TRINITY
HOME INSPECTION SERVICE

5631 Selkirk Drive, Huntington Beach CA

Represented by : Sandy Kocsis and Cindy Prohaska

Dear Mr. And Mrs. Kahn,

At your request, a visual and operational inspection of the above property was performed. **Trinity Home Inspection Service LLC** is proud to provide the enclosed report. Thank you for selecting our company, we appreciate the opportunity to be of service. The following report will tell you a great deal about the overall condition of this property, utilizing a thorough visual inspection of all accessible areas to determine if construction, materials and workmanship were standard for the industry when this structure was built.

Realizing that all properties experience some degree of wear, *cosmetic considerations are not within the scope of this report*. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to your ownership. You should examine the areas of this house that are of concern to you prior to closing, such as appliances, floor coverings, interior wall coverings, etc.

Furthermore, owning any building involves some risk and while we can give an excellent overview of the property, *we cannot inspect what we cannot see*. Moving furniture, appliances or contents, any dismantling, or lighting gas pilots are not within the scope of this inspection. This report is not an exhaustive technical evaluation, such an evaluation would cost several times more.

Please direct your attention to the **INSPECTION AGREEMENT**, a copy of which is attached. It more specifically delineates the scope of the inspection and the limits of **Trinity Home Inspection Service LLC** liability in performing this inspection.

In using your report, the following definitions may be helpful.

S = Serviceable	The materials and workmanship are acceptable and in generally satisfactory condition.
N = None	The item does not apply to this property.

We abide by the American Society of Home Inspectors standards of practice and code of ethics, therefore, *we cannot and do not make repairs nor refer contractors*.

If you have any questions regarding our report or any questions related to the condition of the property, please do not hesitate to call.

Thank You,

Trinity Home Inspection Service LLC

Dan Spain

This Is A Confidential Report For Persons Listed As Client, Unauthorized use Prohibited

Trinity Home Inspection Service LLC.
(949) 858-6875

Inspection Date:	9/28/2026	Client:	Mr. And Mrs. Kahn
Inspector:	Brian Spain	Address :	5631 Selkirk Drive, Huntington Beach CA

The home is a single family, single story structure built on a flat lot. Estimated age is approximately 50 to 60 years. Weather at time of inspection was warm and clear.

This report is not a substitute for the disclosures (seller and agents) required by Civil Code 112 et. seq., nor is it a substitute for the Real Estate Transferee Disclosure Statement(TDS-14), since our inspection is limited in time and scope, full disclosure can only be made by the sellers of the property. Please consult with your agent to identify which parties are responsible for disclosing those aspects of this transaction that would be of importance for you. The testing for molds or other environmental hazards is not within the scope of our inspection. The only way to detect the presence of these materials is by sample analysis by an accredited laboratory.

100 EXTERIOR

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties.

101 Driveway:	Concrete and stone.
102 Walkways:	Concrete and stone. Cracks noted.. Expansive crack at the left walk.
103 Fence/Gates:	Block and wood.
104 Siding:	Stucco and stone. Staining at the left wall. See photo.
105 Trim:	Wood. Deterioration noted.
106 Window Frames:	Vinyl.
107 Elec. Fixtures:	S
108 Gutters/Downspouts:	N
109 Sprinklers:	This sprinkler system is controlled by a timing device. While we cannot verify the function of the timer, the system was operated manually at the control valves. Rusting at the dielectric union at the front yard sprinkler main. See photo.
109a Hosebibs:	S
110 Ext. Doors/Screens:	S
110a Bell/Chime:	S
111 Chimney:	Masonry. A spark arrester is installed as a safety feature. Damaged crown noted, suggest repairs to prevent further damage. See photo.
112 Lot Grade/Drainage:	Home is built on a flat lot. Grade at foundation appears to be adequate.
113 Gas Meter:	Located at the left side.
114 Foundation:	Concrete slab construction.
115 Crawl Space:	N
116 Exterior Comments:	N

125 ROOF

Our evaluation of the roof is to determine if portions are missing and/or deteriorating and, therefore, subject to possible leaking. Portions of underlayment and decking are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks nor a certification.

126 Type/Material:	Sloped construction, composition shingle and tile covering. Observed from the roof and attic.
127 Flashing:	Appears intact.
128 Roof Comments:	Roof shows normal wear for its age and type. We suggest that maintenance efforts be made in the few areas where roofing materials are damaged or missing. The roof is showing signs of deterioration. See photos. Large hook in the top of the front roof. See photo. Broken tile at the top of the left ridge. See photo. Roofing cement patches noted at the top of the front roof, these are failing at this time. See photo.

135 ATTIC

136	Access:	Located at the hall. Accessed.
137	Framing:	Trusses.
138	Sheathing:	Plywood.
139	Evidence of Leaking:	No.
140	Insulation:	Present. Rolled insulation. Where visible, approximate thickness is four inches.
141	Ventilation:	Eave, ridge and gable vents noted.
142	Electrical:	Present.
143	Attic Comments:	N

200 GARAGE ATTACHED

201	Exterior:	Stucco.
202	Roof:	See roof comments.
203	Slab:	Concrete.
204	Garage Door:	Metal.
205	Garage Door Hdwr:	S
206	Door Opener:	Safety reverse noted, we suggest periodic testing of the safety reverse operation. Improper extension cord power supply noted.
207	Windows/Screens:	N
208	Access Door:	Crack noted in the door.
209	Fire Door:	Suggest installing self-closer as a safety measure.
210	Fire Wall:	The fire rating is compromised due to the holes in the right wall above the heater. See photo.
211	Walls:	Some deterioration noted in the foundation wall.
212	Electrical:	One set of overhead bulbs did not operate. The overhead bulbs are not covered, suggest covering overhead lights for safety.
213	Garage Comments:	The garage is very full of storage, limiting our review.

300 PATIO - REAR

301	Cover:	N
302	Enclosure:	N
303	Electrical:	Reversed polarity noted at the wall outlet next to the kitchen window, improper. See photo. Suggest adding GFI protection and a wet rated outlet when repaired.
304	Window/Screens:	N
305	Deck/Slab:	Concrete.
306	Stairs:	N
307	Railing:	N
308	Comments:	N

This Is A Confidential Report For Persons Listed As Client, Unauthorized use Prohibited

400 MAJOR SYSTEMS

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos or other potentially hazardous materials is not within the scope of this report. Main water shut off valves, washer hook ups and angle stops under plumbing fixtures are not turned, due to the likelihood of failure, or leaking when turned. Judging the sufficiency of water flow in plumbing or the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. We urge you to evaluate these systems prior to closing.

DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY WILL CONDUCT SUCH AN INSPECTION UPON REQUEST.

401 Heating:	Gas, forced air unit. Located at the garage. Gas shut off and electrical disconnect provided.
401a Venting:	Intact.
402 Air Conditioning:	N
403 Thermostat:	Operable. Located at the living room.
404 Ducting:	Intact.
405 Plumbing:	Water supply provided by public system. Piping, where visible, is copper. Main shut off is located at the front. 80 PSI at the main. See photo. Pressure regulator installed.
406 Waste System:	Waste lines, where visible, are ABS. Waste disposal system is sewer. The pool drain is at the right of the entry. See photo.
407 Water Heater:	Tankless, gas unit, located at the garage. Temperature relief valve installed as a safety feature. No discharge line noted, improper. See photo. Cold water shut off provided. Earthquake straps noted. ½ inch gas line also supplies gas to the dryer, unable to determine if properly sized for both units. See photo. The unit is plugged into an outlet adapter at the rear wall outlet, improper. See photo. No sediment trap at the gas line, improper. See photo. Corrosion at the solar panel piping. See photo. The circulation pump is on the hot supply at the solar tank, this is not plugged in. See photos. The servicing valves are at the top of the tank. See photo. This installation does not appear to have been permitted. Suggest further review and repairs by a qualified plumber.
407a Venting:	Improper venting noted. See photos.
408 Electrical:	The main electrical service is 200 amps. Service entrance is underground, with main panel located at the left wall. Overload protection is provided by breakers. A main disconnect is provided for safety. Futures not provided for adding circuits. Grounding system present. Branch circuit conductor is copper. Aluminum wiring at the 220 circuits in this home. Solar systems are beyond the scope of our inspection, therefore, we do not verify their operation. Client may wish to consult a specialist for evaluation of this system.
409 Smoke Detector:	No smoke detectors noted, suggest installing detectors to meet local ordinances.
410 C O Detector:	No carbon monoxide detectors noted, suggest installing one unit for each level of the home for safety as required.
411 Fireplace:	Located at the living room. Gas jet provided. Damper tested. The damper is not permanently blocked open, suggest installing a C clamp on the damper to block the damper part way open allowing for continuous ventilation. Battery operated starter below the logs.
412 Comments:	N

This Is A Confidential Report For Persons Listed As Client, Unauthorized use Prohibited

500 KITCHEN

The kitchen inspection is a combination of visual and functional. Appliances are operated, if power is supplied. Calibrations to cooking systems are not evaluated nor life expectancies given to dishwashers. **Note: *Dishwashers can fail at any time due to their complexity***. Our review is to determine if the system is free of leaks and corrosion.

501	Floor:	Tile.
502	Walls:	S
503	Ceilings:	S
504	Doors:	N
505	Windows/Screens:	Corroded screen noted.
506	Cabinets:	The trash cabinet hits the oven when fully opened.
507	Counter Tops:	S
508	Electrical:	All outlets within six feet of a water source or in an exterior or damp location should be GFI protected for safety. Suggest adding GFI protected outlets for safety.
509	Sinks:	S
510	Faucets:	S
511	Traps/Drain/Supply:	S
512	Disposal:	S
513	Dishwasher:	Large loop in the drain hose, this will hold water. See photo.
514	Stove/Cook Top:	Electric.
515	Oven:	Electric.
516	Hood/Fan:	Improper vent material noted. See photo.
517	Microwave:	S
518	Kitchen Comments:	N

600 LAUNDRY AREA

601	Floors:	Concrete.
602	Walls:	S
603	Ceilings:	S
604	Doors:	S
605	Window/Screens:	N
606	Cabinets:	N
607	Electrical:	S
608	Exhaust Fan:	N
609	Laundry Tub:	N
610	Washer H/Up:	S
611	Dryer H/Up:	220 electric hook up noted. Tested. Flex gas line run off the water heater supply and into a rigid pipe to this dryer location, improper. See photo.
612	Comments:	N

This Is A Confidential Report For Persons Listed As Client, Unauthorized use Prohibited

700 **BATHROOM # 1 - HALL**

Our focus in bathrooms is directed at identifying visible water damage and/or problems.

701	Floors:	Tile.
702	Walls:	S
703	Ceilings:	S
704	Doors:	S
705	Windows/Screens:	N
706	Electrical:	GFI present.
707	Exhaust Fan:	S
708	Heating:	S
709	Tub & Stopper:	Missing stopper and broken grate noted. See photo.
710	Tub Enclosure:	S
711	Tub Faucet:	S
712	Shower & Surround:	S
713	Shower Door:	N
714	Shower Faucet:	S
715	Sink & Stopper:	S
716	Sink Faucet:	S
717	Trap/Drain/Supply:	Corroded drain noted. See photo. Corrosion noted at the supply connectors, suggest repairs as needed. See photo.
718	Toilet:	This is not a low flow toilet.
719	Counter/Cabinets:	S
720	Comments:	N

725 **BATHROOM # 2 - MASTER**

726	Floors:	Tile.
727	Walls:	S
728	Ceilings:	S
729	Doors:	S
730	Windows/Screens:	N
731	Electrical:	All outlets within six feet of a water source or in an exterior or damp location should be GFI protected for safety. Suggest adding GFI protected outlets for safety. No light outside the exterior door as required.
732	Exhaust Fan:	S
733	Heating:	S
734	Tub & Stopper:	N
735	Tub Enclosure:	N
736	Tub Faucet:	N
737	Shower & Surround:	The drain is slow, hair build up below the drain cover.
738	Shower Door:	S
739	Shower Faucet:	S
740	Sink & Stopper:	S
741	Sink Faucet:	S
742	Trap/Drain/Supply:	Corrosion noted at the supply connectors, suggest repairs as needed. See photo.
743	Toilet:	S
744	Counter/Cabinets:	Chipped glass at the right medicine cabinet. See photo. Cosmetic damage noted at the wall mirror.
745	Comments:	N

This Is A Confidential Report For Persons Listed As Client, Unauthorized use Prohibited

900 ENTRY

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. NOTE: As pointed out in the inspection agreement, materials regularly used in residential construction may contain potentially hazardous substances such as asbestos and formaldehyde. Our report will not identify these substances since laboratory testing is necessary to detect their presence.

901	Floors:	Tile.
902	Walls:	S
903	Ceilings:	S
904	Doors:	S
905	Window:	N
906	Electrical:	S
907	Comments:	N

950 LIVING ROOM

951	Floors:	Carpet.
952	Walls:	S
953	Ceilings:	S
954	Doors:	N
955	Window/Screens:	The window at the right of the fireplace does not slide well.
956	Electrical:	S
957	Comments:	N

1000 DINING ROOM

1001	Floors:	Carpet.
1002	Walls:	S
1003	Ceilings:	S
1004	Doors:	N
1005	Window/Screens:	The window does not slide well.
1006	Electrical:	S
1007	Comments:	N

1100 FAMILY ROOM

1101	Floors:	Wood. Stain noted on the wood.
1102	Walls:	S
1103	Ceilings:	S
1104	Doors:	S
1105	Windows/Screens:	S
1106	Electrical:	S
1107	Wet Bar:	N
1108	Comments:	N

1210 HALL

1211	Floors:	Wood.
1212	Walls:	S
1213	Ceilings:	S
1214	Doors:	S
1215	Electrical:	S
1216	Stairs:	N
1217	Comments:	N

1300 BEDROOM # 1 - LEFT FRONT

1301	Floors:	Wood.
1302	Walls:	S
1303	Ceilings:	S
1304	Doors:	S
1305	Windows/Screens:	Damaged screen noted. Rusting at the crank hardware.
1306	Electrical:	S
1307	Closet/Wardrobe:	Cabinets are built in the closet.
1308	Comments:	N

1310 BEDROOM # 2 - RIGHT

1311	Floors:	Wood.
1312	Walls:	S
1313	Ceilings:	S
1314	Doors:	S
1315	Windows/Screens:	Damaged screen noted.
1316	Electrical:	S
1317	Closet/Wardrobe:	S
1318	Comments:	N

1320 BEDROOM # 3 - RIGHT REAR

1321	Floors:	Wood.
1322	Walls:	S
1323	Ceilings:	S
1324	Doors:	S
1325	Windows/Screens:	S
1326	Electrical:	S
1327	Closet/Wardrobe:	S
1328	Comments:	N

1330 BEDROOM # 4 - MASTER

1331	Floors:	Carpet.
1332	Walls:	S
1333	Ceilings	S
1334	Doors:	The door sticks.
1335	Windows/Screens:	Missing track release clip in the right window. See photo.
1336	Electrical:	Two rear wall outlets are inoperable. Both wall switches are wired to the fan fixture.
1337	Closet/Wardrobe:	Missing floor guides noted.
1338	Comments	N

This Is A Confidential Report For Persons Listed As Client, Unauthorized use Prohibited

1700 POOL EQUIPMENT AND DECKING

THIS IS AN OPERATIONAL INSPECTION OF THE ITEMS LISTED; IT IS NOT A CERTIFICATION. THIS REPORT IS A VISUAL INSPECTION AND OPERATIONAL TEST OF THE ABOVE GROUND EQUIPMENT ONLY. AS INDICATED IN OUR INSPECTION AGREEMENT, INSPECTION OF THE SHELL OR CONCEALED COMPONENTS ARE NOT WITHIN THE SCOPE OF THIS REPORT

1701	Decking/Caulking:	Concrete and brick. Deteriorated mastic noted. Damaged bricks at the spa. See photo.
1702	Tile:	S
1703	Dive Board:	Rusting at the spring. See photo.
1704	Handrail:	N
1705	Fill Line:	Operable.
1706	Lights:	Operable, in the pool only. The ground box is near the house wall. See photo.
1707	GFI's:	Responded to test.
1708	Skimmer:	Good draw noted.
1709	Heater:	Operable, gas. The top of the shell in bent inward. Rusted base noted. See photo.
1710	Filter:	Operable.
1711	Pressure Gauge:	Operable.
1712	Pump:	Operable.
1713	Motor:	Operable.
1714	Ground wire:	Present.
1715	Time Clock:	Present. The left timer is no longer in use. See photo.
1716	Gate Self Closers:	Self closers and self latching latches on all gates and some doors leading to the pool/spa area and installing alarms at all doors leading from the house to the pool area are required. Some cities require a secondary alarm system to be installed inside the pool also. Suggest further review with the local building department to determine local requirements. These systems are not present, safety hazards.
1717	Comments:	Damaged hoses in three panels. See photos. The seller stated that the damaged hoses are plugged. The intake and return valves are below the deck. See photo. The gas pipe for the grill at the rear of the equipment is rusted, gas flow noted at this time. See photo. The blower is inoperable. Only one intake in the pool and one in the spa, use caution, potential drowning hazard noted.

Trinity Home Inspection Service LLC. requires an inspection agreement to be signed by Client prior to performing an inspection. If you were not present at the inspection and did not sign the Inspection Agreement you, by accepting, paying for, and or using the inspection report you acknowledge and agree to be bound by the terms and conditions of the Inspection Agreement and further agree that the Inspection Agreement will form a part of the inspection report.



104



109



111

This Is A Confidential Report For Persons Listed As Client, Unauthorized use Prohibited



128



128

This Is A Confidential Report For Persons Listed As Client, Unauthorized use Prohibited



128



128

This Is A Confidential Report For Persons Listed As Client, Unauthorized use Prohibited



128



210

This Is A Confidential Report For Persons Listed As Client, Unauthorized use Prohibited



303



405

This Is A Confidential Report For Persons Listed As Client, Unauthorized use Prohibited



406



407

This Is A Confidential Report For Persons Listed As Client, Unauthorized use Prohibited



407



407

This Is A Confidential Report For Persons Listed As Client, Unauthorized use Prohibited



407



407

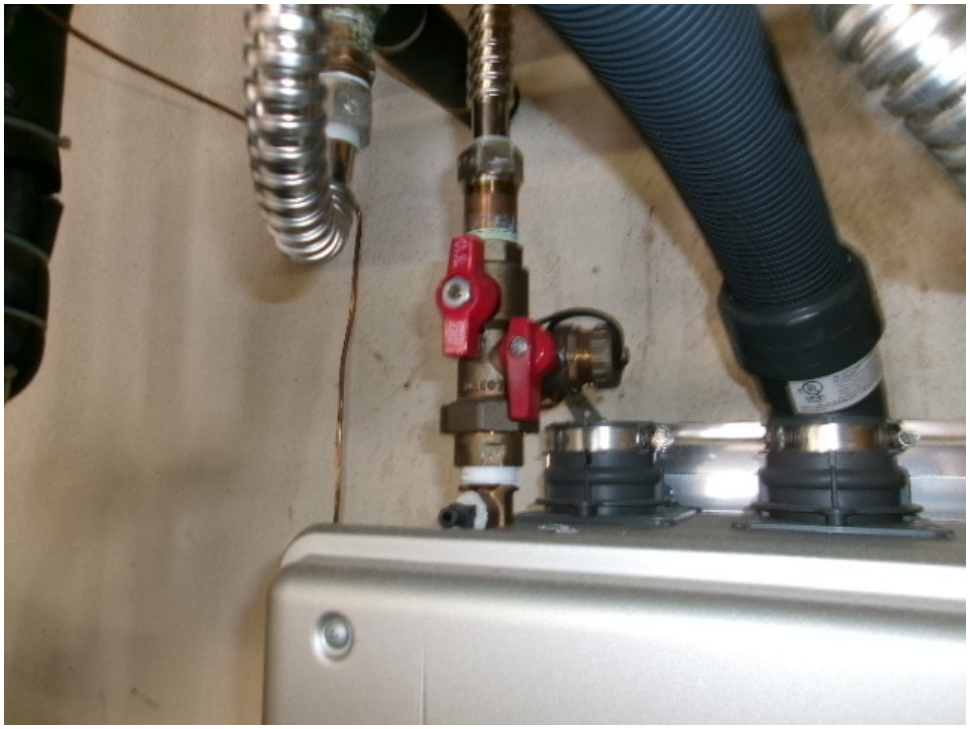
This Is A Confidential Report For Persons Listed As Client, Unauthorized use Prohibited



407



407



407



407

This Is A Confidential Report For Persons Listed As Client, Unauthorized use Prohibited



407



506

This Is A Confidential Report For Persons Listed As Client, Unauthorized use Prohibited



513



516



611



709

This Is A Confidential Report For Persons Listed As Client, Unauthorized use Prohibited



717



717

This Is A Confidential Report For Persons Listed As Client, Unauthorized use Prohibited



742



744

This Is A Confidential Report For Persons Listed As Client, Unauthorized use Prohibited



1335



1701

This Is A Confidential Report For Persons Listed As Client, Unauthorized use Prohibited



1701



1703

This Is A Confidential Report For Persons Listed As Client, Unauthorized use Prohibited

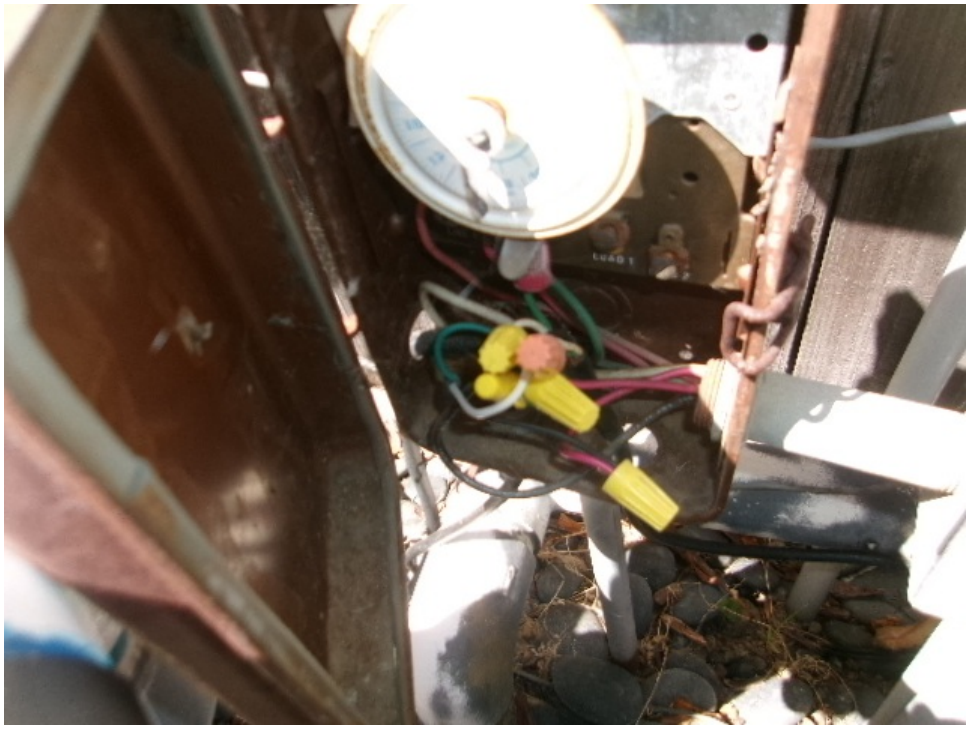


1706

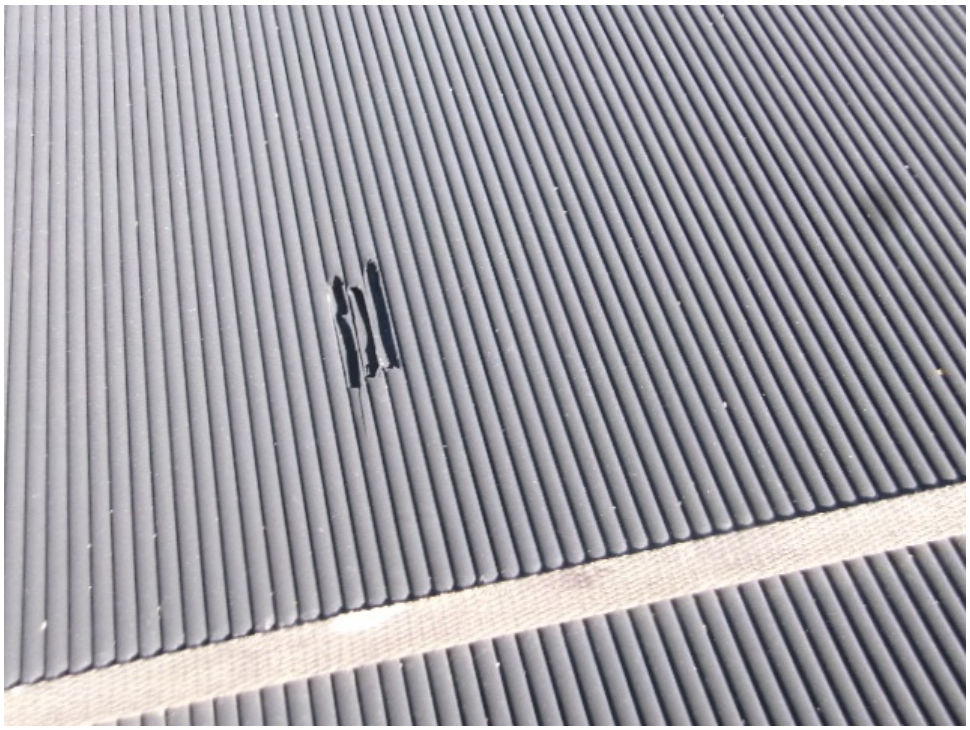


1709

This Is A Confidential Report For Persons Listed As Client, Unauthorized use Prohibited



1715

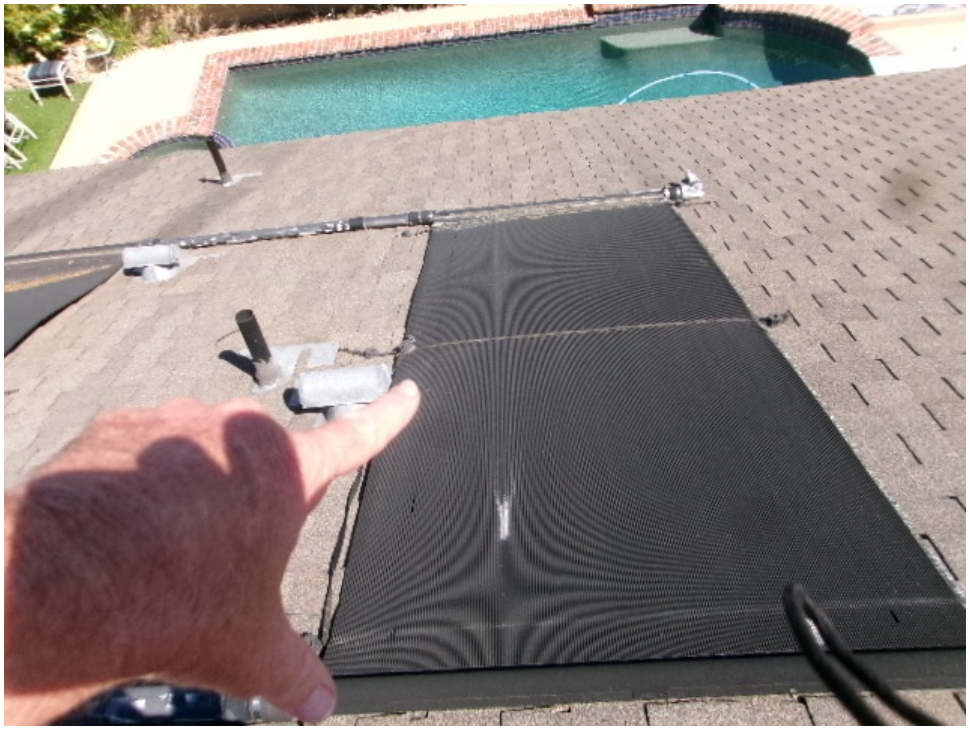


1717

This Is A Confidential Report For Persons Listed As Client, Unauthorized use Prohibited



1717



1717

This Is A Confidential Report For Persons Listed As Client, Unauthorized use Prohibited



1717



1717

End of photos.

This Is A Confidential Report For Persons Listed As Client, Unauthorized use Prohibited