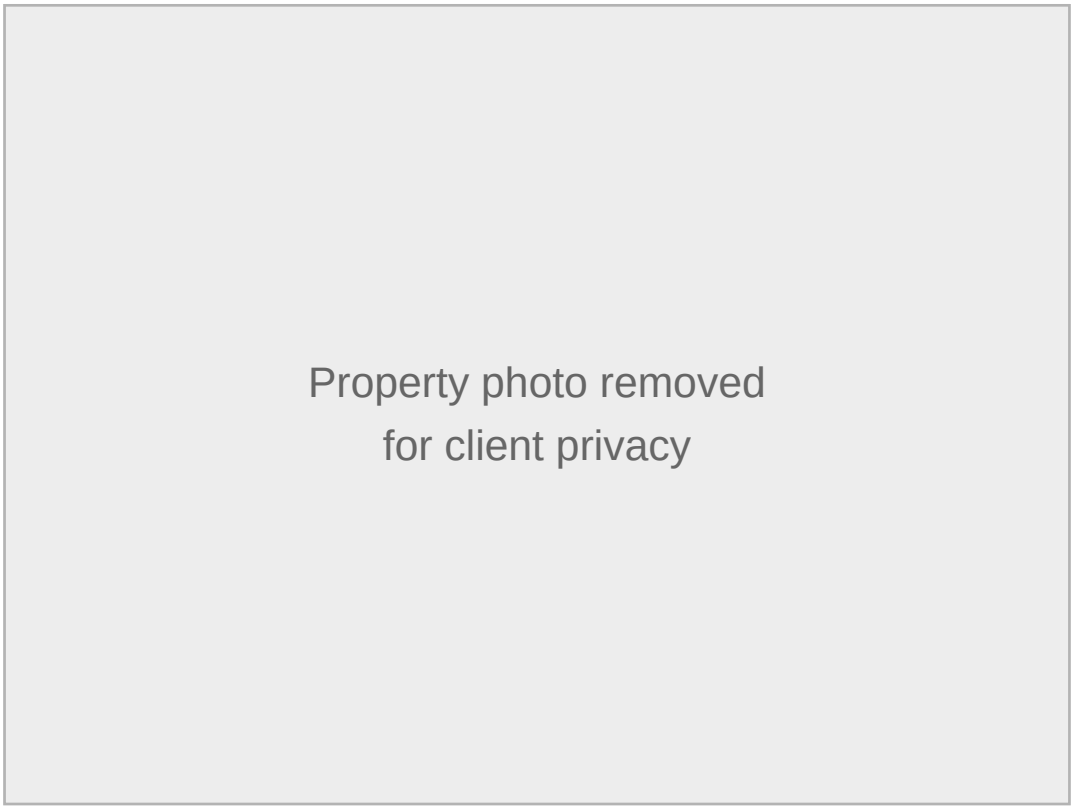
Michael Sedillo Property Inspections
Property Inspection Report



, Orange, CA 92867
Inspection prepared for: Sample Inspection Info redacted
Real Estate Agent: None   -

Date of Inspection: 5/30/2026 Time: 1:30
Age of Home: 1997 Size: 3560 sqft

Inspector: Michael Sedillo
, Capistrano Beach, CA 92624
Phone: 949 728 8292
Email: jmichaelsedillo@gmail.com

Table Of Contents

Report Summary	2-3
Inspection Details	4
Kitchen	4-9
Interior Areas	10-18
Bathrooms	19-25
Bedrooms	26-28
Laundry	29-32
Heat/AC	33-35
Water Heater	36-37
Garage	38-43
Electrical	44
Attic	45-47
Exterior Areas	48-54
Foundation	55
Grounds	55-64
Roof	65-67

Report Summary

Interior Areas		
Page 12 Item: 9	Window Condition	• One window in the work-out room has a defective lift mechanism and the window does not stay up when opened.
Page 12 Item: 11	Patio Doors	• There are double doors in the master bedroom and in the work-out room that need repair for the passive side to open, the slide locks are stuck from not being used regularly.
Page 13 Item: 13	Fireplace	• Both fire places lack the C-clamp on the flue that allows it to remain slightly open for carbon monoxide to escape.
Bathrooms		
Page 19 Item: 4	Doors	• The pocket door to the master bath toilet area needs repair to work effectively.
Page 20 Item: 7	Exhaust Fan	• The exhaust fan in the Jack & Jill bathroom n the left side did not turn on.
Page 21 Item: 11	Plumbing	• Water pressure in master bath sinks is low. Angle stop valve for the toilet in secondary bath on the right side leaks.
Page 22 Item: 14	Bath Tubs	• Whirlpool jets are not functional.
Page 23 Item: 18	Window Condition	• The small window in the master bath shower area has a damaged double-pane seal.
Laundry		
Page 32 Item: 10	Ceiling Condition	• The ceiling in the laundry is damaged from a roof leak. It was dry at time of inspection.
Heat/AC		
Page 34 Item: 5	AC Compress Condition	• The A/C in the right side of the house did not get cold.
Electrical		
Page 44 Item: 1	Electrical Panel	• While inspecting the master bathroom, the power went out in the area near the whirlpool tub. The whirlpool tub jets would not turn on. A breaker on the main panel was tripped, possibly by trying to activate the jets in the tub. I suggest having an electrician evaluate the condition.
Attic		
Page 46 Item: 6	Electrical	• Broken outlet and switch plate cover in the left attic is broken and needs replacement.
Exterior Areas		
Page 49 Item: 2	Doors	• The front iron door that leads to the front entry patio is in fair condition but needs adjustment to not scrape on the paved surface. (it has one small tear on the back which is repairable)

Page 50 Item: 4	Stucco	• There is some minor damage to the stucco at two foam window moldings and the stucco to the right of the small garage needs cosmetic repair.
Page 51 Item: 5	Wood Trim	• The exterior wood finger-joint door frames on the left side of the house are deteriorated but repairable.
Page 54 Item: 9	Window Screens	• The window screen for the master bath shower window is damaged.
Grounds		
Page 55 Item: 1	Fence Condition	• Wrought iron fencing is standing but rusted out at various areas.
Page 56 Item: 2	Walkway	• Some pavers are out of place. Some pavers are depressed. Paver surface is uneven which constitutes a trip hazard.
Page 58 Item: 4	Grading	• Right side of house has a paved walkway that slopes towards the foundation. Suggest re-grading for proper drainage.
Page 61 Item: 12	Water Pressure	• Although the water pressure coming into the house was adequate at 51 psi, some bathroom sinks had low water pressure. This could be the result of calcified water strainers at the faucets. I recommend having a plumber evaluate the plumbing as it is interconnected with a Well-Rite water pressure tank in the garage which may need adjustment or at least an evaluation.
Page 65 Item: 21	Fire pit.	• The gas valve for the fire pit was installed at ground level and it was clogged with debris/dirt, the valve key would not turn on to check the gas feed.
Roof		
Page 65 Item: 1	Roof Condition	• There is an area on the left side just above the laundry which has leaked and damaged the ceiling in the laundry. The flashing and the clay tiles appear to have been dislodged.

Inspection Details

1. Attendance

In Attendance: Client present • Selling Agent present

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Vacant - furnished.

Kitchen

1. Counters

Good	Fair	Poor	N/A	None
X				





2. Overview

Good	Fair	Poor	N/A	None
X				





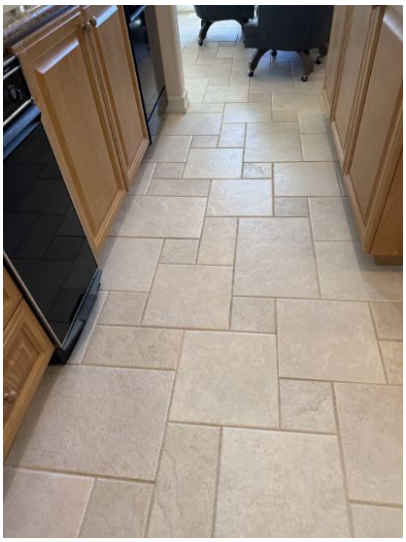






3. Floors

Good	Fair	Poor	N/A	None
X				



4. Cabinets

Good	Fair	Poor	N/A	None
X				

5. Walls

Good	Fair	Poor	N/A	None
X				

6. Sink

Good	Fair	Poor	N/A	None
X				



Main sink.



Bar sink in island.

7. Oven

Good	Fair	Poor	N/A	None
X				

8. Plumbing

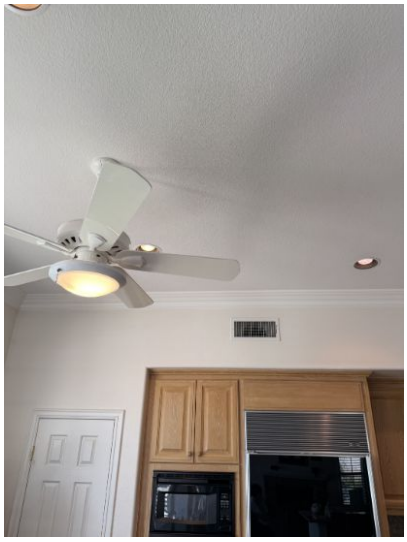
Good	Fair	Poor	N/A	None
X				

9. Ceiling

Good	Fair	Poor	N/A	None
X				



Overview.



Ceiling fan works

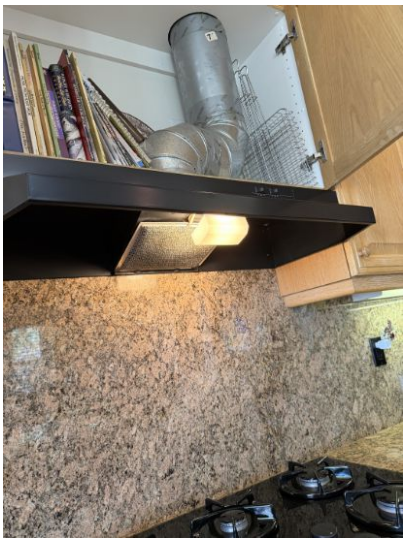
10. Microwave

Good	Fair	Poor	N/A	None
X				



11. Exhaust Vent

Good	Fair	Poor	N/A	None
X				



12. Spray Wand

Good	Fair	Poor	N/A	None
X				

13. Dishwasher

Good	Fair	Poor	N/A	None
X				



14. Trash Compactor

Good	Fair	Poor	N/A	None
X				



15. Double Ovens

Good	Fair	Poor	N/A	None
X				



16. Cook Top

Good	Fair	Poor	N/A	None
X				



17. GFCI

Good	Fair	Poor	N/A	None
X				



Interior Areas

1. Bar

Good	Fair	Poor	N/A	None
X				



Bar refer was not turned on.

2. Cabinets

Good	Fair	Poor	N/A	None
X				

3. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

4. Closets

Good	Fair	Poor	N/A	None
X				

Observations:
• Closets were full with storage which prevented a complete view closet interior.

5. Door Bell

Good	Fair	Poor	N/A	None
X				

6. Doors

Good	Fair	Poor	N/A	None
X				

7. Electrical

Good	Fair	Poor	N/A	None
X				

8. Smoke Detectors

Good	Fair	Poor	N/A	None
			X	

Observations:
• Smoke detector testing and carbon monoxide detector testing procedures vary from model to model. Different models have different test sound patterns and, if equipped, light patterns. For this reason, I don't test smoke and carbon monoxide detectors. I have found that the surest test of these important safety devices is to use real smoke to test them. This inspection only visually verifies their placement. Fire and carbon monoxide detectors were present in the living areas and in the bedrooms.

9. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:
• One window in the work-out room has a defective lift mechanism and the window does not stay up when opened.



Window in work-out room needs repair to stay open.

10. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

11. Patio Doors

Good	Fair	Poor	N/A	None
X				

Observations:
• There are double doors in the master bedroom and in the work-out room that need repair for the passive side to open, the slide locks are stuck from not being used regularly.



Passive double door in work-out room is stuck.

12. Wall Condition

Good	Fair	Poor	N/A	None
X				

13. Fireplace

Good	Fair	Poor	N/A	None
X				

Observations:

• Both fire places lack the C-clamp on the flue that allows it to remain slightly open for carbon monoxide to escape.



Overview of den fireplace.



Both den and living room fireplace lack the C-clamp that keeps the damper from closing completely.



Type of C-clamp required on fireplace flues.

14. Moldings/trimwork

Good	Fair	Poor	N/A	None
X				

15. Floor Condition

Good	Fair	Poor	N/A	None
X				

16. Carbon Monoxide Detector

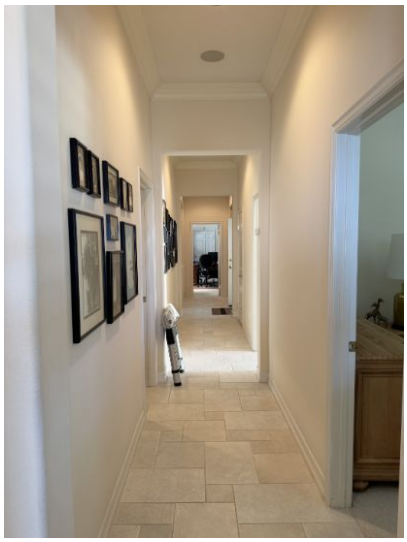
Good	Fair	Poor	N/A	None

Observations:
• Carbon monoxide detectors were observed in the living areas and smoke detectors were observed in the bedrooms.



17. Overview

Good	Fair	Poor	N/A	None
X				



























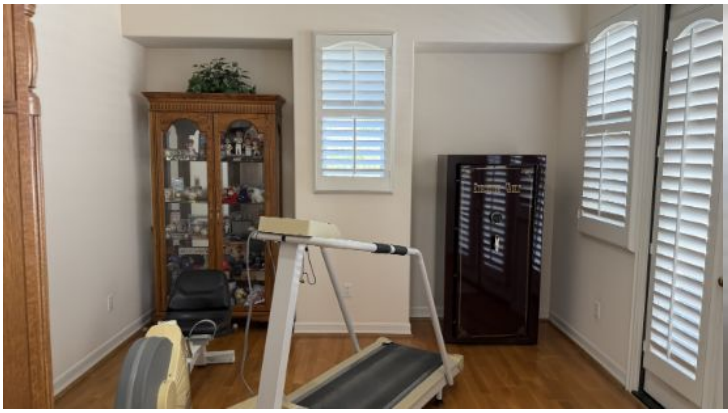


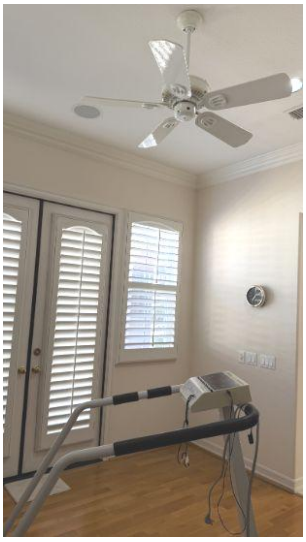
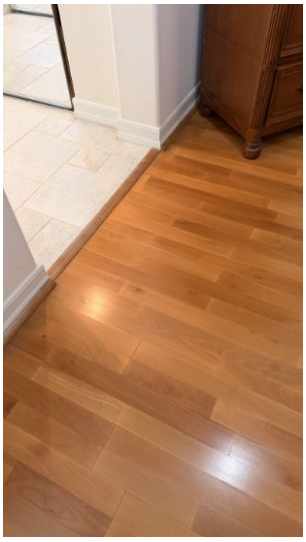










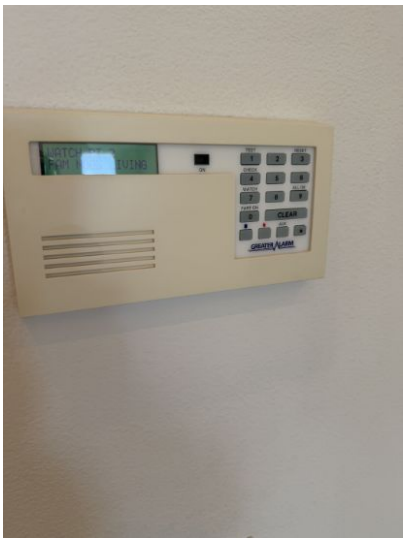
18. Smoke and carbon monoxide detector.

Good	Fair	Poor	N/A	None
			X	

Observations:
• Carbon monoxide detectors were observed.

19. Fixtures

Good	Fair	Poor	N/A	None
			X	



Outdated unused security system.

Bathrooms

1. Cabinets

Good	Fair	Poor	N/A	None
X				

2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

3. Counters

Good	Fair	Poor	N/A	None
X				

4. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

• The pocket door to the master bath toilet area needs repair to work effectively.



Pocket door scrapes on door jamb in master bath.

5. Electrical

Good	Fair	Poor	N/A	None
X				

6. GFCI

Good	Fair	Poor	N/A	None
X				

7. Exhaust Fan

Good	Fair	Poor	N/A	None
	X			

Observations:

- The exhaust fan in the Jack & Jill bathroom n the left side did not turn on.



Exhaust fan doesn't work.

8. Floor Condition

Good	Fair	Poor	N/A	None
X				

9. Heating

Good	Fair	Poor	N/A	None
X				



Radiant heater on ceiling in master bath works.

10. Mirrors

Good	Fair	Poor	N/A	None
X				

11. Plumbing

Good	Fair	Poor	N/A	None
			X	

Observations:

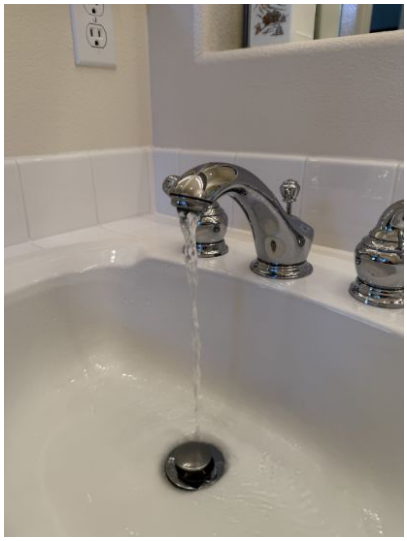
• Water pressure in master bath sinks is low.
Angle stop valve for the toilet in secondary bath on the right side leaks.



Angle stop on toilet valve leaks. (right side Jack & Jill bathroom)



Low water pressure at sink faucet.(right side Jack & Jill bathroom)



Low water pressure at sink faucet.(right side Jack & Jill bathroom)



Low water pressure in master bath sinks.

12. Showers

Good	Fair	Poor	N/A	None
X				

13. Shower Walls

Good	Fair	Poor	N/A	None
X				

14. Bath Tubs

Good	Fair	Poor	N/A	None
			X	

Observations:

- Whirlpool jets are not functional.



Whirlpool tub in master would not function.

15. Enclosure

Good	Fair	Poor	N/A	None
X				

16. Sinks

Good	Fair	Poor	N/A	None
X				

17. Toilets

Good	Fair	Poor	N/A	None
X				

18. Window Condition

Good	Fair	Poor	N/A	None
	X			

Observations:

• The small window in the master bath shower area has a damaged double-pane seal.



Damaged double pane seal.

19. Wall Condition

Good	Fair	Poor	N/A	None
X				

20. Overview

Good	Fair	Poor	N/A	None
X				













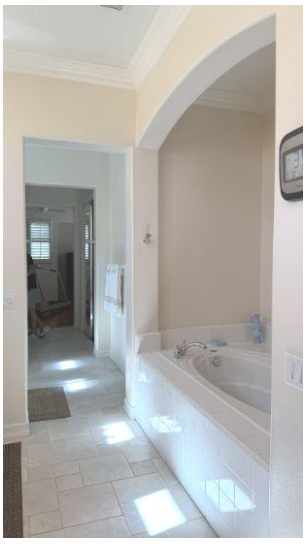






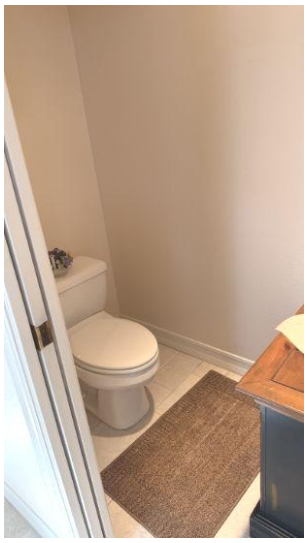












21. Bathroom floors.

Good	Fair	Poor	N/A	None
X				

Bedrooms

1. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

2. Closets

Good	Fair	Poor	N/A	None
X				

3. Doors

Good	Fair	Poor	N/A	None
X				

4. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
• Some outlets not accessible due to furniture and or stored personal items.

5. Floor Condition

Good	Fair	Poor	N/A	None
X				

6. Smoke Detectors

Good	Fair	Poor	N/A	None
			X	

Observations:
• Smoke detectors were present in the bedrooms.

7. Wall Condition

Good	Fair	Poor	N/A	None
X				

8. Window Condition

Good	Fair	Poor	N/A	None
X				

9. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

10. Patio Doors

Good	Fair	Poor	N/A	None
X				



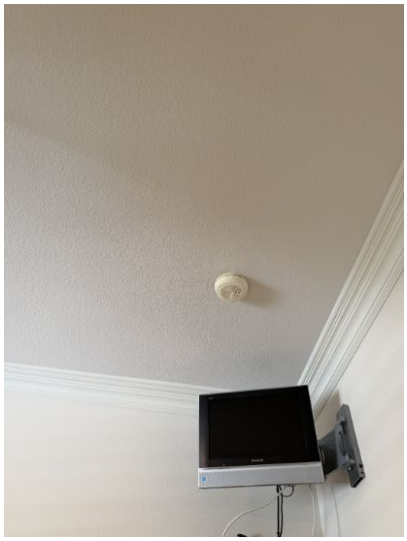
Passive double door on right was stuck. (master bedroom)

11. Overview

Good	Fair	Poor	N/A	None
X				





















Laundry

1. Cabinets

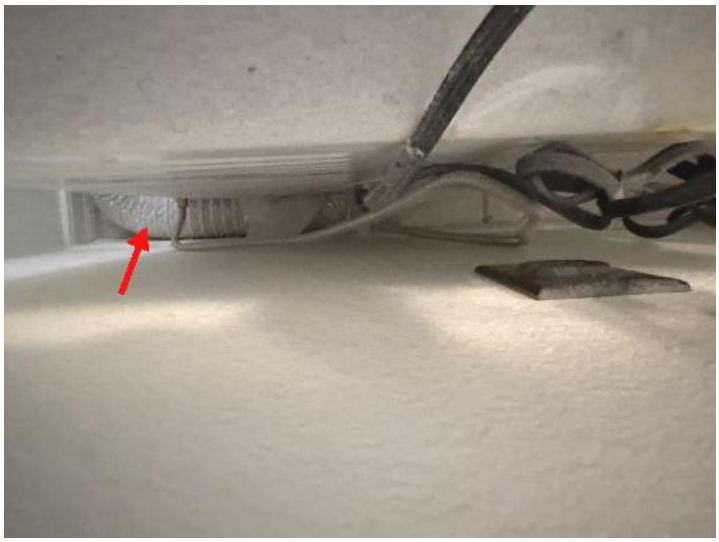
Good	Fair	Poor	N/A	None
X				

2. Counters

Good	Fair	Poor	N/A	None
X				

3. Dryer Vent

Good	Fair	Poor	N/A	None
X				



4. Electrical

Good	Fair	Poor	N/A	None
X				



Functional 240 v for optional electric dryer.

5. Gas Valves

Good	Fair	Poor	N/A	None
X				

Observations:
• Visually inspected.

6. Wash Basin

Good	Fair	Poor	N/A	None
X				

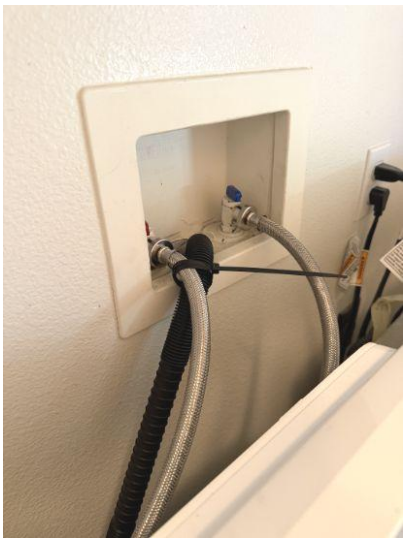


7. Floor Condition

Good	Fair	Poor	N/A	None
X				

8. Plumbing

Good	Fair	Poor	N/A	None
X				



9. Wall Condition

Good	Fair	Poor	N/A	None
X				

10. Ceiling Condition

Good	Fair	Poor	N/A	None
			X	

Observations:

• The ceiling in the laundry is damaged from a roof leak. It was dry at time of inspection.



Ceiling is dry but water damaged from roof leak.

11. Doors

Good	Fair	Poor	N/A	None
X				

12. Overview

Good	Fair	Poor	N/A	None
X				





Heat/AC

The heating, ventilation, and air conditioning and cooling system, HVAC, is the climate control system for the structure. The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Good	Fair	Poor	N/A	None
X				



Left side attic.



Heater on left side reached 98 degrees.



Right side attic.



Heater on right side reached 139 degrees.

2. Heater Base

Good	Fair	Poor	N/A	None
X				

3. Gas Valves

Good	Fair	Poor	N/A	None
X				

4. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				



Right side of house.

5. AC Compress Condition

Good	Fair	Poor	N/A	None
			X	

Observations:

- The A/C in the right side of the house did not get cold.



Left side condenser.



Right side of house.



Left side A/C reached 61 degrees.



A/C on right side did not get cold.

6. Air Supply

Good	Fair	Poor	N/A	None
X				

7. Registers

Good	Fair	Poor	N/A	None
X				

8. Thermostats

Good	Fair	Poor	N/A	None
			X	



One of two thermostats, one is for right side and one is for left side.

Water Heater

1. Base

Good	Fair	Poor	N/A	None
X				

2. Combusion

Good	Fair	Poor	N/A	None
X				

3. Venting

Good	Fair	Poor	N/A	None
X				



Left garage.

4. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

5. TPRV

Good	Fair	Poor	N/A	None
X				

6. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:
- 50 gallons

7. Gas Valve

Good	Fair	Poor	N/A	None
X				

8. Plumbing

Good	Fair	Poor	N/A	None
X				



Left garage.



Left garage.

9. Strapping

Good	Fair	Poor	N/A	None
X				



Left garage.

Garage

1. Floor Condition

Good	Fair	Poor	N/A	None
X				



Left garage.



Right garage.

2. Rafters & Ceiling

Good	Fair	Poor	N/A	None
X				



Left garage.



Left garage.

3. Electrical

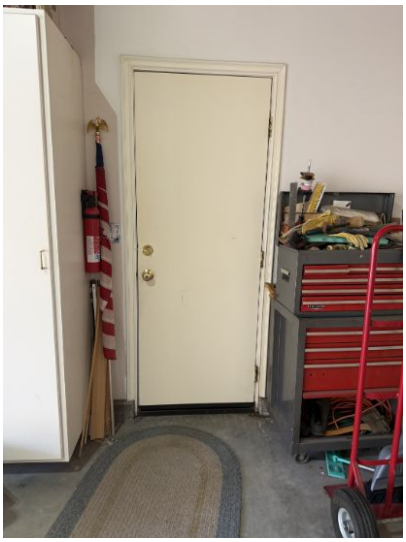
Good	Fair	Poor	N/A	None
X				



Left garage.

4. Fire Door

Good	Fair	Poor	N/A	None
X				



Left garage.

5. Garage Door Condition

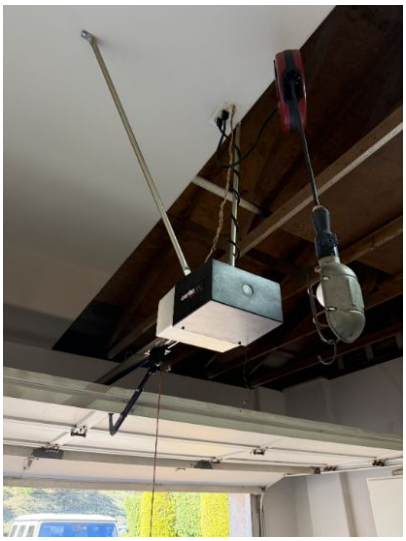
Good	Fair	Poor	N/A	None
X				





6. Garage Opener Status

Good	Fair	Poor	N/A	None
X				



Left garage.

7. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X				

8. Ventilation

Good	Fair	Poor	N/A	None
X				



Right garage.

9. Vent Screens

Good	Fair	Poor	N/A	None
X				

10. Cabinets

Good	Fair	Poor	N/A	None
X				



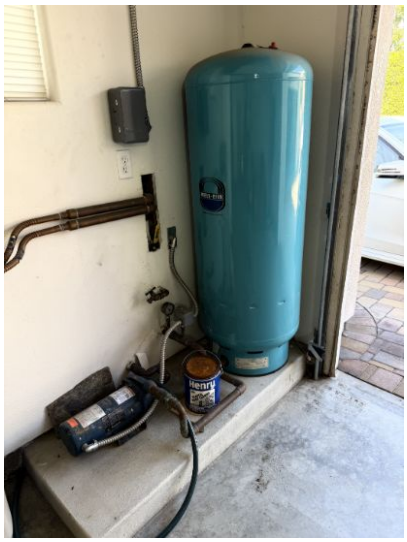
Left garage.

11. Counters

Good	Fair	Poor	N/A	None
X				

12. Plumbing

Good	Fair	Poor	N/A	None
X				



Well-Rite model WR240S installed 9/12/94 water pressure tank used with private water well, stabelizes water pressure.



Right garage. Water softner not evaluated. No leaks observed.

13. Overview

Good	Fair	Poor	N/A	None
X				





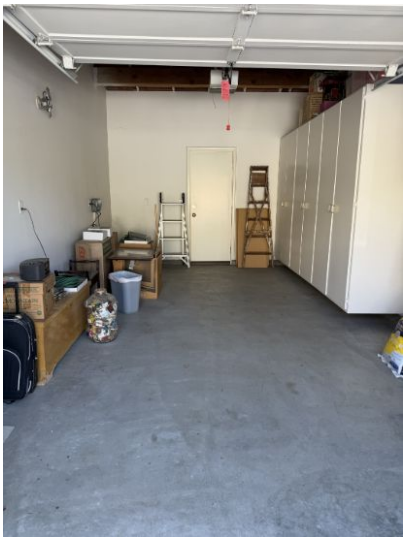
Left garage.



Left garage.



Left garage.



Right garage.

14. Fire Wall

Good	Fair	Poor	N/A	None
X				

15. Walls

Good	Fair	Poor	N/A	None
X				

Observations:
• Some garage walls were not totally visible due to storage in the garage.

16. Fixtures

Good	Fair	Poor	N/A	None
			X	



Right garage. Sprinklers and other low -voltage appliances not evaluated.

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Observations:

• While inspecting the master bathroom, the power went out in the area near the whirlpool tub. The whirlpool tub jets would not turn on. A breaker on the main panel was tripped, possibly by trying to activate the jets in the tub. I suggest having an electrician evaluate the condition.



2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:
• 200 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None
	X			

Observations:
• A breaker labeled 'lights' on the main panel tripped while inspecting the whirlpool tub.

Attic

1. Access

Good	Fair	Poor	N/A	None
X				



Entrance to left side attic in bedroom closet.



Access to attic on right side is in master bathroom closet.

2. Structure

Good	Fair	Poor	N/A	None
X				

3. Ventilation

Good	Fair	Poor	N/A	None
X				



Right side attic.

4. Vent Screens

Good	Fair	Poor	N/A	None
X				

5. Duct Work

Good	Fair	Poor	N/A	None
X				



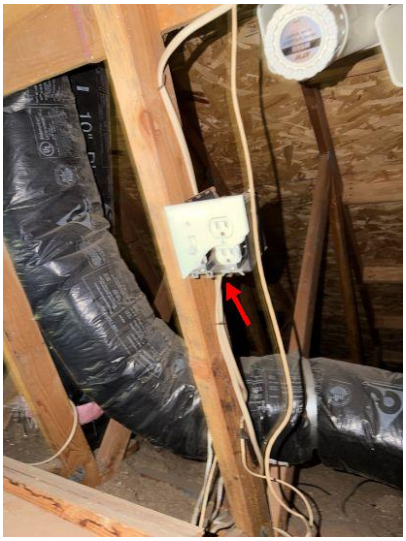
Left side attic.

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

• Broken outlet and switch plate cover in the left attic is broken and needs replacement.



Left side attic. Broken light switch cover.

7. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:
• Good at visible areas.



Right side attic.

8. Insulation Condition

Good	Fair	Poor	N/A	None
X				



Right side attic.



Right side attic.

9. Chimney

Good	Fair	Poor	N/A	None
			X	

Observations:
• Our chimney review is limited to visible accessible components only.

10. Attic Condition

Good	Fair	Poor	N/A	None
X				

Exterior Areas

1. Door bell.

Good	Fair	Poor	N/A	None
X				



2. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

• The front iron door that leads to the front entry patio is in fair condition but needs adjustment to not scrape on the paved surface. (it has one small tear on the back which is repairable)



Functional iron door drags on pavement.

3. Eaves & Facia

Good	Fair	Poor	N/A	None
X				



4. Stucco

Good	Fair	Poor	N/A	None
	X			

Observations:

• There is some minor damage to the stucco at two foam window moldings and the stucco to the right of the small garage needs cosmetic repair.



Spalled stucco.



Spalled stucco.



Foam trim stucco is damaged.



Foam trim stucco is damaged.



Foam trim stucco is damaged.

5. Wood Trim

Good	Fair	Poor	N/A	None
	X			

Observations:

• The exterior wood finger-joint door frames on the left side of the house are deteriorated but repairable.



Wood casing is deteriorated from lack of maintenance.



Wood casing is deteriorated from lack of maintenance.



Wood casing is deteriorated from lack of maintenance.

6. Patio Doors

Good	Fair	Poor	N/A	None
X				



7. Rain gutters and downspouts.

Good	Fair	Poor	N/A	None
X				

8. Overview

Good	Fair	Poor	N/A	None
X				










9. Window Screens

Good	Fair	Poor	N/A	None
	X			

Observations:

- The window screen for the master bath shower window is damaged.



Torn window screen.



Torn window screen.

Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
X				

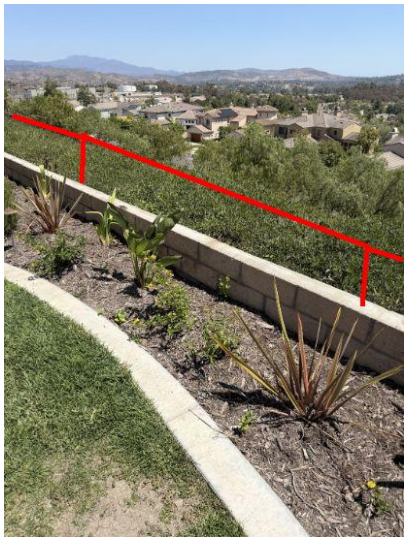
Observations:
• Concrete slab not fully visible due to floor coverings. I did not observe any visible areas.

Grounds

1. Fence Condition

Good	Fair	Poor	N/A	None
	X			

Observations:
• Wrought iron fencing is standing but rusted out at various areas.



Wrought iron fencing was removed. (observation)



Wrought iron fencing was removed. (observation)



Wrought iron fencing is rusted out.



Wrought iron fencing is rusted out.



Wrought iron fence is rusted out.



Wrought iron fence is rusted out.



Good.



Good.

2. Walkway

Good	Fair	Poor	N/A	None
	X			

Observations:

- Some pavers are out of place.
Some pavers are depressed.
Paver surface is uneven which constitutes a trip hazard.



Good.



Some pavers are lifted and displaced.



Pavers are not flush.

3. Driveway Condition

Good	Fair	Poor	N/A	None
X				





4. Grading

Good	Fair	Poor	N/A	None
	X			

Observations:

• Right side of house has a paved walkway that slopes towards the foundation. Suggest re-grading for proper drainage.



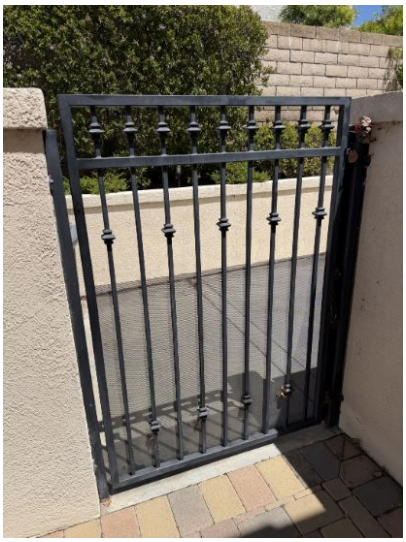
Walkway on right side has a negative slope towards foundation.

5. Vegetation Observations

Good	Fair	Poor	N/A	None
X				

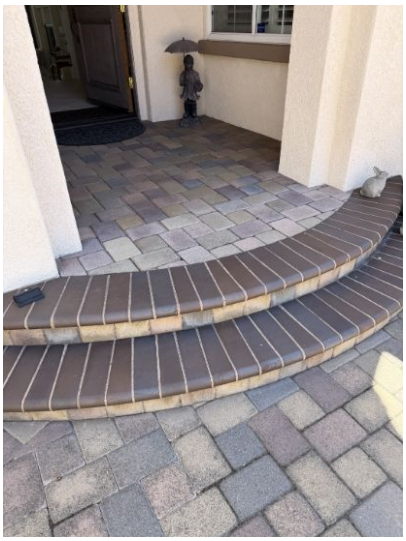
6. Gate Condition

Good	Fair	Poor	N/A	None
X				



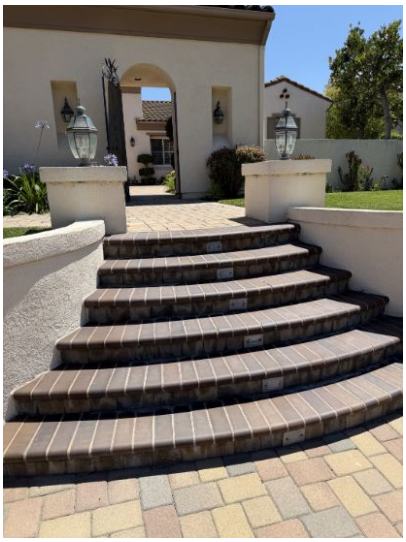
7. Patio and Porch Deck

Good	Fair	Poor	N/A	None
X				



8. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				



9. Grounds Electrical

Good	Fair	Poor	N/A	None
X				

10. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
			X	

• The gas meter is maintained by the Gas Company.



11. Plumbing

Good	Fair	Poor	N/A	None
X				

12. Water Pressure

Good	Fair	Poor	N/A	None
X				

Observations:
• Water pressure is recommended to be from 40 to 80 psi.
• Although the water pressure coming into the house was adequate at 51 psi, some bathroom sinks had low water pressure. This could be the result of calcified water strainers at the faucets. I recommend having a plumber evaluate the plumbing as it is interconnected with a Well-Rite water pressure tank in the garage which may need adjustment or at least an evaluation.



51 psi water pressure.

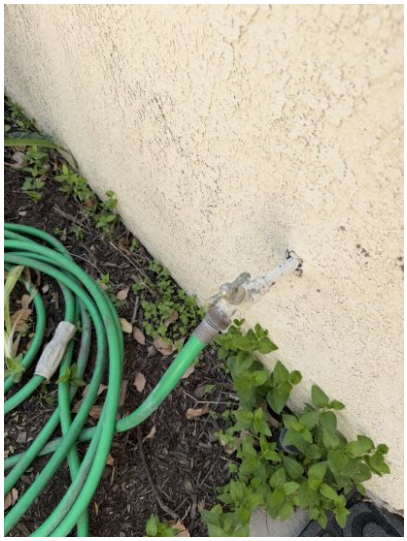
13. Pressure Regulator

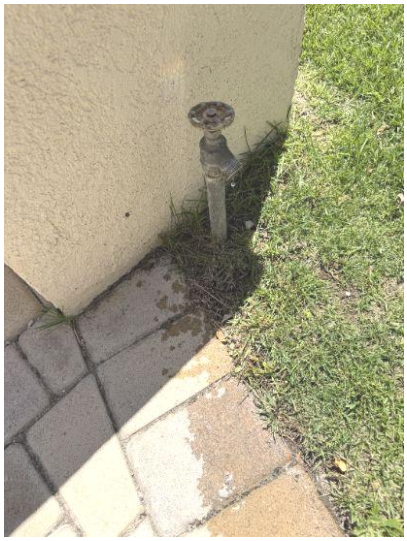
Good	Fair	Poor	N/A	None
			X	

Observations:
• I did not locate a water pressure regulator.

14. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				





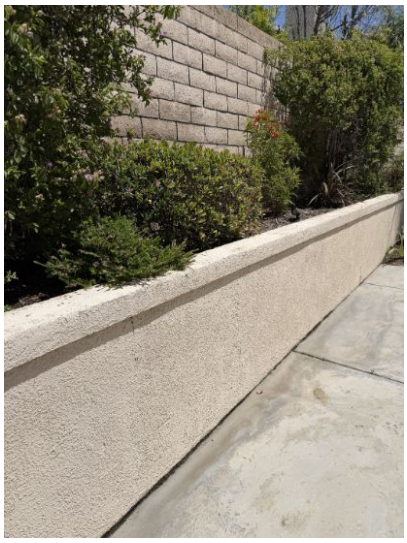
15. Sprinklers

Good	Fair	Poor	N/A	None
			X	

Observations:
• Sprinklers are not part of this inspection, they are an inspection unto themselves due to timers, zones, and various sprinkler heads. A gardener service technician familiar with the system should be consulted or the homeowner who set it up and uses it

16. Planter

Good	Fair	Poor	N/A	None
X				



Good.



Seepage from waterproof membrane observed.

17. Surface Drainage

Good	Fair	Poor	N/A	None
X				







18. Barbeque

Good	Fair	Poor	N/A	None
X				





Loose tile at BBQ counter top.

19. Sprinkler conditions.

Good	Fair	Poor	N/A	None
			X	

Observations:
• Sprinklers and sprinkler timers are not included in this inspection.



20. Patio Cover

Good	Fair	Poor	N/A	None
X				



Deteriorated paint.



Deteriorated paint.



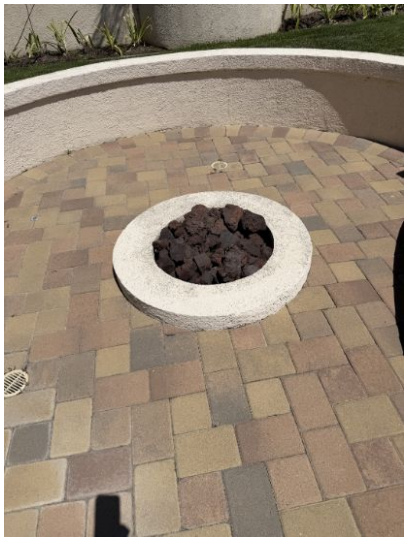


21. Fire pit.

Good	Fair	Poor	N/A	None
			X	

Observations:

• The gas valve for the fire pit was installed at ground level and it was clogged with debris/dirt, the valve key would not turn on to check the gas feed.



Gas valve was inoperable.



Gas valve was inoperable.

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Observations:

• There is an area on the left side just above the laundry which has leaked and damaged the ceiling in the laundry. The flashing and the clay tiles appear to have been dislodged.



Good.



Good.



Flashing and tile have been disturbed, contributing to water leak in laundry room.



Flashing and tile have been disturbed, contributing to water leak in laundry room.



Flashing and tile have been disturbed, contributing to water leak in laundry room.

2. Flashing

Good	Fair	Poor	N/A	None
	X			

Observations:
• Flashing needs repair at area above laundry.

3. Chimney

Good	Fair	Poor	N/A	None
			X	

Observations:
• The chimneys were observed from a ladder only and no decencies were observed.



4. Spark Arrestor

Good	Fair	Poor	N/A	None
			X	

Observations:
• Spark arrestor at top of chimney is too high to visually determine its true condition.

5. Vent Caps

Good	Fair	Poor	N/A	None
X				

6. Gutter

Good	Fair	Poor	N/A	None
X				

Observations:
• Suggest having gutters cleaned.





7. Vent Pipes

Good	Fair	Poor	N/A	None
X				