction box @ ridge beam



Missing GFCI outlet / circuit protection

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Dismantled / missing base cabinet components



Damaged counter top tile



Rusted / corroded basin surfaces



Dismantled / unconfirmed exhaust fan appliance elements

FIREPLACE (LIVING ROOM)

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Gas Starter

Masonry Firebox

Woodburning

Obstructed Access

Comments:

- Note: Current industry standards recommend glass enclosures for additional safety. Glass not present at time of inspection. Recommend all upgrading and/or all altering of installation(s) be completed by a licensed contractor of the appropriate trade.

- Additional Note: Personal belongings obstructed access and visual inspection of fireplace at the time of inspection. Physically moving personal or decorative items was not performed and is beyond the scope of this readily accessible visual inspection process. Recommend all undetected conditions and/or client concerns be further evaluated by a licensed chimney sweep contractor.

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Items listed below were marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deferred maintenance related conditions observed, it will likely require servicing, early repair or replacement. It is recommended that monitoring of revealed / stated conditions be completed by the client and/or property owner on a regular scheduled basis. In the event specific concerns are apparent, further evaluation by licensed contractors of the appropriate trade is recommended.

- Rusted / corroded gas supply assemblies.

Recommend annual cleaning - Note: Fireplace design and soot / creosote buildup, in most cases, prevents view of chimney liner. In addition, a functional and/or exhaustive evaluation of fireplaces is outside the scope of this inspection. Examination of concealed or inaccessible portions such as interior flue surface(s) or the adequacy of the chimney(s) to properly draft is not within the scope of this inspection process. This includes determining the presence of a flue lining, checking for deterioration, damage or cracks within the related assemblies. No seismic damage or stability assessments are made on the fireplace or chimney. Additional Note: The NFPA (National Fire Protection Association) 211 standards state that upon a sale or transfer of property a Level II camera inspection should be conducted on a fireplace and chimney. Please note that a change in burning habits can result in a fire loss or personal injury if the system does not meet or exceed the industry standards and/or manufacturers requirements. This means that a change in operation or use, such as a property resale, is a time of higher risk. We suggest a Level II inspection by a licensed or qualified fireplace and chimney specialist during your inspection contingency period.



Missing glass enclosure / Obstructed access



Rusted / corroded gas supply

FIREPLACE (MASTER BEDROOM)

Recommend Repairs

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Gas Starter

Masonry Firebox

Woodburning

Missing Damper Stopper

Recommend Cleaning

Comments:

• Note: Current industry standards recommend glass enclosures for additional safety. Glass not present at time of inspection. Recommend all upgrading and/or all altering of installation(s) be completed by a licensed contractor of the appropriate trade.

• Excessive amount of dust, debris or soot observed within fireplace and chimney areas. Due to substances being combustible, recommend licensed chimney sweep contractor further evaluate and/or clean prior to using for additional safety.

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• Note: No damper stop device was observed to prevent the damper from being fully closed. A damper stop is a required safety feature that ensures the damper remains partially open at all times, allowing for proper venting of combustion gases. Without this device, there is a potential risk of carbon monoxide entering the living space if the damper is closed while the gas appliance is in use. Recommend evaluation and correction by a qualified fireplace or gas service technician.

Recommend annual cleaning - Note: Fireplace design and soot / creosote buildup, in most cases, prevents view of chimney liner. In addition, a functional and/or exhaustive evaluation of fireplaces is outside the scope of this inspection. Examination of concealed or inaccessible portions such as interior flue surface(s) or the adequacy of the chimney(s) to properly draft is not within the scope of this inspection process. This includes determining the presence of a flue lining, checking for deterioration, damage or cracks within the related assemblies. No seismic damage or stability assessments are made on the fireplace or chimney. Additional Note: The NFPA (National Fire Protection Association) 211 standards state that upon a sale or transfer of property a Level II camera inspection should be conducted on a fireplace and chimney. Please note that a change in burning habits can result in a fire loss or personal injury if the system does not meet or exceed the industry standards and/or manufacturers requirements. This means that a change in operation or use, such as a property resale, is a time of higher risk. We suggest a Level II inspection by a licensed or qualified fireplace and chimney specialist during your inspection contingency period.



Missing glass enclosure



Missing Damper stop assembly

HALLWAY BATHROOM

Monitor Condition
 Recommend Repairs

	ACC	MAR	NI	NP	DEF
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOILET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TUB/SHOWER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
JETTED TUB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TILE WORK/ENCLOSURE	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- Note: Plumbing systems and/or associated components typically located below the sink were obstructed by personal items at the time of inspection. Conditions rendered an incomplete visual inspection by this inspector. Recommend all undetectable conditions be further evaluated by licensed contractors of the appropriate trade once area is cleared and accessible.

Items listed below were marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deferred maintenance related conditions observed, it will likely require early repair or replacement. It is recommended that monitoring of revealed / stated conditions be completed by the client and/or property owner on a regular scheduled basis. In the event specific concerns are apparent, further evaluation by licensed contractors of the appropriate trade is recommended.

- GFCI protected electrical outlets not present at time of inspection. Industry standards since approximately 1975 indicated installing GFCI outlet(s) within bathrooms for additional safety. Property built prior to industry standard implementation. Recommend upgrading by a licensed electrical contractor for additional safety.
- Note: Black-like staining observed at bathtub ledge caulking joints. Condition appears topical. Recommend all client concerns beyond conventional or typical cleaning be further evaluated by a licensed contractor of the appropriate trade.

Items listed below failed to operate and/or perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection. Recommend all stated (but not limited to) conditions be further evaluated and repaired within an agreed upon duration of time by licensed contractors of the appropriate trade:

- Burnt out, unconfirmed and/or inoperable light fixture(s)
- Misaligned / detached base cabinet drawer.
- Delaminated mirror conditions at medicine cabinet.
- Detached / dismantled bathtub stopper assembly

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Inspector: Mike Birenbaum
Inspector Phone: 714-936-9110

Email: npibrea@gmail.com
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Interior view #1



Interior view #2



Interior view #3



Interior view #4

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Misaligned base cabinet drawer



Limited / obstructed visual below sink(s)



Missing GFCI protection @ electrical outlet(s)



Dismantled bathtub stopper



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MASTER BATHROOM

Monitor Condition
 Recommend Repairs

	ACC	MAR	NI	NP	DEF
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
TOILET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
TUB/SHOWER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
JETTED TUB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TILE WORK/ENCLOSURE	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

Items listed below were marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deferred maintenance related conditions observed, it will likely require early repair or replacement. It is recommended that monitoring of revealed / stated conditions be completed by the client and/or property owner on a regular scheduled basis. In the event specific concerns are apparent, further evaluation by licensed contractors of the appropriate trade is recommended.

- Finish flooring seams delaminated and lifting at one or more vanity area locations.
- Dimming / burnt out ceiling light inside toilet room.
- GFCI protected electrical outlets not present at time of inspection. Industry standards since approximately 1975 indicated installing GFCI outlet(s) within bathrooms for additional safety. Property built prior to industry standard implementation. Recommend upgrading by a licensed electrical contractor for additional safety.
- Note: Black-like staining observed at shower pan caulking joints. Condition appears topical. Recommend all client concerns beyond conventional or typical cleaning be further evaluated by a licensed contractor of the appropriate trade.

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Items listed below failed to operate and/or perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection. Recommend all stated (but not limited to) conditions be further evaluated and repaired within an agreed upon duration of time by licensed contractors of the appropriate trade:

- Detached / unsecured faucet assembly.
- Loose or unsecured toilet mounting at floor. Specific cause undetermined but condition may or may not be related to mounting bolts, deteriorated flange and/or wax ring under base of toilet.
- Leaking / unsecured shower faucet assemblies.



Interior view #1



Interior view #2



Leaking / unsecured shower faucet assembly



Interior view #3



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Delaminated / lifting floor seams



Loose faucet mounting



Loose toilet at floor mount



Microbial substances @ shower pan seams

LIVING / DINING ROOM

Monitor Condition

	ACC	MAR	NI	NP	DEF
CEILINGS <input checked="" type="checkbox"/> Typical Crack(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS <input checked="" type="checkbox"/> Typical Crack(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Comments:

Items listed below were marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deferred maintenance related conditions observed, it will likely require servicing, early repair or replacement. It is recommended that monitoring of revealed / stated conditions be completed by the client and/or property owner on a regular scheduled basis. In the event specific concerns are apparent, further evaluation by licensed contractors of the appropriate trade is recommended.

- Cracking conditions observed at various ceiling or wall surfaces with specific cause undetermined but suspected as being related to common seismic activity and settlement within region. Note: Impact on internal structural framing and support was undetermined due to "finish" applications (ie: wall board) obstructing view.
- See additional comments within Exterior - Windows section of this inspection report for more information.
- Finish flooring scratched, marred or gouged at one or more locations.
- Chandelier light illuminated initially and then went off and would not turn back on.



Interior view #1



Interior view #2

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Interior view #3 - Chandelier illuminated

MASTER BEDROOM

Monitor Condition
 Recommend Repairs

	ACC	MAR	NI	NP	DEF
CEILINGS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WALLS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Items listed below were marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deferred maintenance related conditions observed, it will likely require servicing, early repair or replacement. It is recommended that monitoring of revealed / stated conditions be completed by the client and/or property owner on a regular scheduled basis. In the event specific concerns are apparent, further evaluation by licensed contractors of the appropriate trade is recommended.

- Cracking conditions observed at various ceiling or wall surfaces with specific cause undetermined but suspected as being related to common seismic activity and settlement within region. Note: Impact on internal structural framing and support was undetermined due to "finish" applications (ie: wall board) obstructing view.
- See additional comments within Exterior - Doors section of this inspection report for more information.
- Delaminated, marred and gouged finish flooring surfaces at more than one location.
- Wall mount AC unplugged and with altered surface conditions.

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Items listed below failed to operate and/or perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection. Recommend all stated (but not limited to) conditions be further evaluated and repaired within an agreed upon duration of time by licensed contractors of the appropriate trade:

- Altered, stained and decayed ceiling surfaces at north side of room.
- Unconventional / exposed wiring at bath area ceiling fan assembly.



Interior view #1



Interior view #2



Stained / decayed ceiling



Unplugged / altered wall mount AC unit

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Cracked wall surfaces



Delaminated / gouged finish flooring



Unconventional wiring @ ceiling fan

INTERIOR BEDROOMS

- Monitor Condition
- Recommend Repairs

	ACC	MAR	NI	NP	DEF
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
CLOSET	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Comments:

- Note: Personal / decor items obstructed a complete visual inspection of all listed components. Recommend licensed contractors of the appropriate trade further evaluate all undetected conditions once area has been cleared or becomes accessible.

Items listed below were marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deferred maintenance related conditions observed, it will likely require servicing, early repair or replacement. It is recommended that monitoring of revealed / stated conditions be completed by the client and/or property owner on a regular scheduled basis. In the event specific concerns are apparent, further evaluation by licensed contractors of the appropriate trade is recommended.

- See additional comments within Exterior - Windows section of this inspection report for more information.
- Dismantled / missing conventional bedroom closet doors at all 3 bedrooms.

Items listed below failed to operate and/or perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection. Recommend all stated (but not limited to) conditions be further evaluated and repaired within an agreed upon duration of time by licensed contractors of the appropriate trade:

- Altered / damaged bedroom #3 casement trim at entry door.



Bedroom 1 / Interior view #1



Bedroom 1 / Interior view #2 - Missing closet doors

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Bedroom 2 / Interior view #1



Bedroom 2 / Interior view #2



Bedroom 3 / Interior view #1



Bedroom 3 / Interior view #2

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Altered / damaged casement trim

INTERNAL HALLWAY

Monitor Condition

	ACC	MAR	NI	NP	DEF
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BUILT-IN CABINETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Items listed below were marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deferred maintenance related conditions observed, it will likely require servicing, early repair or replacement. It is recommended that monitoring of revealed / stated conditions be completed by the client and/or property owner on a regular scheduled basis. In the event specific concerns are apparent, further evaluation by licensed contractors of the appropriate trade is recommended.

- Missing one or more ceiling light fixture trim kit assemblies.

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Interior view #1



Interior view #2



Missing trim kits @ ceiling lights



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SWIMMING POOL

Monitor Condition
 Recommend Repairs

Plaster / Shotcrete In Ground

	ACC	MAR	NI	NP	DEF
SHELL/LINER/HARDCOAT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEATER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
FILTER	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PUMP(S)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
LIGHTS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
GFCI (CHECKED W/TEST BUTTON ONLY).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DECK/APRON	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Items listed below were marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deferred maintenance related conditions observed, it will likely require early repair or replacement. It is recommended that monitoring of revealed / stated conditions be completed by the client and/or property owner on a regular scheduled basis. In the event specific concerns are apparent, further evaluation by licensed contractors of the appropriate trade is recommended.

- Multiple areas of discoloration and staining observed within the plaster surface of the swimming pool. Unbalanced water chemistry can have a adverse effect on plaster installations.
- Blistered / deteriorated conditions observed at interior swimming pool surface(s). Immediate significance or impact on overall performance undetermined at the time of inspection.
- Exposed / unsealed PVC pipe present at pool equipment assemblies rendering concern for premature deterioration to occur. Typically industry standards recommend painting / sealing exposed PVC to protect against potential ultra violet rays deteriorating the assemblies.
- Missing / incomplete variable speed main swimming pool pump assembly. Industry standards indicate since 2018 upgraded, replaced of newly installed pump equipment requires a variable speed pool pump.
- Lifted / cracked and/or deteriorated masonry - flatwork deck surfaces observed at various perimeter locations with specific cause undetermined, but suspected as being "settlement" related. Conditions did not appear to impact the overall intended functionality of the swimming pool / spa feature at the time of inspection. Recommend monitoring for further developments and/or recommend all client concerns be further evaluated by a licensed contractor of the appropriate trades.

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• Note: Subject property did not meet minimum safety related requirements pertaining to California SB 442 and the Swimming Pool Safety Act along with the California Business & Professions Code Section 7195. Current industry standards have specific rules and requirements for "direct access" via side yard gates, fencing or egress from interior dwelling to swimming pool areas. See comments within the General Information page, Exterior Fence/Gate and/or Door sections of this inspection report for additional information pertaining to safety standards. For additional peace of mind and safety, recommend all client concerns be further evaluated by a licensed swimming pool contractor familiar with local jurisdiction requirements prior to the close of transaction.

Items listed below failed to operate and/or perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection. Recommend all stated (but not limited to) conditions be further evaluated and repaired within an agreed upon duration of time by licensed contractors of the appropriate trade:

- Service access door observed by landscape debris rendering unconfirmed visual inspection and functionality as intended. Note: Homeowner informed inspector that system hasn't works in "years".
- Unreadable pressure gauge assembly at DE filter.
- Inoperable suspected pool light switch and illuminated fixture below water line.
- Mastic strip around exterior coping edge observed eroding, separated and cracking at more than one perimeter location. Condition renders concern for possible moisture intrusion creating up-lift and/or misalignment of coping applications.
- Leak detection at pool fill valve assembly.

NOTE : Pool Bodies, Diving Boards, Slides, Self-Cleaning & Chlorinating Devices are beyond the scope of this inspection.

Additional Note: Due to complexity of overall design / installation and (but not limited to) below grade applications or assemblies, various conditions potentially went undetected during the inspection process. For additional peace of mind and safety, recommend client retain and/or hire a licensed swimming pool contractor / service provider to further evaluate and educate the homeowner on all functionality and features associated with the swimming pool, spa and special feature components.



Discoloration @ pool water / Potential unbalanced pool chemicals



Blistered internal pool plaster @ steps

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Overview of pool / spa - Area covered in landscape debris



Obstructed service access @ unconfirmed heater



Exposed / unsealed PVC pipes / Unconfirmed - missing variable speed pump



Unreadable PSI gauge @ DE filter

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Suspected inoperable pool light switch



Unconfirmed / inoperable pool light



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Cracked / eroded mastic sealant @ pool coping



Unlevel pool deck surfaces - Tripping hazard



Leak detection @ pool fill valve assembly



Zero lot line @ north side / Over-grown vegetation in contact with structure



Leak detection below kitchen sink



Corroded plumbing assemblies below kitchen sink

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Kitchen - Dishwasher activation confirmed