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HOME INSPECTION

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10/26/2026



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NAVIGATING YOUR REPORT:

Our reports utilize a checkbox grid that clearly shows if items were Inspected (IN), Not Inspected (NI), Not Present (NP), and/or have Deficiency (D). If any items were inspected without observed issues, there may not be any additional information provided. Just remember... no news is good news!

Most sections in the online report have three tabs labeled **OVERVIEW**, **LIMITATIONS**, and **INFORMATION**.

OVERVIEW: This tab is where you will find the checkbox grid, as well as the description, photos, videos, and/or recommendations for any issues observed.

LIMITATIONS: This tab contains descriptions of limitations or systems/items where our inspection was limited by various issues.

INFORMATION: This tab contains the issues observed, also listed in OVERVIEW, and any additional info, details, photos, and/or videos related to each section that we feel are important for you to know and/or see, including: Electrical / Water / Gas Shut-Off Locations, HVAC Component Info, Water Heater Info, Roof Photos, etc...

SCOPE OF THE INSPECTION: The primary scope of this inspection report is to provide you with useful, accurate information that will be helpful in making an informed Real Estate decision.

A home inspection is a non-invasive, visual examination of the home's structure, systems, and components that are visible and safely accessible at the time of inspection. We perform very methodical inspections of the home's structure, systems, and components in accordance with the InterNACHI Standards of Practice and InterNACHI Code of Ethics. If an appliance, lamp or other electrical device is plugged into an outlet, we do not unplug the plug, also if an appliance, lamp, or other electrical device is unplugged, we do not plug the device in

If systems and/or components designated in the Standards of Practice were present but not inspected, the reason(s) the item(s) were not inspected will normally be stated in this report. If any comments were made in this report that exceed the Standards of Practice, those comments (if present) were made only as a courtesy to give you more relevant information about the property.

The inspection is based on observations made on the specific date and time of the inspection only and is not a prediction of future conditions as the condition of inspected

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systems and/or components can (and do) change. The inspection should not be considered all-inclusive or exhaustive in any way, nor should it be viewed as a guarantee or warranty of any kind.

OBSERVED ISSUE CATEGORIES: We will use our best judgement during the inspection to label any observed issues using one of three color-coded categories:

MAINTENANCE ISSUE: Items or components highlighted in **BLUE** may need minor repairs to improve their functionality, and/or general home maintenance. These deficiencies can usually be corrected by a do-it-yourself (DIY) homeowner or handyman.

RECOMMENDED ISSUE: Items or components highlighted in **ORANGE** were found to have a moderate issue related to function, installation, and/or safety. These issues generally require further evaluation, repair, and/or replacement by a qualified professional or skilled handyman. (Most issues will fall under this category.)

SAFETY ISSUE: Items or components highlighted in **RED** were found to have an issue that may require a major expense to correct and/or poses a serious safety concern. These issues will require further evaluation, repairs, and/or replacement by a qualified professional.

Note: Any text or arrows that appear in **GREEN** are **INFORMATIONAL ONLY**.

These designations are solely based on our professional opinion, and you might find something we designate as **SAFETY** or **MODERATE** is actually **MINOR** to you or vice versa. That's completely okay. You are the final judge on where you choose to place the severity level of concern on anything in this report.

If you have questions or concerns now or in the future, please don't hesitate to contact us! We'll be happy to answer your questions.

Once again, thank you for your business!

Sincerely,

Coy Bradstreet, CMI

General Manager

BPI Inspections

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1 MAINTENANCE

13 RECOMMENDATION

7 SAFETY

2.5.1 Roof - Roof Ventilation: Roof Vents - Turbines Damaged

5.3.1 Electrical - Panelboards & Breakers: Missing/Illegible Identification of Disconnects at Panel

6.2.1 Chimney, Fireplace, or Stove - Fireplace: Missing Doors or Screen

9.4.1 HVAC - Cooling System Information 3: Cooling System - Did Not Operate As Designed

9.4.2 HVAC - Cooling System Information 3: Exterior - Damage

9.5.1 HVAC - Cooling System Information 4: Defect at Cooling System

9.6.1 HVAC - Heating System Information: Door or Wall Venting

9.7.1 HVAC - Heating System Information 2: Operation - Unit Did Not Turn On

12.5.1 Garage - Ceiling, Walls & Firewalls in Garage: Attic Access Panel in Garage Ceiling Defect

13.3.1 Laundry - Dryer Exhaust: Dryer Vent - Not Ran to Exterior

13.3.2 Laundry - Dryer Exhaust: Cover - Missing

14.4.1 Kitchen - Exhaust Fan: Light Did Not Turn On

14.6.1 Kitchen - Kitchen Sink: Hot & Cold Are Reversed

14.6.2 Kitchen - Kitchen Sink: Undermount Kitchen Sink

15.1.1 Kitchen - Outdoor - Exhaust Fan: Filters

16.2.1 Bathroom(s) - Sinks, Tubs & Showers: Loose Fixture

17.5.1 Doors, Windows & Interior - Presence of Smoke and CO Detectors: Smoke Detector(s) - Missing/Not Installed

17.5.2 Doors, Windows & Interior - Presence of Smoke and CO Detectors: Smoke Detectors - Old Detectors

17.5.3 Doors, Windows & Interior - Presence of Smoke and CO Detectors: Missing Both - Smoke and Carbon Monoxide Detectors

17.6.1 Doors, Windows & Interior - Bar Area: Hot & Cold Water are Reversed

19.9.1 Swimming Pools and Spas - Pool Plumbing:: Auto-Fill - Root Intrusion

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1: INSPECTION DETAILS

Information

Occupancy
Occupied, Vacant, Seasonal

Temperature (approximate)
66 Fahrenheit (F)

Type of Building
Single Family



Weather Conditions
Clear, Dry

In Attendance
Client/Buyer's Agent Assistant

I prefer to have my client with me during my inspection so that we can discuss concerns, and I can answer all questions.

Client's Time On Location
0%

The client was on location the noted amount of time listed above. This time estimation is approximate.

Vacant Property

The property appears to have been vacant for an unknown amount of time. Some systems may have not been recently operated. An initial service of mechanical systems and a scoping of the drainage system is recommended.

Schedule a Home Maintenance Inspection



Even the most vigilant homeowner can, from time to time, miss small problems or forget about performing some routine home repairs and seasonal maintenance. That's why an Annual Home Maintenance Inspection will help you keep your home in good condition and prevent it from suffering serious, long-term and expensive damage from minor issues that should be addressed now.

The most important thing to understand as a new homeowner is that your house requires care and regular maintenance. As time goes on, parts of your house will wear out, break down, deteriorate, leak, or simply stop working. But none of these issues means that you will have a costly disaster on your hands if you're on top of home maintenance, and that includes hiring an expert once a year.

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Just as you regularly maintain your vehicle, consider getting an Annual Home Maintenance Inspection as part of the cost of upkeep for your most valuable investment your home.

Your InterNACHI-Certified Professional Inspector can show you what you should look for so that you can be an informed homeowner. Protect your family's health and safety, and enjoy your home for years to come by having an Annual Home Maintenance Inspection performed every year.

Schedule next year's maintenance inspection with your home inspector today!

Every house should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

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Learn more

Error 153

What Really Matters in a Home Inspection

Now that you've bought your home and had your inspection, you may still have some questions about your new house and the items revealed in your report.

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and your InterNACHI Certified Professional Inspector can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection not to mention the sellers disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations, the life expectancy for the home's various systems and components, and minor imperfections. These are useful to know about.

But the issues that really matter fall into four categories:

1. major defects, such as a structural failure;
2. things that can lead to major defects, such as a small leak due to a defective roof flashing;
3. things that may hinder your ability to finance, legally occupy, or insure the home if not rectified immediately; and
4. safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

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And remember that homeownership is both a joyful experience and an important responsibility, so be sure to call on your InterNACHI Certified Professional Inspector to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

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Learn more

Error 153

Details



InterNACHI is so certain of the integrity of our members that we back them up with our **$10,000 Honor Guarantee.**

InterNACHI will pay up to $10,000 USD for the cost of replacement of personal property lost during an inspection and stolen by an InterNACHI-certified member who was convicted of or pleaded guilty to any criminal charge resulting from the member's taking of the client's personal property.

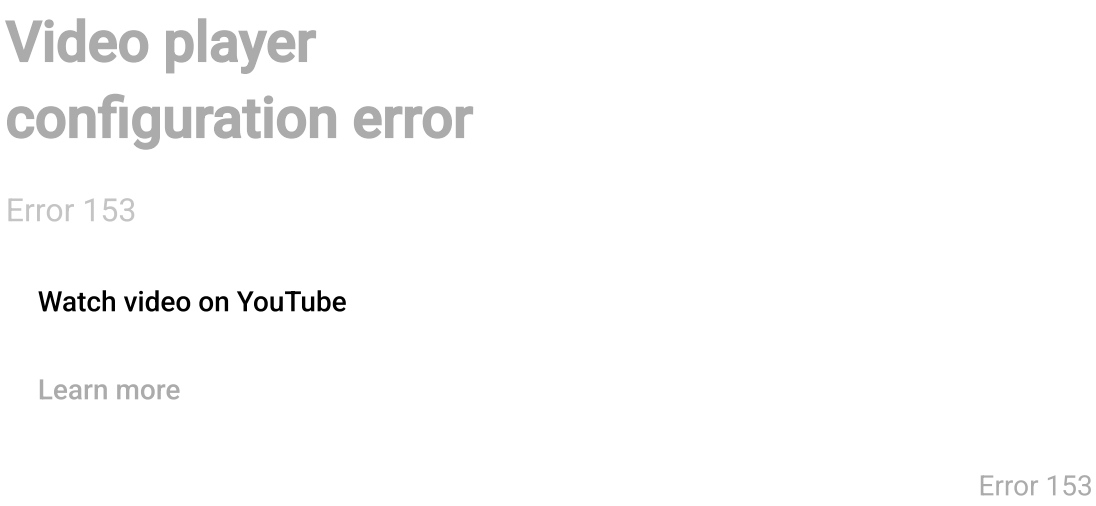
For details, please visit www.nachi.org/honor.

Limitations

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General

THE CLIENT DID NOT ATTEND



We invited the client to attend their home inspection. Unfortunately, the client was unable to attend the home inspection. We give the client the option of being at the inspection or we can call them with the summary. This was a restriction and limitation of the home inspection.

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2: ROOF

		IN	NI	NP	D
2.1	Roof Covering	X			
2.2	Flashing	X			
2.3	Flue Gas Vent and Plumbing Vent Pipes	X			
2.4	Gutters & Downspouts	X			
2.5	Roof Ventilation	X			X
2.6	Solar Panels	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Roof Covering: Homeowner's Responsibility

Your job as the homeowner is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects. The exterior and roofing may be covered by a Homeowners Association (HOA), inquire with the HOA (if applicable).

Roof Covering: Roof Was Inspected By

Ladder, Drone, Roof

We attempted to inspect the roof from various locations and methods, including from the ground and a ladder.

The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

Roof Covering: Type of Roof-Covering Described

Asphalt, Flat Roof Material, Shingles

I observed the roof-covering material and attempted to identify its type. This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition will leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.





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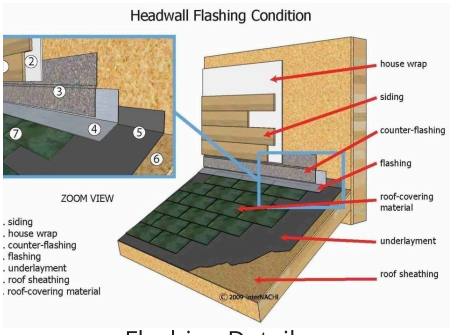
Flashing: Eaves and Gables

I looked for flashing installed at the eaves (near the gutter edge) and at the gables (the diagonal edge of the roof). There should be metal drip flashing material installed in these locations. The flashing helps the surface water on the roof to discharge off and away from the eves. Flashing also helps to prevent water intrusion under the roof-covering.

Flashing: Wall Intersections

I looked for flashing where the roof covering meets a wall or siding material. There should be step and counter flashing installed in these locations. This is not an exhaustive inspection of all flashing areas.

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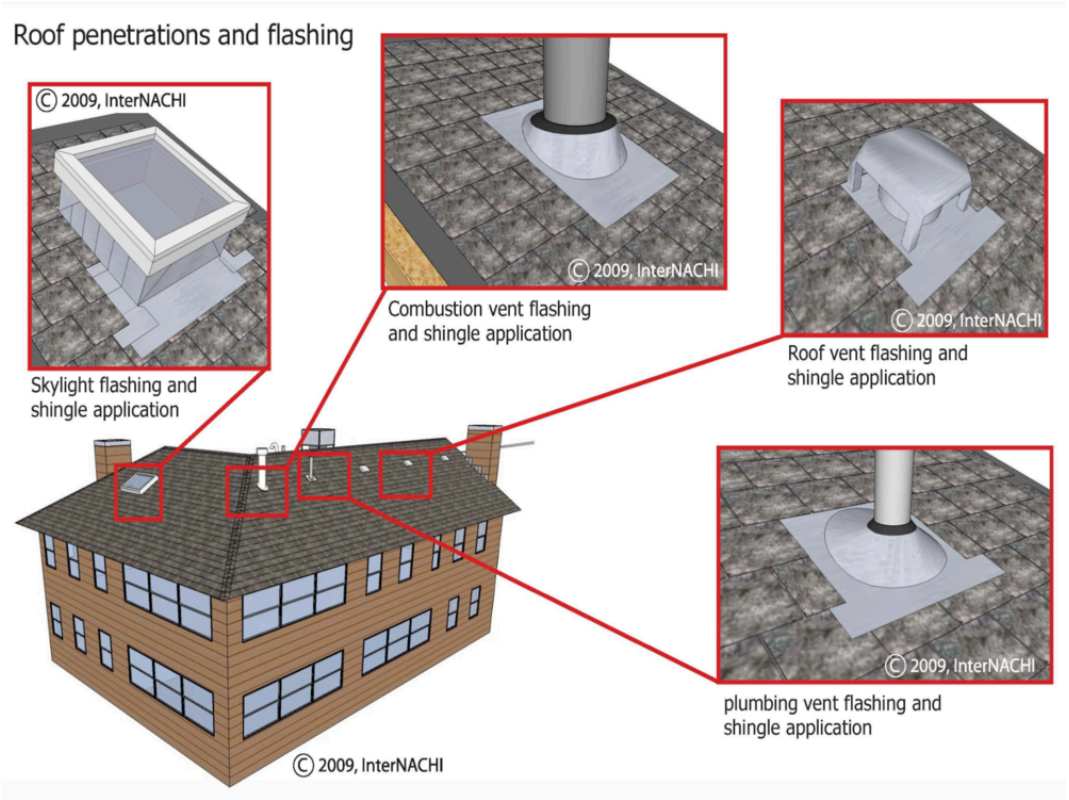


Flashing Details

Flue Gas Vent and Plumbing Vent Pipes: Homeowner's Responsibility

Your job is to monitor the flashing around the plumbing vent and the flue gas vent pipes that pass through the roof surface. Sometimes they deteriorate and cause a roof leak.

Be sure that the plumbing vent pipes do not get covered, either by debris, a toy, or snow.



Flue Gas Vent and Plumbing Vent Pipes: Flue Gas Vent and Plumbing Vent Pipes Inspected

I looked at flue gas vent (if present) and plumbing (drain, waste and vent) pipes that pass through the roof covering. All gas-fired appliances must be connected to venting systems that goes to the exterior. There should be watertight flashing installed around the flue gas vent and plumbing vent pipes, typically a metal or black rubber type of material. The vent pipes should extend far enough above the roof surface as required by the California Building Code.

Gutters & Downspouts: Homeowner's Responsibility

Your job is to monitor the gutters and be sure that they function during and after a rainstorm. Look for loose parts, sagging gutter ends, and water leaks. The rain water should be diverted far away from the house foundation.

Gutters & Downspouts: Gutters Were Inspected

I inspected the gutters. I wasn't able to inspect every inch of every gutter. But I attempted to check the overall general condition of the gutters during the inspection and look for indications of major defects.

Monitoring the gutters during a heavy rain (without lightening) is recommended. In general, the gutters should catch rain water and direct the water towards downspouts that discharge the water away from the house foundation.

Solar Panels: Homeowner Responsibility

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To support proper performance and longevity of the solar energy system, the homeowner is responsible for having the solar panels cleaned and maintained by qualified personnel in accordance with manufacturer and installer recommendations. Evaluation of system operation and performance falls outside the scope of this inspection; therefore, a qualified solar professional should be consulted to assess system functionality and condition.

Solar Panels: Solar Panels

I inspected the solar panels looking for damage, like broken glass on the panels or other visible damage. Inspection limitation.

For operation of the system, BPI Inspections now offers an additional solar inspection where we can check the operability of the system. Please call 760.925.7873 to schedule.

Solar Panels: Solar Inspection

If you purchased the Sprk Solar Inspection as an additional service, It will be sent in about 48-72 hours.

Limitations

Roof Covering

UNABLE TO SEE EVERYTHING

This is a visual-only inspection of the roof-covering materials. It does not include an inspection of the entire system. There are components of the roof that are not visible or accessible at all, including the underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc.

Roof Covering

DRONE USE

Aerial evaluation of the roof was limited or not performed due to site conditions, airspace restrictions, weather conditions, safety concerns, or other factors that could interfere with safe and compliant drone operation. When drone use is restricted, roof observations are made from accessible vantage points at the ground level or eaves where possible. Components or conditions not visible from these areas may not have been observed. If concerns exist regarding roof condition or coverage, further evaluation by a qualified roofing professional is recommended.

Flashing

DIFFICULT TO SEE EVERY FLASHING

I attempted to inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials. So, it's impossible to see everything. A home inspection is a limited visual-only inspection.

Flue Gas Vent and Plumbing Vent Pipes

UNABLE TO REACH ALL THE FLUE GAS AND PLUMBING VENT PIPES

I was unable to closely reach and observe all of the flue gas vent and plumbing vent pipes that pass through the roof-covering materials. This was an inspection restriction.

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Gutters & Downspouts

COULDN'T REACH THE GUTTERS CLOSELY

I was unable to closely reach and closely inspect the installation of all of the gutter components and systems.

Solar Panels

SOLAR COMPANY

Solar panels are typically monitored in real time by the solar company's. We made a visual check to see if any panels were damaged, but no further inspection was preformed. Inquire with the solar company for additional information.

Solar Panels

SOLAR BATTERIES OR SOLAR WALLS

Solar batteries or solar walls are not able to be inspected or tested by a home inspector. Inspection limitation.

Solar Panels

SOLAR PANEL BRACKET PENETRATIONS

The solar mounting brackets that secure the panels to the roof are a common area where water intrusion can occur. These attachment points are concealed beneath the roofing materials, and as a home inspector, I am unable to determine whether the seals or penetrations have been compromised.

Recommend having a qualified roofing contractor evaluate the solar attachment points to confirm they are properly installed and watertight. Inspection limitation.

Deficiencies

2.5.1 Roof Ventilation

Recommendation

ROOF VENTS - TURBINES DAMAGED

One or more roof turbine vents were observed to be damaged, missing, or not rotating freely as designed. This condition may reduce attic ventilation.

Recommend evaluation and repair or replacement as needed by a qualified roofing contractor.

Recommendation

Contact a qualified roofing professional.





Close up

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3: FOUNDATION, BASEMENT, CRAWLSPACE & STRUCTURE

		IN	NI	NP	D
3.1	Foundation	X			
3.2	Under-Floor Crawlspace			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Foundation: Type of Foundation Described
Concrete

Under-Floor Crawlspace: Type of Under-Floor Crawlspace Foundation Described
Concrete

Under-Floor Crawlspace: Under-Floor Crawl Access Location
None

Foundation: Homeowner's Responsibility

One of the most common problems in a house is a wet basement or foundation. You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, peeling paint, efflorescence, and rust on exposed metal parts. In a finished basement, look for rotted or warped wood paneling and doors, loose floor tiles, and mildew stains. It may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.

Foundation: Foundation Was Inspected

The foundation was inspected according to the Home Inspection Standards of Practice.

Limitations

Under-Floor Crawlspace

SLAB ON GRADE

There is not any crawlspace access under the house, as the foundation is a concrete slab. I'm unable to inspect the interior portions of the foundation. Inspection limitation.

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4: FLOOR PLAN

		IN	NI	NP	D

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Details

If you selected one of our Peace of Mind or Peace of Mind+ packages, or added the Floor Plan with Measurements as an Add-On, the floor plan file will be delivered approximately 48 hours after the inspection report has been published.

Please note that all measurements shown on the floor plan are approximate and are provided for general reference only. Actual dimensions and total square footage may vary slightly from those listed in public records or property listings. These measurements are intended to give a visual representation of the property layout, not to serve as a certified appraisal or survey.

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5: ELECTRICAL

		IN	NI	NP	D
5.1	Electric Meter & Base	X			
5.2	Service-Entrance Conductors	X			
5.3	Panelboards & Breakers	X			X
5.4	Main Service Disconnect	X			
5.5	Electrical Wiring	X			
5.6	Service Grounding & Bonding		X		

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Electric Meter & Base: Inspected the Electric Meter & Base

I inspected the electrical electric meter and base.

Service-Entrance Conductors: Inspected Service-Entrance Conductors

I inspected the electrical service-entrance conductors.

Main Service Disconnect: Inspected Main Service Disconnect

I inspected the electrical main service disconnect.

Electrical Wiring: Type of Wiring, If Visible

NM-B (Romex)

Panelboards & Breakers: Inspected Main Panelboard & Breakers

I inspected the electrical panel boards and over-current protection devices (circuit breakers and fuses).



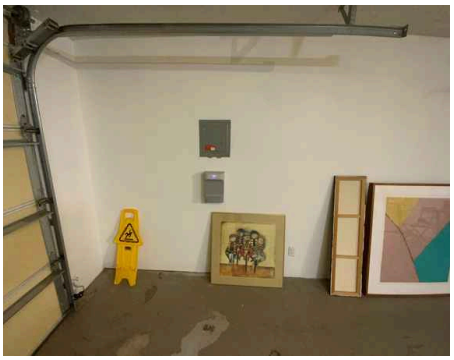




Panelboards & Breakers: Inspected Subpanel & Breakers

I inspected the electrical subpanel and over-current protection devices (circuit breakers and fuses).

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Main Service Disconnect: Homeowner's Responsibility

It's your job to know where the main electrical panel is located, including the main service disconnect that turns everything off.

Be sure to test your GFCIs, AFCIs, and smoke detectors regularly. You can replace light bulbs, but more than that, you ought to hire an electrician. Electrical work is hazardous and mistakes can be fatal. Hire a professional whenever there's an electrical problem in your house.

Main Service Disconnect: Main Disconnect Rating, If Labeled

200

I observed indications of the main service disconnect's amperage rating.







Limitations

Panelboards & Breakers

SOLAR WALL OR ELECTRIC VEHICLE (EV) CHARGER

Solar wall systems and electric vehicle (EV) chargers are excluded from this inspection. These systems are outside the scope of a home inspection as they are a specialty system. These systems were not inspected, tested, or evaluated. Consult qualified contractors or specialists for assessment or service. Inspection limitation.

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Electrical Wiring

UNABLE TO INSPECT ALL OF THE WIRING

I was unable to inspect all of the electrical wiring. Obviously, most of the wiring is hidden from view within walls, which is beyond the scope of a home inspection.

Service Grounding & Bonding

UNABLE TO CONFIRM PROPER GROUNDING AND BONDING

I was unable to confirm proper installation of the system grounding and bonding according to modern code. Typically, these are located within the wall and not visible during my inspection. A licensed electrician or city/county building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the grounding and bonding as much as I could according to the Home Inspection Standards of Practice.

Deficiencies

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5.3.1 Panelboards & Breakers

Safety

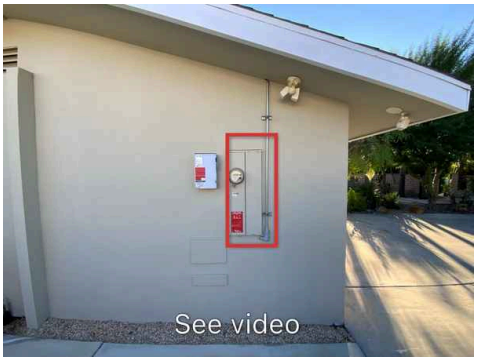
MISSING/ILLEGIBLE IDENTIFICATION OF DISCONNECTS AT PANEL

I observed missing and/or inadequate identification of the electrical circuits within the service panel. Circuit directories should clearly and accurately identify the specific area or equipment served by each breaker, using plain English descriptions. Duplicate, vague, or missing labels can delay power shutoff during an emergency and make future servicing or troubleshooting more difficult.

Recommend a qualified licensed electrician accurately identify, test, and permanently label each circuit so that every breaker is clearly identified and no two circuits are labeled the same.

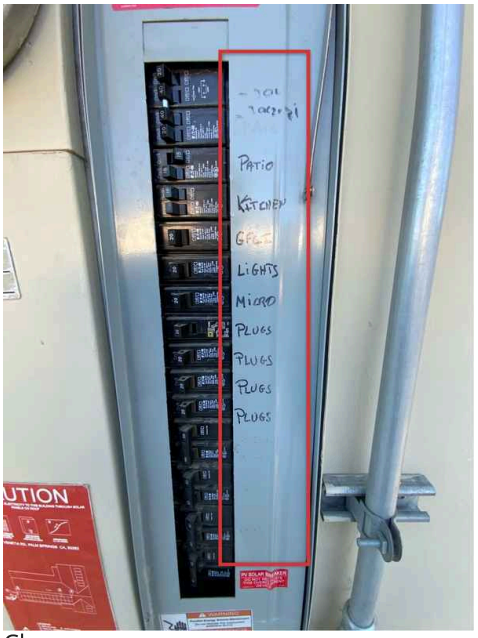
Recommendation

Contact a qualified electrical contractor.









Close up



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6: CHIMNEY, FIREPLACE, OR STOVE

		IN	NI	NP	D
6.1	Factory-Built Chimney	X			
6.2	Fireplace	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Factory-Built Chimney: Factory-Built Chimney Exterior Was Inspected

The chimney exterior was inspected during my home inspection.

Factory-Built Chimney: Factory-Built Chimney Flashing Was Inspected

I inspected for flashing installed at the chimney.

Flashing is installed in areas where the chimney stack meets another system or component of the house. And the flashing is supposed to divert water away from those areas to prevent water intrusion.

Factory-Built Chimney: Factory-Built Chimney Hood or Cap Installed

A hood or cap was installed at the chimney. Some chimneys have hoods over the flues. Hoods on chimneys consist of reinforced concrete caps supported on short masonry columns at the perimeter of chimney tops, or sheet metal caps supported on short sheet metal columns.

Factory-Built Chimney: This fireplace inspection is NOT based on a NFPA 211 Level, 1, 2 or 3 inspection.

This is a limited visual inspection, we may check some items based on a similar amount of items as a Level 1 inspection. The National Fire Protection Agency (NFPA) recommendation is a Level 2 inspection on the sale or title transfer of a home. A NFPA Level 1, 2, or 3 inspection was not preformed by BPI Inspections and a Level 2 inspection is highly recommend.

Fireplace: Type of Fireplace

Gas Fireplace Insert

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Fireplace: This fireplace inspection is NOT based on a NFPA 211 Level, 1, 2 or 3 inspection.

This is a limited visual inspection, we may check some items based on a similar amount of items as a Level 1 inspection. The National Fire Protection Agency (NFPA) recommendation is a Level 2 inspection on the sale or title transfer of a home. A NFPA Level 1, 2, or 3 inspection was not preformed by BPI Inspections and a Level 2 inspection is highly recommended.

Limitations

Factory-Built Chimney

CHIMNEY INTERIOR IS BEYOND THE SCOPE

Inspecting the chimney interior and flue is beyond the scope of a home inspection. An inspector is not required to inspect the flue or vent system, and is not required to inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Out of courtesy only, the inspector may take a look at readily accessible and visible parts of the chimney flue.

Fireplace

FIREPLACE AND STACK INSPECTION LIMITATIONS

Not everything of the fireplace and chimney stack system and components are inspected because they are not part of the Home Inspection Standards of Practice. I inspected only what I am required to inspect and only what was visible during the home inspection. I recommend hiring a certified chimney sweep to inspect, sweep, and further evaluate the interior of the fireplace system immediately and every year as part of a homeowner's routine maintenance plan.

Deficiencies

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6.2.1 Fireplace

Recommendation

MISSING DOORS OR SCREEN

Doors or screen are missing. Without the doors or screens in place, there is a greater chance that a child might stick a curious hand into the fire or get burned by hot embers. A pet could also get hurt by getting to close to the fire or touching hot ashes.



Recommendation

Contact a qualified fireplace contractor.

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7: EXTERIOR

Information

General: **Exterior Was Inspected**

I inspected the exterior of the house.

Exterior Doors: **Exterior Doors Inspected**

I inspected the exterior doors.

General: **Homeowner's Responsibility**

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

Wall-Covering, Flashing & Trim: **Type of Wall-Covering Material Described**

Stucco

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the house's exterior for its condition and weathertightness.

Check the condition of all exterior wall-covering materials and look for developing patterns of damage or deterioration.

Exhaust Hoods: **Exhaust Hoods were inspected, if present.**

Exterior exhaust hoods are designed to safely discharge air from interior systems such as bathrooms, laundry equipment, kitchen range hoods, and other mechanical exhausts. These components help remove moisture, heat, odors, and airborne contaminants from the home while protecting the exterior wall assembly from weather intrusion. Exhaust terminations should be properly secured, free of damage, and equipped with a functional backdraft damper to prevent outside air, pests, or debris from entering the duct system.

Homeowners should periodically monitor exterior exhaust hoods for signs of damage, blockage, corrosion, or improper modifications. Lint accumulation, missing dampers, crushed covers, or non-approved screens can restrict airflow and reduce system performance. Keeping exhaust outlets clear and in good condition supports proper ventilation, helps manage interior moisture levels, and contributes to the long-term durability of the home’s exterior components.

Eaves, Soffits & Fascia: **Eaves, Soffits and Fascia Were Inspected**

I inspected the eaves, soffits and fascia. I was not able to inspect every detail, since a home inspection is limited in its scope.

Walkways & Driveways: **Walkways & Driveways Were Inspected**

I inspected the walkways and driveways that were adjacent to the house. The walkways, driveways, and parking areas that were far away from the house foundation were not inspected.

Porches, Patios, Decks, Balconies: **Porches, Patios, Decks, Balconies Were Inspected**

I inspected the porches, patios, decks, balconies and carports at the house that were within the scope of the home inspection.

Vegetation, Surface Drainage, Retaining Walls & Grading: **Vegetation, Drainage, Walls & Grading Were Inspected**

I inspected the vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

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Electrical: Inspected GFCIs

The receptacle(s) were inspected for GFCI protection using the test button or a GFCI tester when accessible. If an outlet was in use (plugged in), it was not unplugged or tested. All exterior receptacles should be GFCI protected or upgraded as needed.

Windows: Windows Inspected

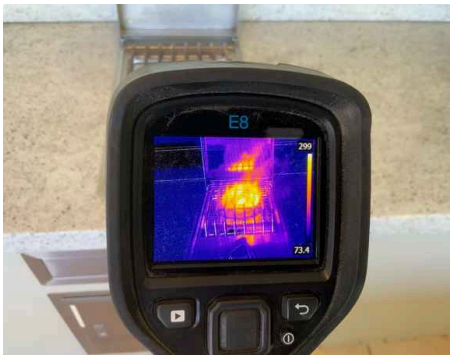
A representative number of windows from the ground surface was inspected.

Built-in Barbeque System: Barbeque

Operated





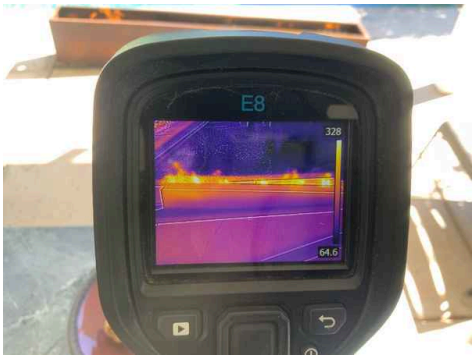


Exterior Shower: Shower

I ran water at the outdoor shower. I inspected for deficiencies in the water supply. It has hot and cold water supply.

Fire Pit: Fire Pit

Operated



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Limitations

Wall-Covering, Flashing & Trim

INSPECTION WAS RESTRICTED

I did not inspect all of the exterior wall-covering material. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the exterior wall-covering.

Eaves, Soffits & Fascia

INSPECTION WAS RESTRICTED

I did not inspect all of the eaves, soffit, and facia. It's impossible to inspect those areas closely during a home inspection. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the eaves, soffit, and fascia.

Electrical

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the GFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

Windows

INSPECTION RESTRICTED

I did not inspect all windows. I did inspect a representative number of them. It's impossible to inspect every window component closely during a home inspection. A home inspection is not an exhaustive evaluation. I did not reach and access closely every window, particularly those above the first floor level.

Windows

WINDOW COVERINGS

Window coverings are not commented on during the home inspection; as they are outside the Standard of Practice (SOP's).

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8: GAS & WATER SHUT-OFFS

		IN	NI	NP	D
8.1	Main Water Shut-Off Valve	X			
8.2	Main Fuel Supply Shut-Off Valve	X			
8.3	Water Pressure Readings	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Main Water Shut-Off Valve:
Water was On or Off
On

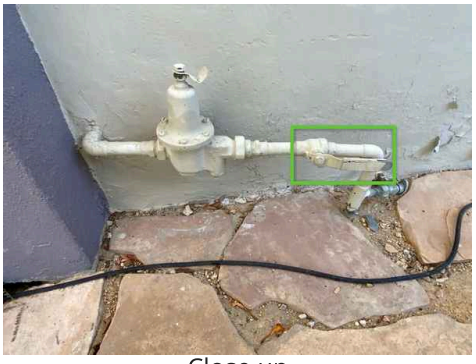
Main Fuel Supply Shut-Off Valve:
Gas was On or Off
On

Homeowner's Responsibility

It's your job to know where the main water and fuel shutoff valves are located. And be sure to keep an eye out for any water, gas or plumbing leaks.

Main Water Shut-Off Valve: Location of Main Shut-Off Valve

Front Side

Close up

Main Water Shut-Off Valve: Home Flood Sensoring System

No

Many insurance companies are wanting a home floor prevention system installed. This isn't a system we can test, but we will note if we observe a system installed.

Main Fuel Supply Shut-Off Valve: Location of Main Shut-Off Valve

Right Side




Close up

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Water Pressure Readings: Water Pressure

Water pressure was evaluated by operating the sink and tub/shower fixtures simultaneously while flushing the toilet. No noticeable reduction in water pressure or flow was observed during testing.

Limitations

Water Pressure Readings

HOSE ATTACHED

I was unable to remove the hose from the hose spigot without damaging the water line connection or spigot.





Close up





Close up

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9: HVAC

		IN	NI	NP	D
9.1	General	X			
9.2	Cooling System Information	X			
9.3	Cooling System Information 2	X			
9.4	Cooling System Information 3	X			X
9.5	Cooling System Information 4	X			X
9.6	Heating System Information	X			X
9.7	Heating System Information 2	X			X
9.8	Thermostat and Normal Operating Controls	X			
9.9	Condensate	X			
9.10	Visible Ductwork	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

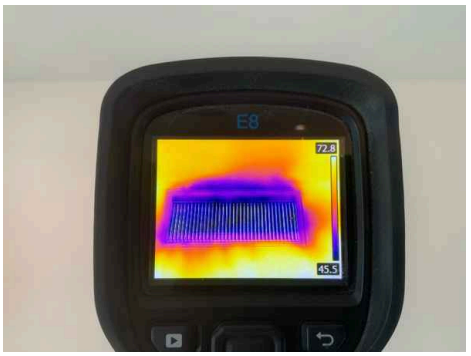
Information

Cooling System Information: Air Conditioner Date (Approximate)
02/01/2019



Cooling System Information: Air Conditioner Location
Right Side, Front Unit

Cooling System Information: Air Conditioner was operated

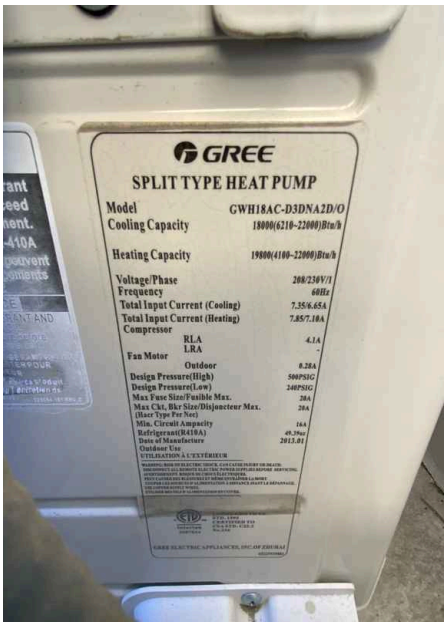


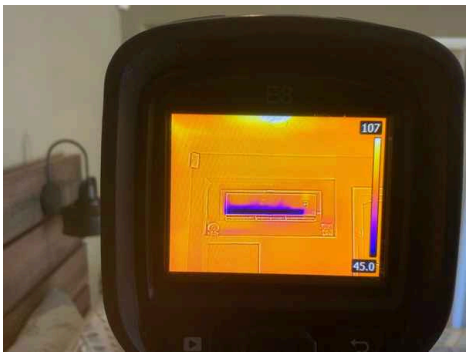
Cooling System Information 2: Air Conditioner Date (Approximate)
01/01/2013

Cooling System Information 2: Air Conditioner Location
Right Side, Back Unit

Cooling System Information 2: Mini-Split Cooler was operated

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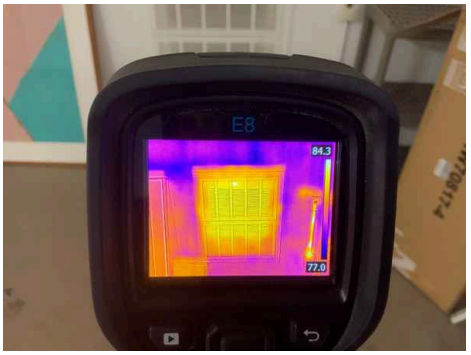




Cooling System Information 3: Air Conditioner Location
Left Side

Cooling System Information 3: Evaporative (Swamp) Cooler was operated

Cooling System Information 4: Air Conditioner Location
Right Side



Heating System Information: Heat Source Date (Approximate)
10/01/2018

Heating System Information: Heat Source Location
Hallway, Interior Closet

Heating System Information: Heat Energy Source
Gas



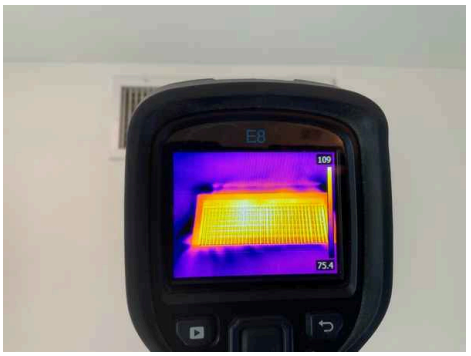
Heating System Information: Heating Method

Heating System Information: Heater was operated.

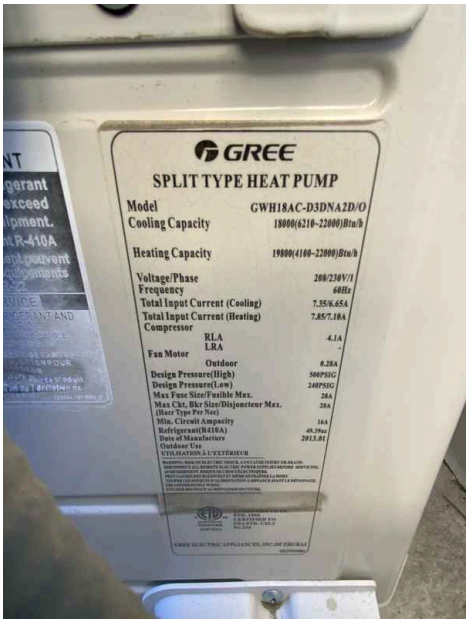
Heating System Information 2: Heat Source Date (Approximate)

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Furnance



01/01/2013



Heating System Information 2: **Heat Source Brand**

Gree

Heating System Information 2: **Heat Source Location**

Right Side, Back Unit

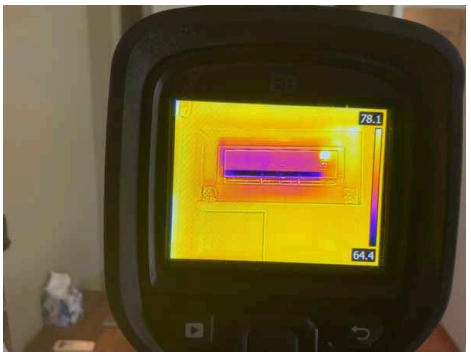
Heating System Information 2: **Heat Energy Source**

Electric

Heating System Information 2: **Heating Method**

Heat Pump System, Mini Split, Package Unit

Heating System Information 2: **Mini-Split Heater was operated.**



Thermostat and Normal Operating Controls: **Service Switch Inspected**

I observed and inspected the service switch.

Thermostat and Normal Operating Controls: **Thermostat Location**

Multiple locations, Multiple thermostats

General: **Homeowner's Responsibility**

Most HVAC systems in houses are relatively simple in design and operation. The adequacy of the cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the air conditioning system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

Evaporative coolers require regular maintenance to keep the water reservoir clean and odor-free. Maintenance should be done at least twice a year: when the unit is first started up in the spring, and when it is shut down for the season.

In the spring, the filter media should be cleaned or replaced, the belt inspected for proper tension, and the cabinet cleaned and inspected for damage. In the winter, the water line should be shut off, the pan should be drained and cleaned, and a winter cover should be installed to prevent dirt and dust from getting inside the unit. During the cooling season, the drain pan should be emptied whenever the cooler will be idle for more than a few days because standing water left in the pan can become a breeding ground for mosquitoes and bacteria.

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General: HVAC Servicing Information

FYI - Manufacturers and HVAC contractors recommend annual servicing of HVAC systems. Failure to have the systems serviced on an annual basis, at a minimum, can affect the life expectancy and efficiency of the units. I recommend asking the seller(s) for the service records, and if the records can not be produced or servicing has not occurred in the last year, servicing of the HVAC system is recommended to be performed by an HVAC contractor prior to the end of your inspection contingency period.

I recommend servicing the Air Conditioner in March or April of each year. and servicing the Heater in September or October of each year.

General: R-22 Refrigerant Information

FYI - The HVAC system may utilize R-22 refrigerant. R-22 has been phased out of production and importation in the United States, and available supplies are generally limited to reclaimed or previously produced refrigerant. As a result, future refrigerant-related servicing or repairs may be more costly, and replacement components or compatible refrigerants may have limitations. Some alternative refrigerants, such as RS-44 or R-407C, may also affect system efficiency, operation, or service life.

Recommend consulting with a qualified HVAC contractor for additional information regarding serviceability, repair costs, and replacement options.

Cooling System Information: Homeowner's Responsibility

Most residential HVAC (heating, ventilating, and air-conditioning) systems are relatively simple in design and operation. They typically include four main components:
•Controls (such as thermostats)
•Fuel supply (electricity, gas, oil, etc.)
•Heating or cooling unit
•Distribution system (ductwork, vents, registers)

The adequacy of heating and cooling is often subjective and influenced by factors like air distribution, the placement of return-air vents, air velocity, system noise, and other similar characteristics.

It's important to have your HVAC system inspected and serviced every year. Industry standards recommend servicing the Air-Conditioning unit in March or April and the Heating unit in September or October. If your system has an air filter, be sure to check it regularly and keep it clean or replace it as recommended.

Cooling System Information: Air Conditioner Brand

Rudd







Cooling System Information 2: Homeowner's Responsibility

Most residential HVAC (heating, ventilating, and air-conditioning) systems are relatively simple in design and operation. They typically include four main components:
•Controls (such as thermostats)
•Fuel supply (electricity, gas, oil, etc.)

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•Heating or cooling unit
•Distribution system (ductwork, vents, registers)

The adequacy of heating and cooling is often subjective and influenced by factors like air distribution, the placement of return-air vents, air velocity, system noise, and other similar characteristics.

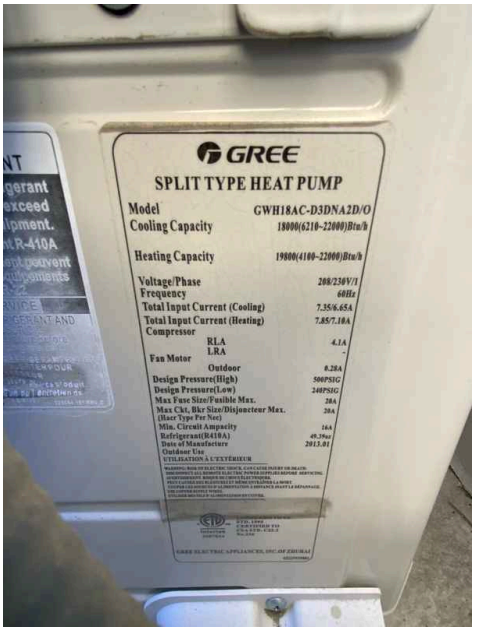
It's important to have your HVAC system inspected and serviced every year. Industry standards recommend servicing the Air-Conditioning unit in March or April and the Heating unit in September or October. If your system has an air filter, be sure to check it regularly and keep it clean or replace it as recommended.

Cooling System Information 2: Air Conditioner Brand

Gree







Cooling System Information 3: Homeowner's Responsibility

Most residential HVAC (heating, ventilating, and air-conditioning) systems are relatively simple in design and operation. They typically include four main components:
•Controls (such as thermostats)
•Fuel supply (electricity, gas, oil, etc.)
•Heating or cooling unit
•Distribution system (ductwork, vents, registers)

The adequacy of heating and cooling is often subjective and influenced by factors like air distribution, the placement of return-air vents, air velocity, system noise, and other similar characteristics.

It's important to have your HVAC system inspected and serviced every year. Industry standards recommend servicing the Air-Conditioning unit in March or April and the Heating unit in September or October. If your system has an air filter, be sure to check it regularly and keep it clean or replace it as recommended.

Cooling System Information 3: Air Conditioner Brand

Aerocool







Cooling System Information 4: Homeowner's Responsibility

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Most residential HVAC (heating, ventilating, and air-conditioning) systems are relatively simple in design and operation. They typically include four main components:
•Controls (such as thermostats)
•Fuel supply (electricity, gas, oil, etc.)
•Heating or cooling unit
•Distribution system (ductwork, vents, registers)

The adequacy of heating and cooling is often subjective and influenced by factors like air distribution, the placement of return-air vents, air velocity, system noise, and other similar characteristics.

It's important to have your HVAC system inspected and serviced every year. Industry standards recommend servicing the Air-Conditioning unit in March or April and the Heating unit in September or October. If your system has an air filter, be sure to check it regularly and keep it clean or replace it as recommended.

Cooling System Information 4: Air Conditioner Brand

Aerocool




Heating System Information: Homeowner's Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the HVAC system inspected and serviced every year. And if you're system has an air filter, be sure to keep that filter cleaned.

Heating System Information: Heat Source Brand

Ruud





Heating System Information 2: Homeowner's Responsibility

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Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the HVAC system inspected and serviced every year. And if you're system has an air filter, be sure to keep that filter cleaned.

Thermostat and Normal Operating Controls: Emergency Shut-Off Switch Inspected

I observed an emergency shut-off switch. I inspected it. It worked when I used it during my inspection.

Condensate: Condensate Discharge

I observed a discharge pipe apparently connected to the condensate pump installed at the cooling system.

Visible Ductwork: Ductwork Installed

Insulated, Ductless

I observed ductwork in the house. Air conditioning (cooling) systems, including heat pump systems, use ductwork to distribute the cooled, conditioned air throughout the house. I will attempt to determine if the each room has a cooling source or conditioned-air supply, but I may not be able to find every duct register.

Limitations

Visible Ductwork

DUCTWORK

Unable to inspect all of the ductwork. Most of the ductwork was inaccessible. Inspection limitation.

Deficiencies

9.4.1 Cooling System Information 3

Recommendation

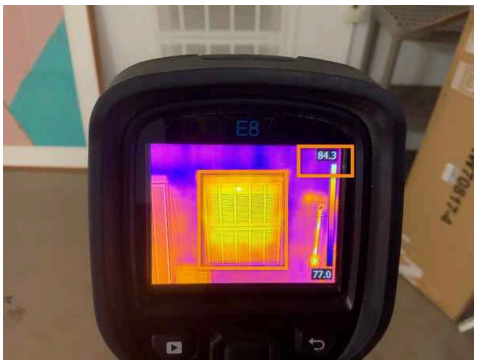
COOLING SYSTEM - DID NOT OPERATE AS DESIGNED

I observed that the cooling system did not operate as designed. The thermostat was set to cool; however, the system did not produce adequately cooled air. The measured supply air temperature remained outside the typical expected range.

Recommend having a qualified HVAC contractor evaluate the cooling system to determine the cause of the inadequate performance and perform any necessary repairs or replacement.

Recommendation

Contact a qualified HVAC professional.






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9.4.2 Cooling System Information 3

Recommendation

EXTERIOR - DAMAGE

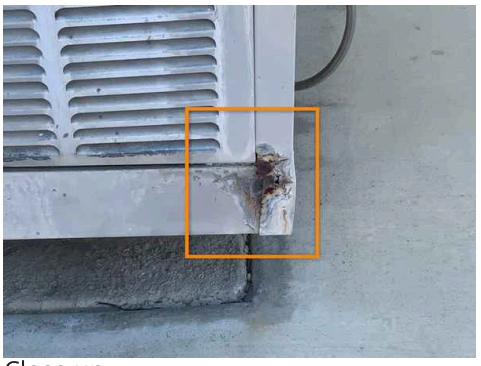
I observed that the evaporative cooler has a damaged and rusted exterior. The observed deterioration may indicate prolonged exposure to the elements, deferred maintenance, or components that have reached the end of their service life.

Recommend having the evaporative cooler evaluated by a qualified HVAC contractor and repaired or replaced as needed to restore proper operation. If the unit is no longer intended for use, consider having it removed to prevent continued deterioration and improve the overall condition of the property.

Recommendation

Contact a qualified professional.





Close up

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9.5.1 Cooling System Information 4

Recommendation

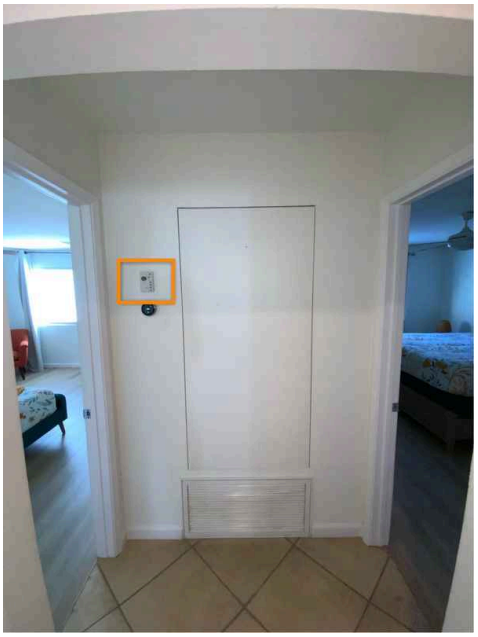
DEFECT AT COOLING SYSTEM

I observed a defect at the cooling system. Evaporative cooler did not operate when I manipulated the thermostat.

Recommend having an HVAC company evaluate and make repairs, as needed.

Recommendation

Contact a qualified HVAC professional.





Close up





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9.6.1 Heating System Information

Safety

DOOR OR WALL VENTING



I observed indications that the combustion-air openings serving the HVAC equipment may be inadequate, improperly sized, or incorrectly positioned. Fuel-burning appliances generally require sufficient permanent combustion-air ventilation, commonly consisting of two openings: one located within approximately 12 inches of the ceiling and one within approximately 12 inches of the floor. Each opening should typically have a minimum dimension of 3 inches, with the required net-free opening area determined by the appliance input rating and the type of grille or louver installed. Wood louvers may require substantially larger openings than metal louvers due to reduced free-air area.

Insufficient combustion air may affect appliance operation and could contribute to incomplete combustion, backdrafting, or carbon monoxide concerns.

Recommend further evaluation and correction by a qualified HVAC contractor in accordance with the appliance manufacturer's installation requirements and applicable standards.

Recommendation

Contact a qualified HVAC professional.

9.7.1 Heating System Information 2

Recommendation

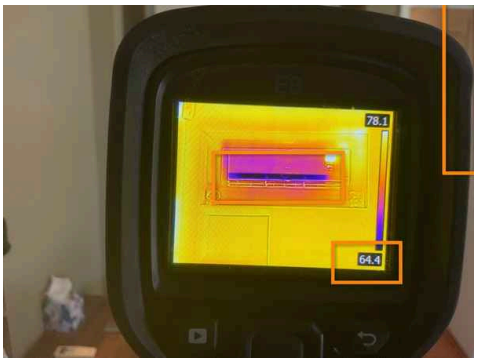
OPERATION - UNIT DID NOT TURN ON

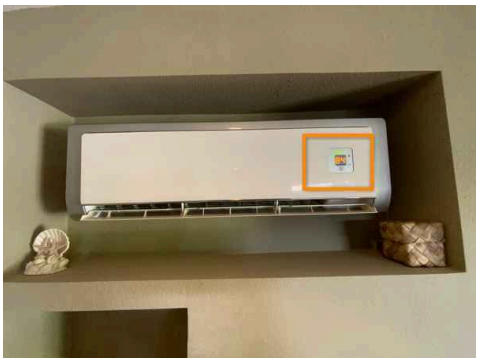
I observed that the heating function of the mini-split HVAC system did not respond to thermostat controls and could not be operated. The cause of the condition could not be determined during the inspection.

Recommend having a qualified HVAC contractor evaluate the system and repair or replace components, as needed.

Recommendation

Contact a qualified heating and cooling contractor







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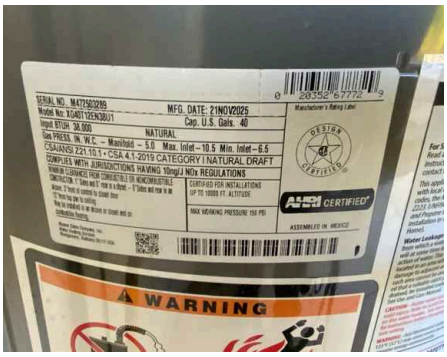
10: PLUMBING

		IN	NI	NP	D
10.1	Water Supply	X			
10.2	Water Supply & Distribution Systems	X			
10.3	Drain, Waste, & Vent Systems	X			
10.4	Hot Water Source	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Hot Water Source: Build or Install Date
11/01/2025



Hot Water Source: Capacity
40 Gallons

Hot Water Source: Inspected Drip Pan
None required

I inspected the drip pan for the hot water tank.

Hot Water Source: Inspected Seismic (Earthequake) Bracing

I inspected the seismic bracing for the hot water tank.

Hot Water Source: Inspected the Temperature Pressure Relief "TPR" Valve

I inspected the temperature pressure relief valve.

Hot Water Source: Inspected Water Heater Venting Connections

I inspected the venting connections.

Hot Water Source: Location
Back Side, Exterior Closet

Hot Water Source: Power Source/Type
Gas

Water Supply : Water Supply Is Public

The water supply to the house appeared to be from the public water supply source based upon the observed indications at the time of the inspection. To confirm and be certain, I recommend asking the homeowner for details.

Water Supply & Distribution Systems: Inspected Water Supply & Distribution Pipes

I attempted to inspect the water supply and distribution pipes (plumbing pipes). Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water supply, problems with water supply, and water leaks in the past.

Drain, Waste, & Vent Systems: Inspected Drain, Waste, Vent Pipes

I attempted to inspect the drain, waste, and vent pipes. Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water and sewer leaks or blockages in the past. Recommend a main line sewer video inspection. Being the sewer line is typically underground and not visible, there are many issues that can be found with a video inspection, broken or cracked pipes, clogged pipes, detached pipes, tree root intrusion and many more.

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Note: BPI Inspections has the equipment and training to conduct main sewer line video inspections. Call (760) 925-7873 to schedule your appointment.

Drain, Waste, & Vent Systems: Cast Iron Piping

If you live in a home built before 1975, your pipes are probably made of cast iron, and I recommend you should have them checked for damage. Your pipes may be hidden underground or in the basement, but an ounce of prevention will be worth a pound of cure.

Deterioration of cast iron pipes is normal after just 25 years. Wear and tear is normal in residential pipe systems. One frequently asked question is “How long do cast iron drain pipes last?” Cast iron waste pipes last anywhere between 50 and 100 years. However, it may be time to replace cast iron pipes long before their lifetime is up. Deterioration of cast iron pipes is normal after just 25 years, so homeowners should conduct routine inspections.

Hot Water Source: Inspected Hot Water Source

I inspected the hot water source and equipment according to the Home Inspection Standards of Practice.

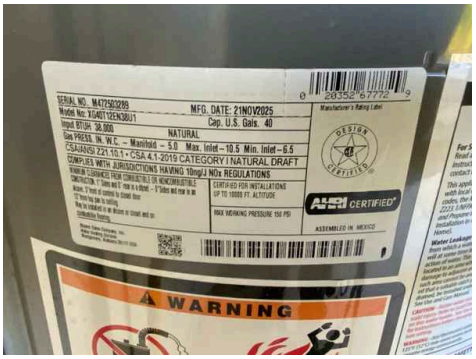
Hot Water Source: Manufacturer

Rheem

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.





Hot Water Source: Type of Hot Water Source

Gas-Fired Hot Water Tank

I inspected for the main source of the distributed hot water to the plumbing fixtures (sinks, tubs, showers). I recommend asking the homeowner for details about the hot water equipment and past performance.

Hot Water Source: Water Temperature

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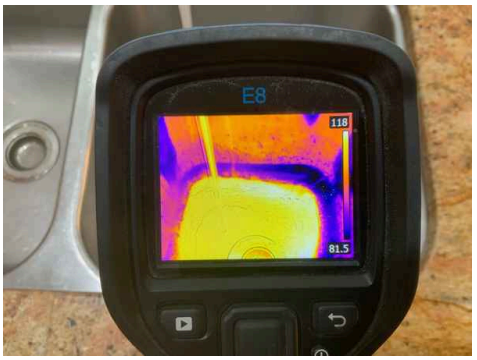
Water Scalding Chart Set water heater to 120 degrees or less for safety!	
TEMPERATURE	TIME TO PRODUCE SERIOUS BURN
120 degrees (hot)	More than 5 minutes
130 degrees	About 30 seconds
140 degrees	Less than 5 seconds
150 degrees	About 1 1/2 seconds
160 degrees (very hot)	About 1/2 second

© Tom Feiza Mr. Fix-It Inc.

Water Heater Temperature Chart

TEMP (°F)	Approx TIME for 1st Deg Burn	Approx TIME for 3rd Deg Burn
100	Safe for bathing	Safe for bathing
120	8 min	10 min
125	2 min	4 min
130	17 sec	30 sec
140	3 sec	5 sec
155	Instant	1 sec
160	Instant	0.5 sec
180	Instant	Instant

Water Temperature Chart



Limitations

Water Supply

SEISMIC SHUTOFF

A seismic gas shutoff valve may or may not be present, as many areas where we inspect, are not required to have a seismic shutoff installed. Inspector did not test the functionality of the valve, as functional testing typically requires tripping the valve and resetting by a qualified technician or gas utility.

Water Supply & Distribution Systems

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the water supply pipes were exposed, readily accessible, and observed. For example, most of the water distribution pipes, valves and connections were hidden within the walls.

Drain, Waste, & Vent Systems

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the pipes were exposed, readily accessible, and observed. For example, most of the drainage pipes were hidden within the walls.

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11: HVAC & WATER HEATER - DATES OF MANUFACTURE

		IN	NI	NP	D

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Air Conditioner Date (Approximate)
02/01/2019

Heat Source Date (Approximate)
10/01/2018

Air Conditioner Date (Approximate)
01/01/2013

Manufacture or Install Date
11/01/2025

Manufacture or Install Date
03/14/2022

Appliance Dates

The Dates of Manufacture or Install Dates are estimates only. Ask the seller for any documentation showing the installation or maintenance records for appliances associated with the home.

Any deficiencies noted will fall under the appropriate category.

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12: GARAGE

		IN	NI	NP	D
12.1	Garage Floor	X			
12.2	Garage Vehicle Door(s)	X			
12.3	Garage Vehicle Door Opener(s)	X			
12.4	Electric in Garage	X			
12.5	Ceiling, Walls & Firewalls in Garage	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Garage Floor: Garage Floor Inspected

I inspected the floor of the attached garage.

Garage Vehicle Door(s): Type of Door Operation

Opener, Insulated

Garage Vehicle Door Opener(s): Garage Door Panels Were Inspected

I inspected the garage door panels.

Garage Vehicle Door Opener(s): Door Was Manually Opened and Closed

I closed the door. If the door had an opener, I pulled the manual release to disconnect the door from the opener. I lifted and operated the door. If the door was hard to lift, then it is out of balance. This is an unsafe condition.

I raised the door to the fully-open position, then closed the door. The door should move freely, and it should open and close without difficulty. As the door operates, I make sure that the rollers stay in the track. The door should stay in the fully open position. The door should also stay in a partially opened position about three to four above the garage floor level.

I reconnected the door to the opener, if present.

I checked the door handles or gripping points.

Garage Vehicle Door Opener(s): Manual Release

I checked for a manual release handle--a means of manually detaching the door from the door opener.

The handle should be colored red so that it can be seen easily. The handle should be easily accessible and no more than 6 feet above the garage floor. The handle should not be in contact with the top of a vehicles.

Garage Vehicle Door Opener(s): Non-Contact Reversal Was Inspected

I observed the auto-reverse feature during a non-contact test.

Standing inside the garage but safely away from the path of the door, I used the remote control or wall button to close the door. As the door was closing, I waved an object in the path of the photoelectric eye beam. The door should automatically reverse.

Garage Vehicle Door Opener(s): Photo-Electric Eyes Were Inspected

I inspected the photo-electric eyes. Federal law states that residential garage door openers manufactured after 1992 must be equipped with photo-electric eyes or some other safety-reverse feature that meets UL 325 standards. I checked to see if photo-electric eyes are installed. The vertical distance between the photo-eye beam and the floor should be no more than 6 inches.

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Garage Vehicle Door Opener(s): Springs, Bracket & Hardware Were Inspected

I closed the door and checked the springs for damage. If a spring was broken, operating the door can cause serious injury or death. I would not operate the door if there was damage.

I visually checked the doors hinges, brackets and fasteners. If the door had an opener, the door must have an opener-reinforcement bracket that is securely attached to the doors top section. The header bracket of the opener rail must be securely attached to the wall or header using lag bolts or concrete anchors.

Garage Vehicle Door Opener(s): Wall Push Button Was Inspected

I inspected the wall button. The wall button should be at least 5 feet above the standing surface, and high enough to be out of reach of small children. I pressed the push button to see if it successfully operated the door.

Electric in Garage: GFCI Outlet

GFCI-protected outlets were inspected by pressing the test button or using a GFCI tester when accessible. If an outlet was in use at the time of inspection, it was not unplugged or tested. GFCI devices or breakers located inside the electrical panel are not tested as part of this inspection. All required areas, including the garage, should be GFCI protected or upgraded as needed for improved safety.

Ceiling, Walls & Firewalls in Garage: Door Between Garage and House Was Inspected

I inspected the door between the attached garage and the house.

The door should be a solid wood door at least 1-3/8 inches thick, a solid or honeycomb-core steel door at least 1-3/8 inches thick, or a 20-minute fire-rated door.

The door should be equipped with a self-closing or an automatic-closing device.

Ceiling, Walls & Firewalls in Garage: Garage Ceiling & Walls Were Inspected

I inspected the ceiling and walls of the garage according to the Home Inspection Standards of Practice.

Limitations

Garage Floor

LIMITED VIEW

I was unable to view the entire garage floor. Inspection restrictions.

Deficiencies

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12.5.1 Ceiling, Walls & Firewalls in Garage

Safety

ATTIC ACCESS PANEL IN GARAGE CEILING DEFECT

I observed an attic access opening in the garage ceiling. Openings in the garage separation can compromise the required fire-resistant barrier between the garage and the dwelling or attic space. Garage walls and ceilings separating the garage from the residence are generally required to be protected with at least 1/2-inch gypsum board, and ceilings beneath habitable rooms generally require at least 5/8-inch Type X gypsum board or equivalent protection.

Recommend having a qualified contractor evaluate the attic access and properly repair, enclose, or upgrade the opening as needed to maintain the required garage fire separation.

Recommendation

Contact a qualified professional.





Close up

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13: LAUNDRY

		IN	NI	NP	D
13.1	General Info	X			
13.2	Visible Plumbing - Laundry	X			
13.3	Dryer Exhaust	X			X
13.4	Cabinets	X			
13.5	Countertop	X			
13.6	Electric	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

General Info: Dryer Energy Source

Gas

Dryer Exhaust: Dryer Exhaust Termination Point

Cabinet

General Info: Washer and/or Dryer Present

A washer and/or dryer was present. This washer and dryer may block accessibility of electrical receptacles and plumbing components, as well as wall and floor surfaces. The inspection of the laundry area is limited to visual portions only, as the washer and/or dryer are not moved for accessibility. Washers and dryers are also not tested for functionality.

General Info: Washer Floor Pan Installed

N/A

Installing a washer drain pan is an easy, inexpensive way to prevent water damage from a leaking washing machine. A drain pan slides under your washing machine and provides the first line of defense against leaks, accidental spillage or liquids that might drip from your washing machine. The washer pan can catch most leaks due to washing machine overflow or hose failure, or drips from where the hoses connect to the washing machine. The washing machine pan also protects your floor from condensation.

If your washing machine is located upstairs, a drain pan is particularly important and may be required. Check your local building code and insurance requirements.

Visible Plumbing - Laundry: Plumbing Information - Washer Present

The washing machine water supply valves and visual portions of the drain (standpipe) were visually examined for leaks from the valves or other deficiencies, but were not operated or tested for functionality or leaks, due to the washer hoses being connected (washing machines are not tested during a home inspection). No indications of deficiencies or leaks were present at the time of inspection unless otherwise noted in this report.

Visible Plumbing - Laundry: Not Visible - Washer / Dryer Present

The plumbing was not accessible due to the washer and dryer blocking visible accessibility, and this plumbing is excluded from the inspection.

Visible Plumbing - Laundry: Not Fully Visible - Partially Behind Wall

The water supply pipes and valves, and the washer standpipe were primarily enclosed in the wall of the laundry area and were not fully visible for inspection. No deficiencies were observed at visible portions. If not installed, a washer outlet box is recommended here, so that these connections are visible.

Cabinets : Cabinets

The cabinets were inspected for significant deficiencies. No reportable conditions were visibly present.

Countertop: Countertops Information

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The countertops were inspected for significant deficiencies. No reportable conditions were visibly present with the countertops at the time of inspection.

Limitations

General Info

NOT INSPECTED

Washers and dryers are tested or inspected as part of the home inspection. Many modern appliances require clothing, water, detergent, specific cycles, or other operating conditions in order to be properly tested, which are outside the scope of a visual home inspection.

Washers and dryers are also generally considered personal property rather than permanently installed components of the home and may or may not remain with the property after the sale, regardless of whether they were present during the inspection.

Recommend verifying the condition, operation, and inclusion of any washer or dryer directly with the seller and/or having the appliances evaluated separately if their operation is important to the transaction.Inspection limitation.

Visible Plumbing - Laundry

WASHER/DRYER

Washer and/or dryer is not part of the home inspection. Many washer/dryer(s) need to have a load to operate and they are not viewed at a built-in appliance. Inspection limitation.

Dryer Exhaust

LIMITATION

I was unable to confirm the dryer exhausting to the exterior. It appears to exhaust to the exterior. If the roof covering was not walkable, I was unable to confirm the dryer exhausting to the exterior.

Deficiencies

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13.3.1 Dryer Exhaust

Safety

DRYER VENT - NOT RAN TO EXTERIOR

I observed that the dryer exhaust duct did not terminate at the exterior of the home. Dryer exhaust ducts should discharge directly to the exterior to properly remove heat, lint, and moisture. Venting into an attic, crawlspace, garage, or other interior area may contribute to elevated humidity, condensation, moisture damage, mold growth, and increased fire risk from lint accumulation.

Recommend having a qualified contractor properly extend and terminate the dryer exhaust duct at the exterior with an approved vent hood.

Recommendation

Contact a qualified professional.





13.3.2 Dryer Exhaust

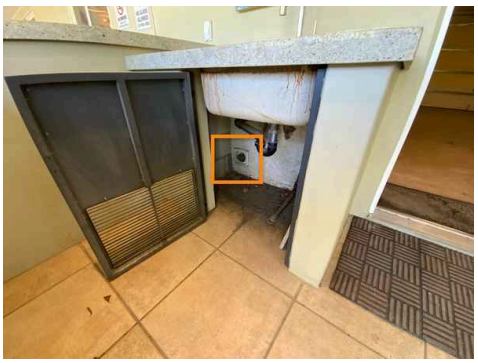
Recommendation

COVER - MISSING

The dryer vent was missing an exterior cover, this can allow insects / wildlife to enter the duct. The installation of an exterior louvered cover is recommended to be conducted by a qualified person.

Recommendation

Contact a qualified professional.




Close up

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14: KITCHEN

		IN	NI	NP	D
14.1	Dishwasher	X			
14.2	Range/Oven/Cooktop	X			
14.3	Built-in Microwave			X	
14.4	Exhaust Fan	X			X
14.5	Refrigerator	X			
14.6	Kitchen Sink	X			X
14.7	Garbage Disposal	X			
14.8	Countertops & Cabinets	X			
14.9	Electrical	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Dishwasher: Brand
Frigidaire

Range/Oven/Cooktop: Cooktop Brand
Cosmo

Range/Oven/Cooktop: Power Source Type
Gas

Range/Oven/Cooktop: Range/Oven Brand
Cosmo

Range/Oven/Cooktop: Turned On The Oven
I turned on the kitchen's oven.

Refrigerator: Brand
Whirlpool

Kitchen Sink: Ran Water at Kitchen Sink
I ran water at all kitchen sinks.

Garbage Disposal: Brand
Badger

Garbage Disposal: Turned On Garbage Disposal
I turned on the garbage disposal.

Electrical: Lights - Operated
Lights were operated.

Dishwasher: Inspected Dishwasher
I inspected the dishwasher by turning it on and letting it run a short cycle.

Exhaust Fan: Inspected Exhaust Fan
I inspected the exhaust fan in the kitchen. All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.

Range hoods shall discharge to the outdoors through a duct. The duct serving the hood shall have a smooth interior surface, shall be air tight, shall be equipped with a back-draft damper and shall be independent of all other exhaust systems. Ducts serving range hoods shall not terminate in an attic or crawl space or areas inside the building.

Refrigerator: Refrigerator was On
I checked to see if the refrigerator was on. That's all I inspected in relation to the refrigerator. Refrigerators are beyond the scope of a home inspection.

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Countertops & Cabinets: Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces.

Electrical: GFCI Outlet(s)

GFCI-protected outlets were inspected by pressing the test button or using a GFCI tester when accessible. If an outlet was in use (plugged in) at the time of inspection, it was not unplugged or tested. GFCI devices or breakers located inside the electrical panel are not tested as part of this inspection. All required areas, including the garage, kitchen, exterior and bathroom outlets should be GFCI protected or upgraded as needed for improved safety.

Limitations

Built-in Microwave

BUILT-IN MICROWAVE NOT INSTALLED

I observed a built-in microwave was not installed.

Deficiencies

14.4.1 Exhaust Fan

Maintenance

LIGHT DID NOT TURN ON

The light did not illuminate when operated. The cause could not be determined and may be related to a nonfunctional bulb or an electrical issue.

Recommend replacing the bulb and evaluating the light fixture and associated electrical components if the condition persists.

Recommendation

Contact a qualified professional.





Close up

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14.6.1 Kitchen Sink

Recommendation

HOT & COLD ARE REVERSED

I observed that the hot and cold water supply lines at the fixture are reversed. By standard convention and plumbing code, the hot water should be delivered through the left-side valve or activated when the handle is turned to the left or pushed toward the back, while cold water should be on the right or activated when the handle is pulled forward.

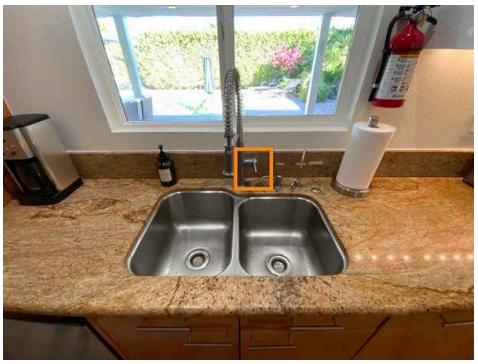
In this case, the orientation is reversed, which may cause confusion or potential safety concerns, particularly for young children or elderly individuals.

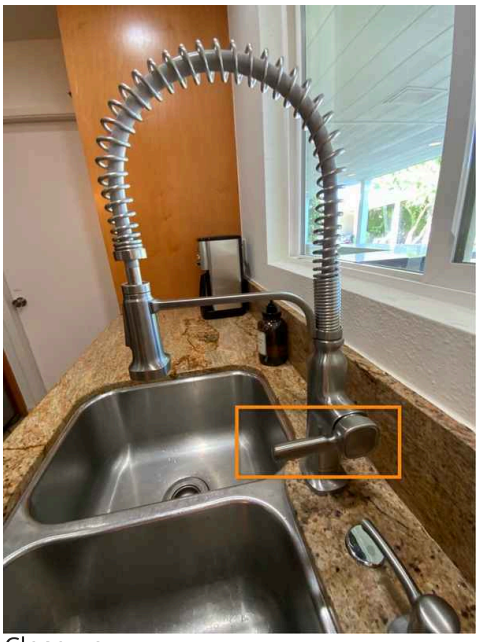
This condition is commonly corrected by repositioning the faucet handle or adjusting the supply line connections.

Recommend evaluation and correction by a qualified plumber to meet standard installation practices.

Recommendation

Contact a qualified plumbing contractor.





Close up

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14.6.2 Kitchen Sink

Recommendation

UNDERMOUNT KITCHEN SINK

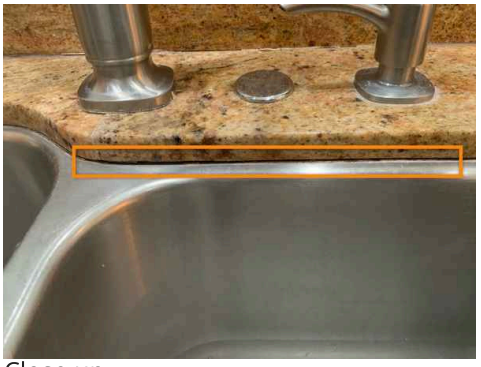
I observed the undermount sink was separating from the countertop and/or the sealant around the sink was damaged. This condition can allow water intrusion and may result in damage to the surrounding countertop or cabinetry.

Recommend evaluation and repair by a qualified plumbing contractor, as needed.

Recommendation

Contact a qualified professional.





Close up



Close up

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15: KITCHEN - OUTDOOR

		IN	NI	NP	D
15.1	Exhaust Fan	X			X
15.2	Kitchen Sink	X			
15.3	Countertops & Cabinets	X			
15.4	Electrical	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Kitchen Sink: **Ran Water at Kitchen Sink**

I ran water at all kitchen sinks.

Electrical: **Lights - Operated**

Lights were operated.

Exhaust Fan: **Inspected Exhaust Fan**

I inspected the exhaust fan in the kitchen. All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.

Range hoods shall discharge to the outdoors through a duct. The duct serving the hood shall have a smooth interior surface, shall be air tight, shall be equipped with a back-draft damper and shall be independent of all other exhaust systems. Ducts serving range hoods shall not terminate in an attic or crawl space or areas inside the building.

Countertops & Cabinets: **Inspected Cabinets & Countertops**

I inspected a representative number of cabinets and countertop surfaces.

Electrical: **GFCI Outlet(s)**

GFCI-protected outlets were inspected by pressing the test button or using a GFCI tester when accessible. If an outlet was in use (plugged in) at the time of inspection, it was not unplugged or tested. GFCI devices or breakers located inside the electrical panel are not tested as part of this inspection. All required areas, including the garage, kitchen, exterior and bathroom outlets should be GFCI protected or upgraded as needed for improved safety.

Deficiencies

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15.1.1 Exhaust Fan

Recommendation

FILTERS

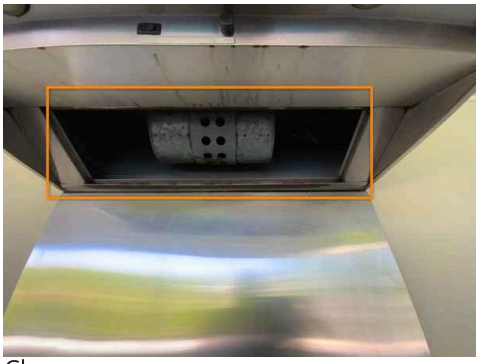
The kitchen exhaust fan filters were observed to be missing, damaged, or not properly installed. This condition may allow grease and airborne particles to accumulate within the exhaust system, affecting its performance.

Recommend installing, replacing, or properly securing the filters as needed to ensure the exhaust system functions as intended.

Recommendation

Contact a qualified professional.





Close up

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16: BATHROOM(S)

		IN	NI	NP	D
16.1	Bathroom Toilets	X			
16.2	Sinks, Tubs & Showers	X			X
16.3	Exhaust Fan / Window	X			
16.4	Cabinetry, Ceiling, Walls & Floor	X			
16.5	Door	X			
16.6	Electric	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Bathroom Toilets: Toilets

Inspected

I flushed all of the toilets.

Sinks, Tubs & Showers: Ran Water at Sinks, Tubs & Showers

I ran water at all bathroom sinks, bathtubs, and showers. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.

Exhaust Fan / Window: Inspected Bath Exhaust Fans

I inspected the exhaust fans or windows of the bathroom(s). All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection. Current standards state that an exhaust fan should be present in bathrooms to ensure proper ventilation of moisture.

Exhaust Fan / Window: Window

I inspected the bathroom window(s) where present. In bathrooms without mechanical exhaust ventilation, an openable window may provide the required natural ventilation. The window should be accessible, open and close properly, and provide adequate ventilation to help control moisture within the bathroom. Bathrooms may have been constructed under different ventilation requirements depending on the age of the home and applicable standards.

Electric : GFCI-Protection Tested

GFCI-protected outlets were inspected by pressing the test button or using a GFCI tester when accessible. If an outlet was in use at the time of inspection, it was not unplugged or tested. GFCI devices or breakers located inside the electrical panel are not tested as part of this inspection. All required areas, including the garage, should be GFCI protected or upgraded as needed for improved safety.

Deficiencies

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16.2.1 Sinks, Tubs & Showers

Recommendation

LOOSE FIXTURE

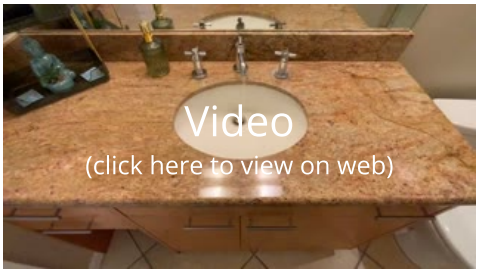
I observed a fixture that appeared loose, improperly secured, or improperly installed. Loose fixtures may become damaged during normal use and can potentially lead to leakage, instability, or damage to surrounding materials if not corrected.

Recommend a qualified and licensed contractor evaluate the fixture and perform repairs or securement as needed to ensure proper installation and operation.

Recommendation

Contact a qualified plumbing contractor.





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17: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D
17.1	Doors	X			
17.2	Windows	X			
17.3	Floors, Walls, Ceilings	X			
17.4	Switches, Fixtures & Receptacles	X			
17.5	Presence of Smoke and CO Detectors	X			X
17.6	Bar Area	X			X
17.7	Fan or Fan / Light Combo	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Bar Area: Bar Sink

I ran the water at the bar sink.

Bar Area: Inspected Cabinets and Countertops

I inspected a representative number of cabinets and countertop surfaces.

Fan or Fan / Light Combo: Fan or Fan/Light Combo

Operated

Doors: Doors Inspected

I inspected a representative number of doors according to the Home Inspection Standards of Practice by opening and closing them. I did not operate door locks and door stops, which is beyond the scope of a home inspection.

Windows: Windows Inspected

I inspected a representative number of windows according to the Home Inspection Standards of Practice by opening and closing them. I did not operate window locks and operation features, which is beyond the scope of a home inspection.

Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the Home Inspection Standards of Practice.

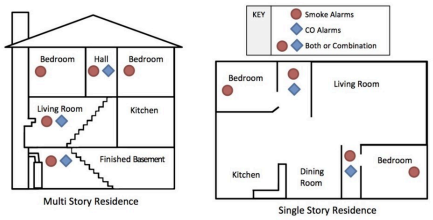
Switches, Fixtures & Receptacles: Inspected a Switches, Fixtures & Receptacles

I inspected a representative number of switches, lighting fixtures and receptacles.

Presence of Smoke and CO Detectors: Inspected for Presence of Smoke and Carbon Monoxide (CO) Detectors

I inspected for the presence of smoke and carbon-monoxide detectors. There should be a smoke detector in every sleeping room, outside of every sleeping room, and one on every level of a house.

MOKE & CARBON MONOXIDE ALARMS



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Bar Area: Wine Cooler

I checked to see if the wine cooler was on. It was. That's all I inspected in relation to the wine cooler. Wine coolers are beyond the scope of a home inspection.

Bar Area: GFCI Protection

I inspected the GFCI-protection at the receptacle near the bathroom sink by pushing the test button at the GFCI device or using a GFCI testing instrument. All receptacles in the bathroom must be GFCI protected.

Limitations

Windows

LIMITED ACCESS

I was unable to closely inspect each window, that can be due to personal belongings or other items blocking access. Inspection limitation.

Windows

WINDOW COVERINGS

Window coverings are not commented on during the home inspection; as they are outside the Standard of Practice (SOP's).

Floors, Walls, Ceilings

RUGS/CARPETS/PAPER

There were rugs/carpets/paper covering the flooring. I tried to move as many rugs/carpets/paper, as possible, to see the flooring. There were some rugs/carpets/paper I was unable to move. Inspection limitation.



Switches, Fixtures & Receptacles

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

Presence of Smoke and CO Detectors

UNABLE TO TEST EVERY DETECTOR

I was unable to test every detector. We recommend testing all of the detectors. Ask the seller about the performance of the detectors and of any issues regarding them. We recommend replacing all of the detectors (smoke and carbon monoxide) with new ones just for peace of mind and for safety concerns.

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Deficiencies

17.5.1 Presence of Smoke and CO Detectors

Safety

SMOKE DETECTOR(S) - MISSING/NOT INSTALLED

I observed missing smoke detector(s). Smoke and carbon monoxide detectors should be stand alone from a security monitored alarm system. **The monitored smoke and/or carbon monoxide alarms can be added as an additional system, but a separate hardwired or battery operated smoke and/or carbon monoxide alarm system should be installed, at a minimum.**

Recommend a qualified professional install according to manufactures directions.

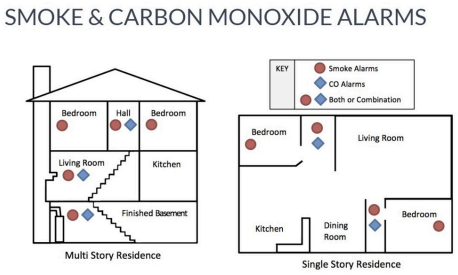
Smoke detectors are required in the following areas:

1) One in the front area of the hallway leading to bedrooms, and

2) One each, in each bedroom

Recommendation

Contact a qualified professional.





Bedroom

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17.5.2 Presence of Smoke and CO Detectors

Safety

SMOKE DETECTORS - OLD DETECTORS

I observed indications of aged smoke detectors in the house. Detectors should be replaced every 8+ years. They should be hard-wired with electricity and have a battery backup feature in case the electricity turns off. New detectors are recommended as these are 8+ years old.

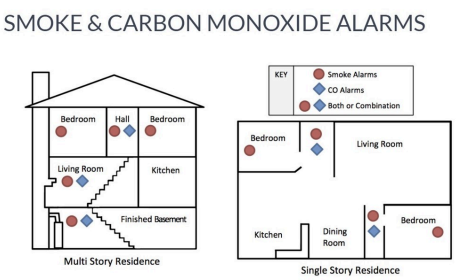
Note:

Bedrooms only require smoke detector.

Hallways leading to bedrooms require smoke and carbon monoxide detectors, either as a combination some/carbon monoxide or as one of each, smoke and a carbon monoxide unit.

Recommendation

Contact a qualified professional.

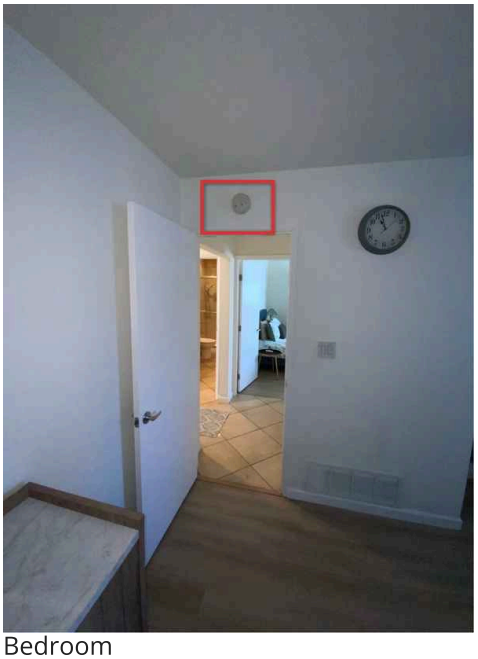




Primary Bedroom



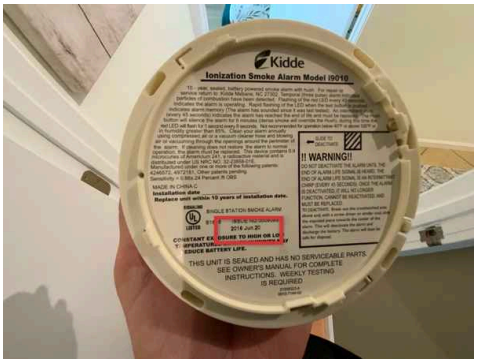
Bedroom Hallway



Bedroom



Bedroom



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17.5.3 Presence of Smoke and CO Detectors

Safety

MISSING BOTH - SMOKE AND CARBON MONOXIDE DETECTORS

Smoke and Carbon Monoxide Alarm Recommendations

Smoke and carbon monoxide (CO) alarms are among the most important life safety devices in a home. Proper placement, installation, and maintenance improve the likelihood of early detection and occupant notification.

Smoke alarms recommended:

- Inside every sleeping room
- Outside each sleeping area in the immediate vicinity of the bedrooms
- On every level of the home, including basements
- On the highest ceiling within rooms or areas containing multiple ceiling elevations
- Installed in accordance with the manufacturer's instructions

Carbon monoxide (CO) alarms recommended:

- Outside each sleeping area in the immediate vicinity of the bedrooms
- On every level of the home, including basements
- In homes containing fuel-burning appliances, fireplaces, or an attached garage
- On both the highest and lowest ceiling elevations in rooms with multiple ceiling heights as an added safety measure
- Installed in accordance with the manufacturer's instructions

Combination smoke and CO alarms:

- Combination alarms detect both smoke and carbon monoxide using a single device.
- These alarms are commonly installed in the hallway outside the bedrooms where both smoke and carbon monoxide protection is needed.
- Separate smoke alarms are typically installed inside each bedroom.

Alarm recommendations:

- Display a visible date of manufacture
- Be within the manufacturer's recommended service life
- Utilize a 10-year sealed battery where applicable
- Be tested regularly and replaced when expired or found to be inoperative

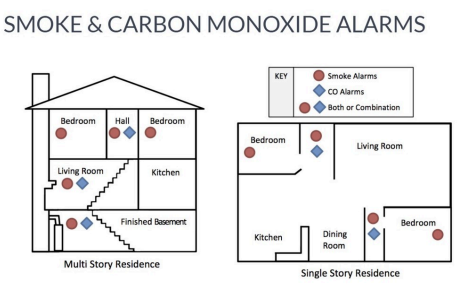
Recommend updating the home's smoke and carbon monoxide alarm system as needed to provide proper coverage, placement, and operation.

NOTE: As an added safety enhancement, consider installing smoke and carbon monoxide alarms at both the highest and lowest ceiling elevations in rooms with varying ceiling heights to improve early detection. Install all alarms in accordance with the manufacturer's installation instructions.

Recommendation

Contact a qualified professional.

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Primary Bedroom Hallway

17.6.1 Bar Area

Recommendation

HOT & COLD WATER ARE REVERSED

I observed that the hot and cold water supply at the fixture was reversed. The standard for a fixture is to have the hot water supply controlled by the valve or handle on the left or toward the back and the cold water by the right-side handle or by pulling forward.

Recommendation

Contact a qualified plumbing contractor.




Close up

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18: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
18.1	Structural Components & Observations in Attic	X			
18.2	Insulation in Attic	X			
18.3	Ventilation in Attic	X			
18.4	Mechanical Exhaust System	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Insulation in Attic: Type of Insulation Observed

Fiberglass

Mechanical Exhaust System: Exhaust Fans

Fan

Mechanical Exhaust System: Mechanical Exhaust in Bathroom(s) Inspected

I inspected the mechanical exhaust system in the bathrooms.

Mechanical Exhaust System: Mechanical Exhaust in Kitchen Inspected

I inspected the mechanical exhaust system in the kitchen.

Structural Components & Observations in Attic: Structural Components Were Inspected

Structural components were inspected from the attic space according to the Home Inspection Standards of Practice.






Insulation in Attic: Approximate Average Depth of Insulation

3-6 inches

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Determining how much insulation should be installed in a house depends upon where a home is located. The amount of insulation that should be installed at a particular area of a house is dependent upon which climate zone the house is located and the local building codes.

Insulation in Attic: Insulation Was Inspected

During the home inspection, I inspected for insulation in unfinished spaces, including attics, crawlspaces and foundation areas. I inspected for ventilation of unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected mechanical exhaust systems in the kitchen, bathrooms and laundry area.

I attempted to describe the type of insulation observed and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

Ventilation in Attic: Ventilation Inspected

During the home inspection, I inspected for ventilation in unfinished spaces, including attics, crawlspaces and foundation areas. I inspected for mechanical exhaust systems.

Limitations

Structural Components & Observations in Attic

LIMITED ACCESS

I could not see and inspect everything in the attic space. I was only able to see a portion of the attic from the attic access. Inspection limitation.

Insulation in Attic

LIMITED ACCESS

I could not see and inspect everything in the attic space. I was only able to see a portion of the attic from the attic access. Inspection limitation.

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19: SWIMMING POOLS AND SPAS

		IN	NI	NP	D
19.1	General	X			
19.2	Safety Devices:	X			
19.3	Pool Area Coping, Tile and Decking:	X			
19.4	Vessel Surface:	X			
19.5	Drains:	X			
19.6	Control Valves:	X			
19.7	Pool Electrical:	X			
19.8	Filtering/Cleaning Type:	X			
19.9	Pool Plumbing:	X			X
19.10	Pumps:	X			
19.11	Spa Controls:	X			
19.12	Heating:	X			
19.13	Accessories		X		

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

General:: Type of Pool/Spa:
Inground Pool, Above Ground Spa

Pool Area Coping, Tile and Decking:: Coping Type:
Concrete

Pool Area Coping, Tile and Decking:: Decking Type:
Concrete

Vessel Surface:: Interior Finish Material:
Aggregate (Pebble)

Drains:: Drain Type(s):
Anti-vortex Drain Covers, Anti-Entrapment Drains, Multiple Drains

Control Valves:: Valve Type(s):
Automatic Valves with Actuator

Pool Electrical:: Circuit Breaker Location(s):
Equipment Area

Pool Electrical:: Electric Controls:
Pool Equipment Area

Pool Electrical:: Equipment Bonding:
Pump(s), Heater

Pool Electrical:: GFCI Protection
At Equipment Area

Pool Electrical:: Wiring Type:
Liquid TIght Conduit

Filtering/Cleaning Type:: Filtering Components:
Skimmer

Filtering/Cleaning Type:: Filtration Type:
Cartridge

Pool Plumbing:: Pipes:
ABS

Pool Plumbing:: Fill Valve Type:
Auto-fill valve with float

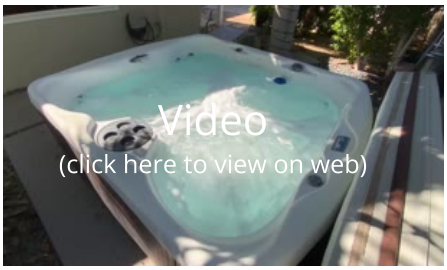
Pumps:: Pump Types:
Variable Speed

Spa Controls:: Control(s):
Spa Side Control

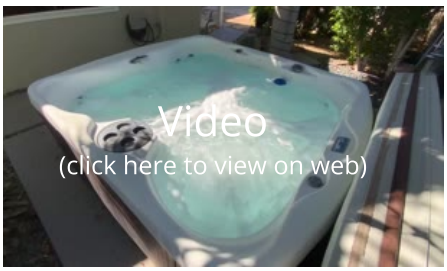
We recommend verifying equipment with seller.

Spa Controls:: Spa Jets:
Operated

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Spa Controls:: Water Features
Present, Water Feature

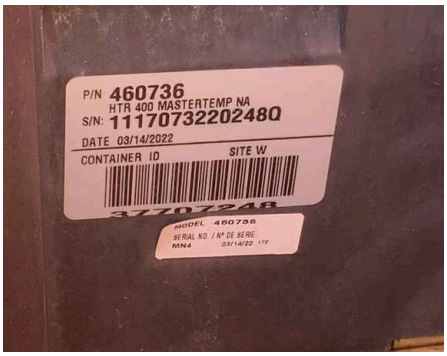


Heating:: Heating Type:
Natural Gas Heater

Heating:: Heater was operated



Heating:: Age of Heater (Approximate)
1-5 years



General: Pool and Spa Safety Information:

Pool and Spa Safety Information:

For up to date pool safety recommendations go to the following:

[Pool Safely]

and

[Red Cross Pool Safety]

and

[Pool Safety Guidelines]

and

[Barrier Guidelines]

California Law has been modified to direct pool/spa owners to recommend at least 2 of the 7 Safety Items are present. The Swimming Pool Safety Act:

[CA Pool Safety Act]

General: Validity of Report

This report only reflects a snapshot in time. Deficiencies or issues documented were observed on the date and time listed. Deficiencies listed could have worsened or been repaired, since this inspection was conducted. Due to those facts, it is recommended that a new inspection be preformed to identify any new deficiencies and/or to reevaluate the condition of the listed deficiencies.

General: Specialist

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If you are unfamiliar with owning a pool/hot tub system. I'd recommend asking the seller for any and all information related to this system. I would also recommend contacting a pool technician to evaluate the inner workings of the filter and pump or to have them conduct the pool maintenance until you are familiar with the system.

Safety Devices:: Pool Barriers:

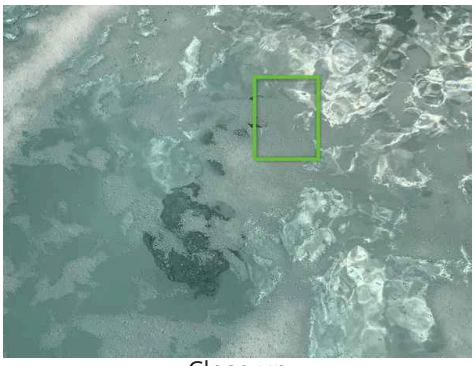
Perimeter Yard Fencing, Door Alarms, Gate(s) Self-closing/Self-latching

All pool fencing should be a minimum of 60 inches with the latch a minimum of 54 inches off the grade. Gates should be self-closing and self-latching and open away from the pool/spa area.

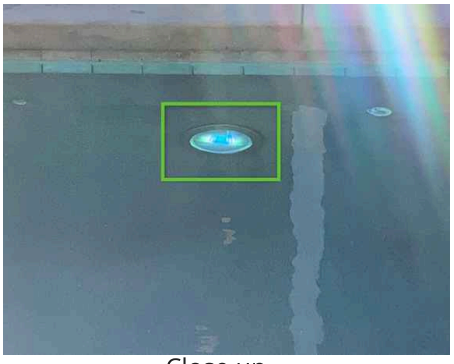
Pool Electrical:: Pool/Spa Light(s)

Operated

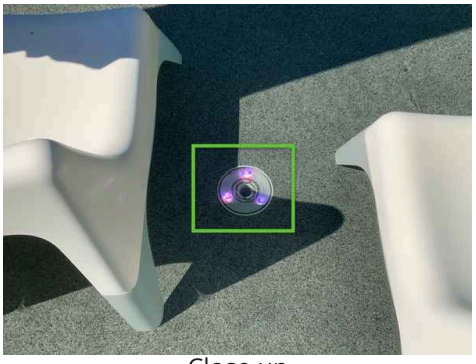
I tested the pool/spa lights to check that they turned on. I'm not able to check if the pool/spa lights are GFCI protected.


Close up



Close up



Close up

Filtering/Cleaning Type:: Water Treatment:

Salt Water System, Auto-Chlorination




Close up

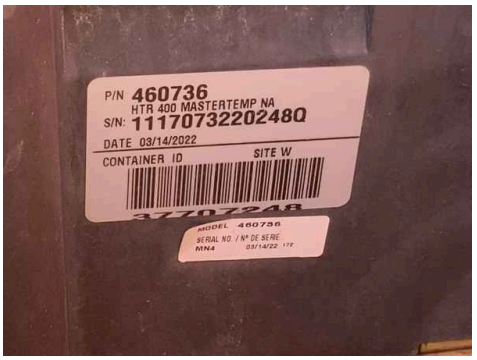
Heating:: Brand

Pentair

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Limitations

Filtering/Cleaning Type:

SALT CHLORINE GENERATOR

If a salt chlorine generator is in place, recommend having a pool cleaning service or contractor evaluate and maintain the system.

Filtering/Cleaning Type:

AUTO CHLORINATOR

Sometimes a homeowner will have an auto chlorinator on their pool equipment, however, those systems may not be in working condition. We as home inspectors, are unable to verify if the auto chlorinator is operational or working properly. Inspection limitation.

Accessories

NO DIVING AREA

The raised area above the pool surface is not designed for diving as the pool depth may not be adequate. These areas should be avoided to prevent injury.

Deficiencies

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19.9.1 Pool Plumbing:

Recommendation

AUTO-FILL - ROOT INTRUSION

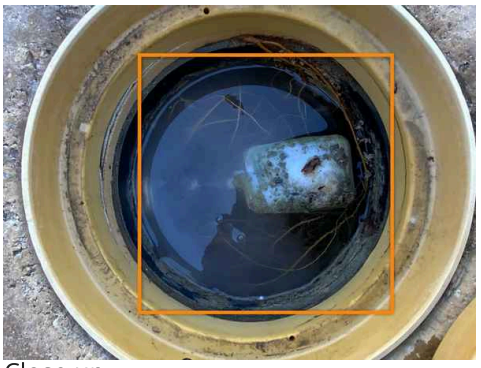
There were roots and vegetation in the auto+0-fill system, which did not allow the float to operate. The auto-fill is not able to operate as designed with the root intrusion.

Recommend having a pool contractor evaluate and repair/replace, as needed.

Recommendation

Contact a qualified professional.





Close up

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20: FINAL CHECKLIST

		IN	NI	NP	D

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Thermostat Setting on Arrival
Cool, Auto, 78

Thermostat Setting After Testing
Cool, Auto, 78

Photo Of Thermostat(s) After Testing



All GFCI Receptacles Reset?
Yes

All Lights Turned Off?
Yes

All Exterior Doors Locked?
Yes

Supra, Lockbox, Door Keypad Secured

Gate(s) Closed
Yes

Date/Time
10/26/2026

Oven/Cooktop Turned Off

If the oven or stove top were operated during our inspection, we then turned off the appliance.



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Dishwasher Final Check

If the dishwasher was operated during our inspection, we turned the dishwasher off and checked for leaks. The dishwasher was turned off upon leaving, and the floor area was checked to ensure no leaks were present.

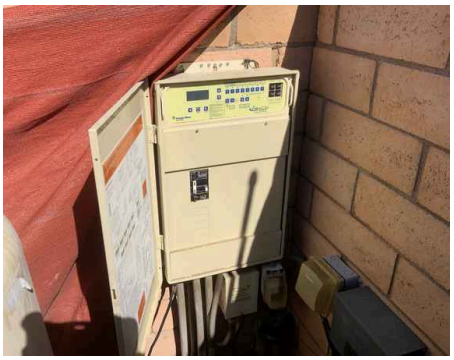


Water Fixtures Off

All water fixtures in the home were left in the off position after testing.

Pool/Spa Control Box

Returned to Auto Setting





Procedures Completed

At the end of the inspection, just prior to leaving the home. I walked the exterior and interior; ensuring the faucets were turned off, HVAC was returned to how we found it upon arrival, doors and windows secured...

Client Review

Performed, On Site, Phone Summary, Client's Agent, Client

If the client was available, we performed the client summary either on site or via a phone call.

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STANDARDS OF PRACTICE

Inspection Details

Roof
3.1. Roof

I. The inspector shall inspect from ground level or the eaves:

1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, flashing, skylights, chimney, and other roof penetrations; and
5. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe:

A. the type of roof-covering materials.

III. The inspector shall report as in need of correction:

A. observed indications of active roof leaks.

IV. The inspector is not required to:

1. walk on any roof surface.
2. predict the service life expectancy.
3. inspect underground downspout diverter drainage pipes.
4. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
5. move insulation.
6. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
7. walk on any roof areas that appear, in the inspector's opinion, to be unsafe.
8. walk on any roof areas if doing so might, in the inspector's opinion, cause damage.
9. perform a water test.
10. warrant or certify the roof.
11. confirm proper fastening or installation of any roof-covering material.

Foundation, Basement, Crawlspace & Structure
I. The inspector shall inspect:

the foundation;
the basement;
the crawlspace; and
structural components.

II. The inspector shall describe:

the type of foundation; and
the location of the access to the under-floor space.

III. The inspector shall report as in need of correction:

observed indications of wood in contact with or near soil;
observed indications of active water penetration;
observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

Electrical
I. The inspector shall inspect:

1. the service drop;

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2. the overhead service conductors and attachment point;
3. the service head, gooseneck and drip loops;
4. the service mast, service conduit and raceway;
5. the electric meter and base;
6. service-entrance conductors;
7. the main service disconnect;
8. panelboards and over-current protection devices (circuit breakers and fuses);
9. service grounding and bonding;
10. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;
11. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
12. for the presence of smoke and carbon-monoxide detectors.

II. The inspector shall describe:

1. the main service disconnect's amperage rating, if labeled; and
2. the type of wiring observed.

III. The inspector shall report as in need of correction:

1. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs;
2. any unused circuit-breaker panel opening that was not filled;
3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
4. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and
5. the absence of smoke and/or carbon monoxide detectors.

Chimney, Fireplace, or Stove
I. The inspector shall inspect:

1. readily accessible and visible portions of the fireplaces and chimneys;
2. lintels above the fireplace openings;
3. damper doors by opening and closing them, if readily accessible and manually operable; and
4. cleanout doors and frames.

II. The inspector shall describe:

1. the type of fireplace.

III. The inspector shall report as in need of correction:

1. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
2. manually operated dampers that did not open and close;
3. the lack of a smoke detector in the same room as the fireplace;
4. the lack of a carbon-monoxide detector in the same room as the fireplace; and
5. cleanouts not made of metal, pre-cast cement, or other non-combustible material.

Exterior
Please refer to the Home Inspection Standards of Practice related to inspecting the exterior of the house.

I. The inspector shall inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;

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6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe:

1. the type of exterior wall-covering materials.

III. The inspector shall report as in need of correction:

1. any improper spacing between intermediate balusters, spindles and rails.

HVAC
3.4. Heating

I. The inspector shall inspect:

1. the heating system, using normal operating controls.

II. The inspector shall describe:

1. the location of the thermostat for the heating system;
2. the energy source; and
3. the heating method.

III. The inspector shall report as in need of correction:

1. any heating system that did not operate; and
2. if the heating system was deemed inaccessible.

IV. The inspector is not required to:

1. inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
2. inspect fuel tanks or underground or concealed fuel supply systems.
3. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
4. light or ignite pilot flames.
5. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.
6. override electronic thermostats.
7. evaluate fuel quality.
8. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.
9. measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

3.5. Cooling

I. The inspector shall inspect:

1. the cooling system, using normal operating controls.

II. The inspector shall describe:

1. the location of the thermostat for the cooling system; and
2. the cooling method.

III. The inspector shall report as in need of correction:

1. any cooling system that did not operate; and
2. if the cooling system was deemed inaccessible.

IV. The inspector is not required to:

1. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.

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2. inspect portable window units, through-wall units, or electronic air filters.
3. operate equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.
4. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
5. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing
I. The inspector shall inspect:

1. the main water supply shut-off valve;
2. the main fuel supply shut-off valve;
3. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
4. interior water supply, including all fixtures and faucets, by running the water;
5. all toilets for proper operation by flushing;
6. all sinks, tubs and showers for functional drainage;
7. the drain, waste and vent system; and
8. drainage sump pumps with accessible floats.

II. The inspector shall describe:

1. whether the water supply is public or private based upon observed evidence;
2. the location of the main water supply shut-off valve;
3. the location of the main fuel supply shut-off valve;
4. the location of any observed fuel-storage system; and
5. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction:

1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. deficiencies in the installation of hot and cold water faucets;
3. active plumbing water leaks that were observed during the inspection; and
4. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

Garage
The inspector shall inspect:

garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

The inspector shall describe:

a garage vehicle door as manually-operated or installed with a garage door opener.

Laundry
In accordance with the Standards of Practice **the inspector will examine and report on the condition of**: the exposed plumbing; presence of a 240 volt receptacle, GFCI receptacles, dryer vent condition and termination, as well as the walls, floors, ceilings, doors, cabinets, counters, and windows, if applicable.

The inspector is not required to: Inspect, move or operate washers and dryers, operate water valves where the flow end of the faucet is connected to an appliance, Inspect the plumbing for proper sizing, design, or use of proper materials.

Kitchen
The kitchen appliances are not included in the scope of a home inspection according to the Standards of Practice.

The inspector will out of courtesy only check:

the stove,
oven,
microwave, and

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garbage disposer.

Kitchen - Outdoor
The kitchen appliances are not included in the scope of a home inspection according to the Standards of Practice.

The inspector will out of courtesy only check:

the stove,
oven,
microwave, and
garbage disposer.

Bathroom(s)
The home inspector will inspect:

interior water supply, including all fixtures and faucets, by running the water;
all toilets for proper operation by flushing; and
all sinks, tubs and showers for functional drainage.

Doors, Windows & Interior
The inspector shall inspect:

a representative number of doors and windows by opening and closing them;
floors, walls and ceilings; stairs, steps, landings, stairways and ramps;
railings, guards and handrails; and
garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

The inspector shall describe:

a garage vehicle door as manually-operated or installed with a garage door opener.

The inspector shall report as in need of correction:

improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
photo-electric safety sensors that did not operate properly; and
any window that was obviously fogged or displayed other evidence of broken seals.

Attic, Insulation & Ventilation
The inspector shall inspect:

insulation in unfinished spaces, including attics, crawlspaces and foundation areas;
ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and
mechanical exhaust systems in the kitchen, bathrooms and laundry area.

The inspector shall describe:

the type of insulation observed; and
the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

The inspector shall report as in need of correction:

the general absence of insulation or ventilation in unfinished spaces.

Final Checklist
Final checklist showing the home was left as it was found, and was locked when complete.

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