



SUMMARY

332 Bandini Pl, Vista, CA 92083

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08/28/2026

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DESCRIPTION OF CATEGORIES:

Listed below is a description of the Categories used throughout the report to help understand the severity of an item. Any items list in the below categories may be based on the inspectors opinion. These categories are not designed to be considered as an enforceable repair or responsibility of the current homeowner, but designed to inform the current client of the current condition of the property and structure.

INFORMATION/LIMITATIONS

The information/limitations section of this home inspection report is used to explain the scope and limitations of the inspection, and to provide important context and information about the inspection process. It's important to review the information/limitations section of the inspection report to understand the scope and limitations of the inspection, as well as the intended use of the report and any limitations on the inspector's liability. This section explains the limitations of the inspection, including what conditions or issues the inspector could not evaluate due to accessibility, code requirements, or other factors. This information can help you make an informed decision about the property and to plan for any necessary repairs or upgrades.

ACTION ITEMS

Action items, components, or systems that are functioning but are in need of moderate repair or service and show signs of wear or deterioration that could result in an adverse condition in the future. These Action Items are important to note because they can impact the function, efficiency, and safety of the property and should be addressed prior to the close of escrow. They may require the attention of a licensed technician or contractor and are not considered routine maintenance or DIY items. It's important to carefully review the Action Items listed in the inspection report. We recommend further investigation and correction as needed by a licensed technician or contractor prior to the close of escrow to consider the cost and impact of any necessary repairs.

SAFETY CONCERNS

Safety concerns refer to items, components, or systems that pose a current or future potential safety risk to the occupants of the property. These items may require immediate repair, replacement, or service to ensure the safety of the occupants. Safety concerns are typically the most urgent issues identified during the inspection and should be addressed as soon as possible. They should be evaluated and repaired by a licensed technician or qualified contractor to ensure that the property is safe for occupation. It's important to take the safety concerns listed in the inspection report seriously and to take prompt action to address them. Ignoring safety concerns can result in serious harm to the occupants of the property or cause damage to the property.

We recommend further investigation and correction as needed by a licensed technician or contractor prior to the close of escrow to consider the cost and impact of any necessary repairs.

2.1.1 Optional Services & Inspection Enhancements

SEWER CAMERA INSPECTION



Action Items

We strongly recommend that all homes have their underground main drain line video scoped to check for potential blockages, damage, or root intrusion. This service is crucial for identifying hidden issues that may not be visible during a standard home inspection but could lead to significant problems if left undetected.

- **Hidden Issues:** Video scoping can reveal blockages, cracks, misalignments, or root intrusion that are not detectable through a visual-only inspection.
- **Prevent Costly Repairs:** Identifying issues early can help avoid unexpected and expensive sewer repairs after purchase.
- **Complete Understanding:** A video scope provides a comprehensive view of the condition of the drain line from the home to the municipal connection or septic tank.



What This Service Includes

This service includes a video inspection of the accessible underground drain line using a specialized sewer camera. The camera is advanced through the line to observe visible conditions from the home toward the municipal connection or septic tank, where accessible.

- Inspection is limited to accessible portions of the drain line
- Findings are based on visible conditions at the time of inspection
- This service does not include cleaning, repair, or excavation

Please note that without a sewer camera inspection, certain conditions within the drain line may not be identified. If this service is not performed, A Better Home Inspection is not responsible for conditions, defects, or issues related to the sewer or septic drain line that are outside the scope of a visual-only home inspection.

Recommendation

Contact a qualified professional.

2.1.2 Optional Services & Inspection Enhancements

INDOOR AIR QUALITY - MOLD SAMPLING / TESTING



Action Items



We recommend mold testing to evaluate the presence of airborne mold spores within the home. Mold is often not visible and may be present even when no obvious signs are observed during a standard home inspection.

- **Hidden Air Quality Concerns:** Mold spores can be present in indoor air without visible growth and may not be detectable through visual inspection alone.
- **Health Awareness:** Elevated mold levels may contribute to respiratory discomfort, allergies, or other health sensitivities for occupants.
- **Informed Decisions:** Testing provides objective data to help determine whether further evaluation or remediation may be warranted.

What This Service Includes

This service includes the collection of indoor air samples to evaluate airborne mold spore levels within the home. Samples are analyzed by a certified laboratory to provide objective data regarding indoor air quality conditions.

- Testing evaluates airborne mold spores only
- Results reflect conditions at the time samples are collected
- This service does not include mold remediation or moisture correction

Please note that without mold testing, certain indoor air quality conditions related to mold may not be identified. If this service is not performed, A Better Home Inspection is not responsible for mold-related conditions or air quality issues that are outside the scope of a visual-only home inspection.

Recommendation

Contact a qualified professional.

2.1.3 Optional Services & Inspection Enhancements

INDOOR AIR QUALITY - PARTICULATE SAMPLING / TESTING



Action Items



We recommend indoor air quality particulate testing to evaluate the level of airborne particles within the home. These particles are microscopic and cannot be identified during a standard visual home inspection.

- **Invisible Particulates:** Airborne particles such as dust, pollen, allergens, and other fine particulates are not visible and cannot be assessed through a visual-only inspection.
- **Occupant Comfort:** Elevated particulate levels may affect indoor comfort and may be of concern for individuals with respiratory sensitivities.
- **Additional Insight:** Testing provides measurable information about indoor air quality beyond the scope of a standard home inspection.

What This Service Includes

This service includes air sampling to measure airborne particulate levels such as dust, pollen, and other fine particles within the indoor environment.

- Testing evaluates particulate concentration only
- Results are based on conditions at the time of sampling
- This service does not diagnose health conditions or prescribe solutions

Please note that without particulate testing, certain indoor air quality conditions related to airborne particulates may not be identified. If this service is not performed, A Better Home Inspection is not responsible for indoor air quality conditions related to airborne particulates that are outside the scope of a visual-only home inspection.

Recommendation

Contact a qualified professional.

3.1.1 Exterior Doors

DB - DID NOT RESPOND TO TEST



Action Items

The doorbell failed to respond during testing, indicating a possible malfunction or failure within the system. This condition can lead to:

- Missed visitors or deliveries due to the inability to notify occupants.
- Potential security concerns if the malfunction affects connected systems, such as intercoms or cameras.

Recommend further evaluation and repair or replacement of the doorbell as needed by a licensed electrician or qualified professional to restore proper functionality.

Recommendation

Contact a qualified professional.



Front of Property

3.1.2 Exterior Doors

EXT DOOR(S)- WEATHER STRIPPING DAMAGED / MISSING



Action Items

Weather-stripping was found to be damaged, degraded, or missing in one or more areas at the time of inspection. Proper weather-stripping is essential for:

- Sealing out noise, drafts, rain, and insects.
- Maintaining energy efficiency by preventing air leaks.

We recommend correcting or replacing the weather-stripping as needed to restore its effectiveness and ensure the comfort and protection of the home.



Rear of Property



Front of Property

3.1.3 Exterior Doors

EXT DOOR(S) - PET DOOR



Action Items

A pet door was observed to be installed in one or more exterior doors. While convenient for pet access, this installation can potentially lead to:

Reduced security, as pet doors can be a point of entry for intruders. Increased risk of drafts, moisture intrusion, and energy loss if the pet door is not properly sealed.

We recommend assessing the pet door's installation to ensure it is secure and adequately sealed. If necessary, consult with a professional to address any concerns related to security or energy efficiency.

Recommendation

Contact a qualified professional.



Rear of Property

3.1.4 Exterior Doors

SECURITY SCREEN - SURFACE RUST



Action Items

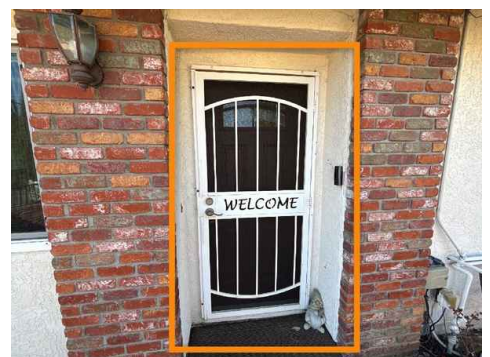
Surface rust was observed on the security screen door. This condition can lead to:

- Accelerated deterioration of the door's material, potentially compromising its strength and functionality.
- Reduced aesthetic appeal of the door.

We recommend correcting the surface rust as needed, which may include cleaning, treating, and repainting the affected areas to prevent further corrosion and maintain the door's integrity.

Recommendation

Contact a qualified professional.



Front of Property

3.2.1 Driveway/Walkways

DRIVEWAY/WALKWAY(S) - MATERIAL DAMAGED/LOOSE/MISSING

The driveway and/or walkway(s) exhibit damage, including loose or missing material, in one or more areas around the property. This condition can lead to:

- Trip hazards: Loose or missing material increases the risk of falls and injury.
- Further deterioration: Damage to these surfaces can worsen over time, leading to more extensive repairs.

We recommend that a licensed professional conduct a further evaluation to assess the extent of the damage and recommend appropriate repairs to ensure safety and restore the integrity of the surfaces.

Recommendation

Contact a qualified professional.



Rear of Property



Front of Property

3.2.2 Driveway/Walkways

DRIVEWAY/WALKWAY(S) - CRACK (+)

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

The driveway and walkway areas display visible signs of cracking, heaving, or displacement. These conditions may be attributed to factors such as:

- Poor soil compaction: Insufficiently compacted soil can lead to uneven settling and surface damage.
- Expansive soils: Soil that expands and contracts with moisture levels can cause significant surface movement.
- Tree roots: The growth of nearby tree roots can exert pressure on the surfaces, leading to displacement.

We recommend seeking further evaluation and correction from a licensed professional to address these issues and prevent further damage.

Recommendation

Contact a qualified professional.



Front of Property



Left of Property

3.5.2 Siding/Flashing/Trim

SIDING - CHIPS/DAMAGE

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Noticeable chips and damage have been identified on the siding at various locations around the home. These imperfections may lead to further deterioration or moisture intrusion if not addressed.

We recommend:

- Detailed evaluation by a licensed stucco professional: A thorough inspection should be conducted to assess the extent of the damage.
- Repairs or corrections as necessary: Based on the evaluation, the damaged areas should be repaired to prevent further issues and maintain the integrity of the siding.

Addressing these issues promptly will help protect the home's exterior and ensure its longevity

Recommendation

Contact a stucco repair contractor



Rear of Property



Rear of Property

3.5.3 Siding/Flashing/Trim

SIDING - CRACKS (-)

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Minor stucco cracks were observed in the exterior at one or more points, and it is important to note that not all areas may have been reported. Common stucco cracks often result from the natural curing process or settling of the structure over time.

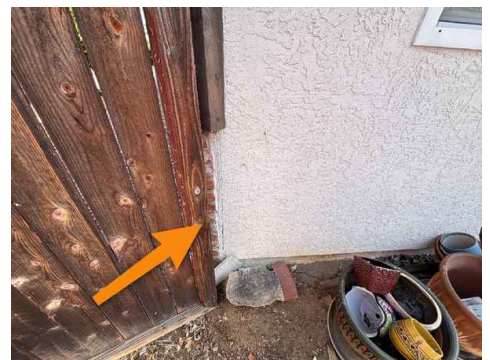
We recommend:

- Consulting with a licensed stucco professional: A thorough assessment of the cracks should be conducted to determine their cause and whether any repairs are necessary.
- Monitoring for further movement: In some cases, cracks may widen or increase over time, potentially indicating more significant structural concerns.

Having a professional evaluation will ensure that the cracks are properly addressed, helping to maintain the integrity of the exterior and prevent further damage

Recommendation

Contact a handyman or DIY project



Right of Property

3.6.1 Eaves/Soffits/Fascia

EAVES - BIRD NESTING

Action Items

Bird nesting or evidence of previous nesting was noted at the eaves in one or more areas. This condition can lead to:

- Clogged drainage: Nesting materials may block proper drainage, leading to potential water damage.
- Pest concerns: Bird nests can attract other pests, such as mites or insects, that may further impact the home.

We recommend correction as needed by a qualified professional to remove the nests and prevent future nesting.

Recommendation

Contact a qualified professional.



Front of Property

3.6.2 Eaves/Soffits/Fascia

EAVES/FASCIA - MOISTURE STAINS

Action Items

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Moisture stains were noted on the eaves and fascia in one or more areas around the home. This condition may indicate:

- Stains may be a sign of water penetration, which can lead to rot, mold, or further deterioration of the wood.
- Prolonged moisture exposure can weaken the eaves and fascia, compromising their integrity.
- Refer to the termite report: For details on any rot, fungus, or insect damage.

We recommend further evaluation and correction by a licensed professional to address the moisture stains and ensure the affected areas are properly protected.

Recommendation

Contact a qualified roofing professional.



Rear of Property

3.8.2 Exterior Electrical

EXT OUTLET(S)/SWITCH(S) - LOOSE

Action Items

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

The exterior outlet(s) and/or switch(es) were noted to be loose in one or more areas at the time of inspection. This condition can lead to:

- Electrical safety concerns: Loose outlets or switches may result in poor connections, increasing the risk of electrical shock or fire.
- Increased wear: A loose connection can cause additional strain on the wiring and components, potentially leading to malfunction over time.

We recommend further evaluation and correction by a licensed professional to ensure proper installation and safety.

Recommendation

Contact a qualified professional.



Front of Property

3.8.3 Exterior Electrical

EXT OUTLET(S)/SWITCH(S) - WEATHERPROOF COVER MISSING / DAMAGED

Action Items

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

One or more exterior outlets and/or switches were observed to be missing or have damaged weatherproof covers. This condition can lead to:

- Moisture intrusion: Without proper weatherproof covers, outlets and switches are exposed to the elements, increasing the risk of moisture-related damage or electrical failure.
- Electrical safety concerns: Exposed outlets and switches can pose a safety hazard, particularly in wet conditions.



Front of Property

It is recommended to address these issues by replacing, repairing, or adding weatherproof covers as needed to protect the outlets and switches from the elements.

Recommendation

Contact a qualified professional.

3.8.4 Exterior Electrical

EXT OUTLET(S)- GFCI DID NOT TRIP

Safety Concerns

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

One or more outlets appear to have GFCI reset outlets installed with power, however, the GFCI did not trip off when tested. This condition can lead to:

- Safety concerns: A malfunctioning GFCI outlet may fail to provide the necessary protection against electrical shock in the event of a fault.
- Non-compliance with safety standards: GFCI outlets are designed to trip under unsafe conditions, and failure to do so compromises their effectiveness.

We recommend further evaluation and correction as needed by a licensed professional to ensure proper functionality and compliance with safety standards.

Recommendation

Contact a qualified electrical contractor.



Video
([click here](#) to view on web)



Rear of Property

3.8.5 Exterior Electrical

EXT OUTLET(S) - GFCI INOPERABLE / NO POWER



Safety Concerns

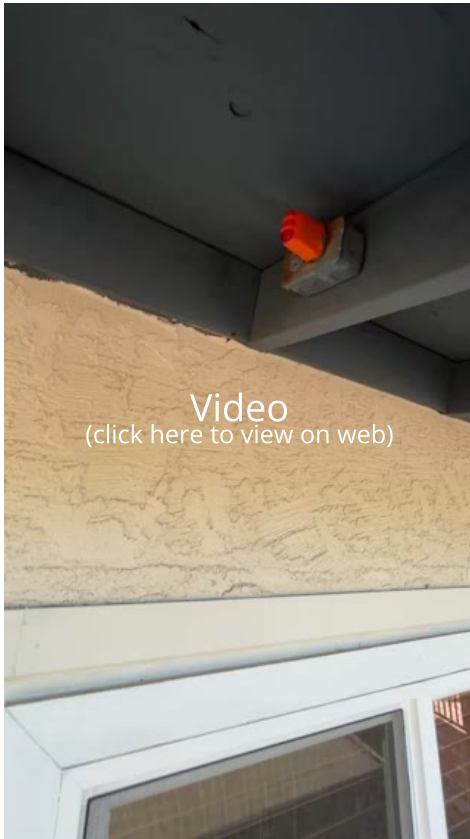
One or more GFCI outlets were not working properly, and no power was noted at the time of inspection. This condition can lead to:

- Safety concerns: A malfunctioning GFCI outlet may not provide adequate protection against electrical shock, particularly in moisture-prone areas.
- Loss of functionality: The lack of power can affect connected devices and systems that rely on the outlet.

We recommend having this issue further evaluated and corrected as needed by a qualified electrician to ensure the outlets are functioning safely and properly.

Recommendation

Contact a qualified professional.



Video
(click here to view on web)



Front of Property

3.9.2 Fences, Gates

FENCE - EARTH / MULCH

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Earth or mulch was noted in contact with the fence in one or more areas around the home.

This condition can lead to:

- Moisture retention: Earth and mulch can hold moisture, increasing the risk of rot in wooden fences.
- Insect damage: Prolonged contact can make the fence more susceptible to termite or other insect infestations.

We recommend further evaluation and correction by a licensed professional to prevent potential damage and preserve the fence's integrity.

Recommendation

Contact a qualified professional.



Left of Property

3.9.3 Fences, Gates

FENCE - LEANING

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN



The fence is leaning in one or more areas around the property. Please note that not all areas may be visible. This condition can lead to:

- Structural instability: A leaning fence may become unstable and pose a safety hazard.
- Potential collapse: Continued leaning can result in the fence falling, leading to property damage or injury.

We recommend further evaluation and correction by a licensed professional to ensure the fence is stable and secure.

Recommendation

Contact a qualified fencing contractor



Right of Property



Rear of Property

3.9.4 Fences, Gates

GATE - DRAGS / RUBS

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

The fence gate(s) drag or rub when tested.

This condition can lead to:

- Increased wear: Continued dragging or rubbing can cause unnecessary strain on the gate and its components.
- Functional issues: Over time, the gate may become harder to open or close, reducing ease of use.

We recommend repair, replacement, or adjustment as needed by a licensed professional to ensure smooth operation and prevent further damage.

Recommendation

Contact a qualified professional.



Right of Property

3.10.1 Exterior Steps

EXTERIOR STEPS - MISSING / IMPROPER HAND RAIL

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN



No handrails were noted at the exterior steps in one or more areas around the home.

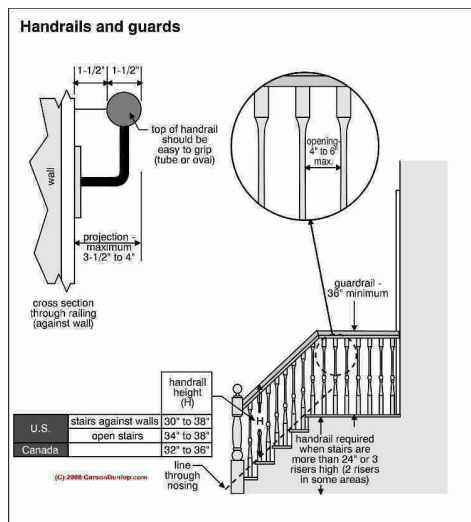
This condition can lead to:

- **Safety hazards:** The absence of handrails increases the risk of falls, especially on staircases with two or more risers.
- **Non-compliance:** Exterior stair railings must be graspable, support a load of at least 200 pounds, and extend a minimum of 12 inches horizontally past the riser nosing at the top of the stairs, as well as at least one tread depth horizontally at the bottom of the stairs. The rails should be positioned between 34 and 38 inches above the walking surface of the stairs.

We recommend further evaluation and installation of proper handrails by a licensed professional to ensure safety and compliance with regulations.

Recommendation

Contact a qualified professional.



Rear of Property

3.12.1 Exterior Shed(s)

EXT SHED OUTLET(S) - NO GFCI PROTECTION

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN



No GFCI protection was observed for one or more exterior outlets. Lack of GFCI protection can lead to:

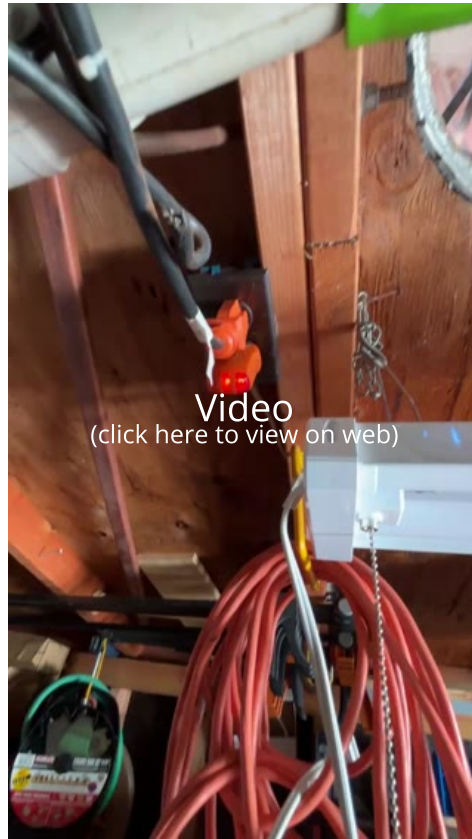
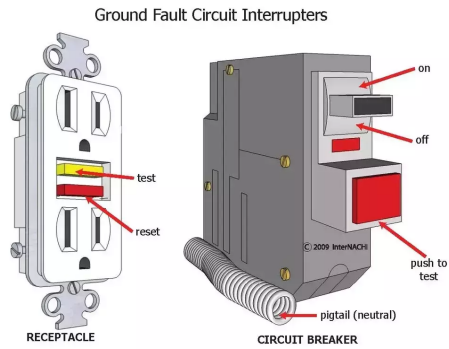
- **Increased risk of electrical shock:** GFCI outlets are designed to protect against shock in areas exposed to moisture, such as outdoor locations.
- **Non-compliance with current electrical standards:** Modern electrical codes require GFCI protection in exterior and other moisture-prone areas for enhanced safety.

To address these safety concerns and ensure compliance with electrical standards, it is recommended to seek further evaluation and correction by a licensed professional to upgrade these outlets by installing ground fault circuit interrupter (GFCI) receptacles where needed.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified professional.



Shed



Shed

3.12.2 Exterior Shed(s)

EXT SHED OUTLET(S) - REVERSE POLARITY

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Reversed polarity was observed in one or more areas. This means the black (hot) and white (neutral) wires in the circuit have been reversed, which can lead to:

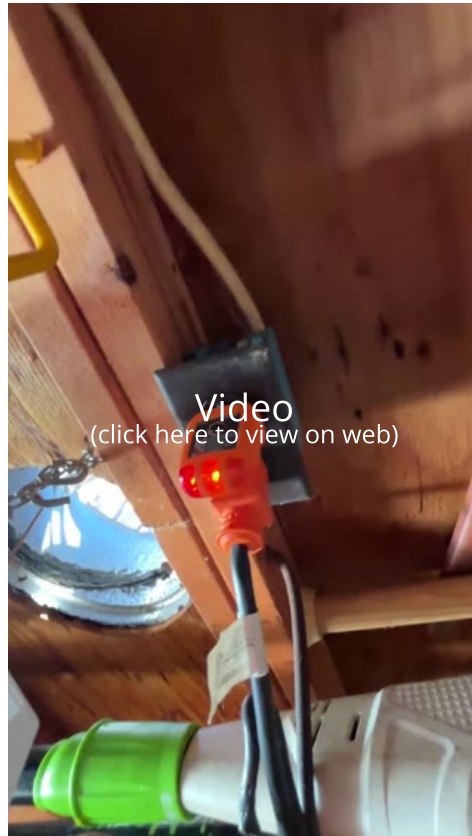
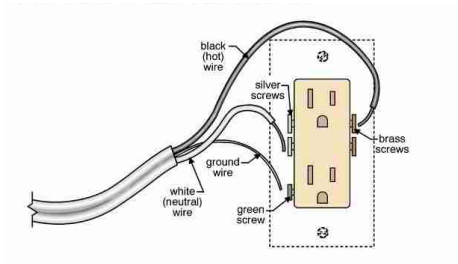
- Safety risks: Reversed polarity increases the risk of electrical shock and can cause appliances and devices to operate unsafely or improperly.
- Non-compliance with electrical standards: Proper wiring is essential for ensuring electrical safety and functionality.

We recommend repair and correction as needed by a licensed professional to ensure proper wiring and safe operation.

Recommendation

Contact a qualified electrical contractor.





Shed

3.12.3 Exterior Shed(s)

EXT WIRING - EXPOSED ROMEX / NO CONDUIT

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

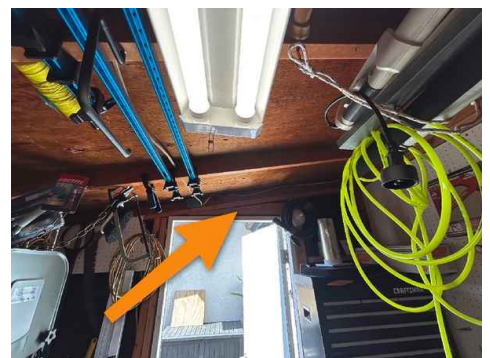
Exposed Romex and/or the absence of conduit was noted in one or more areas; not all areas may be shown. Electrical Romex on the under 7ft should be properly enclosed in electrical conduit to ensure:

- Protection from damage: Exposed wiring is vulnerable to wear, weather, and physical damage, increasing the risk of electrical hazards.
- Compliance with safety standards: wiring should be enclosed to meet electrical safety codes.

We recommend that all Romex be placed into electrical conduit, with further evaluation and correction as needed by a licensed professional.

Recommendation

Contact a qualified professional.



Rear of Property

3.14.1 General Exterior

TERMITE ACTIVITY

There appears to be evidence of termite droppings/activity in one or more areas around the home, not all areas may be shown. Recommend licensed termite inspector re-evaluate entire home and make any/all corrections.



Recommendation
Contact a qualified professional.



Rear of Property

4.7.2 Roof Structure

ROOF STRUCTURE - THIN/SOFT SHEATHING



VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Roof sheathing appears soft or thin in one or more areas.

This condition can lead to:

- Reduced load capacity: Soft or thin sheathing may not adequately support the roof structure, especially under weight or weather stress.
- Increased risk of leaks: Compromised sheathing can allow moisture to penetrate, leading to further damage.



Roof Middle

Recommend further evaluation and correction as needed by a licensed roofing contractor to assess and reinforce the sheathing where necessary.

Recommendation
Contact a qualified roofing professional.

4.9.2 Chimney

CHIMNEY - CRACKS



Cracks were observed in one or more areas of the chimney.

This condition can lead to:

- Water intrusion: Cracks can allow moisture to penetrate the chimney structure, potentially leading to internal damage and deterioration.
- Structural compromise: Over time, cracks may worsen, weakening the chimney's integrity and increasing safety risks.

Recommend further evaluation and correction as needed by a licensed chimney professional to assess and repair cracks to maintain the chimney's stability and prevent further damage.

Recommendation
Contact a qualified chimney contractor.



Roof Middle



Roof Middle

5.2.1 Main Panel

MAIN PANEL - SPLICED WIRES

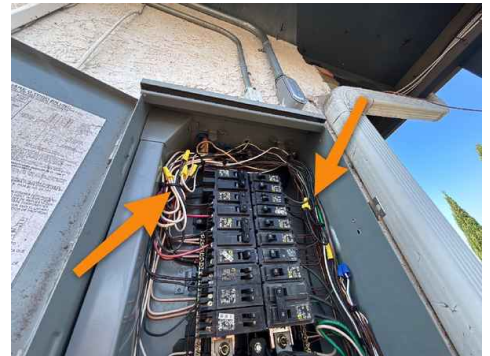
VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Spliced wires were noted inside the main panel. While current standards typically allow spliced wires inside the panel, best practice suggests securing wire nuts with tape for added safety and stability.

This condition can lead to:

- Safety concerns: Unsecured wire nuts may come loose over time, increasing the risk of electrical faults or arcing.
- Improved durability: Taping wire nuts provides additional security, reducing the likelihood of loose connections.

Recommend further evaluation and correction as needed by a licensed professional to ensure all spliced connections are properly secured.



5.3.1 Sub-Panel

SUB PANEL - MISSING LABELS ON PANEL

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

The panel was missing labeling at the time of inspection.

This condition can lead to:

- Without proper labeling, it may be difficult to identify circuits, increasing the risk of accidental shutoffs or unsafe maintenance practices.
- Inefficient troubleshooting: Missing labels can cause confusion when locating specific circuits, making it more time-consuming to diagnose and resolve electrical issues.

Recommend further evaluation and correction as needed by a licensed professional to label the panel accurately and ensure safe and efficient operation.



5.4.1 Breakers/Wiring

WIRING - CLOTH

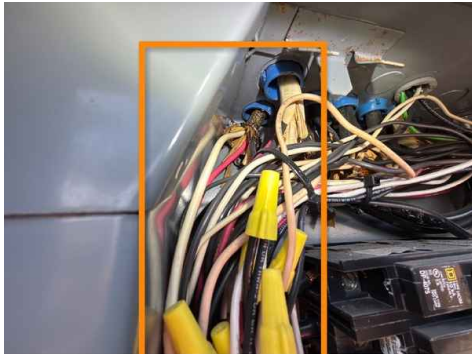


Cloth-covered wiring was observed in the home. The inspector was unable to determine if all such wiring has been disconnected and replaced with updated wiring.

This condition can lead to:

- Fire hazard: Cloth wiring is more prone to deterioration over time, increasing the risk of overheating and electrical fires.
- Non-compliance: Older wiring may not meet modern safety standards, potentially compromising the safety of the electrical system.

Recommend further evaluation and correction by a licensed electrician to assess the extent of cloth wiring, verify the condition of the electrical system, and make necessary updates to improve safety and compliance with current standards.



Main Panel



Left Room Attic

5.4.3 Breakers/Wiring **WIRING- FRAYED**

— Action Items

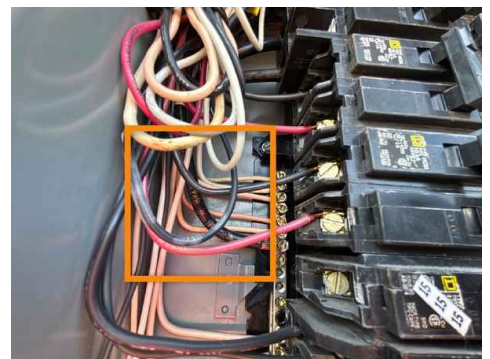
Frayed or damaged wiring insulation was observed within the electrical panel in one or more areas of the property. This condition may expose energized conductors and compromise the safety of the electrical system.

This condition can lead to:

- * Increased risk of electrical shock or fire due to exposed or damaged conductors.
- * Electrical arcing, equipment damage, or loss of reliable power.

Recommend further evaluation and correction as needed by a licensed electrician to repair or replace the affected wiring and ensure the panel is safe and properly functioning.

Recommendation
Contact a qualified professional.



Main Panel

5.7.1 Hot Water Heater **WATER HEATER - EXPANSION TANK**

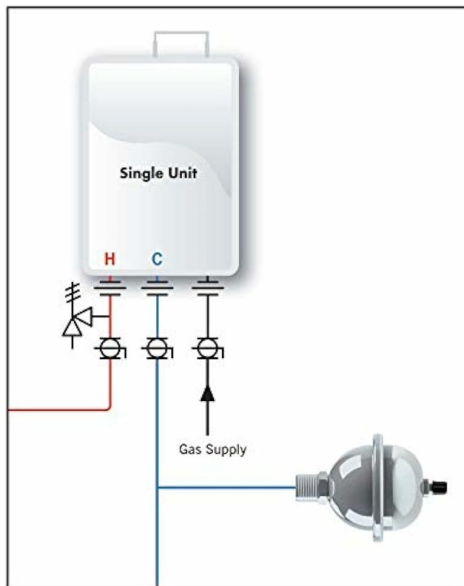
— Action Items

Expansion tanks are required on any plumbing system containing a backflow prevention valve. When water is heated, it expands, which can cause pressure buildup, potentially damaging fixtures and creating dangerous conditions if not properly managed.

This condition can lead to:

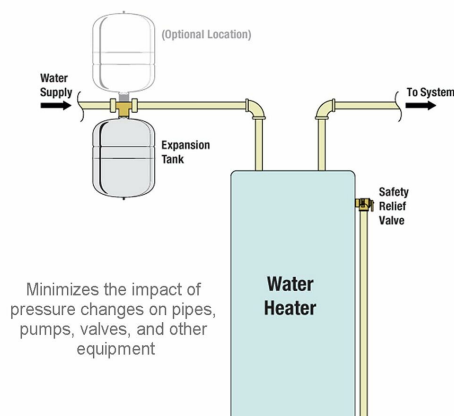
- Increased pressure: Without an expansion tank, the pressure from expanding heated water may stress plumbing components, leading to leaks or even pipe bursts.
- Damage to fixtures: Excessive pressure can wear down or damage plumbing fixtures and water heaters over time.

Recommend further evaluation and correction as needed by a licensed professional to install an expansion tank and ensure safe operation of the plumbing system.



Tankless Water Heater

Extended Equipment Lifespan



5.8.2 Fuel System

GAS METER - RUST



Action Items

Rust was observed on the gas meter and/or gas lines. This condition can lead to:

- Rust can weaken the integrity of the gas meter or lines, increasing the risk of leaks.
- Corrosion may compromise the safe operation of the gas system, posing potential risks to occupants and the property.

We recommend further evaluation and correction by a licensed professional to assess the extent of the rust and perform any necessary repairs or replacements to ensure the gas system is safe and functional.

Recommendation

Contact a qualified professional.



5.8.3 Fuel System

GAS LINE - LOOSE / IMPROPERLY SECURED



Action Items

One or more sections of gas piping were observed to be loose and/or improperly supported. This condition can lead to:

- Loose or unsupported piping may shift or vibrate, potentially leading to leaks or disconnections.

We recommend further evaluation and correction by a licensed professional to properly secure and support the gas piping, ensuring safety, compliance, and reliable operation.

Recommendation

Contact a qualified professional.



Laundry Room

5.9.1 Laundry

LAUNDRY - NO GFCI PROTECTION



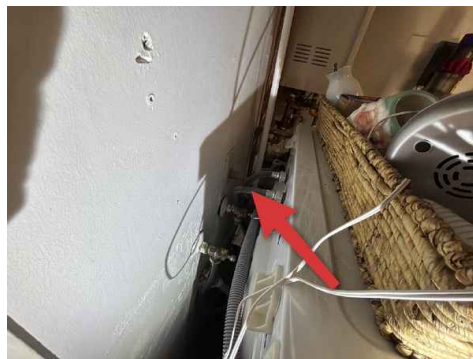
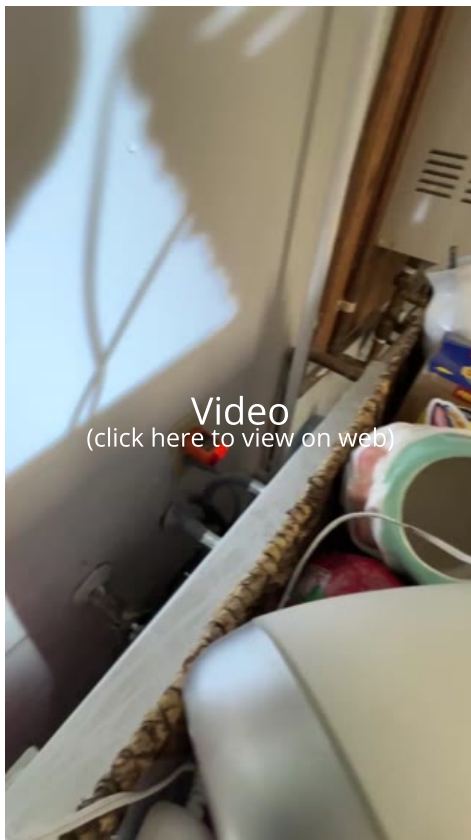
The outlet near the laundry area is not GFCI-protected, which is required in moisture-prone locations for safety. This condition can lead to:

- Increased risk of electrical shock, especially in areas exposed to water or high humidity.
- Non-compliance with current electrical safety standards.

Recommend further evaluation and correction by a licensed electrician to install a GFCI-protected outlet as needed to enhance safety and code compliance.

Recommendation

Contact a qualified professional.



Laundry Room

5.9.2 Laundry

LAUNDRY SUPPLY HOSE - UPGRADE



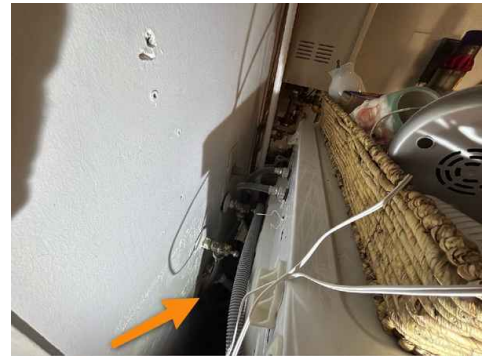
The washing machine has rubber supply lines installed, which are more prone to wear and potential failure over time. This condition can lead to:

- Increased risk of leaks or bursts, potentially causing significant water damage to the surrounding area.
- Reduced durability compared to braided stainless steel hoses, which are recommended for improved reliability.

Recommend further evaluation and replacement as needed by a licensed plumber to install braided stainless steel supply lines for enhanced safety and longevity.

Recommendation

Contact a qualified professional.



Laundry Room

5.9.3 Laundry

WASHER - CATCH PAN



Action Items

No catch pan was installed under the washing machine, which is recommended to help contain leaks or overflows. This condition can lead to:

- Potential water damage to flooring, walls, or surrounding areas in the event of a leak or overflow.
- Increased risk of mold growth or structural deterioration due to prolonged moisture exposure.

Recommend further evaluation and installation of a catch pan by a licensed plumber to help protect against potential water damage.

Recommendation

Contact a qualified professional.



Laundry Room

5.9.4 Laundry

220V DRYER OUTLET - NO POWER



Action Items

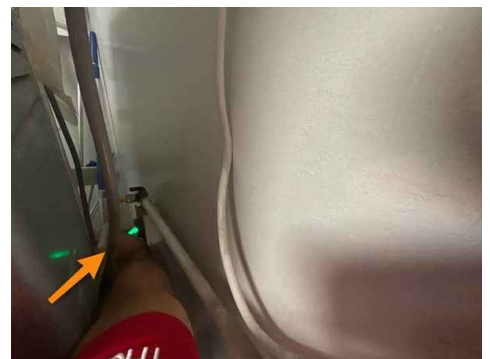
No power was detected at the 220-volt dryer outlet during the inspection, indicating a potential electrical issue. This condition can lead to:

- Inability to operate the dryer, causing inconvenience for occupants.
- Potential underlying electrical issues, such as a tripped breaker, faulty wiring, or a disconnected circuit.

Recommend further evaluation and correction as needed by a licensed electrician to restore power and ensure the outlet is functioning safely and properly.

Recommendation

Contact a qualified professional.



Laundry Room

6.1.2 Cooling

A/C CONDENSER >10/15 YRS OLD



Action Items

The average life expectancy for an HVAC system is typically around 10 to 15 years, though some systems may last longer with proper maintenance.

- System age, condition, and maintenance history can significantly impact performance, energy efficiency, and potential repair or replacement costs.

Recommend obtaining all available service records from the seller and having a licensed HVAC contractor re-evaluate the entire system to assess its current condition, estimate remaining life expectancy, and identify any needed repairs or upgrades prior to contingency removal.

[Click Here : Life Expectancy Chart](#)

Recommendation

Contact a qualified professional.



MFD 2005

6.1.3 Cooling

A/C CONDENSER - NOT SECURED TO BASE



Action Items

The AC condenser unit is not secured to the ground or base, which is required by California standards to reduce the risk of movement or damage. This condition can lead to:

- Potential shifting or tipping of the unit during seismic activity or strong vibrations.
- Damage to refrigerant lines, electrical connections, or the unit itself.

Recommend further evaluation and correction as needed by a licensed HVAC contractor to properly secure the condenser unit in accordance with California seismic safety requirements.

Recommendation

Contact a qualified professional.



6.1.4 Cooling

COOLING FINS - DAMAGED



Action Items

Damage was observed to the cooling fins on the AC condenser unit. These fins are critical for releasing heat from the system and maintaining efficient operation. This condition can lead to:

- Reduced cooling efficiency and increased energy consumption.
- Potential overheating and strain on the HVAC system, leading to premature failure.

Recommend further evaluation and correction as needed by a licensed HVAC contractor to assess the extent of the damage and perform any necessary repairs to restore proper function.

Recommendation

Contact a qualified professional.



6.1.5 Cooling

A/C CONDENSER - UNIT NOT LEVEL

Action Items

The AC condenser unit was observed to be out of level at the time of inspection. Proper leveling is important for optimal system performance and longevity. This condition can lead to:

- Reduced efficiency and strain on internal components, such as the compressor.
- Accelerated wear or damage due to improper oil distribution or vibration.

Recommend further evaluation and correction as needed by a licensed HVAC contractor to properly level the unit and ensure safe and efficient operation.

Recommendation

Contact a qualified professional.



6.2.1 HVAC Lines

REFRIGERANT LINES - SEAL AT WALL

Action Items

Voids or openings were noted around the exterior AC refrigerant lines where they enter the home. These gaps can provide a pathway for pests or moisture intrusion. This condition can lead to:

- Insect or rodent entry into the structure, potentially causing damage or infestation.
- Moisture intrusion that may lead to deterioration of building materials over time.

Recommend sealing or caulking the exterior refrigerant line entry points at the wall and having the area further evaluated and corrected as needed by a licensed HVAC contractor or qualified professional.



6.2.2 HVAC Lines

HVAC - CONDENSATION LINE DISCONNECTED/MISSING

Action Items

A disconnected or missing condensation drain line was observed on the HVAC system. This piping is essential for directing condensate safely away from the unit and the interior of the building. This condition can lead to:

- Water damage to surrounding materials, including walls, ceilings, or flooring.

Recommend further evaluation and correction as needed by a licensed HVAC contractor to properly secure and route the condensation line to the exterior of the building in accordance with current code requirements.



Heater Closet

6.3.1 Heating

FURNACE - 10/15 YRS OLD

Action Items

The furnace system appears to be approximately 10–15 years old or older. The average life expectancy for an HVAC system is typically between 10 to 15 years, though systems can last longer with proper maintenance.

- Age alone does not determine condition, but older systems may be less efficient and closer to the end of their service life.

Recommend obtaining all available service and maintenance records from the seller and having a licensed HVAC contractor re-evaluate the entire system to assess its current condition, estimate remaining life expectancy, and identify any potential repair or replacement costs prior to contingency removal.

[Click Here : Life Expectancy Chart](#)



MFD 2006

6.4.1 Gas Valves

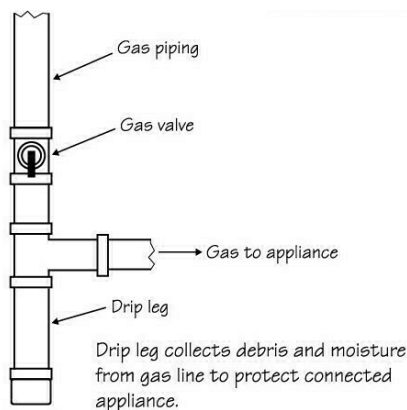
FURNACE GAS VALVE - NO SEDIMENT TRAP

Action Items

No gas line sediment trap noted at the gas line going to the furnace. Recommend further evaluation and correction as needed by licensed professional.

Recommendation

Contact a qualified professional.



6.6.1 Distribution System

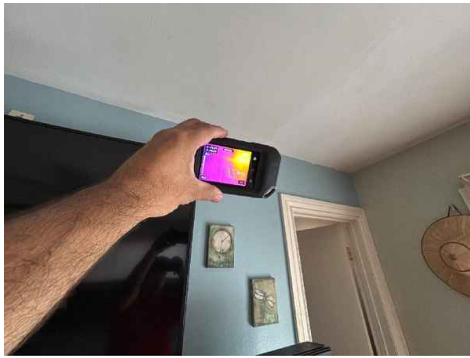
DIFFERENTIAL SPLIT

Action Items

The differential split—the temperature difference between return and supply air—was measured outside the expected performance range at the time of inspection. For most systems, a typical differential is approximately 14–20°F under normal operating conditions, though this can vary depending on system type and ambient temperatures. This condition can lead to:

- Reduced system efficiency, which may affect comfort levels and increase energy costs.
- Potential underlying issues such as restricted airflow, improper refrigerant charge, or component malfunction.

Recommend further evaluation and correction as needed by a licensed HVAC professional to determine the cause of the irregular temperature split and confirm proper system operation.



Master Bedroom



Family Room

7.1.1 Interior Areas

GARAGE - CONVERSION



Action Items

The garage appears to have been converted into bedroom(s), bathroom(s), office, or other living space. No permits or documentation were available at the time of inspection to verify whether the conversion was performed in compliance with local building codes. This condition can lead to:

- Safety and code compliance concerns, including fire separation, ventilation, electrical, and structural issues.
- Potential challenges with resale, insurance, or financing due to unpermitted modifications.

Recommend further evaluation and correction as needed by a licensed contractor and verification with the local building department to confirm whether the conversion was permitted and completed to code.

Recommendation

Contact a qualified professional.



Laundry Room

8.1.2 Kitchen Sink

SINK VALVE / CONNECTIONS - CORROSION



Action Items

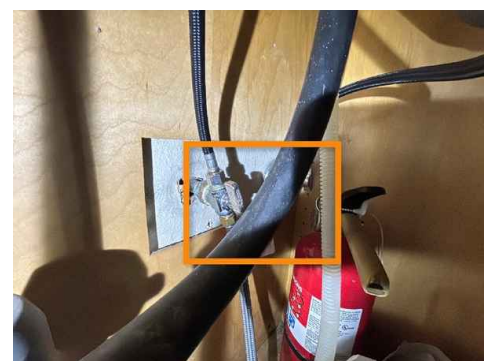
Corrosion was observed on the one or more sink water shutoff valve(s), which may compromise their functionality. This condition can lead to:

- Potential leaks, which could cause water damage to cabinets, flooring, or surrounding areas.
- Difficulty operating the valve, potentially hindering water shutoff in an emergency or during maintenance.

Recommend further evaluation and correction as needed by a licensed plumber to ensure the shutoff valve(s) are functional and to prevent potential leaks or failures.

Recommendation

Contact a qualified professional.



Kitchen Sink

8.1.3 Kitchen Sink

SINK - OPEN PLUMBING PENETRATIONS

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Open plumbing penetrations were observed at the sink plumbing drain lines in one or more areas. This condition can lead to:

- Potential entry points for pests, which can create unsanitary conditions and damage surrounding materials.
- Energy loss or drafts, which can reduce efficiency and comfort within the home.

Recommend sealing the openings as needed.



Action Items



Kitchen Sink

8.1.4 Kitchen Sink

SINK - DARK CAULKING / GROUT

Dark caulking or grout was observed around the sink. This condition can lead to:

- Compromised integrity of the seal, allowing water intrusion and potential damage to surrounding areas.

Recommend removal and replacement of the affected caulking or grout as needed by a qualified professional to restore a clean, functional, and properly sealed surface.



Action Items



Kitchen

8.1.5 Kitchen Sink

SINK FAUCET - HOT & COLD REVERSED

The hot and cold water supplies for the sink faucet are reversed, which does not comply with standard plumbing practices. This condition can lead to:

- Confusion or inconvenience for users when operating the faucet.
- Potential safety concerns, as unexpected hot water could pose a risk of scalding.

Recommend further evaluation and correction as needed by a licensed plumber to properly configure the water supply lines and ensure safe and functional operation.



Action Items



Kitchen

8.9.1 Vent

KITCHEN VENT - NOT PROPERLY SEALED / TAPE

Action Items

The kitchen exhaust hood vent was observed to be not properly sealed at the time of inspection. Ductwork connections should be sealed with approved metal tape or sealant to ensure safe and efficient operation. This condition can lead to:

- Air and grease leakage into concealed areas, which may contribute to staining, deterioration, or microbial growth.
- Reduced efficiency of the exhaust system.

Recommend further evaluation and correction as needed by a licensed contractor, including sealing the vent connections with proper metal tape or approved sealant.

Recommendation

Contact a qualified professional.



8.10.2 Electrical

OUTLET(S) - NO GFCI PROTECTION

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN



No GFCI protection was observed for one or more outlets. Lack of GFCI protection can lead to:

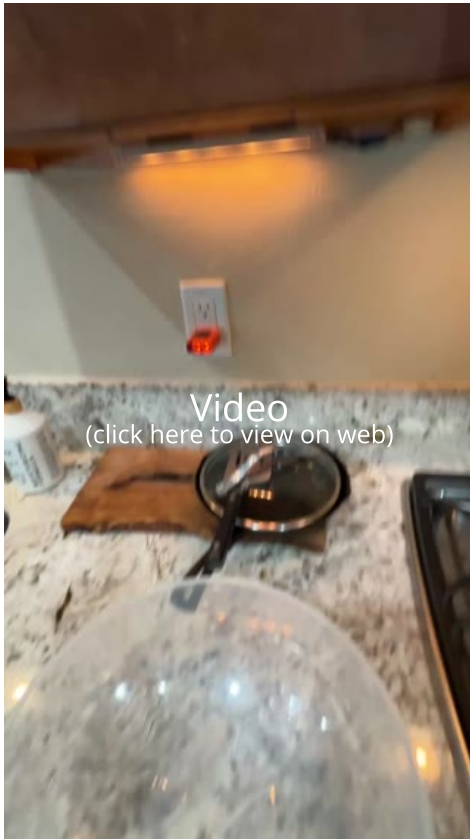
- Increased risk of electrical shock: GFCI outlets are designed to protect against shock in areas exposed to moisture, such as outdoor locations.
- Non-compliance with current electrical standards: Modern electrical codes require GFCI protection in exterior and other moisture-prone areas for enhanced safety.

To address these safety concerns and ensure compliance with electrical standards, it is recommended to seek further evaluation and correction by a licensed professional to upgrade these outlets by installing ground fault circuit interrupter (GFCI) receptacles where needed.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified professional.



Kitchen



Kitchen

9.1.1 Interior Doors

INTERIOR DOOR(S) - DAMAGED

[- Action Items](#)

Damage was observed on one or more interior doors, which may affect functionality and appearance. This condition can lead to:

- Difficulty in proper door operation, including closing, latching, or alignment issues.
- Further deterioration over time, potentially requiring more extensive repairs or replacement.

Recommend repair or replacement as necessary by a qualified professional to restore proper function and aesthetics.

Recommendation

Contact a qualified professional.



Right Middle Bedroom



Right Bedroom

9.1.2 Interior Doors

INTERIOR DOOR - OUT OF ALIGNMENT Action Items

Several interior doors appear to be misaligned or out of square, which may indicate movement/settlement or improper installation. This condition can lead to:

- Difficulty in opening, closing, or latching doors properly, potentially causing functional and security issues.
- Further misalignment over time, leading to increased wear on hinges, frames, and door components.

Recommend further evaluation and repair as needed by a qualified contractor or carpenter to ensure proper door alignment and address any underlying issues.

Recommendation

Contact a qualified professional.



Right Middle Bedroom

9.4.2 Walls/Ceilings

WALL/CEILING - DAMAGE / HOLES Action Items

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

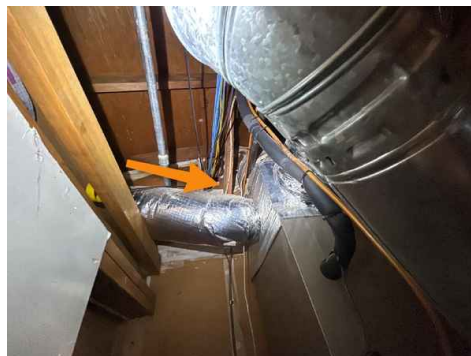
Damage or holes were observed in one or more areas of the walls and/or ceilings. This condition can lead to:

- Potential structural concerns or exposure of wiring, insulation, or plumbing behind the damaged areas.
- Aesthetic issues that may require patching, painting, or refinishing.

Recommend further investigation and correction as needed by a qualified professional to ensure proper repair and restoration of the affected areas.



Right Bedroom Closet



Heater Closet

9.4.4 Walls/Ceilings

WALL(S)/CEILING(S) - ACOUSTIC POPCORN CEILING Action Items

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN



Hall Closet

Acoustic (popcorn) ceilings were observed in the home. If installed prior to the mid-1980s, the material may contain asbestos. Although asbestos was outlawed in 1978, existing supplies continued to be used in construction. This condition can lead to:

- Potential health risks if disturbed, as airborne asbestos fibers can pose respiratory hazards.
- Increased costs and specific removal procedures if abatement is required.

Recommend testing by a qualified professional before any removal or disturbance. If asbestos is present, removal should be performed by a licensed asbestos abatement specialist in accordance with safety regulations.

Recommendation

Contact a qualified professional.

9.5.1 Floors

THRESHOLD - LOOSE / DAMAGED / MISSING

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

The threshold was observed to be loose, missing and/or damaged at the time of inspection. This condition can lead to:

- Tripping hazards and potential injury if the threshold shifts or becomes detached.

Recommend re-securing or repairing the threshold as needed by a qualified professional to ensure safety and proper function.



Right Middle Bedroom

9.5.2 Floors

FLOOR - TRIP HAZARD

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

A possible trip hazard was observed in one or more areas of the home, which may be due to uneven flooring, loose materials, or transitions between surfaces. This condition can lead to:

- Increased risk of trips and falls, posing a safety concern for occupants.
- Further deterioration of the affected area if not addressed.

Suggest repair or replacement as needed by a qualified professional to ensure safety and prevent potential injuries.





Family Room



Laundry Room

9.5.3 Floors

BASEBOARD / TRIM - STAINS / DAMAGE

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Stains and/or damage were observed on the baseboards and trim in various areas. The affected areas tested dry at the time of inspection.

This condition can lead to:

- Aesthetic concerns and potential deterioration of trim materials over time.
- Possible underlying issues, such as past moisture intrusion or impact damage, that may require further evaluation.

Recommend further investigation and repair as needed by a qualified professional to restore appearance and ensure no hidden issues exist.

Recommendation

Contact a qualified professional.



Kitchen

9.6.1 Interior Electrical

OUTLET/SWITCH - COVER MISSING / DAMAGED

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

One or more electrical cover plates were observed to be damaged or missing. This condition can lead to:

- Increased risk of electrical shock due to exposed wiring or components.
- Non-compliance with electrical safety standards, potentially posing a hazard to occupants.

Recommend further evaluation and correction as needed by a licensed electrician to replace or repair the cover plates and ensure proper safety and compliance.

Recommendation

Contact a qualified professional.





Laundry Room



Right Middle Bedroom

9.6.2 Interior Electrical

LIGHT FIXTURE(S) - GLOBE / LENS DAMAGED / MISSING



Action Items

Light lens are damaged or missing in one or more areas. This condition can lead to:

- Exposure to elements: The absence of a protective lens may lead to deterioration of the bulb and other internal components.

We recommend further evaluation and correction as needed by a licensed professional to restore the fixtures and ensure safe operation.



Laundry Room

9.7.1 Fireplaces

FIREPLACE - CRACK(S)



Action Items

It is noted that there is one or more cracks to the fireplace. Recommend repair as needed by qualified person

Recommendation

Contact a qualified professional.



9.8.1 Smoke/Carbon Monoxide Detector

SMOKE DETECTOR(S) - MISSING BEDROOMS



Safety Concerns

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

No smoke detectors noted in the bedrooms, recommend all bedrooms have detectors installed.

Recommendation

Contact a qualified professional.



Master Bedroom



Right Middle Bedroom



Right Bedroom

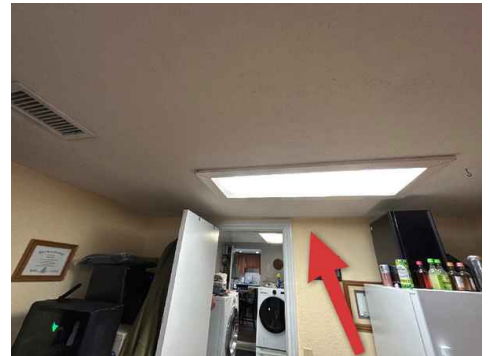
9.8.2 Smoke/Carbon Monoxide Detector

SMOKE DETECTOR(S) - MISSING

Safety Concerns

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

No smoke detectors were observed in the home, recommend installing for safety.



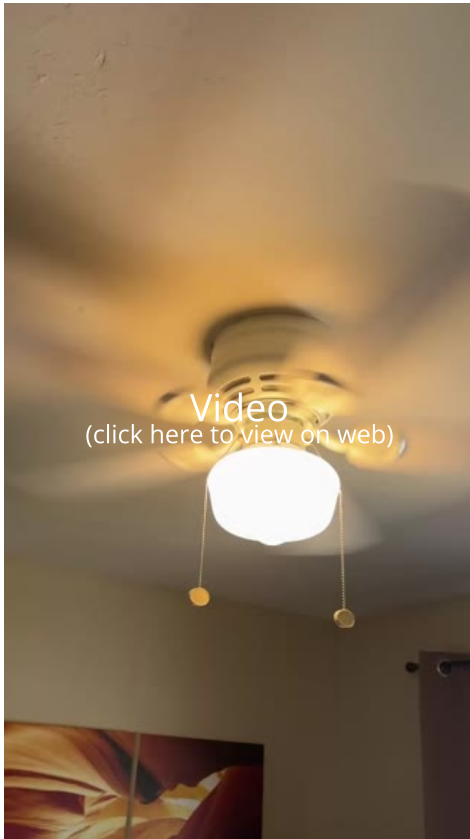
Left Room

9.9.2 Ceiling Fans

CEILING FAN(S) - NOISY

Action Items

The fan unit makes an irregular noise when operating, recommend repair/replace as needed.



Right Bedroom

10.2.1 Bathroom Walls / Ceiling

BATHROOM CEILING/WALLS - DRYWALL DAMAGE/WEAR MARKS

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

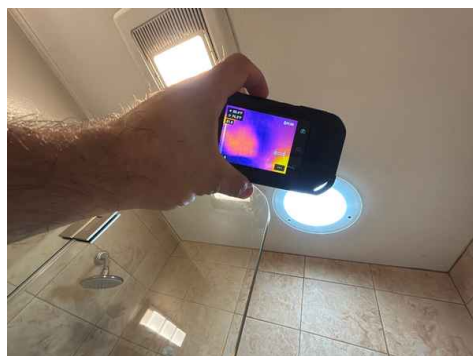
Damaged/wear marks noted to the bathroom drywall in one or more areas. Recommend further evaluation and correction as needed by licensed professional.

Recommendation

Contact a qualified professional.



Hall Bathroom



10.6.2 Bathroom Sink

SINK VALVE / CONNECTIONS - CORROSION

Corrosion was observed on the one or more sink water shutoff valve(s), which may compromise their functionality. This condition can lead to:

- Potential leaks, which could cause water damage to cabinets, flooring, or surrounding areas.
- Difficulty operating the valve, potentially hindering water shutoff in an emergency or during maintenance.

Recommend further evaluation and correction as needed by a licensed plumber to ensure the shutoff valve(s) are functional and to prevent potential leaks or failures.

Recommendation

Contact a qualified professional.



Master Bathroom



Hall Bathroom

10.6.3 Bathroom Sink

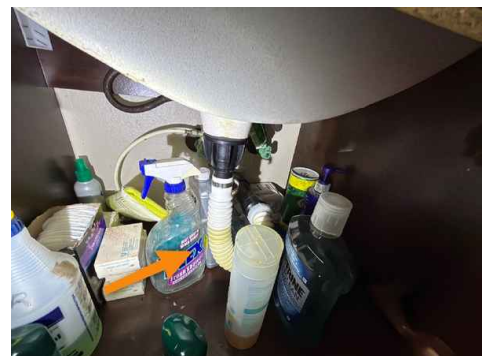
SINK DRAIN - FLEX LINE

— Action Items

Accordion or flex piping was observed beneath the sink. These types of pipes are typically recommended for temporary use only and are not suitable for permanent installations. This condition can lead to:

- Accumulation of dirt, grime, and debris within the ridges of the piping, leading to improper drainage and potential clogs.
- Increased risk of bacterial growth due to trapped debris, which may create unsanitary conditions.

Recommend further evaluation and replacement of the flex piping with a standard, durable alternative by a licensed plumber to ensure proper drainage and long-term functionality.



Master Bathroom

10.7.1 Bathroom Electrical

OUTLET(S)/SWITCH(S) - LOOSE

— Action Items

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

The outlet(s) and/or switch(es) were noted to be loose in one or more areas at the time of inspection. This condition can lead to:

- Loose outlets or switches may result in poor connections, increasing the risk of electrical shock or fire.
- A loose connection can cause additional strain on the wiring and components, potentially leading to malfunction over time.

We recommend further evaluation and correction by a licensed professional to ensure proper installation and safety.



Hall Bathroom

Recommendation
Contact a qualified professional.

10.7.2 Bathroom Electrical

OUTLET(S) - NO GFCI PROTECTION

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN



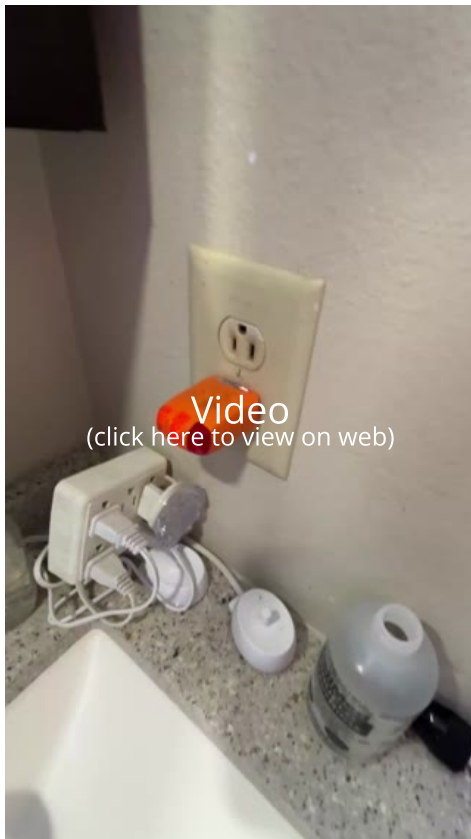
No GFCI protection was observed for one or more outlets. Lack of GFCI protection can lead to:

- Increased risk of electrical shock: GFCI outlets are designed to protect against shock in areas exposed to moisture, such as outdoor locations.
- Non-compliance with current electrical standards: Modern electrical codes require GFCI protection in exterior and other moisture-prone areas for enhanced safety.

To address these safety concerns and ensure compliance with electrical standards, it is recommended to seek further evaluation and correction by a licensed professional to upgrade these outlets by installing ground fault circuit interrupter (GFCI) receptacles where needed.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation
Contact a qualified professional.



Master Bathroom



Hall Bathroom

10.9.1 Toilets

TOILET - WATER SUPPLY LOOSE



The water supply line is loose in one or more areas. Recommend further evaluation and correction as needed by licensed professional.

Recommendation
Contact a qualified professional.



Master Bathroom

10.10.1 Bathtubs/Showers

TUB/SHOWER - AREA CAULK / GROUT MISSING Action Items

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

Caulking or grout was missing, deteriorated, or in need of maintenance in the bathtub/shower area(s). All areas may not be shown. This condition can lead to:

- Water intrusion behind tiles or fixtures, potentially causing mold growth or structural damage.
- Reduced effectiveness of waterproofing, leading to leaks and long-term deterioration.

Recommend sealing the affected areas with proper caulking or grout to prevent water intrusion and maintain the integrity of the bathtub/shower enclosure. A qualified professional should perform the repair as needed.

Recommendation

Contact a qualified professional.



Hall Bathroom

10.10.2 Bathtubs/Showers

TUB/SHOWER - DARK CAULKING Action Items

VARIOUS LOCATIONS- NOT ALL AREAS MAY BE SHOWN

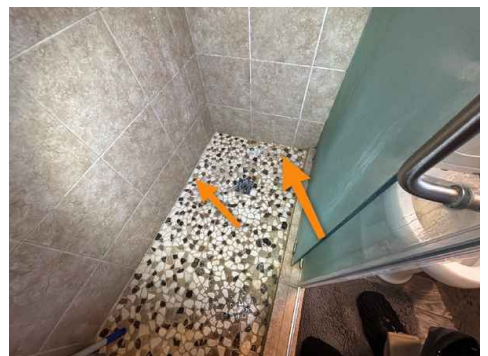
Dark caulking was observed in one or more areas around the tub(s) and/or shower(s), which may indicate mold, mildew, or deterioration. This condition can lead to:

- Potential mold or bacterial growth, which can impact indoor air quality and hygiene.
- Reduced effectiveness of the seal, leading to possible water intrusion and damage to surrounding materials.

Recommend scraping, cleaning, and re-caulking all affected areas as needed by a qualified professional to ensure a proper seal and prevent further issues.

Recommendation

Contact a qualified professional.



Master Bathroom

10.10.3 Bathtubs/Showers

FAUCET/FIXTURE(S) - DAMAGE / CORROSION / RUST**Action Items**

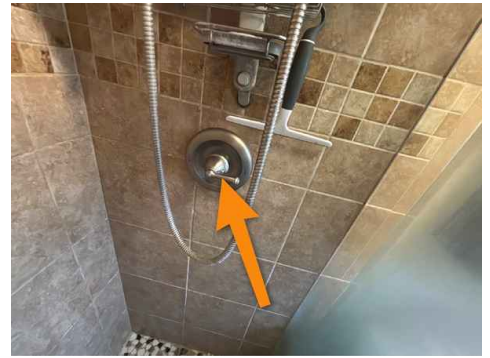
Damage, corrosion, and/or rust was noted on one or more plumbing fixtures during the inspection. This condition can lead to:

- Reduced functionality or failure of the fixture due to deterioration.
- Potential for water leaks or unsanitary conditions if the issue progresses.

Recommend further evaluation and correction as needed by a licensed plumber to determine the extent of the damage and replace or repair the affected fixture(s).

Recommendation

Contact a qualified plumbing contractor.

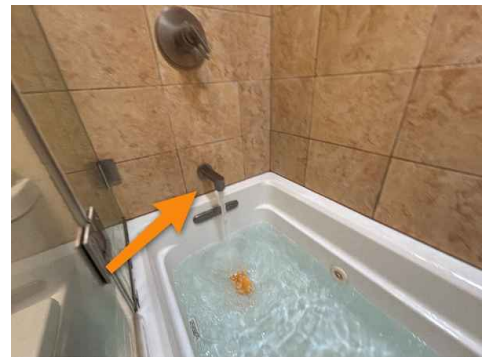


Master Bathroom

10.10.4 Bathtubs/Showers

FAUCET/FIXTURE(S) - LOOSE**Action Items**

Plumbing fixtures appeared to be loose when operated. Recommend further evaluation and correction as needed by licensed professional.



Hall Bathroom

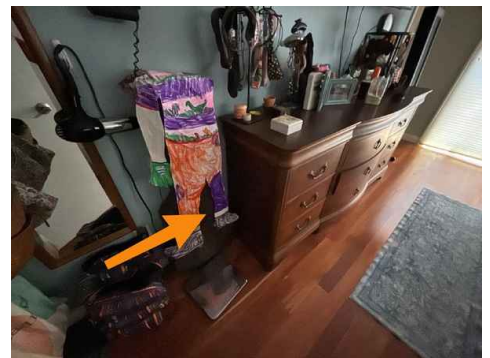
10.10.6 Bathtubs/Showers

WHIRLPOOL - NO EQUIPMENT ACCESS**Action Items**

No access located to view tub equipment or locate/verify working GFCI. Recommend further evaluation and correction as needed by licensed professional.

Recommendation

Contact a qualified professional.



Master Bedroom

11.1.1 Additional Information & Benefits

HAVEN - BENEFIT**Action Items**

A complimentary **Haven** account has been created for you as part of your inspection. Haven is a digital home management platform designed to help you organize and protect your property information. Within 24–48 hours after your inspection, you will receive an email from Haven with your secure login details and instructions to access your binder.

What to Expect:

- Your portal will include your full inspection report and a secure place to store documents, appliance details, maintenance records, and receipts.
- You will also gain access to Haven Home Portal, a concierge service that can connect you with vetted contractors, provide project estimates, and assist with tasks such as utility setup and home services.
- The portal is private to you but can be shared with future buyers to add value and confidence when selling your property.

Getting Started:

Once you receive your welcome email, you can log in immediately and begin exploring your portal. If you do not see the email in your inbox within 48 hours, please check your spam/junk folder. For any questions or help using Haven or Haven Home Portal, feel free to reach out to our team — we're happy to assist.



11.1.2 Additional Information & Benefits

HOME ENERGY REPORT - BENEFIT



Action Items

As a complimentary benefit of your inspection, an energy report has been completed and submitted to SPRK for validation. Within 1–2 business days, the finalized report will be uploaded to your client portal as a PDF for review.

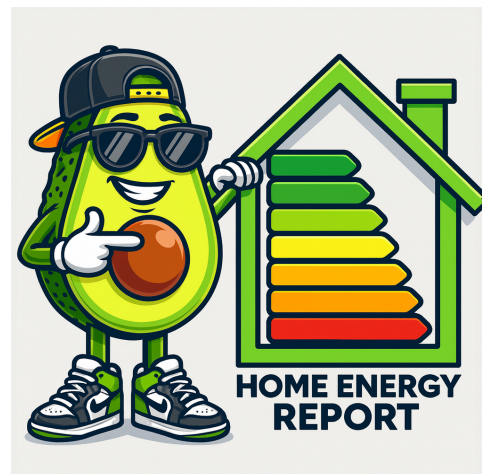
Next Steps:

- An energy specialist may contact you to review the findings. You will have the option to share personal living details (such as family size and daily usage habits). While optional, providing this information can make the report more accurate and reflective of your household's actual energy use.

Important Notes:

- The report estimates expected utility bills based on the property's current energy setup.
- It highlights opportunities for efficiency improvements and potential savings.
- If solar is not currently installed, the report also provides an estimate of how much capacity would be needed should you choose to add it in the future.

This free report is provided as a resource to help you better understand your property's energy performance and identify ways to improve efficiency.



11.1.3 Additional Information & Benefits

DON'T FORGET TO LEAVE A REVIEW



Action Items

Thank you so much for trusting us with your home inspection

- Your feedback is invaluable in helping us continue to improve and provide the best possible service.
- If you have a moment, we'd be grateful if you could click the link (avocado) below and leave a review. Your opinion not only means a lot to us but also helps other clients make informed decisions.



or

[Click HERE to leave a review](#)

