BPG Inspections®

YOUR INSPECTION REPORT



12746 Castle Court Drive
Lakeside, CA 92040

Shawn Brookes



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Inspected Date: 10/29/2026
Report ID: 1159970

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Important Introductory Information

Thank you for choosing BPG Inspection, LLC for your property inspection! We value your business and we are happy to be available for any follow-up questions. Please contact us at 800-285-3001 for any assistance.

Purpose

This property inspection was performed at the request of the above-named client (YOU) in accordance with the terms and conditions set forth in the Inspection Agreement. BY ACCEPTANCE & REVIEW OF OUR INSPECTION REPORT, YOU ARE CONFIRMING YOUR AGREEMENT 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 this final inspection report. The Agreement may have been signed by either the named client or the Realtor® acting as the agent for the named client. You should carefully review the full terms of the inspection agreement prior to proceeding to rely on this inspection report. Please pay careful attention to the scope and limitations of the home inspection as well as the limitation on liability and the complaint management process.

Scope & Standards of Practice

As described in the INSPECTION AGREEMENT, this inspection is a non-invasive visual examination of specific readily accessible systems and components as outlined in specific state Standards of Practice for home inspectors in the state where this property is located. Where no state licensure exists, the Standards of Practice of the American Society of Home Inspectors (ASHI) are followed. This inspection report is subject to the Definitions, Scope, Limitations, Exceptions, and Exclusions as outlined in the relevant Standards of Practice. A copy of the Standards of Practice may be obtained from your inspector or from the web site identified in the Inspection Agreement.

In general, home inspections include a visual examination of readily accessible systems and components to help identify material defects as they exist at the time of the inspection . Home inspections are always the professional opinion of the home inspector and opinions may vary amongst professionals. This is not a technically exhaustive inspection and will not necessarily list all minor home maintenance or repair items. Latent, inaccessible, or concealed conditions are excluded from this inspection. Inspectors do not move furniture, appliances, personal items, or other materials that may limit the inspection. We do not report on cosmetic or aesthetic issues. Unless otherwise stated, this is not a code inspection. We did not test for environmental hazards or the presence of any potentially harmful substance. Please refer to your inspection agreement and order confirmation to determine if the scope of the inspection you ordered has been adjusted to meet your specific needs.

Use of Reports

This report is solely for the information and benefit of the above-named CLIENT(S). We do not intend for anyone but the person(s) listed on the first page of this report to benefit, directly or indirectly, from this agreement and inspection report. Our contractual relationship is only to the named client(s) purchasing our report/service . If this inspection report has been presented to you by the seller of the home, or by any 3rd party, you should contact the BPG Inspection, LLC office to schedule a reinspection of conditions so that you may rely on the findings of that subsequent report.

Key Findings Definitions

The following definitions are important when reviewing the full inspection report.

> Action Item: The item is not functioning as intended, is a safety issue and/or needs repair or further evaluation. These are the most important findings in the professional opinion of the home inspector.
>
> Consideration Item: The item is ALSO deficient, and repair/replacement should be considered. Consideration Items may include helpful tips, recommended upgrades, and more minor recommended repairs. This also includes conditions that have not significantly affected usability or function today - but should be monitored and the cost for repairs considered prior to purchasing the property.

Both "ACTION" and "CONSIDERATION" items are part of the "KEY FINDINGS" of the Home Inspector. The KEY FINDINGS" should be used to help prioritize issues found by the inspector. Your Inspection Report includes the KEY FINDINGS as well as additional valuable information in the PROPERTY INFORMATION section of the report. Be sure to review the ENTIRETY of your report, including the reports of ancillary services, prior to making important financial decisions about the subject property. Please note that the findings of the inspector represent the visible conditions observed on the day of the inspection and that more extensive conditions may be uncovered by specialists who provide repair estimates.



12746 Castle Court Drive
Lakeside, CA 92040

Shawn Brookes

ID: 1159970

10/29/2026

10:00 AM

Attendees	Client's Agent
Property Type	Single Family Dwelling
Age Of Building	51-70 Years
Temperature	71-80 Degrees
Rain in last 3 days	No
Weather	Clear
Soil Conditions	Dry
Building Status	Vacant with a normal/minimal amount of interior furnishings

1 - Client Advice

Inspected Items

1.1 - Report Guidance

- WHAT TO DO UPON RECEIVING YOUR HOME INSPECTION REPORT
  Please read the entire full report ASAP. If you have any questions or concerns or need changes made to the report, call your inspector immediately, seven days a week.
  All ACTION ITEMS and CONSIDERATION ITEMS needing further evaluation, repair, modification, etc., are to be performed by a "qualified licensed technician, contractor or engineer", BEFORE CONTINGENCIES ARE REMOVED AND/OR THE CLOSE OF ESCROW.
  DO NOT NEGLECT TO TAKE ACTION ON ALL REPORT RECOMMENDATIONS BEFORE CONTINGENCIES ARE REMOVED AND/OR THE CLOSE OF ESCROW!

- All recommended further evaluation, repairs, corrections and modifications should be performed by a qualified licensed technician, contractor or engineer, unless otherwise stated.
  Any deficiency discussed in this report should be carefully considered by the client and reviewed with the real estate agent as appropriate. Because a report of a deficiency is often based on the experience of the inspector using visual clues, it should be understood more extensive problems can be present which can be more costly to resolve than simply correcting the visible symptoms. Further, it is beyond the scope of this inspection to list every instance of similar deficiencies. The inspector's notation of any given deficiency should be interpreted such that additional similar defects may be present or more extensive. Any reported deficiency may require additional investigation to better determine the number of similar defects and related problems in order to make an informed decision. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Consult with your inspector and/or agent to gain a comfort level about any defect cited in this report. As needed, consult an appropriate contractor who can provide a detailed list of deficiency locations, specifications and costs of repairs BEFORE investigation options or contractual time limits close. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

- All "recommended upgrades" are based on your inspector's understanding of present industry standards, as they relate to the systems and components of this home. These recommended upgrades are not required but as stated, are recommendations to bring the system or component in line with present industry standards.

- The purpose of this inspection was to evaluate the building for function, operation and condition of its systems and components. The inspection does not include any attempt to find or list cosmetic flaws (scratches, cracks, stains, etc.). You, the client, are the final judge of aesthetic issues. The presence of furnishings, personal items and decorations in occupied structures sometimes limits the scope of the inspection. For instance, the placement of furniture prevents access to every electrical receptacle. The presence or extent of building code or zoning violations is not the subject of this inspection nor is it included in this report. No information is offered on the legal use, or possible uses of the building or property. Information with regard to these issues may be available from the appropriate building and/or zoning agency. Important information about this property may be a matter of public record. However, a search of public records is not in the scope of this inspection. We recommend the buyer review all appropriate public records if this information is desired. We recommend that the buyer conduct a thorough pre-closing walkthrough inspection before closing escrow.

1.2 - Remodeling Limitations

- Confirmation should be obtained from the owner, or in their absence, the local building department, that all necessary permits for appropriate construction and/or remodeling were secured, appropriate inspections were performed and all requisite final signatures have been obtained.

1.3 - Walk-Through Before Closing

- During your final walk-through inspection you should have the opportunity to check the home when it is vacant. At this time you may be able to check the areas that were concealed at the time of the inspection. You should check to see if anything has changed since the original home inspection (that is typically performed a few months prior to closing). It is also advisable for the owner to provide any operating manuals for equipment, along with any warranties that are available. You should operate kitchen equipment, plumbing fixtures, heating and air conditioning systems, and any other equipment that is included as part of the purchase. It is also important to check for any signs of water penetration problems in the house (interior and in the attic). If the owner has agreed to any repair work, the documentation for this work should be obtained. Any problems that are discovered during the walk-through inspection should be discussed with your real estate professional, prior to closing.

1.4 - Pictures

- Any pictures included in this report are not meant to represent every defect that has been found. There may be action items that do not have a picture included. We suggest reading the key findings to find all of the defects that have been reported on. Pictures, if included, represent only the key finding associated with that picture. If you have any questions on the key findings, please contact the inspector for clarification.

1.5 - Environmental Limitations

- Environmental issues include, but are not limited to, asbestos, lead paint, lead contamination, mold, mildew, radon, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination, and soil contamination. We are not trained or licensed to recognize or analyze any of those materials. We may make reference to one or more of these materials when/if noted during the inspection. Should further study or analysis seem prudent, then a full evaluation by a specialist in the appropriate trade is recommended. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

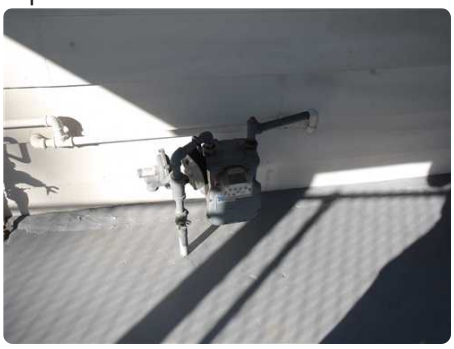
1.6 - Pest Control

- Our observations regarding evidence of pests (termite, dry rot, fungus, moisture deterioration) are not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation. Please refer to the termite inspection report for corrections and repairs. Repairs should be performed as needed.

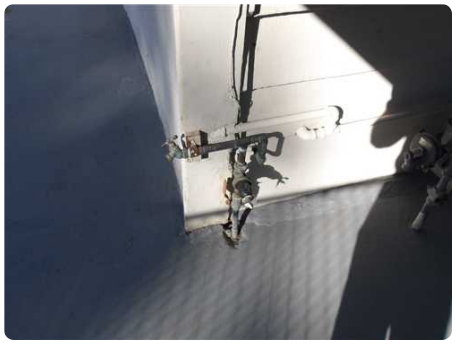
- Inspecting for the presence or absence of rodents or other wildlife in the property is outside the scope of a home inspection. While we did not observe any outward signs of an infestation today, such as feces, trails or traps, a home inspection cannot provide any guarantee that any property will remain free from an infestation in the future. We encourage you to inquire with the seller for any history of wildlife intrusions at the property and you may also wish to contact your pest control providers to see if they offer services that help prevent wildlife intrusions.

1.7 - Concluding Remarks

- 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.



Gas



Water

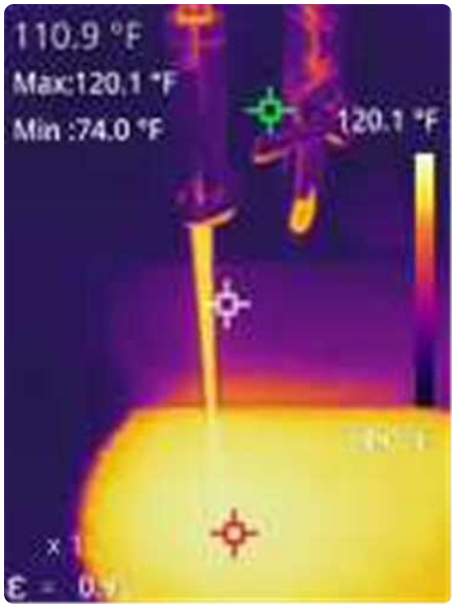


Electric

- We have utilized an infrared camera during the course of this inspection. This camera allows the inspector to analyse surface temperature differentials which would not ordinarily be visible to the inspector. Prior to using the camera, the inspector will ensure the HVAC system is operational to increase the temperature differential between the interior and the exterior of the home. The camera can aid in the inspector's identification of moisture intrusion, electrical system defects and other anomalies in the home. This camera does not change the scope of the inspection as defined by the above cited standard of practice nor does it allow the inspector to definitively identify any conditions behind finished surfaces. The camera is a tool, much like an outlet tester or flashlight, that allows the inspector to make better recommendations to the client regarding current conditions in the home. Any number of factors can negatively affect the inspectors ability to identify thermal anomalies including; atmospheric conditions (wind, humidity, cloud cover, etc.), surface moisture and debris. The presence or absence of infrared camera photographs does not indicate the presence or absence of concealed defects.



No heat abnormalities in Main panel



Hot water noted in home

2 - Structural Systems

Our inspection of the structural systems included a visual examination of the exposed, readily accessible portions of the structure. These items were examined for visible defects, excessive wear, and general condition. Many structural components are inaccessible because they are buried below grade or are behind finished surfaces. Where there are no symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing or specialized testing. We make no representations as to concealed conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance today. We cannot predict when or if foundations might leak in the future.

2 - Structural Systems Details

Exterior Wall Structure
- Wood Frame

Foundation Type
- Slab, Poured in Place Concrete

Floor Structure
- Poured in Place Concrete

Roof and Ceiling Structure
- Conventional Wood Rafters & Ceiling Joists, Concealed/Not Visible

Inspected Items

2.1 - Limitations

- When there is visible evidence of structural damage, there may also be hidden damage. We cannot report on unseen structural components. Because damage may extend into the inaccessible framing and associated members, the extent of concealed damage will not be known until repairs are in progress.
  - All damaged materials should be repaired or replaced.

2.2 - Foundation

- To keep the foundation moisture penetration to a minimum, exterior surface drainage, including downspout water, should be directed as far away from the building as possible. Landscape watering should always be directed away from the building and limited to short duration.
- All the visible structural elements and components of the slab foundation are in generally adequate condition, and are performing consistent with a building of this age and type construction, other than any exceptions noted.

2.3 - Floor Structure

- The slab floor is concealed by interior floor finishes and was not visible inside the structure.

2.4 - Wall Structure

- Where wall framing is visible, all elements are in adequate condition, other than any exceptions noted.

2.5 - Roof & Ceiling Structure

- The ceiling and roof structure is in generally acceptable condition, and appears to be performing adequately, other than any exceptions noted.

3 - Exterior

Our inspection of the building exterior included a visual examination of the accessible exterior of the home and specific exterior components that are adjacent or abutting the home. Exterior wood components may be randomly probed at the discretion of the inspector. Varying degrees of exterior deterioration can exist in any component. Vegetation, including trees, are examined only to the extent that they are affecting the structure. Fences, walls, outbuildings and other components within the property boundry are excluded unless they are explicitly described below.

3 - Exterior Details

Lot Grading/ Surface Drainage
- Hillside

Driveway
- Stone

Walkways
- Concrete

Patio
- Concrete, Tile

Type of Home
- 1 Story

Trim / Soffit / Fascia
- Wood

Wall Cladding/Coverings
- Wood Siding

Windows
- Vinyl Frames, Metal Frames

Retaining Wall
- Concrete Block

Deck/Balconies
- Deck(s), Wood

Deck Railing
- Wood

Inspected Items

3.1 - Limitations

- The property drainage system was not water-tested during the inspection. We make no representations as to its nature or effectiveness. The operation of the drainage system should be observed during adverse weather.
- Vegetation on the property should be maintained to prevent overgrowth and encroachment onto and possible damage to the structure.
- Any accessory structure on the property was not inspected and is not included in this report.



3.2 - Driveways, Walkways, & Patio

- The front driveway needs a railing. Railing protection should be present around the edges where the walking surface is more than 30 inches above the ground.
  - Have a qualified technician install a proper railing.





3.3 - Grading & Surface Drainage

- All drainage systems require ongoing maintenance to ensure proper function. Tree debris, roots and other materials can collect in drains or catch basins and clog the drainage system. The areas and drainage components should remain free from debris.



3.4 - Wall Coverings

- Sections of the exterior finish are noticeably weathered.
  - The weathered materials should be scheduled for repainting or restaining soon in the course of regular maintenance.

3.5 - Stucco

3.6 - Eaves, Trim, Soffits & Fascia

- Conditions associated with wood-destroying organism activity are present in several areas.
  - A qualified, licensed pest control operator should evaluate these conditions, and determine what further steps are necessary.
  - NOTE: Observations by a building inspector, who is not otherwise specially qualified to inspect for evidence of pests, is not a substitute for inspection by a licensed Pest Inspector or exterminator. This report includes comments on current visible conditions only.






3.7 - Exterior Doors

- The door at the back of the home (primary bedroom) does not have a tempered glass label visible. A qualified technician should make any needed repairs or modifications.

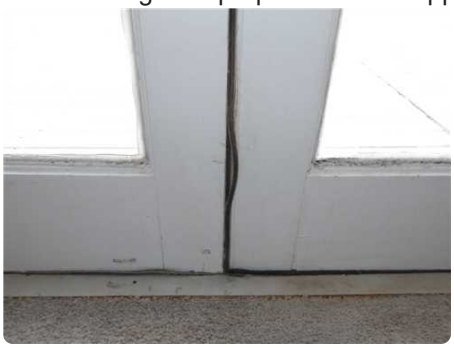
- The exterior finish for the back door is noticeably weathered.
  - The weathered materials should be scheduled for repainting or restaining soon in the course of regular maintenance.



- The screen door is missing at the back of the home. A qualified technician should make any repairs or modifications as needed.



- The back door weatherstripping is damaged or missing. Improperly installed weatherstripping can allow, or even encourage water or air to enter the home.
  - All missing or improper weatherstripping should be modified to reduce the potential for water penetration.



3.8 - Windows

- Several window screens are damaged or missing. All window screens should be repaired or replaced as necessary.



3.9 - Deck & Balconies

- Like fences and other exposed wood construction, decks have a finite service life. Even the best-maintained deck will need repair, and will eventually need to be replaced.
  - We recommend regular preventive treatment with wood preservative/UV-inhibiting sealers.

- There is earth-to-wood contact at the stairs to the back deck. This is a condition conducive to infestation by wood-destroying organisms.
  - Eliminate all earth/wood contact. A clearance of six inches or more is suggested between wood building elements and the soil. Any damaged material should be removed and replaced by a qualified technician.



- The railing spindles on the back deck of the building are loose and missing.
  - Deteriorated and damaged railings should be repaired or replaced if necessary to provide adequate protection from personal injury.



- The guard rail at the back deck is less than 42" from the floor that is required by modern standards. This may have been an allowed configuration at the time of construction but it does not meet the current industry standards. **For safety reasons and as a recommended upgrade, a qualified technician should consider making repairs or modifications.**



3.10 - Porch & Steps

- The front and back staircase railings are not "graspable".
  - The railings should be modified or replaced per industry standards. A qualified technician should do the work.




3.11 - Retaining walls

- Verifying the existence of permits, engineering and/or methods of reinforcing in the installation of a retaining wall is beyond the scope of this inspection.
  - Ask the owner to disclose any pertinent information regarding the permits and/or engineering that may have been required on the retaining wall.

4 - Roof Systems

Our inspection of the readily accessible roof system included a visual examination to determine damage or material deterioration. We walk on the roof only when is it safe to do so and is not likely to damage the roof materials. We look for evidence of roof system leaks and damage. We cannot predict when or if a roof might leak in the future.

4 - Roof Systems Details

Roof Covering(s)
- Mineral Roll Roofing, Torch Down Roofing

How Inspected
- Walking The Roof

Flashing
- Roof Cement (Tar), Metal

Plumbing Vent Boots
- Roof Tar, Metal

Skylight(s)
- 3

Chimneys & Vents
- Class "B" Metal Flue

Gutters & Downspouts
- None

Inspected Items

4.1 - Limitations

- All roof systems require annual (or even more frequent) maintenance. Failure to perform routine roof maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. Any estimate of remaining life expectancy must be based on the assumption that the roof will be conscientiously maintained.

4.2 - Roof Coverings

4.3 - Flashing

- The mastic used to seal the roof penetrations is deteriorated. All deteriorated mastic sealant should be repaired as necessary to help prevent leaks.





- The flashing at the right side of the roof has been pulled up. A qualified technician should make any repairs or modifications as needed.



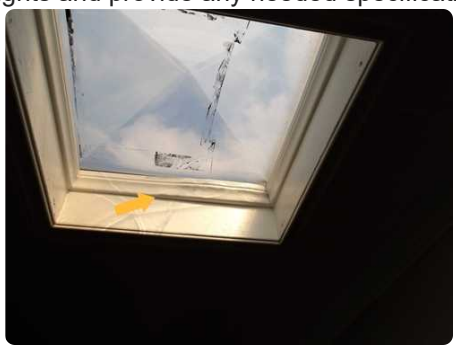
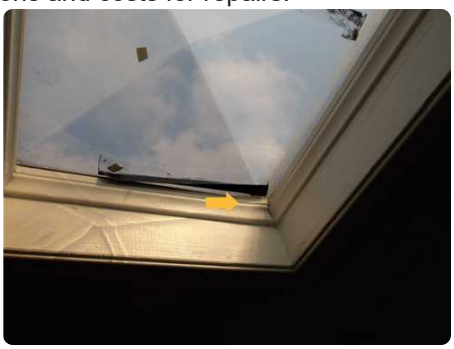

4.4 - Roof Drainage System

- The building does not have a roof drainage system. Gutters would be beneficial, given the nature of surface drainage patterns and soil conditions observed.
  - Gutters should be installed to divert roof water runoff. A qualified technician should do the work.

4.5 - Chimney & Vents

4.6 - Skylights

- There are interior stains or damage at the skylight indicating past or present leaks.
  - Have a qualified roofer check all skylights and provide any needed specifications and costs for repairs.

5 - Plumbing Systems

Our inspection of the plumbing system included a visual examination of exposed components to identify defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. Vacant homes are especially prone to having leaks develop once the property is restored to regular occupancy. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. Our review of the plumbing system does not include landscape

irrigation systems, water wells, private water supply systems or private (septic) waste disposal systems unless specifically noted. No water testing is done to determine quality or potability.

5 - Plumbing Systems Details

Water Provider
- Public

Sewer Provider
- Public

Main Water Shut Off Location
- Located Outside

Water Main Service Piping
- Copper

Interior Water Distribution Piping
- Copper

Drain, Waste, & Vent Piping
- Cast iron, Concealed/Not Visible

Fuel Shut Off Valve & Piping
- Shut Off at Exterior at Gas Meter

Water Heater Flue/Vent
- Common Vertical Flue/Vent, Aluminum

Water Heater Brand
- BRADFORD WHITE

Water Heater Age
- 6-10 Years and 2016

Water Heater Fuel/Size
- Natural Gas, 40 Gallons

T/P Valve / Expansion Device
- Copper, No expansion tank

Water Heater Seismic Straps and Pan
- Properly Secured

Water Meter Observation
- No meter movement - no leaks

Inspected Items

5.1 - Limitations

- Natural gas, propane and butane (the latter two are generally known as liquefied petroleum gas, LPG) are odorless in their natural state. A non-toxic chemical odorant is added to these gasses so that a person can tell when there is a leak. All of these gasses are highly explosive, and LP gas is heavier than air. LP gas collects first in the low areas of a building, often making its odor difficult to detect at nose level. -WARNING: If you notice a strong gas odor, or even suspect the presence of natural or LP gas, do not attempt to find the source yourself. Do not try to light any appliance. Do not touch any electrical switch; do not use any phone. Go immediately to a neighbor's, leaving the doors open to ventilate the building, then call your gas supplier or service provider and follow their instructions. If you cannot reach your gas supplier, call the fire department. Keep the area clear until the service call has been completed.

- During the inspection, we only operate the valves or faucets that are normally operated by the occupants in their daily use of the plumbing system. Be aware that we will not operate:
  -- The main water supply shutoff (although we will report on its existence and location when accessible.
  --The temperature & pressure relief valve on the water heater (although we will note its existence and check its installation)
  --The water heater tank supply or drain valves: Any stop valves supplying water to plumbing fixtures.
  --The laundry supply shutoff valves. Any valve that is not operated on a daily basis may fail; that is, start leaking or dripping, when tested. If you want to know if seldom-used valves and faucets are functional, we encourage you to operate them in the presence of the seller, before escrow closing. If the seller is not available for this exercise, we recommend that you have a plumber present so that he can make any repairs or replacements.

- As of January 1, 2017, building standards/state law require that flow rates for fixtures in homes built prior to 1994 not exceed 1.6 gpf for toilets, 2.2 gpm for faucets and 2.5 gpm for shower heads. It is beyond the scope of the inspection to determine the flow rates of the plumbing fixtures in the home. These items should be verified prior to close of escrow. Refer to seller.

5.2 - Water Supply & Distribution System

- Water pressure at time of inspection was 72 psi. (The water pressure should be between 40 - 80 psi.) The pressure was within limits.



- Backflow prevention devices are now required on exterior hose bibbs to prevent contamination of the domestic water supply. These devices are inexpensive and available at most hardware stores. Consider upgrading the hose bibbs by installing backflow devices.

Location: Right front of home

- One or more hose bibbs on the building are leaking at the valve stem. A qualified plumber should make repairs or modifications as necessary.



- There is surface corrosion in the visible supply and/or waste piping at several valves, fixture and drains in the home. We observed no signs of active leaks at the time of the inspection but leaks can develop anytime without warning. All valves and fixtures should be evaluated during your final walk through and before close of escrow to verify that no new leaks have developed.
  - This piping should be evaluated for leaks on a regular basis and repaired by a qualified technician when necessary.





5.3 - Drain & Waste Piping

- The sink drains slowly at the laundry room.
  - Clogged, slow drains should be cleared by cleaning the trap or snaking the line. A qualified plumber should do the job.

- A no - hub fitting is used on ABS waste line under the sink. This configuration can slip over time. A qualified technician should effect repairs as needed.



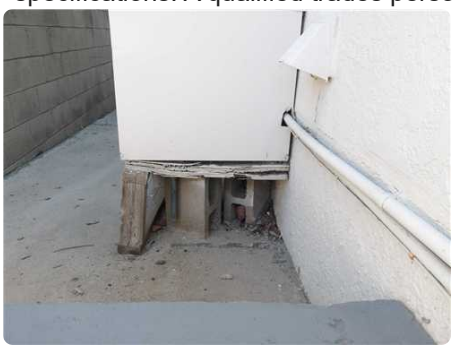
5.4 - Fuel Piping

- There is no "emergency" seismic shut off wrench in the vicinity of the gas meter. A meter wrench is recommended in areas subject to seismic activity. An emergency shutoff wrench should be secured to the meter to provide a convenient means for shutoff in an emergency. The valve can be turned 90 degrees in either direction to shut the gas supply off.

5.5 - Water Heater Equipment

- 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.

- The floor enclosure for the water heater deteriorated. The enclosure should be installed as per manufacturers specifications. A qualified trades person should do the work.



5.6 - Plumbing Fixtures

- The hot and cold water is reversed at the shower. Reversed hot and cold water can result in hot water burns. A qualified technician should repair or correct as needed.

6 - Electrical Systems

Our inspection of the electrical system included a visual examination of readily accessible components including a random, representative sampling of electrical devices to help identify adverse and/or unsafe conditions. All outlets, switches and fixtures are NOT tested. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. Telephone, video, audio, security system, intercom, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted. The inspection did not test ceiling fans nor can it determine if an inoperable light fixture simply needs a new bulb or if there is a wiring issue.

6 - Electrical Systems Details

Panel Location
- Exterior

Main Disconnect Location
- Located in Panel Box

Grounding Wire/Method
- Attached To a Grounding Rod

Service Supply Conductor
- Not visible

Service Capacity
- 200 Amps

Overcurrent Protection
- Breakers

AFCI / GFCI receptacles
- GFCI protection missing

Receptacles & Switches
- 3 Prong

Service Entrance Cable
- Overhead

Panel(s)
- 1 Panel

Visible Branch Circuit Wiring
- Copper

Smoke/CO Detectors
- Smoke Detector(s)

Solar/Photovoltaic
- Present - Not Operated/Inspected

Inspected Items

6.1 - Service Entrance

6.2 - Service Grounding

6.3 - Main Electric Panel and Sub Panels

- Circuits in the panel are not labeled. While the labeling of the various electrical circuits in the panel is not related to fire hazards or potential electrical shock safety, they do identify which breakers control which circuits, and are important for determining which breakers to turn off when working on the system.
  - An electrician can identify and label the circuits.

6.4 - Wiring

6.5 - GFCI / AFCI Devices

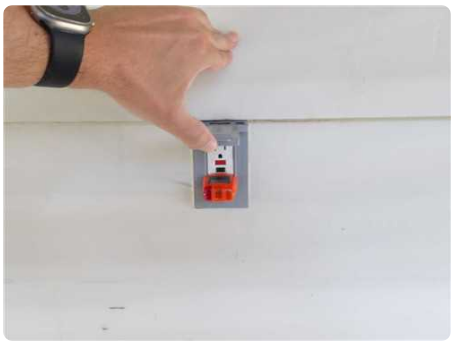
- No GFCI (ground fault circuit interrupter) protection is present at all locations per current industry standards (Exterior, Bathroom, Kitchen, Laundry). This may not have been required at the time of construction but current industry standards requires GFCI protection in all bathrooms, garages, exteriors, laundry rooms, basements and kitchens. **As a safety upgrade, consider installing GFCI protection at all recommended locations.**

6.6 - Exterior Receptacles and Fixtures

- One or more light fixtures are loose and/or not sealed at the exterior walls. A qualified licensed electrician should make any needed corrections.



- One or more electric-outlets at the exterior did not have power. A qualified electrician should make any needed corrections.




6.7 - Interior Receptacles and Fixtures

- We tested a representative number of switches, and found one or more without an obvious function.
  - A technician should establish the function of any such switch.



- One or more cover plates for receptacles and switches are missing or damaged in the building. This can be a shock hazard. All missing or damaged cover plates should be replaced with new cover plates.



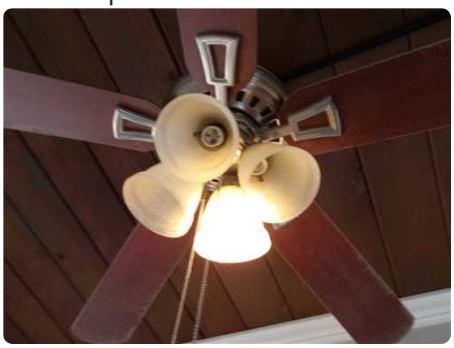


Location: kitchen/Dining area

- One or more electric-outlets at the interior did not have power. A qualified electrician should make any needed corrections.




- One or more lights are not functional at the interior. Some bulbs are missing and other bulbs may have burned out. Try replacing the bulbs, and test the fixtures. If a new bulb does not correct the problem, a qualified electrician should make repairs or modifications as necessary.





Location: Bedrooms

- There are ungrounded receptacle. Three-pronged receptacles should be grounded. The ground is a safety feature. - A qualified electrician should make repairs or modifications as necessary to any ungrounded receptacle.



7 - Heating and Cooling Systems

Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace therefore heat exchangers are not included in the scope of this inspection. The inspection does not determine adequacy, efficiency or distribution balance of the installed systems.

7 - Heating and Cooling Systems Details

AC Type
- Heat Pump

Cooling System Manufacturer
- Blueridge

Cooling System Approx Age
- 2-5 years and 2023

AC Temperature Differential
- 15 - 22 °F

Condensate Drain / Attic Pan
- PVC, Gravity Drain

Heating System Manufacturer
- Blueridge

Heating System Age
- 2-5 years

Filter Type
- Disposable

Ductwork
- Metal

Thermostat
- Smart Thermostat

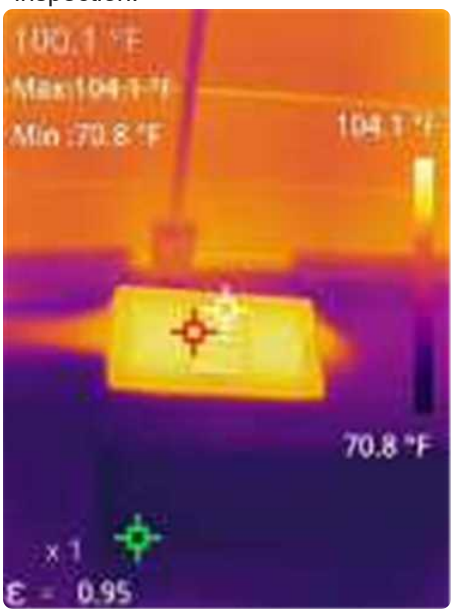
Inspected Items

7.1 - Limitations

- The design and construction of a typical modern heater prevents visual access to most of its surfaces. Disassembling a furnace (except for removing panels used for routine servicing) is beyond the scope of this inspection. Therefore, our view of heater is necessarily limited. -- A more exhaustive and invasive inspection can be done by a qualified heating technician, who could remove burners, fan, or plenum as needed to gain access to the heat exchanger components.

7.2 - Heating System

- All HVAC (heating, ventilation and air conditioning) systems would benefit from a yearly check up and cleaning by an HVAC technician. The older a unit is, the more important this becomes. The heater was operational at the time of the inspection.

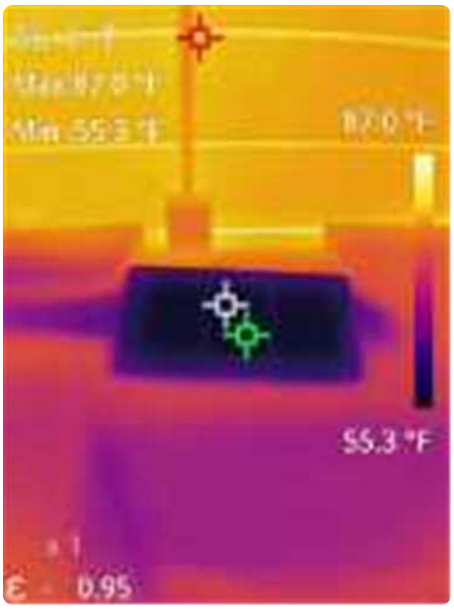


104 degrees

7.3 - Vent Systems & Flues

7.4 - Air Conditioning System

- AC cooling temperature. The temperature drop was within cooling limits and the system was functional at time of inspection. This is FYI.



55 degrees

- The AC local disconnect or breaker is oversized. The circuit breaker(s) or fuse(s) is not the correct size per manufacturer recommendations. This is a fire hazard. Have a licensed electrician install a breaker/fuse that meets the manufacturer's installation instructions.

7.5 - Distribution System

7.6 - Filter

- Change or clean the HVAC filter upon moving in and periodically, depending on usage of the furnace and AC. This is FYI.



7.7 - Thermostat

8 - Attic

Our inspection of the readily accessible areas of the attic and/or crawl space included a visual examination to determine any signs of defects, excessive wear, and general state of repair. Low clearance, framing design, lack of accessibility and/or obstructions, often can limit the accessible areas that are available to the inspector. In these situations, the inspector may only conduct thier inspection from the accessible hatch, opening or platform that is available to them. Additional concerns may be identified when greater access is obtained. Reporting on the presence or absence of rodents, animals or any other creature is always outside the scope of a home inspection.

8 - Attic Details

Attic Venting
- No Access

Method Used to Observe Attic
- No Attic

Attic Insulation Type
- Unknown

Attic Vapor Barrier
- Not Visible

Wall Insulation
- Unknown

Fans
- Ceiling Fan(s), Kitchen Exhaust Fan(s)

Inspected Items

8.1 - Limitations

- We could not access one or more attic areas due to one or all of: no access, low headroom, vaulted ceilings, insulation concealing the rafters, duct work, temperature, unsafe conditions, storage, etc. Further evaluation is advised if the client has concerns about these areas.

8.2 - Attic Access

- There is no attic in areas of this building. The roof is vaulted, and the ceiling is directly attached to the underside of the roof structure. The enclosed vaulted ceiling is inaccessible.

8.3 - Attic Insulation
8.4 - Attic Ventilation
8.5 - Attic Framing / Construction
8.6 - Attic Moisture

9 - Interior

Our inspection of the interior included a visual examination for structural and safety deficiencies. Finish treatments and other cosmetic conditions are not the subject of a home inspcetion. Environmental conditions, including the presence or absence of mold-related substances are also excluded from this inspection. A representative number of accessible doors, windows & cabinets were inspected.

9 - Interior Details

Floor Coverings
- Carpet, Vinyl

Wall Coverings
- Drywall

Ceiling Coverings
- Drywall

Windows
- Single pane, Fixed, Sliding, Louvered

Door Types
- Hollow Core, Solid Core, Sliding Glass

Smoke Detectors / Safety
- Missing Carbon Monoxide Detector(s)

Ceiling Fan
- Tested

Fireplace(s) / Wood Stove(s)
- Wood Stove(s)

Inspected Items

9.1 - Limitations
9.2 - Walls, Ceilings & Floors

- Portions of the floor are uneven below the carpet/flooring. This condition appears to be the result of issues with the underlying slab or carpet padding. We were not able to evaluate the surface below the carpet. Consider repairs to achieve a level walking surface.

- The baseboard is missing at the walls in the primary bedroom. A qualified technician should make any needed repairs.




- The carpet in the bedroom has paint spilled on it. A qualified technician should make any needed repairs or modifications.



9.3 - Doors

- A number of interior doors need adjustment or repair to restore proper operation. A qualified technician should adjust, repair or replace the door hardware as necessary.

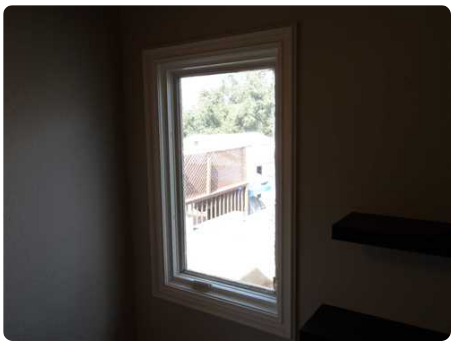

Door doesn't open


Door doesn't lock

9.4 - Windows

- Dirty windows/screens makes dual pane windows more difficult to inspect for broken seals. It is not uncommon for homes to have one or more windows with a broken seal. We recommend all dirty windows be cleaned and further evaluated prior to close of escrow to determine if their are any broken window seals.

- The bedrooms lacks an operable window to the exterior. This is a fire safety concern. A qualified technician should repair as needed.



- The bedrooms lacks an operable window or door to the exterior. The area is currently being used as a sleeping room. This is a fire safety concern. If the room is to be used for a sleeping room, an operable door or window to the exterior should be installed. A qualified technician should do the work.

- There are broken and/or missing cranking mechanisms on a number of the windows. We did NOT attempt to list every missing crank. Have a qualified window contractor check all windows for function, and repair as needed.

9.5 - Smoke Alarms & Carbon Monoxide Alarms

- The smoke detector and carbon monoxide detectors were inspected for location only. For future reference, testing with only the built-in test button verifies proper battery and horn function, but does not test the smoke sensor. We recommend replacing all batteries and testing with simulated smoke upon occupying the building.
  The average life expectancy of smoke detectors and CO detectors is approximately (7-10) years unless otherwise noted by the manufacture. This is FYI.

- The number of carbon monoxide detectors is less than would be required by modern standards. One carbon monoxide detector is required on each level of a multi level home. CO detectors should be installed as needed according to manufacturers recommendations and the local building and state safety requirements.

9.6 - Steps, Stairways and Railings

9.7 - Fireplace

- The fireplace was visually reviewed but was not tested for draft, any gas logs were not tested and a fire was not built in the fireplace. Because of the chimney design only a portion of the fireplace, chimney and flue was visible. If you wish additional evaluation, contact a chimney sweep. We recommend all chimneys be cleaned and inspected by a licensed chimney specialist prior to being used.

10 - Kitchen

Our inspection of the kitchen included a visual examination of the readily accessible components to determine defects, excessive wear, and general state of repair. We tested specific built-in appliances using normal operating controls to determine if they had simple operating functionality. Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of our testing procedure. Refrigerators, trash compactors, portable microwaves and any other appliances are excluded unless specifically described below. The inspector does not determine if any appliance is subject to a product recall.

10 - Kitchen Details

Cabinets
- Wood

Countertops
- Laminate

Sink(s)
- One Sink

Dishwasher(s)
- Not Tested

Disposal(s)
- Tested

Oven(s)
- Gas, Tested

Kitchen Fan
- Hood / Exhaust Fan

Microwave
- None

Cooktop
- Gas Cooktop, Tested

Inspected Items

10.1 - Countertops & Cabinets

- Several of the kitchen cabinet doors and drawers are missing hardware. A qualified technician should make any necessary repairs or replace components as needed.



- The cabinet shelf under the sink is water stained. The stains appear to be dry and older. The area should be repaired by a technician.



10.2 - Sink

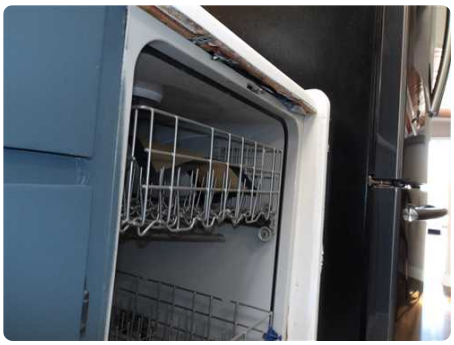
10.3 - Food Waste Disposer

10.4 - Dishwasher

- The failed to operate at the time of inspection. A qualified technician should repair/replace as needed.



- The dishwasher is not securely attached to the cabinet. The dishwasher should be properly secured.



10.5 - Range / Oven / Cooktop

- The oven light is not functional. The bulb may have burned out. The bulb should be tested, and be replaced if necessary. If the bulb is not burned out, then the condition of the switch and wiring should be evaluated, and repairs made as necessary.

- Anti-tip hardware is not installed on this range. This is a safety feature that prevents the oven from falling over if a child climbs on the open oven door. Although this safety feature may not have been required when the unit was manufactured or installed, it is needed for safety. We strongly recommend the hardware be installed as a safety upgrade.

10.6 - Microwave [Not Present]

10.7 - Vent Fans

11 - Bathrooms

Our inspection of the bathrooms included a visual examination to determine if there were any active leaks, water damage, deterioration to floors and walls, proper function of components, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Unusual bath features like steam generators or saunas are not inspected unless specifically discussed in this report.

11 - Bathrooms Details

Sinks
- Tested / Adequate Flow and Drainage

Toilet
- Flushes - Drains - Refills

Shower / Tub Wall Material
- Glass Panel / Door (Tempered), Solid Surface

Bathroom Ventilation
- Window

Number of Bathrooms
- Two

Inspected Items

11.1 - Countertops & Cabinets

- The cabinets are in adequate condition. However, adjustment of some/all hinges, latches and drawers is needed.



missing hardware



missing hardware

- There is a hole in the wall inside the cabinet at the bathroom sink from plumbing repairs. A technician should repair the wall or install an access panel as needed.



11.2 - Toilets

- The laundry room 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.



11.3 - Sinks

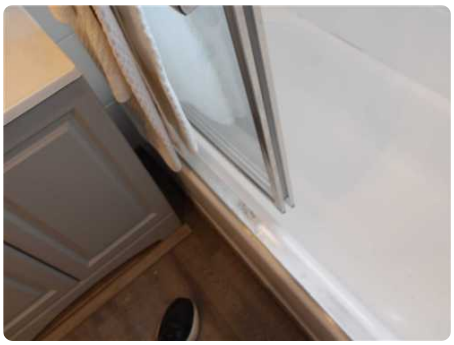
11.4 - Bathtubs

- The bathtub drain stop and/or related parts are missing. A qualified technician should make repairs or modifications as necessary.



11.5 - Showers

- The shower door guides are missing or damaged.
  - The shower door guides should be repaired or replaced to restore proper operation.



11.6 - Bathroom Interior & Ventilation

12 - Laundry

Testing of clothes washers, dryers, water valves and drains are not within the scope of this inspection. We inspect the general condition and accessibility of the visible water supply, drain and electric and/or gas connections and visible portions of the dryer vent.

12 - Laundry Details

Clothes Washer
- Not Tested, No Pan

Dryer Power Source
- Gas Connection

Dryer Vent
- Metal, Flex Line

Inspected Items

12.1 - Washer

- The clothes washer overflow pan is not installed. Because of the location of this laundry area over wood flooring or finished space on the floor below, a pan connected to a drain in good repair is advised. We recommend installation of a drained catch pan under the washing machine, as an upgrade and preventive measure.

- The washing machine water supply hoses were a rubber material. Upgrading to flexible, stainless steel supply lines is recommended to help prevent bursting of these pressurized lines and flooding of the adjacent areas.

12.2 - Dryer

- Typical standards for dryer vents require a 4 inch diameter, smooth wall metal duct, no longer than 14 feet, with a hooded damper at the exterior termination. A flexible metal vent (6 ft. max.) may be used at the dryer connection but cannot go through floors or walls. Always follow the clothes dryer manufacturer's installation instructions for the requirements on venting.

12.3 - Laundry Sink