



**BPG Inspection, LLC**




**9806 Old Ridge Road  
Spring Valley CA 91977**

Client(s): McDonald  
Inspection Date: 2/5/2025  
Inspector: Brian Chatfield ,


Thank you for choosing BPG for your property inspection. We value your business and are available should you have any follow-up questions regarding your report.

This report represents our professional opinion regarding conditions of the property as they existed on the day of our inspection. We adhere to the Standards of Practices as outlined in our Inspection Agreement.

Your **INSPECTION REPORT** includes three sections: **1) Key Findings**, **2) Property Information**, and **3) Inspection Agreement**. It is important to evaluate all three sections in order to fully understand the property and general conditions. The following definitions may be helpful in reviewing your reports.

 Action Items may include:

- Items that are no longer functioning as intended
- Conditions that present safety issues
- Items or conditions that may require repair, replacement, or further evaluation by a specialist
- Items that were inaccessible

 Consideration Items may include:

- Conditions that may require repair due to normal wear and the passage of time.
- Conditions that have not significantly affected usability or function- but may if left unattended.

### SECTION I. KEY FINDINGS

This section is designed to summarize the findings and conditions that may require your immediate attention. Typically, the Key Findings Summary is used to help prioritize issues with other parties involved in the real estate transaction. *It is important to review carefully all sections of your report and not rely solely on the Key Findings summary.*

### SECTION II. PROPERTY INFORMATION

This section contains our detailed findings on all items inspected. Component locations, system types and details, maintenance tips, and other general information about the property will be included as appropriate.

### SECTION III. INSPECTION AGREEMENT

This section details the scope of the inspection. BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report.

**To retrieve your full PROPERTY INSPECTION REPORT (all 3 sections) from our Web site:**

- Point your web browser to <http://www.bpginspections.com>
- Click on **View Your Inspection Report**
- Enter the **Report Id** and **Client Last Name** (shown below)
  - Report Id: 1077961
  - Client's Last Name: McDonald
- Follow the instructions to either view the report online or download it to your computer.

Again, thank you for selecting us as your inspection company. Please contact our Customer Service Center at 800-285-3001 should you have any questions about your reports or desire additional assistance.

## Action Items

### Exterior

#### EAVES, SOFFITS, FASCIA AND PAINT

- ✘ 1. The fascia boards and other wood members at the exterior are damaged. Refer to the full termite report. A qualified technician should make any needed repairs or modifications.



#### STEPS and RAILINGS

- ✘ 2. 1. The rear exterior railing has wide spaces between the spindles. For safety, railing spindles should be spaced close enough to prevent the passage of a 4-inch sphere through any part of the railing.  
- Consider modifications to reduce the width of the openings. A qualified technician can perform the work.
2. The rear exterior railing is too low for modern safety standards. Railings should be at least 42" inches above the level of the walking surface to minimize the chance of someone falling over them.  
- Have a qualified technician provide repair specifications and costs, and perform the work.
3. A proper handrail is needed on the exterior steps on the left side rear exterior of the building. No rail is installed.  
- Handrailings should be installed, to reduce the potential for personal injury at this location.
4. The rear exterior area's steps are uneven in height. This could pose a trip hazard. A technician should repair the steps as needed.
5. There is an elevated surface at the rear hillside exterior of the home that needs a railing. Railing protection should be present where the floor of the elevated surface, deck or porch is more than 30 inches above the ground.  
- A qualified technician should install a proper railing, for safety and liability purposes.

Action Items

Exterior



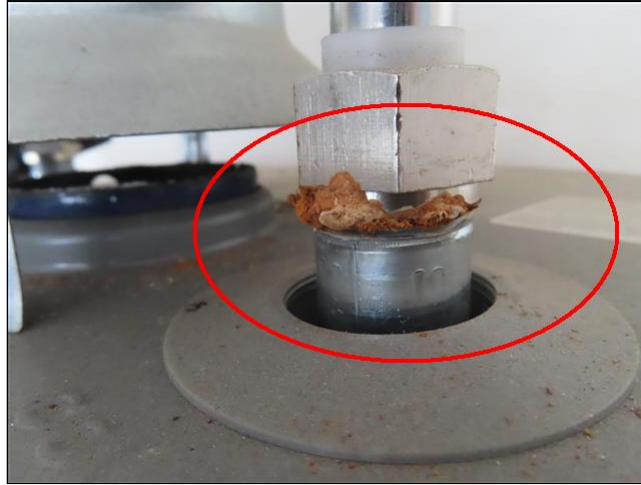
Plumbing

WATER HEATER

## Action Items

### Plumbing

- ❌ 3. The water heater water connection is corroded. A qualified plumber should replace or repair the corroded connection.



### Electrical

#### GFCI CONDITIONS (GROUND FAULT CIRCUIT INTERRUPTERS)

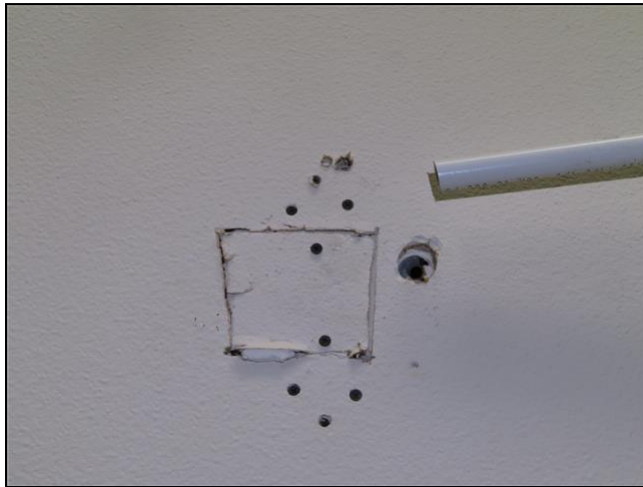
- ❌ 4. Ground Fault Circuit Interrupter (GFCI) protection is installed for some, but not all, of the receptacles where this type of protection is presently required. This includes locations in the garage.
- Consider upgrading unprotected receptacles in areas where GFCI protection is presently required.



### Garage

#### GARAGE WALLS (FIREWALL SEPARATION - VENTILATION)

- ❌ 5. 1. There are holes/damage in the fire-resistive barrier between the garage and interior. This condition can allow more rapid spread of smoke and flames in the event of a fire.
- All voids should be repaired.
2. Plastic passes through the fire separation wall. Plastic can disintegrate in a fire, allowing the fire to enter the penetration. Fire caulking was not visible in these areas.
- A qualified plumber should replace the plastic piping with approved material or add fire caulking as needed.

**Action Items****Garage****GARAGE DOOR OPERATORS**

- ❌ 6. The optical sensor or track beam installed on the garage door opener (which activates the reversing eye system) is installed at an incorrect height. This could allow small children or animals to move under the beam without activating the safety feature. This is a safety concern.
- The optical sensor or track beam should be installed six inches above the floor of the garage or in accordance with the manufacturer's specifications.

## Action Items

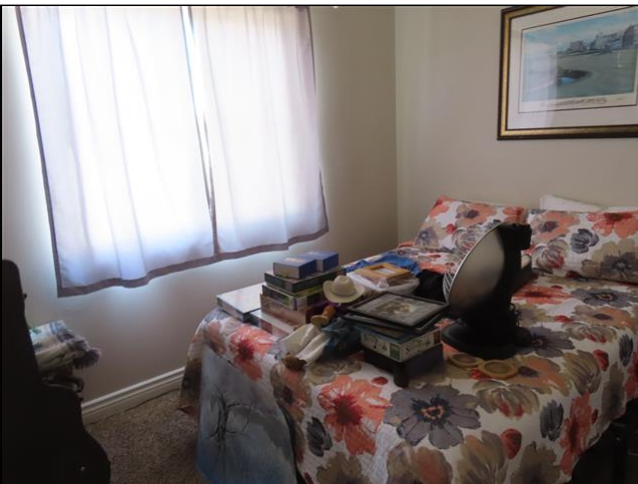
### Garage



### Interiors

#### WINDOWS

- ❌ 7. Condensation, staining or droplets, is present between the panes of insulated glass windows in three or more rooms at this house. This suggests a failure of the factory seal between the twin pieces of glass. Unfortunately, there is no simple, permanent, "fix" for this condition short of replacing the glazing unit. "Fogged" windows can still perform their function for ventilation and light admittance, but can become so opaque that visibility is impaired. We did not attempt to list every fogged window. Have a qualified glass contractor check all windows before closing escrow. Any insulated glass units which display symptoms of breached seals should be replaced as desired

**Action Items****Interiors****FIREPLACE**

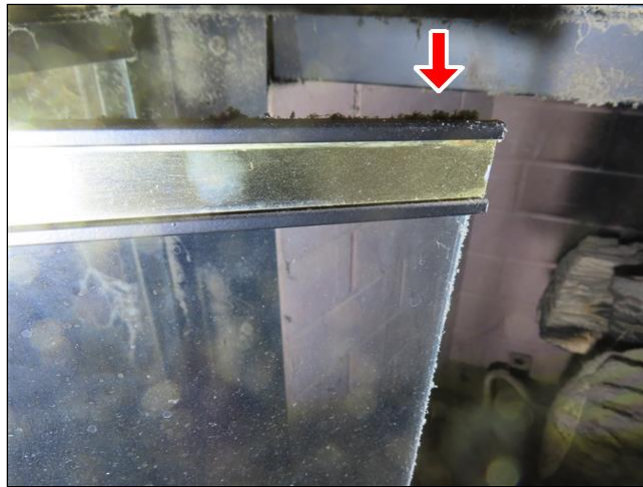
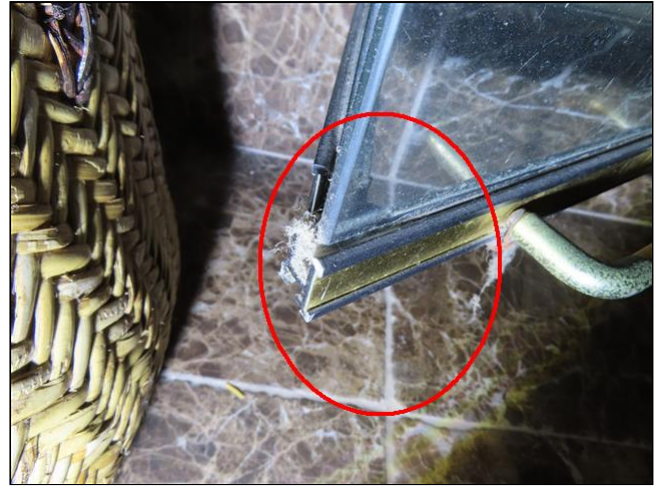
- ❌ 8. 1. There is a gap around the gas supply pipe where it enters the living room fireplace firebox. Heat can be drawn into the wall cavity around the gas line and reach combustible materials. This is a potential fire hazard. Any gap between the firebox, wall, hearth or gas supply piping should be filled with proper mortar or noncombustible packing.



## Action Items

### Interiors

2. The glass enclosure at fireplace in the living room does not stay in their tracks "Missing top door guides" and could fall out when used "Left door". We recommend repair as needed.



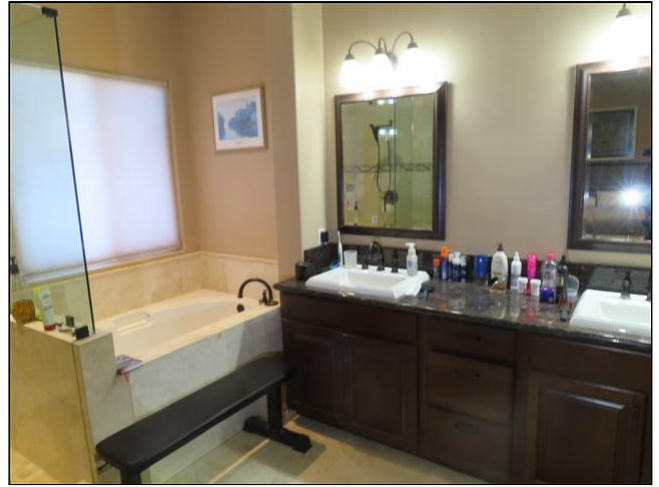
### Bathrooms

#### TOILET(S)

- ☒ 9. The master bathroom toilet is not securely attached at the floor. This could allow leaks at or into the floor. A qualified technician should make repairs or modifications as necessary.

## Action Items

### Bathrooms



### Laundry

#### VISIBLE CLOTHES DRYER VENT

- ❌ 10. The clothes dryer vent lint is noted at the closet and is a fire hazard. A qualified technician should make any needed repairs or modifications



### Pools/Spas

#### GENERAL COMMENTS: POOL or SPA

- ❌ 11. We did not see any life safety equipment readily at hand at poolside. Floats, pole hooks and ropes should be standard equipment at any pool, and should be kept stored adjacent to, and within sight of the pool at all times.

## Action Items

### Pools/Spas



#### LIMITATIONS: POOL and SPA

- ❌ 12. The built-in slide excluded from this inspection report. The National Swimming Pool Institute has established safety guidelines regarding minimum design requirements for such equipment. Verification of these installation guidelines is beyond the scope of this inspection. If you are concerned about safety, consider either removing the equipment or use extreme caution (including close adult supervision) when the equipment is used.

#### FENCES, GATES and ACCESS

- ❌ 13. 1. The gates having direct access to the pool/spa area do not self close and latch as required. The purpose of this important safety feature is to keep children out of the pool or spa area. The gates should be repaired or replaced as needed by a qualified technician.
2. The protective barrier at the pool area is hazardous, in that it is too low or small children might be able to climb or pass through it. This is not safe. The barrier should be modified or replaced to meet safety standards. A qualified technician should do the work.

Action Items

Pools/Spas



**POOL and SPA PUMPS/PLUMBING**

- ❌ 14. There are active leaks at the pool/spa plumbing.
  - Repair or replace the leaking pipes. A qualified pool technician should do the work.

**POOL and SPA HEATERS**

## Action Items

### Pools/Spas


- ❌ 15. The gas pool/spa heater did not respond to the controls. A qualified pool contractor should further evaluate the heater and make repairs or replace the heater as needed.



## Consideration Items

### Introductory Notes

#### CLIENT ADVICE

-  16. In an emergency, the locations of the various shut-offs for the utilities should be readily accessible and well known. We strongly recommend familiarizing yourself and other occupants of this building with their exact locations and their operation. You can find information about their locations under this section or in the Plumbing and Electrical systems.

# Consideration Items

## Introductory Notes



Main water meter.



Main water meter.



Gas meter.



Main gas shut-off.



Main breaker.

- 17. If specific information on the characteristics and performance of this particular hillside property is desired, a qualified specialists, such as a geologist, structural engineer and or a geo-tech engineer, should be consulted.

## Consideration Items

### Introductory Notes



### INSPECTION SCOPE

18. The inspection of the solar and storage-building and any related equipment is not included in the scope of this Inspection and Report.



### Structure

#### SLAB FOUNDATIONS AND CRAWLSPACES

19. There are hairline crack(s) in the garage foundation stem wall. Not all cracks in concrete foundations are indicative of structural problems. Cracks may be due to either normal expansion-contraction cycles, shrinkage of concrete or mortar, or settlement that has stopped. A technician could evaluate the cracks and repair as needed.



## Consideration Items

### Structure



### Exterior

#### GRADING, DRAINAGE, RETAINING WALLS

20. The left rear retaining wall shows some settlement cracks and some mortar joint missing, but appears stable. Repairs needed.



#### DRIVEWAYS AND WALKWAYS

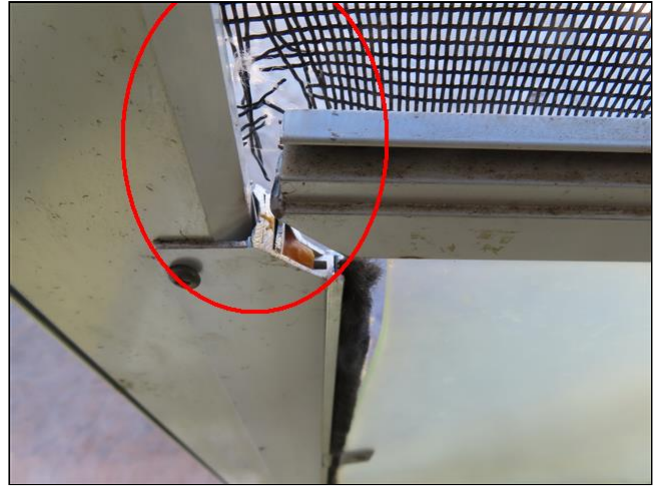
21. There are cracks in the driveway / patio and walkway. These areas are otherwise in adequate condition.

#### DOORS

22. The screen door at the rear exterior has a torn screen and the pet door is damaged and rubbing the door. A qualified technician should make any repairs or modifications as needed.

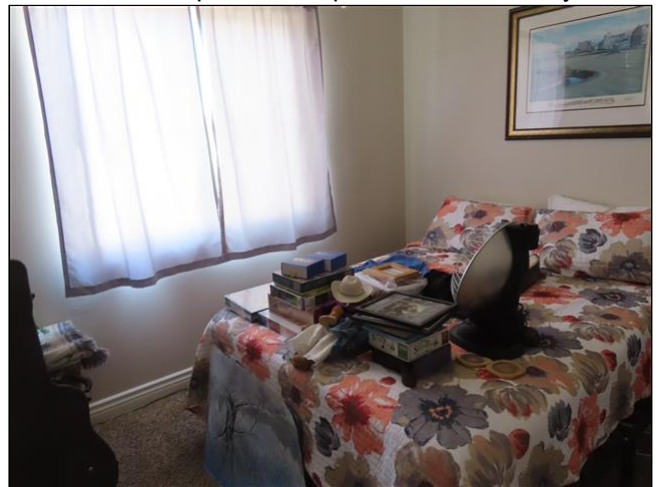
## Consideration Items

### Exterior



### WINDOWS

- ☒ 23. One or more window screen is torn/bent. All window screens should be repaired or replaced as necessary.



### FENCES and GATES

- ☒ 24. The wood fencing at the exterior area's of the property are damaged / loose. - Damaged fence elements should be repaired if possible, or replaced as necessary.

# Consideration Items

## Exterior



### MISCELLANEOUS FEATURES

- 25. The exterior BB-Q countertop is cracked. A qualified technician should repair or replace as needed.



## Consideration Items

### Roofing

#### CLIENT INFORMATION

26. Branches from the surrounding trees are overhanging the roof, or are in contact with the roof surface. This can provide a route onto the roof and into the attic for pests. Nearby trees should be kept pruned.



#### ROOF COVERINGS

27. 1. There are several loose or slipped tiles on more than one side of the building. Algae is also noted at the right exterior.
- A qualified roofer should repair as needed.
2. There are tiles with cracks and chips on more than one side of the building.
- A qualified roofer should repair as needed.

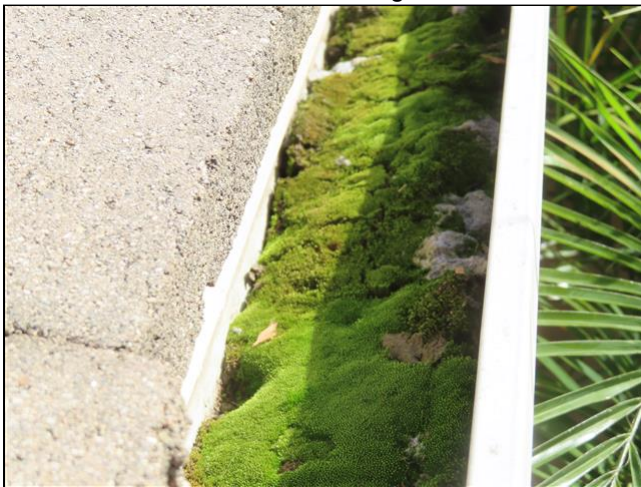
# Consideration Items

## Roofing



### GUTTERS/ DOWNSPOUTS AND DRAINS

28. The gutters have debris noted in areas. Debris in gutters can conceal rust, deterioration or leaks that are not visible until cleaned. We recommend the gutters be cleaned and evaluated by a qualified technician.



## Consideration Items

### Plumbing

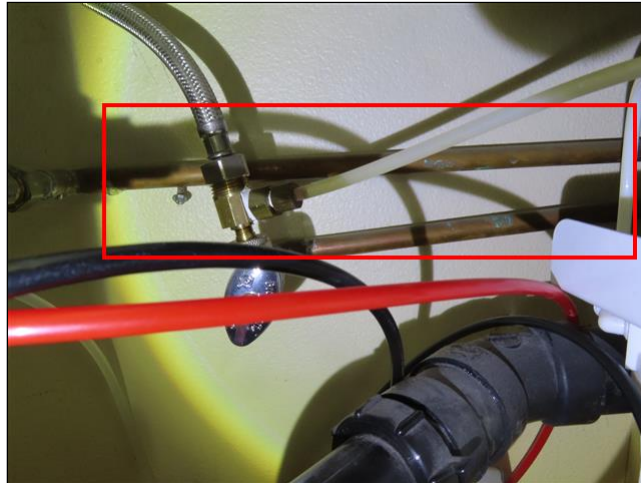
#### CLIENT INFORMATION

- ☒ 29. There is a fire sprinkler system in the building. Inspection of this system is not included in the scope of this inspection. Ask the owner about the service history of the system, or have it evaluated by a qualified fire sprinkler contractor as desired.



#### PLUMBING WATER SUPPLY

- ☒ 30. Water supply lines are exposed on the interior walls of the home. A technician should evaluate the installation and re-install or insulate the lines as needed.

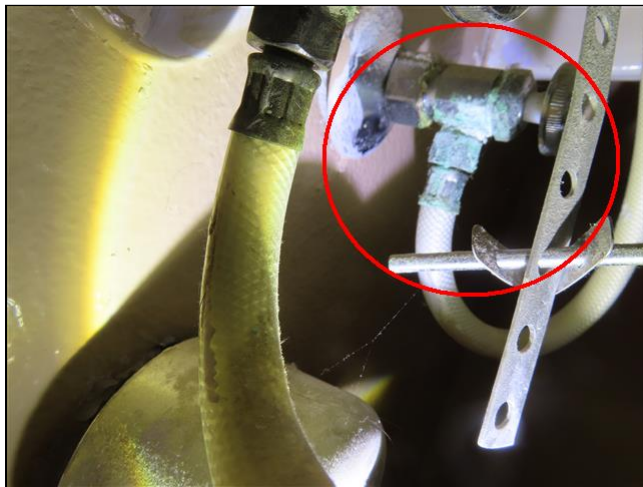
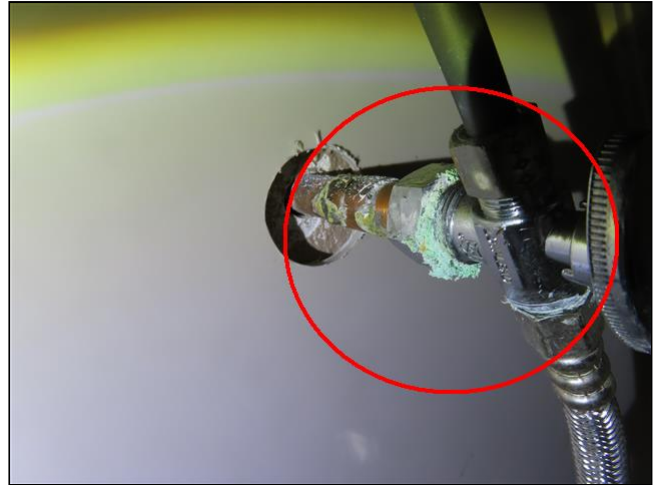


#### PLUMBING FIXTURES and DRAINS

- ☒ 31. 1. The angle stops and supply lines for the plumbing fixtures in this home are corroded and may or may not be reliable. These plumbing components are important as they are used to shut off water to fixtures for repair or replacement. If the supply lines or angle stops fail, they can significantly flood the adjacent areas. We recommend that a licensed, qualified plumber evaluate these components and replace them as needed to prevent possible leakage.
2. Some of the sink or tub/shower fixtures, faucets and handles are loose or worn and potentially unreliable. We recommend all fixtures nearing the end of their service life be repaired or replaced as needed.

# Consideration Items

## Plumbing



- 32. The faucet aerator is clogged in the rear exterior.  
- All aerators should be cleaned periodically.

## Consideration Items

### Plumbing



#### WATER HEATER

33. This water heater does not have a "Thermal Expansion tank" installed to prevent a possible leak at the T&P or "Pop-off" valve. Changes in the building standards may require one when a new water heater is installed. This change is not retroactive on older previously installed Gas/LP water heaters. Check with your local building department as to their requirements. There were no leaks or drips at the T&P valve during inspection. If your water heater does begin to drip or leak, then a Thermal Expansion tank may be needed.



34. 1. There is no exterior routed catch pan drain **"PIPE"** installed at the water heater. A pan with an exterior routed drain is required by some jurisdictions when the appliance is located inside the foundation foot print of the structure. If the water heater leaks, the water will flood the floor or crawlspace. Consider installing a properly **routed drain pipe**.

2. We could not view the water heater T/P pipe exit location. This should draw to the exterior.



## Consideration Items

### Plumbing



# 2.

### GAS PIPES and VALVES

- ☒ 35. There is surface corrosion in some areas of the visible gas piping at the exterior.  
 - This piping should be evaluated for leaks by the local gas service provider and repaired if necessary .



### Electrical

#### CIRCUIT BREAKERS

- ☒ 36. One or more breaker in the panel was in the off position at the time of this inspection. We did not activate the breaker, or energize the circuit because doing so could create a hazard.  
 - The owner may have information as to why the breaker is in the OFF position. If it is not functional, a licensed electrician should make appropriate repairs before closing escrow.

## Consideration Items

### Electrical

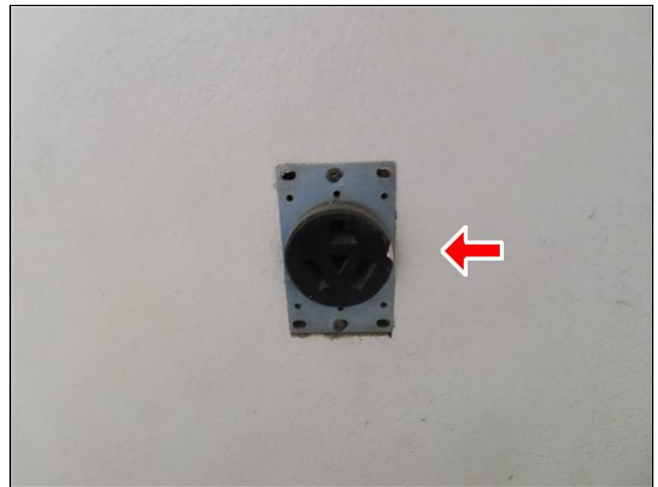


#### EXTERIOR RECEPTACLES AND FIXTURES

- ☒ 37. There is no weather cover on a receptacle on the rear exterior / BB-Q cabinet. This condition could pose a shock hazard.
- An exterior rated, water-resistant cover should be installed on every outdoor receptacle.

#### INTERIOR RECEPTACLES AND FIXTURES

- ☒ 38. One or more cover plate for the "220" receptacle is missing at the laundry room. All missing or damaged cover plates should be replaced with new cover plates.



### Heating and Cooling

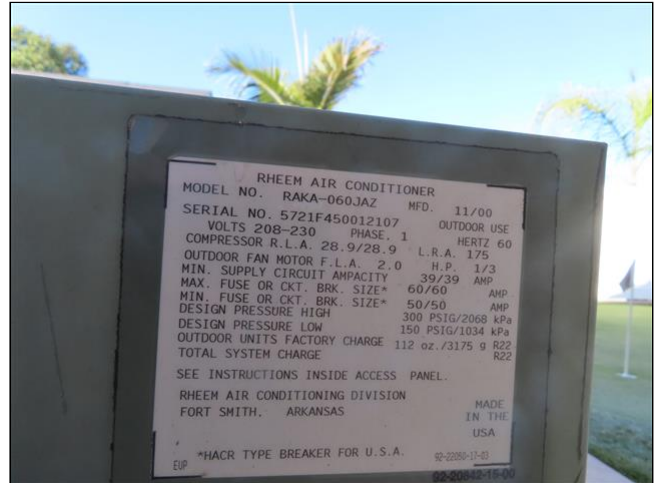
#### A/C EQUIPMENT

- ☒ 39. 1. The insulation on the suction line is missing at the exterior. Missing insulation on a suction line can cause energy loss and condensation. We recommend replacing missing insulation.
2. The cooling equipment is old (24+ years). However, it responded to the user operating controls and is functional. You should budget to replace the equipment in the not too distant future.
3. The air conditioning system in this building is at or approaching the end of its service life. Effective Jan. 23, 2006, the Department of Energy mandates that all manufactured air conditioner condensing units meet new SEER 13 regulations. These new systems are more efficient, but often physically larger and invariably more costly.

## Consideration Items

### Heating and Cooling

Acquiring Home Warranty insurance protection to help mitigate the costs of the new SEER 13 regulations is recommended.



### Attic

#### ATTIC CONDITIONS - PEST

40. There is evidence of rodent activity in the form of dirty A/C piping in the attic. While it is possible that there is no current infestation, it would be prudent to set bait and/or traps, then monitor the bait and traps.  
- If the problems persist, call a licensed exterminator.

## Consideration Items

### Attic



### Garage

#### LIMITATIONS ABOUT INSPECTING the GARAGE

41. The presence of personal items limited access to the garage at the time of this inspection.  
 - A "walk through" is recommended when the areas is cleared and accessible, prior to the close of escrow.



#### GARAGE CEILINGS

42. There is evidence of previous patching and/or repairs to the ceiling and may not meet firewall standards..  
 - The owner may know about the cause of any damage and/or what repairs were done. If necessary, have a qualified technician repair the finished surfaces.

## Consideration Items

### Garage



#### GARAGE FLOOR

43. 1. A condition known as "efflorescence" is present on portions of the garage concrete floor. This whitish, fuzzy material is a mineral deposit left when moisture in the slab evaporates. The presence of efflorescence indicates an occasional surplus of moisture on the surface of the slab.
- Steps should be taken to improve the exterior drainage, but no other action is indicated at this time.
2. Staining is noted at the garage flooring. Clear as needed.



#### GARAGE DOOR(S) and HARDWARE

44. One or more of the garage door panels sectional door panels are dented / cracked. Have a qualified garage door technician repair or replace the section.

## Consideration Items

### Garage



#### LIMITATIONS ABOUT INSPECTING GARAGE DOORS

45. The garage side entry pedestrian door was blocked by stored personal belongings and could not be tested. - Proper operation of the door and related hardware should be verified before closing.



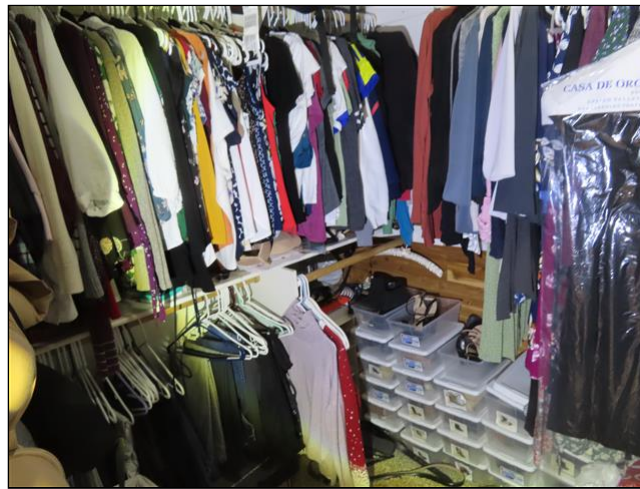
### Interiors

#### INTERIOR INSPECTION LIMITATIONS

46. The presence of many personal items limited access to the house at the time of this inspection.  
- A "walk through" is recommended when the areas is cleared and accessible, prior to the close of escrow.

# Consideration Items

## Interiors



## WALLS

- 47. There are water stains on the garage walls. However, we found no sign of active leaks. The source of the leak(s) should be identified and repairs performed as necessary.



## WINDOWS

## Consideration Items

### Interiors

48. Several windows in the home has internal loose or cracked seals noted. A qualified technician should make any needed repairs.



### CLOSETS/CABINETS

49. One or more closet doors are off their tracks and not operating properly. A qualified technician should make repairs or modifications as necessary.



### SMOKE DETECTORS/CO DETECTOR

50. Two or more smoke detector's appears to be older than ten years. Dated smoke detectors lose their ability to perform in a fire. The existing smoke detector should be tested with simulated smoke prior to close of escrow and replaced, as needed.

### Kitchen

#### COUNTERTOP/SINK

51. The joint between the countertop and the backsplash is open and subject to moisture damage from water penetration. Re-caulking is advised.



## Consideration Items

### Kitchen



#### DISHWASHER and AIR GAP

52. There is no air gap device connected to the dishwasher drain line (this dishwasher may feature an internal, anti-backflow prevention device but we cannot ascertain this).
- An air gap should be installed per the manufacturer's specifications unless it can be determined if the dishwasher has a back-flow device.



### Bathrooms

#### SHOWER ENCLOSURE(S)

53. The shower enclosure at the guest bathroom shower/tub is not opening/closing properly and/or the hardware is noted hitting each other. A qualified technician should repair or replace the enclosure as needed.


## Consideration Items

### Bathrooms




### Laundry

#### CLIENT INFORMATION

-  54. The laundry countertop caulking is cracked / open. A qualified technician should repair or replace as needed.

### Pools/Spas

#### GENERAL COMMENTS: POOL or SPA

-  55. **As of January 1, 2018**, California law requires homes with a pool or spa to be equipped with **at least 2 of the 7** specified drowning prevention safety features according to **Senate Bill 442**. Conformance of several of the items cannot be determined by a visual inspection. We recommend that the current owner or their representative provide any and all documentation to ensure compliance or have a qualified pool contractor further evaluate and perform any needed repairs.
- 1. Gate access for the pool or spa, explained in Health and Safety code 115923.
    - a. Gates must open away from the swimming pool, be self-closing with a self-latching device and placed no lower than 60 inches above the ground.
    - b. A minimum of 60 inches tall, maximum vertical clearance from the ground to the bottom of the enclosure of 2 inches.
    - c. Gaps or voids, if any, do not allow passage of a sphere equal to or greater than four inches in diameter.
    - d. An outside surface free of protrusions, cavities, or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five years to climb over.
  - 2. A removable mesh fencing that meets American Society for testing and Materials ( ASTM ). The mesh fence with a gate only counts as one safety item.
  - 3. An approved safety cover (manually power-operated safety pool cover that meets the standards of ASTM) as defined in the subdivision 115921.
  - 4. Exit alarms on all of the doors that provide access to the swimming pool or spa.

## Consideration Items

### Pools/Spas

- 5. A self-closing, self-latching device with a release mechanism placed no lower than 54" above the floor on all of the doors providing access to the pool.
- 6. An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance in to the water. The alarm shall meet ASTM standards for residential alarms which include, surface motion, pressure, sonar, laser, and infrared type alarms.
- 7. Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM or the American Society of Mechanical Engineers.



#### LIMITATIONS: POOL and SPA

56. 1. The scope of this inspection does not include testing for any possible leakage from the vessel or buried piping. Below-ground components are not visible, and any leaks from these features is explicitly excluded in this inspection.
2. Our inspections of pools or spas does not include inspections of any above ground, movable, freestanding or otherwise non-permanent pool or spa or self-contained equipment unless agreed to in writing. We do not enter or come in contact with pool or spa water to examine any component. Our inspection does not determine the adequacy of spa jet water force or bubble effect or vessel structural integrity or leakage of any kind. We do not evaluate thermostat(s), heating elements, chemical dispensers, water chemistry or conditioning devices, low voltage or computer controls, timers, sweeps or cleaners, filter backwash systems or pool or spa covers and related components. We do not dismantle any mechanical component or parts thereof, or operate control valves. Unless specifically discussed in this report, we do not examine accessories such as aerators, air-blowers, diving or jump boards, ladders, skimmers, slides or steps. We cannot evaluate any equipment that does not respond to normal operating controls, including the absence of any required energy source.
3. Our inspection is limited to visible, accessible components only, which includes mechanical systems such as pumps, motors, heaters, and filters, exposed piping, lighting and electrical components, exposed pool or spa decking and coping, and barrier fencing, gates and installed door alarms.