



National Property Inspections

Randy Shaver - Trustee, 12942 Yorba Street, Santa Ana, CA, 92705



Sunday, August 23, 2026

Inspector

Mike Birenbaum

714-936-9110

npibrea@gmail.com

NACHI#07081502

Inspection Date:
08/23/2026

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 : No	Temperature : 83 F
Estimated Age Of Property : 72 to 73 Year(s)	Weather :
Property Faces : ☐ North ☐ South ☐ East ☒ West	☒ Sunny
Type of Property :	Soil Conditions :
☒ Single-Family	☒ Dry
Primary Construction :	Persons Present :
☒ Wood ☒ Stucco Siding	

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 :

This inspection was performed in accordance with the InterNACHI Standards of Practice and applies to the entire property and all findings contained in this report. The inspection is limited to visual observations of readily accessible areas only. Conditions that are concealed, obstructed, or not visible at the time of inspection-including defects within inaccessible attics, crawlspaces, wall cavities, mechanical assemblies, or other concealed construction-may not be identified. The inspector is not responsible for latent or hidden defects or conditions that could not be observed during a non-invasive visual inspection.

Access & Visibility Restrictions (Applies to Entire Report):

The inspector is not required to enter or traverse areas that are unsafe, obstructed, or not reasonably accessible. Restricted or non-accessible locations may include, but are not limited to:

- Attics and under-floor crawlspaces
- Roof surfaces
- Wall, ceiling, and floor cavities
- Areas blocked by insulation, stored items, vegetation, finishes, or construction design
- Mechanical closets, utility enclosures, or concealed equipment locations

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Because no destructive or invasive procedures are performed, conditions may exist that were not visible at the time of inspection. If the client has concerns about restricted, concealed, or inaccessible areas, further evaluation by a qualified, licensed contractor is recommended.

Building Age, Obsolescence & "Grandfathered" Construction:

Older homes are typically permitted to remain in use under the construction standards that applied at the time they were originally built, unless substantial renovations or upgrades have occurred. This principle—commonly referred to as “grandfathering”—recognizes the practical and economic challenges of applying newer standards to older structures. These structures may include aging or obsolete materials, dated installation methods, and components that differ from modern practices. Combined with limited, obstructed, or restricted access in various areas, the overall age and construction characteristics of the property may prevent all conditions from being visible or fully evaluated during a visual inspection. Due to the significant amount of deferred maintenance and/or overall disrepair of this property, it is noted that all conditions and findings might not have been revealed or documented. This report reflects a visual inspection of the readily accessible areas of the property and includes random sampling of similar components where appropriate. Not every component could be inspected. Clients are encouraged to review the entire report, ask questions, and consult qualified contractors for further evaluation or cost estimates prior to completing the transaction.

Agreement & Reliance Notice:

Payment for this inspection constitutes acceptance of the signed Pre-Inspection Agreement. Any person or entity relying on this inspection report agrees to be bound by the Inspection Agreement on file.

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.

General Exclusions, Limitations, and Maintenance Expectations:

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.

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.

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. Note: The inspector holds an InterNACHI IAQ2 Indoor Air Quality Certification; however, this inspection was performed in accordance with the InterNACHI Standards of Practice and does not include mold testing, air sampling, surface sampling, or any indoor air quality evaluation unless such services are specifically requested, authorized, and contracted as a separate ancillary service. Any observations of asbestos, lead-based elements or microbial-like substances in this report are based on visual conditions only and do not constitute identification, testing, or analysis of mold or other indoor air contaminants. All concerns are recommended to be further evaluated and diagnosed by a licensed air quality or environmental specialist contractor.

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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 picoCuries per liter (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.

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 budget for regular maintenance/repairs.

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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 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:

- Misaligned, unsecured / detached and/or leaning wood planking or related installations observed at various perimeter locations.
- Damaged, rotted and/or decayed wood planking and/or related installations observed at multiple areas.
- Note: Affected installations may or may not be a shared responsibility with neighboring property owner.

2 EXTERIOR SURFACE

Siding/Trim

Exterior Electrical

Exterior Lighting

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:

- Stucco observed damaged, blistered, cracked, separating, with holes and/or unsealed penetrations at multiple areas.
- Several areas of wooden trim, fascia and/or siding components present with decayed, rotted or deteriorative conditions.
- 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.
- Weatherproof enclosure(s) missing and/or damaged at external electrical outlet(s). Current industry standards indicate all exterior electrical outlets be encased within industry approved weatherproof devices for additional safety.
- Open ground detected at east wall electrical outlet.
- All exterior lighting unconfirmed at time of inspection due to suspected expired (burnt) and/or missing light bulbs. Recommend all undetectable conditions beyond changing of light bulb(s) be further evaluated by a licensed electrical contractor.

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3 EXTERIOR PEDESTRIAN 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:

- Decayed, rotted wood conditions at external garage door surfaces.
- 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.
- Inoperable / unconfirmed door bell function as intended.
- Cracked / separating front door edge.

4 FOUNDATION

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: This inspection is performed in accordance with the InterNACHI SOP. Evaluation is limited to a visual inspection of readily accessible areas only. No determination of structural integrity or load-bearing adequacy is made. Recommend evaluation by a licensed foundation or structural contractor to determine the extent of movement, assess any impact on structural components, and identify necessary repairs within an agreed upon duration of time by licensed contractors of the appropriate trade:

- Random exterior Crawlspace vent covers detached, with enlarged openings, and/or damaged rendering concern for possible small animal or rodent intrusion to occur.

5 OVERHEAD GARAGE DOORS

- No electronic garage door opener or manual emergency reverse system was present at the time of inspection. This condition may pose a safety concern, as the door could close abruptly without resistance or warning. Current industry standards recommend garage door systems include an automatic reversal mechanism and battery backup for enhanced safety. Recommend further evaluation and upgrade, if needed, by a licensed garage door contractor to meet current safety practices.

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:

- External handle assembly observed partially detached and loose.

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6 GARAGE/CARPORT

Floor/Walls/Ceiling/Electrical

- Observation: GFCI protection was not identified at one or more readily accessible garage receptacles. Although this inspection is not a code compliance inspection, GFCI protection has been a recognized residential electrical safety standard for garage receptacles since the late 1970s, with local adoption varying by jurisdiction. The absence of GFCI protection increases the potential risk of electrical shock in an area where moisture and grounded surfaces may be present. Recommend evaluation and installation of appropriate GFCI protection by a licensed electrical contractor.

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:

- Permanently mounted electrical extension cord applications observed at one or more locations 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.
- More than one disconnected or unconfirmed light fixture assembly.

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7 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:

- 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. Random areas were 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.
- Debris from adjacent trees and/or vegetation piled at random areas of roof surface render concern for possible moisture entrapment within these areas creating premature deteriorative conditions to roofing materials or potential safety hazard due to poor or unstable footing when traversing areas. Recommend licensed contractor of the appropriate trade clear all affected locations to prevent stated (but not limited too) concerns from occurring.

8 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:

- Roof top valleys filled with debris at random locations rendering concern for possible moisture entrapment leading to premature deteriorative conditions within all affected or adjacent surfaces.

9 INTERIOR FOUNDATION

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:

- Termite dusting / feces substances and suspected tubes were observed at more than one interior framing and perimeter foundation wall surfaces.
- Recommend performing and consulting a termite inspection report for additional information and remediation processes.

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10 FLOOR/SLAB

- Microbial-type discoloration and/or unidentified surface growth was observed at random areas of the sub flooring and associated wood framing. The nature, extent, source, and significance of these conditions cannot be determined by visual observation alone and are beyond the scope of this inspection. Further evaluation and/or testing should be performed if additional determination is desired.

11 ELECTRICAL

Service

Entrance Cable

Panel

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 entrance conductors from transformer pole / overhead wiring observed intersecting with adjacent tree limbs. Current industry standards indicate trees may not support or interfere with electrical conductors. For additional safety, recommend contacting local utility company for disposition and/or further evaluation by a licensed electrical contractor.
- Current industry standards indicate a 30" wide by 36" deep designated clear area for serviceability be present in front of the main SE panel. Current application does not meet standard due to excess vegetation. Recommend maintaining clear area standards on a regular basis for additional safety.
- Main OCPD 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.
- Conventional romex connector(s) misaligned / unsecured at entrance knockout(s) within interior of main OCPD panel. Industry standards require connectors to secure non-metallic cables within panel boxes, ensuring strain relief, preventing movement, and protecting against damage. Connectors must meet safety and grounding requirements, promoting reliable and hazard-free electrical installations.

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12 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:

- Improper or unconventional singular strapping present at time of inspection. Plumber's tape typically is not an approved application.
- Proper earthquake strapping not present. Current industry standards require a minimum 2 straps with the lower strap being a minimum of 4 inches above the control box and upper strap within upper third of appliance.
- Temperature pressure relief valve (TPRV) drain pipe is recommended to exit within 6" of floor or grade. TPRV valve confirmed, but missing drain pipe at time of inspection. Condition renders safety concern for this inspector due to excessively hot water temperatures and/or steam exiting TPRV valve upon activation. Recommend immediate repair by a licensed plumbing contractor for additional safety.
- 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 flue pipe improperly secured. Current industry standards indicate sheet metal screws connect all intersecting / connecting joints; screws are not present at all intersections. Recommend licensed contractor install industry approved attachment hardware (ie. sheet metal screws) for additional safety.
- Minimum clearance unconfirmed around exhaust vent pipe. Current industry standards indicate a minimum 6 inch clearance for single wall vent pipes and minimum 1 inch clearance for Type B (double walled) vent pipes. Current installation is Type B vent with less than 1 inch clearance around entire circumference of vent penetration at roof sheathing.

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13 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:

- Damaged and /or deteriorated wall board observed within laundry area.
- Existing dryer exhaust vent uses a flexible foil duct with one or more obstructive bends. Note: This type of material is no longer recommended for permanent dryer venting because it can restrict airflow and trap lint, which increases fire risk and reduces dryer efficiency. Upgrading the vent to smooth metal ducting is recommended to improve safety and performance.
- Termination of dryer exhaust at interior lint bucket. Dryer exhaust should be directed to exterior of building with industry approved damper system present due to dryer lint being a leading cause of home fires and statistically most home fires begin within the garage area.

14 KITCHEN

Interior Doors/Hardware

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

Countertops/Cabinets

Exhaust Fan

Dishwasher/Cross Flow Protection

Microwave

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:

- Misaligned, deteriorated and difficult to operate pocket door assembly.
- Face plates and j-box cover missing at multiple electrical outlet locations rendering safety concerns.
- Detached wall cabinet door assembly above microwave.
- Unconfirmed microwave, integrated exhaust fan at microwave and dishwasher appliance. (Note, dishwasher was unplugged and this inspector plugged in and confirmed electrical power and then unplugged prior to departure.)
- Unsecured / improperly mounted Dishwasher installation.

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15 HALLWAY BATHROOM

Wall(s)

Floor/Finish

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

Toilet

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:

- Damaged, penetrated and/or unpatched wallboard surfaces.
- Delaminated / separating and detached linoleum flooring.
- 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.
- Burnt out, unconfirmed ceiling mount light fixture with missing decorative fixture globe.
- Unconfirmed / missing water tight moisture resistant ceiling light fixture above shower stall renders immediate safety concern.

16 FAMILY / DINING ROOM

Windows/Trim

Floor/Finish

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:

- Detached internal window trim and rotted / decayed window sills at more than one location.
- Rotted, decayed, altered and unfinished internal flooring surfaces at multiple locations.
- Inoperable / unconfirmed light fixture(s) with specific cause undetermined - Condition suspected as being related to burnt out bulb or luminary device.

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17 INTERIOR BEDROOMS

Floor/Finish

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

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- Stained, torn / altered and/or matted carpeting at several locations - Typical cosmetic conditions.
- Open ground detected at one or more electrical outlets - Grounding of internal circuitry provides additional safety to human beings. Note: Dwellings constructed within the era of this home, commonly did not have grounding conductors installed.

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.

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GRADING / DRAINAGE

☒ Monitor Condition

ACC	MAR	NI	NP	DEF
☐	☒	☐	☐	☐

☒ Near Level

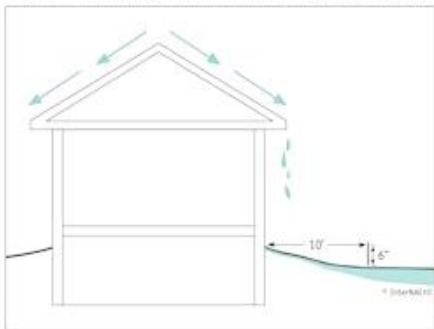
☒ Positive Slope

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.

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

DRIVEWAY

☒ Monitor Condition

ACC	MAR	NI	NP	DEF
☐	☒	☐	☐	☐

☒ Concrete

☒ Cracks

☒ General Deterioration

Comments:

Items listed below were observed to be functional at the time of inspection but exhibit conditions associated with age, wear, or maintenance limitations. While no significant functional failure was observed during the inspection, such components may have limited remaining service life and may require servicing, repair, or replacement at any time. Monitoring and routine maintenance are recommended. If concerns arise, further evaluation by a qualified licensed contractor is advised.

- Separating, unlevel - lifted and/or cracked masonry surfaces.
- Indentations and/or eroded concrete surfaces noted at various locations.

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Cracking conditions observed



Indented / eroded concrete

FLATWORK / HARDSCAPE

☒ Monitor Condition

ACC	MAR	NI	NP	DEF
☐	☒	☐	☐	☐

☒ Concrete

☒ General Deterioration

Comments:

Items listed below were observed to be functional at the time of inspection but exhibit conditions associated with age, wear, or maintenance limitations. While no significant functional failure was observed during the inspection, such components may have limited remaining service life and may require servicing, repair, or replacement at any time. Monitoring and routine maintenance are recommended. If concerns arise, further evaluation by a qualified licensed contractor is advised.

- Cracked, unlevel, decayed or lifted pathway surfaces at random locations.
- Expansion joint applications recessed and/or eroding at one or more areas rendering uneven walking surface.
- Potential safety concerns due to tripping hazards.

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Unlevel surfaces / Recessed expansion joints



Cracked concrete

PATIO

☒ Monitor Condition

ACC	MAR	NI	NP	DEF
☐	☒	☐	☐	☐

☒ Concrete

☒ Cracks

☒ General Deterioration

☒ Settlement

Comments:

• Observation(s): Deterioration and cracking were present at more than one flatwork surface area. The specific cause of these conditions could not be determined at the time of inspection. Such conditions are commonly associated with age-related wear, material movement, or environmental exposure. At the time of inspection, the affected areas appeared generally level; however, changes in condition over time could result in uneven surfaces or a potential trip or safety hazard. Recommend monitoring the areas for further changes and, if concerns exist, further evaluation by a licensed contractor of the appropriate trade.



Overview of patio surface area



Cracked concrete surfaces

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FENCES / GATES

☒ Recommend Repairs

ACC	MAR	NI	NP	DEF
☐	☐	☐	☐	☒

- | | | | |
|--|---|---|--|
| ☒ Wood | ☒ General Deterioration | ☒ Leaning | ☒ Need Repairs |
| ☒ Portion(s) Missing | ☒ Rotting | ☒ 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. Refer to the General Information - Access & Visibility Limitations section of this report for full details. Further evaluation by a licensed contractor is recommended if additional access or investigation is desired.

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:

- Misaligned, unsecured / detached and/or leaning wood planking or related installations observed at various perimeter locations.
- Damaged, rotted and/or decayed wood planking and/or related installations observed at multiple areas.
- Note: Affected installations may or may not be a shared responsibility with neighboring property owner.



Obstructed visual / limited access



Damaged / missing wood planking

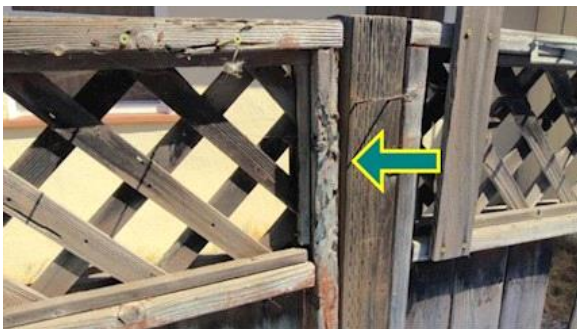
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Inspector: Mike Birenbaum
Inspector Phone: 714-936-9110

Email: npibrea@gmail.com
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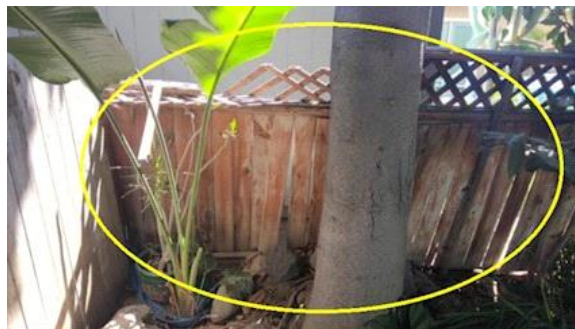


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Decayed, rotted wood surfaces / components



Leaning / decayed & deteriorated conditions / components

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	☐	☐	☐	☐	☒
EXTERIOR PLUMBING	☐	☒	☐	☐	☐
EXTERIOR ELECTRICAL	☐	☐	☐	☐	☒
EXTERIOR LIGHTING	☐	☐	☐	☐	☒

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Comments:

- Note: Exterior siding components were / are obstructed by storage items and/or vegetation at multiple locations rendering an incomplete visual inspection of all related elements. Refer to the General Information - Access & Visibility Limitations section of this report for full details. Further evaluation by a licensed contractor is recommended if additional access or investigation is desired.
- 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.
- 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.

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.

- Vegetation observed in (or nearing) contact with exterior siding components at the time of inspection. Recommend keeping trees, bushes and vines trimmed to prevent possible moisture intrusion and/or wicking conditions too porous exterior siding, premature erosive conditions and/or negative structural impacts from occurring.
- 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. Note: Vapor barrier protection was unconfirmed and/or obstructed with siding installation likely common too "era" and construction of home.
- Siding and/or trim deteriorated and in need of servicing, caulk and painting at various locations.
- Exposed / unsealed PVC pipe present at various external plumbing assemblies rendering concern for premature deterioration to occur. Typically industry standards recommend painting / sealing exposed PVC to protect against potential ultra violet rays impacting the respective assemblies.
- 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 one or more locations. 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:

- Stucco observed damaged, blistered, cracked, separating, with holes and/or unsealed penetrations at multiple areas.
 - Several areas of wooden trim, fascia and/or siding components present with decayed, rotted or deteriorative conditions.
 - 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.
 - Weatherproof enclosure(s) missing and/or damaged at external electrical outlet(s). Current industry standards indicate all exterior electrical outlets be encased within industry approved weatherproof devices for additional safety.
 - Open ground detected at east wall electrical outlet.
 - All exterior lighting unconfirmed at time of inspection due to suspected expired (burnt) and/or missing light bulbs.
- Recommend all undetectable conditions beyond changing of light bulb(s) be further evaluated by a licensed electrical contractor.



Obstructed access &/or visual of external siding



Vegetation in contact with siding

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Soil, landscape materials / grading in contact with stucco



Wood rot, decay and/or suspected termite related conditions



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



Altered, penetrated & unsealed stucco surface areas

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Damaged stucco / Missing vacuum breaker @ hose bib(s)



Weatherproof enclosure damaged / Open ground detected

WINDOWS

☒ Monitor Condition

ACC	MAR	NI	NP	DEF
☐	☒	☐	☐	☐

☒ Metal

☒ General Deterioration

☒ Single Pane(s)

Comments:

- Obstructed or limited visual of windows present at random locations due to over-grown vegetation. See additional notes within specific sections of this report pertaining to conditions that exist at the time of this inspection. 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. 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.
- Observation(s): Window screens are considered optional accessories and are not required to be present or functional under the InterNACHI Standards of Practice. One or more screen locations were missing, deteriorated, decayed / torn, or not installed at the time of inspection. This condition is typically considered cosmetic. Replace or repair as desired.

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EXTERIOR PEDESTRIAN DOORS

☒ Recommend Repairs

ACC	MAR	NI	NP	DEF
☐	☐	☐	☐	☒

☒ Metal

☒ Wood

☒ Doorbell Inoperative

☒ General Deterioration

Comments:

Items listed below were observed to be functional at the time of inspection but exhibit conditions associated with age, wear, or maintenance limitations. While no significant functional failure was observed during the inspection, such components may have limited remaining service life and may require servicing, repair, or replacement at any time. Monitoring and routine maintenance are recommended. If concerns arise, further evaluation by a qualified licensed contractor is advised.

- Dead bolt latch plate hardware missing at rear egress door jamb.
- Minimal threshold height and unconfirmed weather seal at garage door renders concern for moisture intrusion to occur during weather related events.

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:

- Decayed, rotted wood conditions at external garage door surfaces.
- 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.
- Inoperable / unconfirmed door bell function as intended.
- Cracked / separating front door edge.



Missing latch plate



Minimal threshold height

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Wood rot, decay and/or suspected termite related conditions



Altered / inoperable (unconfirmed) doorbell



Cracked front door edge

FOUNDATION

☒ Recommend Repairs

ACC	MAR	NI	NP	DEF
☐	☐	☐	☐	☒

☒ Concrete

☒ General Deterioration

☒ Tree Root Proximity

☒ No Weep Screed

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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.
- Weep screed was not observed or appeared obstructed by soil/grade at the base of the exterior stucco siding in multiple areas. Note: Homes built during this era often did not include weep screed components as part of standard construction practices. However, when stucco is in direct contact with soil, the potential remains for moisture to become trapped, wick upward, or contribute to deterioration of underlying materials over time.
- Observation: Large trees 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.

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: This inspection is performed in accordance with the InterNACHI SOP. Evaluation is limited to a visual inspection of readily accessible areas only. No determination of structural integrity or load-bearing adequacy is made. Recommend evaluation by a licensed foundation or structural contractor to determine the extent of movement, assess any impact on structural components, and identify necessary repairs within an agreed upon duration of time by licensed contractors of the appropriate trade:

- Random exterior Crawlspace vent covers detached, with enlarged openings, and/or damaged rendering concern for possible small animal or rodent intrusion to occur.



No weep screed / Potential moisture intrusion



Deteriorated, damaged or misaligned vent screens

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Tree root proximity to foundation

OVERHEAD GARAGE DOORS

☒ Recommend Repairs

ACC	MAR	NI	NP	DEF
☐	☐	☐	☐	☒

of Openers: 0

☒ Metal

☒ General Deterioration

☒ Repair / Replace Weather - Strip

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 observed to be functional at the time of inspection but exhibit conditions associated with age, wear, or maintenance limitations. While no significant functional failure was observed during the inspection, such components may have limited remaining service life and may require servicing, repair, or replacement at any time. Monitoring and routine maintenance are recommended. If concerns arise, further evaluation by a qualified licensed contractor is advised.

• Weather strip at bottom edge of over head door detached, altered and/or partially missing. Installation is intended to minimize environmental intrusion within this area.

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- No electronic garage door opener or manual emergency reverse system was present at the time of inspection. This condition may pose a safety concern, as the door could close abruptly without resistance or warning. Current industry standards recommend garage door systems include an automatic reversal mechanism and battery backup for enhanced safety. Recommend further evaluation and upgrade, if needed, by a licensed garage door contractor to meet current safety practices.

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:

- External handle assembly observed partially detached and loose.



Detached / loose handle



No electronic opener present



Detached, altered / partially missing weather strip

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GARAGE/CARPORT

☒ Recommend Repairs

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

	ACC	MAR	NI	NP	DEF
FLOOR/WALLS/CEILING/ELECTRICAL	☐	☐	☐	☐	☒
ROOF	☐	☐	☒	☐	☐
SIDING/TRIM	☐	☐	☒	☐	☐

Comments:

• Note: Visibility of all internal surfaces or related components was limited at the time of inspection due to build out and related systems obstructing view. Refer to the General Information - Access & Visibility Limitations section of this report for full details. Further evaluation by a licensed contractor is recommended if additional access or investigation is desired.

• 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 observed to be functional at the time of inspection but exhibit conditions associated with age, wear, or maintenance limitations. While no significant functional failure was observed during the inspection, such components may have limited remaining service life and may require servicing, repair, or replacement at any time. Monitoring and routine maintenance are recommended. If concerns arise, further evaluation by a qualified licensed contractor is advised.

• 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.

• Misaligned, detached and deteriorating built in cabinetry at multiple locations.

• Observation: GFCI protection was not identified at one or more readily accessible garage receptacles. Although this inspection is not a code compliance inspection, GFCI protection has been a recognized residential electrical safety standard for garage receptacles since the late 1970s, with local adoption varying by jurisdiction. The absence of GFCI protection increases the potential risk of electrical shock in an area where moisture and grounded surfaces may be present. Recommend evaluation and installation of appropriate GFCI protection by a licensed electrical contractor.

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:

• Permanently mounted electrical extension cord applications observed at one or more locations 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.

• More than one disconnected or unconfirmed light fixture assembly.

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Obstructed / limited interior access & visual inspection



Decayed / damaged built in cabinetry



Cracked concrete surface(s)



"Mounted" extension cord use



National Property Inspections

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Missing GFCI protection

ROOFING

☒ Recommend Repairs

ACC	MAR	NI	NP	DEF
☐	☐	☐	☐	☒

Age: 20-25 Year(s)

Design Life: 20-30 Year(s)

Layers: 1

100% Visible

☒ Ladder at Eaves

☒ Walked On

☒ Asphalt / Composition

☒ Excessive Granular Loss

☒ Trim Trees / Branches

Comments:

Items listed below were observed to be functional, marginally functional, incomplete, or not operating as intended at the time of inspection. These conditions may reflect normal construction progress, adjustment needs, installation variances, or incomplete finalization rather than material failure. No prediction is made regarding future performance. Monitoring of the noted conditions is advised as construction is completed and occupancy begins. If conditions persist, change, or raise concern, further evaluation and correction by a qualified, licensed contractor of the appropriate trade is recommended.

- Granular embedment deteriorated and worn at several areas with underlying sub surface material exposed. Note: Condition typically indicates roofing material is nearing the end of its useful life.
- Note: Craze cracking which typically is the result of evaporating or drying out of compounds within the shingle buildup (upon manufacturing) that create flexibility was observed at random roof top shingle and ridge cap surfaces.
- Due to stated or observed conditions and concerns, recommend performing and attaining a "Roof Certificate" from a licensed roofing company or contractor that provides this specialized service for additional peace of mind. Note: Additional conditions may or may not be identified during the roof certificate process.

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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:

- 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. Random areas were 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.
- Debris from adjacent trees and/or vegetation piled at random areas of roof surface render concern for possible moisture entrapment within these areas creating premature deteriorative conditions to roofing materials or potential safety hazard due to poor or unstable footing when traversing areas. Recommend licensed contractor of the appropriate trade clear all affected locations to prevent stated (but not limited too) concerns from occurring.
- Note: Roof age is purely estimated on visual conditions observed at time of inspection. In addition, various roof top applications will typically have different design life standards based upon the type of applied surface. 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 and life expectancy.

Leaks not always detectable.



Suspected date stamp observed @ internal roof sheathing



Roof top view #1

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Roof top view #2



Roof top view #3



Tree & residual debris in or nearing contact with roof top



Eroded granular surfaces

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Cracked ridge caps

FLASHING/VALLEYS

☒ Recommend Repairs

ACC	MAR	NI	NP	DEF
☐	☐	☐	☐	☒

☒ Metal

☒ Filled with Debris

☒ General Deterioration

Comments:

Items listed below were observed to be functional at the time of inspection but exhibit conditions associated with age, wear, or maintenance limitations. While no significant functional failure was observed during the inspection, such components may have limited remaining service life and may require servicing, repair, or replacement at any time. Monitoring and routine maintenance are recommended. If concerns arise, further evaluation by a qualified licensed contractor is advised.

- 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.

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:

- Roof top valleys filled with debris at random locations rendering concern for possible moisture entrapment leading to premature deteriorative conditions within all affected or adjacent surfaces.

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Debris filled valley



Ex.#1: Cracked / deteriorated mastic sealant



Ex.#2: Cracked / deteriorated mastic sealant

TUBELIGHT

☒ Monitor Condition

ACC	MAR	NI	NP	DEF
☐	☒	☐	☐	☐

☒ Fixed / Stationary

Comments:

- Fixed non-operable tube light observed with typical deteriorative conditions at exterior surface. No leaks or staining conditions were obvious on the inner surface at the time of inspection. Recommend monitoring on a regular scheduled basis for future developments at which time recommend all further evaluations be completed by a licensed contractor of the appropriate trade.

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Overview of intact roof top assembly



Internal view of tube light assembly

GUTTERS/DOWN SPOUTS

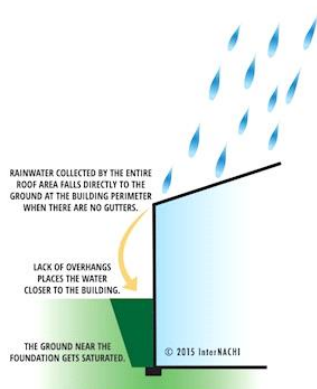
ACC	MAR	NI	NP	DEF
☐	☐	☐	☒	☐

☒ Missing

☒ Recommend Adding

Comments:

- No gutters present at the time of inspection. Note: Gutters and down spouts will facilitate keeping excess water and drainage from possibly intruding into the exterior siding and/or foundation systems. Recommend further evaluation and installation of industry approved applications be completed by a licensed contractor of the appropriate trade to prevent premature or deteriorative conditions from occurring to siding and foundation systems.



Depiction of Gutter purpose

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Attic / Roof

ATTIC FRAMING/SHEATHING

ACC	MAR	NI	NP	DEF
☐	☐	☒	☐	☐

☒ Obstructed / Limited Access ☒ Unsafe Access

Comments:

- Attic scuttle (opening) obstructed by closet shelving installation rendering unsafe access for this inspector without removal or significant dismantling of interior shelving assemblies. In addition, excessive amount of loose fill insulation was encompassing the immediate area and opening. Note: This inspection process is of readily available areas and dis-assembly is not within the scope of this inspection. In addition, 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. Recommend all client concerns be further evaluated by licensed contractors of the appropriate trade when accessibility can be attained.



Limited / unsafe attic access



Obstructions @ attic entrance

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Limited / obstructed interior access

ATTIC VENTILATION

☒ Monitor Condition

ACC	MAR	NI	NP	DEF
☐	☒	☐	☐	☐

☒ Gable

☒ Soffit

☒ Obstructed Air Flow

Comments:

• Comments stated above within Framing / Sheathing section of this inspection report with regard to inaccessibility apply to the ventilation section of this inspection report as well. Refer to the General Information - Access & Visibility Limitations section of this report for full details. Further evaluation by a licensed contractor is recommended if additional access or investigation is desired.

Items listed below were observed to be functional at the time of inspection but exhibit conditions associated with age, wear, or maintenance limitations. While no significant functional failure was observed during the inspection, such components may have limited remaining service life and may require servicing, repair, or replacement at any time. Monitoring and routine maintenance are recommended. If concerns arise, further evaluation by a qualified licensed contractor is advised.

• Soffit ventilation blocked by suspected attic area insulation at one or more areas 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.

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Obstructed soffit vents @ internal attic

ATTIC INSULATION

ACC	MAR	NI	NP	DEF
☐	☐	☒	☐	☐

Comments:

- Comments stated above within Framing / Sheathing section of this inspection report with regard to inaccessibility apply to the insulation section of this inspection report as well. Refer to the General Information - Access & Visibility Limitations section of this report for full details. Further evaluation by a licensed contractor is recommended if additional access or investigation is desired.

ATTIC ELECTRICAL

ACC	MAR	NI	NP	DEF
☐	☐	☒	☐	☐

Comments:

- Comments stated above within Framing / Sheathing section of this inspection report with regard to inaccessibility apply to the attic electrical section of this inspection report as well. Refer to the General Information - Access & Visibility Limitations section of this report for full details. Further evaluation by a licensed contractor is recommended if additional access or investigation is desired.

Interior Foundation

☒ Crawl Space

Inspection Date:
08/23/2026

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

Email: npibrea@gmail.com
NACHI#07081502



National Property Inspections

Randy Shaver - Trustee, 12942 Yorba Street, Santa Ana, CA, 92705

INTERIOR FOUNDATION

☒ Recommend Repairs

ACC	MAR	NI	NP	DEF
☐	☐	☐	☐	☒

Comments:

• Note: The home was constructed prior to many modern building and seismic standards. Anchor bolts securing the wood framing to the foundation were observed at random or intermittent locations within the accessible crawlspace areas, which may reflect construction practices common at the time of original construction. Older homes may not contain anchor bolt spacing or seismic anchoring that aligns with current residential standards. Multiple areas within the crawlspace contained limited or obstructed openings that restricted movement and visibility, and a complete visual inspection of all foundation and framing components was not possible. This inspection was limited to a visual, non-invasive evaluation of readily accessible areas in accordance with the International Association of Certified Home Inspectors Standards of Practice, and no determination of structural adequacy or code compliance is expressed or implied. Given the age of the structure and the region's known seismic considerations, clients seeking additional assurance may wish to obtain further evaluation or retrofit recommendations from a licensed structural or foundation contractor.

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:

- Termite dusting / feces substances and suspected tubes were observed at more than one interior framing and perimeter foundation wall surfaces.
- Recommend performing and consulting a termite inspection report for additional information and remediation processes.



Anchor bolts confirmed



Limited / obstructed interior access & visual inspection

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Efflorescence / chalky substance present



Ex.#1: Wood rot / suspected termite conditions @ framing & support



Ex.#2: Wood rot / suspected termite conditions @ framing & support



Suspected termite tube & efflorescence / chalky substance present

FLOOR/SLAB

☒ Recommend Repairs

ACC	MAR	NI	NP	DEF
☐	☐	☐	☐	☒

☒ Wood

☒ Obscured / Covered

☒ Microbial Substances Present

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Comments:

- Note: Entry into the crawlspace was performed only where safe and readily accessible at the time of inspection. Internal traversal can be obstructed or restricted due to age-related construction methods, low clearance, piping, wiring, and/or debris. These conditions may or may not limit the inspector's ability to view all areas and components. In accordance with the InterNACHI Standards of Practice, the inspection was visual in nature and limited to the portions of the crawlspace that were safely accessible without moving personal property or dismantling building elements. No evaluation of concealed, unsafe, or inaccessible areas was performed. Recommend that all inaccessible or obstructed areas be further evaluated by a qualified contractor if concerns persist or additional assessment is desired.
- Note: Moisture-related staining and discoloration was observed at random areas of the sub flooring and associated wood framing. The conditions appeared antiquated and were not indicative of active moisture intrusion at the time of inspection; however, the original source, duration, and extent of any prior moisture exposure could not be determined by visual observation alone. Recommend monitoring for changes and further evaluation if active moisture, deterioration, or recurring conditions are identified.
- Observation(s): The inspector holds an InterNACHI IAQ2 Indoor Air Quality Certification; however, this credential does not imply that mold evaluation, air sampling, surface sampling, or other IAQ diagnostic procedures are included in a standard home inspection. In accordance with the InterNACHI Standards of Practice, microbial identification and IAQ testing are ancillary services only and require separate authorization, agreement, and fees.
- Microbial-type discoloration and/or unidentified surface growth was observed at random areas of the sub flooring and associated wood framing. The nature, extent, source, and significance of these conditions cannot be determined by visual observation alone and are beyond the scope of this inspection. Further evaluation and/or testing should be performed if additional determination is desired.



Stained / deteriorated wood conditions



Black-like discoloration observed @ sub flooring

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CRAWL SPACE

☒ Monitor Condition

ACC	MAR	NI	NP	DEF
☐	☒	☐	☐	☐

50% Visible

☒ Limited Access

☒ Physical Entry

☒ Vented

Comments:

• Note: Inspection of internal foundation, crawlspace, and sub floor areas may be limited due to safety concerns, obstructions (e.g., HVAC ductwork), or inaccessibility. In addition, excess debris from previous repairs present rendering unsafe access to traverse area(s) for visual inspection process as well. Per the InterNACHI Standards of Practice 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. Because of these limitations, only visible and accessible components were evaluated. Areas that were not accessible were not inspected, and conditions that may exist in those areas are unknown and outside the scope of this report. If the client has concerns regarding concealed or inaccessible conditions, or desires a more comprehensive assessment, further evaluation by a qualified contractor or specialist is recommended-preferably prior to the close of the transaction-to allow for a more thorough inspection and added peace of mind.

• Additional Note: Original galvanized and iron pipe plumbing has been upgraded but old installations and residual debris are still present within crawlspace areas. Typical upgrades involve removal of old galvanized piping installations and related debris. Recommend all concerns be further evaluated and/or removed by a licensed contractor of the appropriate trades.



Dismantled old plumbing system debris



Old galvanized pipe still present

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Ex.#1: Limited / obstructed interior access & visual inspection



Ex.#2: Limited / obstructed interior access & visual inspection

ELECTRICAL

- ☒ Monitor Condition
- ☒ Recommend Repairs

SERVICE SIZE (Main Panel)

☒ Brand: FPE

☒ Main Disconnect Location: East exterior wall

☒ 120 / 240 Volt (Nominal)

	ACC	MAR	NI	NP	DEF
SERVICE	☐	☐	☐	☐	☒
ENTRANCE CABLE	☐	☐	☐	☐	☒
PANEL	☐	☐	☐	☐	☒
SUB-PANEL	☐	☐	☐	☒	☐
BRANCH CIRCUITS	☐	☒	☐	☐	☐
BONDING/GROUNDING	☐	☐	☒	☐	☐
GFCI(IN PANEL)*	☐	☐	☐	☒	☐
ARC FAULT	☐	☐	☐	☒	☐
SMOKE / CO DETECTORS*	☒	☐	☐	☐	☐

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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.

- Smoke alarms and carbon monoxide detector present at time of inspection. Note: Confirmation of all operable devices is not within industry SOP (Standards of Practice). Additional Note: The Consumer Product Safety Commission recommends installing a CO (carbon monoxide) alarm in the hallway near every separate sleeping area within the home. Recommend servicing and/or testing on regular scheduled basis to insure device's are functioning correctly for additional safety.

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.

- Federal Pacific Electric (FPE) panel present. The CPSC (Consumer Product Safety Commission) have conducted studies and have confirmation of testing that these breakers fail under certain UL calibration test requirements and due to the circuit breakers failure to "trip" (i/e activate) in a overload condition, the circuit breaker has failed to provide the protection intended. Note: Installation appears to be original construction. For additional safety and peace of mind, recommend further evaluation of entire installation by a licensed electrical contractor.

- Cloth wiring assemblies observed within internal panel box. Due to antiquated applications and potential safety risks associated with respective assemblies (ie: brittleness, exposure, insect / rodent manipulation etc., etc.), it is recommended that a licensed electrical contractor further evaluate all client concerns prior to the close of transaction for additional safety and peace of mind.

- 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.

- Branch circuits randomly located within subject property are antiquated ungrounded two prong style devices. Although installation is typical for age of property; recommend licensed electrical contractor further evaluate and/or upgrade entire electrical installation to support 3 prong grounded current standards 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. 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 entrance conductors from transformer pole / overhead wiring observed intersecting with adjacent tree limbs. Current industry standards indicate trees may not support or interfere with electrical conductors. For additional safety, recommend contacting local utility company for disposition and/or further evaluation by a licensed electrical contractor.
- Current industry standards indicate a 30" wide by 36" deep designated clear area for serviceability be present in front of the main SE panel. Current application does not meet standard due to excess vegetation. Recommend maintaining clear area standards on a regular basis for additional safety.
- Main OCPD 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.
- Conventional romex connector(s) misaligned / unsecured at entrance knockout(s) within interior of main OCPD panel. Industry standards require connectors to secure non-metallic cables within panel boxes, ensuring strain relief, preventing movement, and protecting against damage. Connectors must meet safety and grounding requirements, promoting reliable and hazard-free electrical installations.



Overhead service entwined with tree limbs



Observed overhead main service intact

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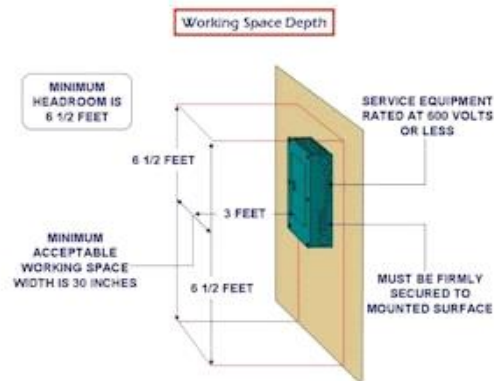


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30 x 36 service access obstructed in front of main SE panel box



Depiction of typical 30 x 36 service area requirement



Main disconnect observed secure & intact



Incomplete, missing or faded circuit breaker labeling



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Internal connections & components view



Antiquated conductors / Cloth-wiring observed

PLUMBING

☒ Monitor Condition

Water Service

☒ Water Public

☒ Shut Off Location: NW exterior corner

Sewage Service

☒ Sewage Public

Fuel Service

☒ Shut Off Location: South exterior wall

☒ General Deterioration

	ACC	MAR	NI	NP	DEF
SUPPLY ☒ Copper	☐	☒	☐	☐	☐
DRAINS	☐	☐	☒	☐	☐
EJECTOR PUMP	☐	☐	☐	☒	☐
VENTS	☐	☐	☒	☐	☐

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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.

• Observation: Upgraded ABS drain/waste and water-supply piping was observed at visible portions of the plumbing system. No obvious improper fitting configuration was identified within the limited areas observed; however, due to significant crawlspace obstructions and access limitations, complete routing, connections, supports, drainage slope, and overall installation could not be fully evaluated. Concealed or inaccessible conditions remain undetermined. Recommend further evaluation by a qualified plumbing contractor if additional confirmation of the system installation or condition is desired.

Items listed below were observed to be functional, marginally functional, incomplete, or not operating as intended at the time of inspection. These conditions may reflect normal construction progress, adjustment needs, installation variances, or incomplete finalization rather than material failure. No prediction is made regarding future performance. Monitoring of the noted conditions is advised as construction is completed and occupancy begins. If conditions persist, change, or raise concern, further evaluation and correction by a qualified, licensed contractor of the appropriate trade is recommended.

• Gas meter assembly observed with "rusted" pipe and/or pipe fittings, which potentially can lead to gas leaks at impacted connections or fittings overtime. No obvious leaks were detected at the time of inspection.

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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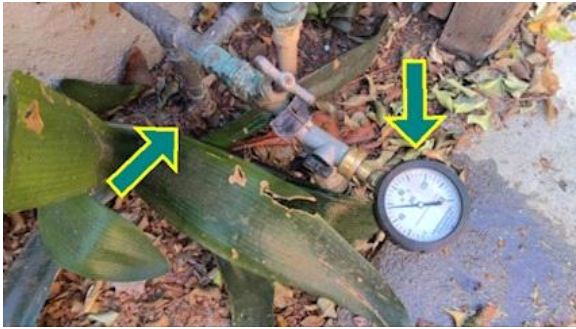
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Water main shutoff intact / Pressure observed within standards



Gas meter intact



"Rusted" pipe @ gas meter assembly



Upgraded plumbing observed @ crawlspace areas



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WATER HEATER

☒ Recommend Repairs

ACC	MAR	NI	NP	DEF
☐	☐	☐	☐	☒

Brand: GE

Model: See Photo

Size: 50 Gallon(s)

Age: 17 Year(s)

Design Life: 10-12 Year(s)

☒ Gas

☒ Beyond Design Life

☒ Faulty Flue Connection

☒ Missing / Improper Pressure Relief Valves / Extension

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 observed to be functional at the time of inspection but exhibit conditions associated with age, wear, or maintenance limitations. While no significant functional failure was observed during the inspection, such components may have limited remaining service life and may require servicing, repair, or replacement at any time. Monitoring and routine maintenance are recommended. If concerns arise, further evaluation by a qualified licensed contractor is advised.

- Insulation not present on both water supply lines. Current industry standards recommend hot and cold pipe be insulated within 5ft of the tank. Recommend licensed plumbing contractor install industry approved insulated product for optimal efficiency.
- 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.

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:

- Improper or unconventional singular strapping present at time of inspection. Plumber's tape typically is not an approved application.
- Proper earthquake strapping not present. Current industry standards require a minimum 2 straps with the lower strap being a minimum of 4 inches above the control box and upper strap within upper third of appliance.
- Temperature pressure relief valve (TPRV) drain pipe is recommended to exit within 6" of floor or grade. TPRV valve confirmed, but missing drain pipe at time of inspection. Condition renders safety concern for this inspector due to excessively hot water temperatures and/or steam exiting TPRV valve upon activation. Recommend immediate repair by a licensed plumbing contractor for additional safety.
- 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 flue pipe improperly secured. Current industry standards indicate sheet metal screws connect all intersecting / connecting joints; screws are not present at all intersections. Recommend licensed contractor install industry approved attachment hardware (ie. sheet metal screws) for additional safety.
- Minimum clearance unconfirmed around exhaust vent pipe. Current industry standards indicate a minimum 6 inch clearance for single wall vent pipes and minimum 1 inch clearance for Type B (double walled) vent pipes. Current installation is Type B vent with less than 1 inch clearance around entire circumference of vent penetration at roof sheathing.

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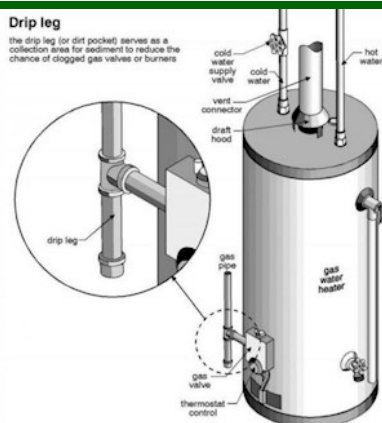
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Depiction of gas drip leg assembly



Improper & missing 2nd seismic strapping



Mfg. specification label



Missing insulated wrap @ supply lines, screws @ exhaust flue & expansion tank

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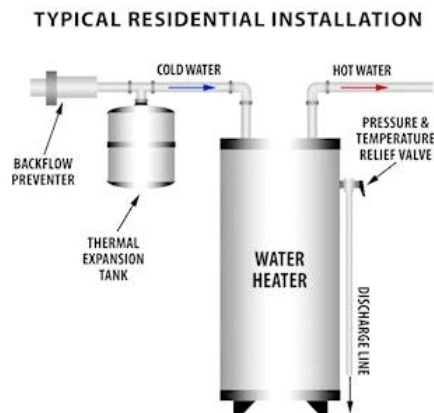
Missing TPRV drain pipe assembly



Minimum clearance around exhaust pipe not present



Water temperature exceeds 120 degrees



Depiction of typical system with expansion tank



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LAUNDRY FACILITIES

- ☒ Monitor Condition
- ☒ Recommend Repairs

Location: Interior garage wall

	ACC	MAR	NI	NP	DEF
UTILITY HOOKUPS	☐	☐	☒	☐	☐
DRYER VENTS	☐	☐	☐	☐	☒
LAUNDRY TUB	☐	☒	☐	☐	☐
DRAIN	☐	☐	☒	☐	☐
ELECTRICAL OUTLETS	☐	☒	☐	☐	☐

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. Refer to the General Information - Access & Visibility Limitations section of this report for full details. Further evaluation by a licensed contractor is recommended if additional access or investigation is desired.

- 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.

- 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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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:

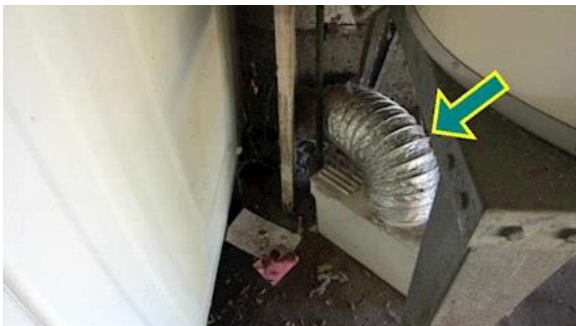
- Damaged and /or deteriorated wall board observed within laundry area.
- Existing dryer exhaust vent uses a flexible foil duct with one or more obstructive bends. Note: This type of material is no longer recommended for permanent dryer venting because it can restrict airflow and trap lint, which increases fire risk and reduces dryer efficiency. Upgrading the vent to smooth metal ducting is recommended to improve safety and performance.
- Termination of dryer exhaust at interior lint bucket. Dryer exhaust should be directed to exterior of building with industry approved damper system present due to dryer lint being a leading cause of home fires and statistically most home fires begin within the garage area.



Confined Laundry area / Unconfirmed existing machines



Laundry hookups & laundry tub drainage intact



Antiquated Dryer exhaust material & lint-bucket assembly



Missing GFCI protection @ electrical outlet

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Depiction of PSI reducer assemblies



Depiction of typical external damper assembly

HEATING

Brand: Lennox
Design Life: 15-20 Year(s)

Model: See Photo

BTUs: 0

Age: 1-2 Year(s)

☒ Gas

☒ Forced Air

	ACC	MAR	NI	NP	DEF
OPERATION	☒	☐	☐	☐	☐
ABOVE GROUND STORAGE TANKS	☐	☐	☐	☒	☐
HUMIDIFIER	☐	☐	☐	☒	☐

Comments:

- Observation: Roof-top (RTU) HVAC combination system present and confirmed operable via monitoring temperatures at internal room registers with digital thermometer only. Note, it is not within the scope of this inspection or industry standards of practice to dismantle systems for visual inspection beyond readily available areas. Recommend all concerns and undetectable conditions be further evaluated by a licensed HVAC contractor.

- Note: Corrugated stainless steel tubing (CSST) and/or similar flexible gas piping was observed serving exterior/rooftop equipment. Although CSST is commonly approved for exterior applications when installed in accordance with the specific manufacturer's requirements, prolonged exposure to sunlight, weather, physical damage and other environmental conditions may contribute to deterioration of the protective jacket and/or associated components over time. Installation requirements may also vary based on the CSST manufacturer, product generation and date of installation. The inspection is visual and does not determine concealed routing, bonding, product history or full compliance with manufacturer requirements. Recommend periodically monitoring exposed CSST for deterioration or damage and having questionable, damaged or older installations further evaluated by a qualified licensed plumbing/HVAC contractor.

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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.



RTU system observed secured & intact



Observed CSST @ RTU



Mfg. specification label



Distribution temperatures monitored

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HEATING DISTRIBUTION

☒ Ductwork

	ACC	MAR	NI	NP	DEF
DISTRIBUTION	☐	☐	☒	☐	☐
BLOWER	☐	☐	☒	☐	☐
CONTROLS/THERMOSTAT (CALIBRATIONS/TIMED FUNCTIONS NOT CHECKED.)	☒	☐	☐	☐	☐
CIRCULATOR PUMP	☐	☐	☐	☒	☐

Comments:

- No internal access (see Attic section for additional information) into attic area prevented a complete visual inspection of the entire HVAC distribution (ductwork) systems by this inspector. Consistent temperature flow was confirmed at interior room registers with a Digital Thermometer at time of inspection only. Recommend all undetectable conditions and/or client concerns be further evaluated by a licensed HVAC contractor.
- Note: Visual inspection of Blower unit unconfirmed due to being sealed within RTU / HVAC system and not readily available without dismantling external panels for inspection. Dismantling of components for inspection is beyond the scope of this readily available visual inspection process. Installation suspected as functional at the time of inspection due to air flow being monitored at interior room registers during system testing only. Recommend all concerns and/or undetected conditions be further evaluated by a licensed HVAC contractor.



Thermostat(s) intact & observed functional



RTU distribution assemblies observed intact

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

Email: npibrea@gmail.com
NACHI#07081502



National Property Inspections

Randy Shaver - Trustee, 12942 Yorba Street, Santa Ana, CA, 92705

COOLING

☒ Monitor Condition

ACC	MAR	NI	NP	DEF
☐	☒	☐	☐	☐

Brand: Lennox

Model: See Photo

Age: 1-2 Year(s)

Design Life: 10-15 Year(s)

☒ Electric

☒ Central Air

☒ Temperature Differential Not Within Industry Standards

Comments:

- See additional comments within Heating section above for related information due to system being a HVAC package unit / combination system.
- AC system was observed functional at time of inspection. Note: Current industry standards recommend temperature differential between "return" air and "conditioned" air be between 14 and 22 degrees. Standard not present at interior room registers at the time and date of inspection (10 to 12 degree difference monitored with digital thermometer). Less than optimal temperature differential within the Southern California region may or may not be related to dirty air filters, lack of proper freon levels and/or location of air handler installation. Recommend all client concerns be further evaluated by a licensed HVAC contractor.



Distribution temperatures monitored



Return temperatures monitored

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RTU combo system observed intact & functional

KITCHEN

☒ Monitor Condition
☒ Recommend Repairs

	ACC	MAR	NI	NP	DEF
CEILINGS ☒ Typical Crack(s)	☒	☐	☐	☐	☐
WALL(S)	☐	☒	☐	☐	☐
WINDOWS/TRIM	☒	☐	☐	☐	☐
FLOOR/FINISH	☒	☐	☐	☐	☐
INTERIOR DOORS/HARDWARE	☐	☐	☐	☐	☒
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	☐	☐	☐	☐	☒
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	☐	☐	☐	☒	☐
COUNTERTOPS/CABINETS	☐	☐	☐	☐	☒
SINK/FAUCET	☒	☐	☐	☐	☐
EXHAUST FAN	☐	☐	☐	☐	☒
STOVE TOP/OVEN ☒ Gas	☒	☐	☐	☐	☐
STOVE ANTI-TIP BRACKET	☐	☐	☒	☐	☐
WATER PRESSURE/FLOW/DRAINAGE	☒	☐	☐	☐	☐
DISHWASHER/CROSS FLOW PROTECTION	☐	☐	☐	☐	☒
REFRIGERATOR	☐	☐	☒	☐	☐
MICROWAVE	☐	☐	☐	☐	☒
GARBAGE DISPOSAL	☒	☐	☐	☐	☐

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Comments:

• 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 servicing, 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.

- Diagonal cracking on walls above interior doors present. Conditions can be related to foundation movement during seismic activity or settlement type conditions.
- 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.
- Stained, deteriorated surfaces and rodent feces observed at internal base cabinet shelf below sink.

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:

- Misaligned, deteriorated and difficult to operate pocket door assembly.
- Face plates and j-box cover missing at multiple electrical outlet locations rendering safety concerns.
- Detached wall cabinet door assembly above microwave.
- Unconfirmed microwave, integrated exhaust fan at microwave and dishwasher appliance. (Note, dishwasher was unplugged and this inspector plugged in and confirmed electrical power and then unplugged prior to departure.)
- Unsecured / improperly mounted Dishwasher installation.

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Interior view #1



Interior view #2



Interior view #3



Diagonal cracking above door

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Misaligned / difficult pocket door



Missing j-box cover / Exposed electrical



Missing face plate & GFCI protection @ outlet



Detached wall cabinet door



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HALLWAY BATHROOM

☒ Monitor Condition
☒ Recommend Repairs

	ACC	MAR	NI	NP	DEF
CEILINGS ☒ Typical Crack(s)	☒	☐	☐	☐	☐
WALL(S)	☐	☐	☐	☐	☒
WINDOWS/TRIM	☒	☐	☐	☐	☐
FLOOR/FINISH	☐	☐	☐	☐	☒
INTERIOR DOORS/HARDWARE	☐	☒	☐	☐	☐
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	☐	☐	☐	☐	☒
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	☐	☐	☐	☒	☐
COUNTERTOPS/CABINETS	☒	☐	☐	☐	☐
SINK/FAUCET	☐	☒	☐	☐	☐
TOILET ☒ Loose at Base	☐	☐	☐	☐	☒
TUB/SHOWER	☐	☐	☐	☐	☒
JETTED TUB	☐	☐	☐	☒	☐
TILE WORK/ENCLOSURE	☒	☐	☐	☐	☐
EXHAUST FAN	☒	☐	☐	☐	☐
WATER PRESSURE/FLOW/DRAINAGE	☒	☐	☐	☐	☐

Comments:

Items listed below were observed to be functional at the time of inspection but exhibit conditions associated with age, wear, or maintenance limitations. While no significant functional failure was observed during the inspection, such components may have limited remaining service life and may require servicing, repair, or replacement at any time. Monitoring and routine maintenance are recommended. If concerns arise, further evaluation by a qualified licensed contractor is advised.

- Decayed / altered entry door interior casement trim
- Note: 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.
- Vanity basin observed loose and lifting at perimeter edges

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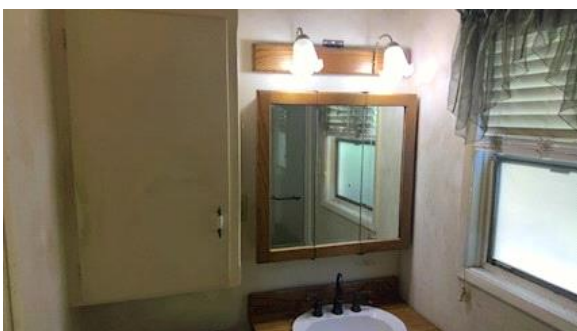


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Items listed below failed to operate and/or perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection. Recommend all stated (but not limited to) conditions be further evaluated and repaired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

- Damaged, penetrated and/or unpatched wallboard surfaces.
- Delaminated / separating and detached linoleum flooring.
- 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.
- Burnt out, unconfirmed ceiling mount light fixture with missing decorative fixture globe.
- Unconfirmed / missing water tight moisture resistant ceiling light fixture above shower stall renders immediate safety concern.



Interior view #1



Interior view #2



Interior view #3



Interior view #4

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Altered / penetrated wall board



Displaced / loose floor tile



Decayed entry door trim



Basin loose & lifting

FAMILY / DINING ROOM

☒ Monitor Condition
☒ Recommend Repairs

	ACC	MAR	NI	NP	DEF
CEILINGS ☒ Typical Crack(s)	☐	☒	☐	☐	☐
WALLS ☒ Typical Crack(s)	☐	☒	☐	☐	☐
WINDOWS/TRIM	☐	☐	☐	☐	☒
FLOOR/FINISH	☐	☐	☐	☐	☒
INTERIOR DOORS/HARDWARE	☐	☐	☐	☒	☐
CLOSET	☐	☐	☐	☒	☐
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	☐	☐	☐	☐	☒

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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.

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 internal window trim and rotted / decayed window sills at more than one location.
- Rotted, decayed, altered and unfinished internal flooring surfaces at multiple locations.
- Inoperable / unconfirmed light fixture(s) with specific cause undetermined - Condition suspected as being related to burnt out bulb or luminary device.



Interior view #1



Interior view #2

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Interior view #3



Rotted / decayed wood flooring



Altered / unfinished flooring surfaces



Unconfirmed / inoperable light fixture



Detached window trim assemblies



Rotted / decayed window sill surfaces

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INTERNAL HALLWAY

☒ Monitor Condition

	ACC	MAR	NI	NP	DEF
CEILINGS	☒	☐	☐	☐	☐
WALLS	☐	☒	☐	☐	☐
WINDOWS/TRIM	☐	☐	☐	☒	☐
FLOOR/FINISH	☐	☒	☐	☐	☐
INTERIOR DOORS/HARDWARE	☒	☐	☐	☐	☐
CLOSET / CABINETS	☐	☒	☐	☐	☐
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	☒	☐	☐	☐	☐

Comments:

Items listed below were observed to be functional at the time of inspection but exhibit conditions associated with age, wear, or maintenance limitations. While no significant functional failure was observed during the inspection, such components may have limited remaining service life and may require servicing, repair, or replacement at any time. Monitoring and routine maintenance are recommended. If concerns arise, further evaluation by a qualified licensed contractor is advised.

- Inconsistent / unmatched or incomplete drywall patchwork observed at one or more wall or ceiling surface areas.
- Faded, stained and discolored wood flooring surfaces at random locations.
- Unconventional wood flooring patchwork at random locations.
- Dismantled, missing or altered cabinetry latch work at one or more locations.



Interior view #1



Interior view #2

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Interior view #3



Incomplete wallboard patching



Stained wood flooring



Altered / missing cabinet door latch hardware



Unfinished flooring patchwork

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INTERIOR BEDROOMS

☒ Monitor Condition
☒ Recommend Repairs

	ACC	MAR	NI	NP	DEF
CEILINGS ☒ Typical Crack(s)	☐	☒	☐	☐	☐
WALLS ☒ Typical Crack(s)	☐	☒	☐	☐	☐
WINDOWS/TRIM	☐	☐	☒	☐	☐
FLOOR/FINISH	☐	☐	☐	☐	☒
INTERIOR DOORS/HARDWARE	☒	☐	☐	☐	☐
CLOSET	☒	☐	☐	☐	☐
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	☐	☐	☐	☐	☒

Comments:

Items listed below were observed to be functional, marginally functional, incomplete, or not operating as intended at the time of inspection. These conditions may reflect normal construction progress, adjustment needs, installation variances, or incomplete finalization rather than material failure. No prediction is made regarding future performance. Monitoring of the noted conditions is advised as construction is completed and occupancy begins. If conditions persist, change, or raise concern, further evaluation and correction by a qualified, licensed contractor 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.
- Marred, gouged and/or unpatched penetrated walls at random perimeter locations.
- See additional comments within Exterior - Windows section of this inspection report for more information.
- Marred / scratched and in need of servicing finish flooring.

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:

- Stained, torn / altered and/or matted carpeting at several locations - Typical cosmetic conditions.
- Open ground detected at one or more electrical outlets - Grounding of internal circuitry provides additional safety to human beings. Note: Dwellings constructed within the era of this home, commonly did not have grounding conductors installed.

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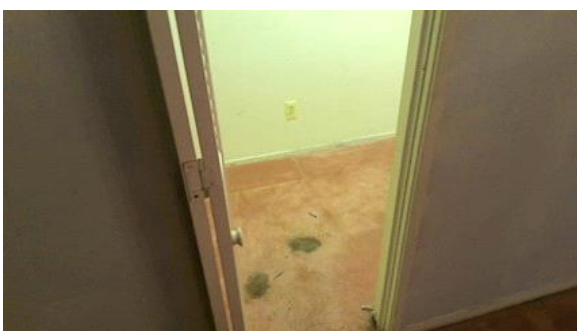
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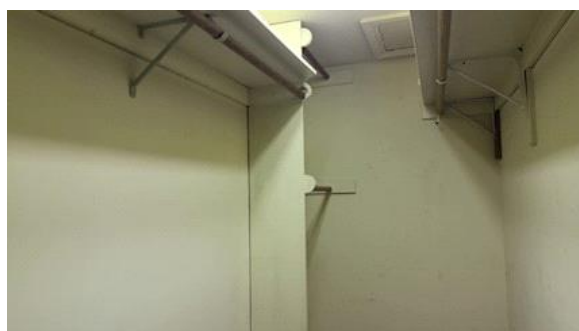
Bedroom 1 / Interior view #1



Bedroom 1 / Interior view #2



Bedroom 1 / Interior view #3



Bedroom 1 / Interior closet view

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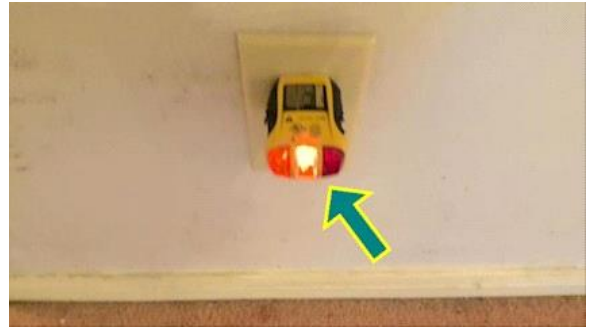


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Stained carpeting



Open ground detected



Bedroom 2 / Interior view #1



Bedroom 2 / Interior view #2 - Scratched, marred wood flooring



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1



Detached / unsecured internal electrical panel box connector

2



Damaged / penetrated stucco surfaces

3



Ex.#1: Stained / deteriorated surfaces below kitchen sink

4



Ex.#2: Stained / deteriorated surfaces below kitchen sink



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5



Rodent feces observed below kitchen sink

6



Unsecured dishwasher mounting

7



Unconfirmed dishwasher appliance

8



Unconfirmed microwave appliance

9



Loose / unsecured toilet mounting

10



Unconfirmed bathroom ceiling light fixture / Missing protective globe

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11



Antiquated two-prong outlets observed

12



Additional example: Rotted / decayed window sill surfaces @ family room