

HOME INSPECTION REPORT

PROFESSIONAL PROPERTY EVALUATION



PROPERTY ADDRESS

[REDACTED]

[REDACTED]

YEAR BUILT

2026

SQUARE FEET

5,038

BEDROOMS

8

BATHROOMS

8

PREPARED FOR

[REDACTED]

INSPECTION DATE

Tuesday, July 7, 2026



Introduction

We have inspected the major components and systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed. The Client acknowledges that the Inspector and/or Company may use software, applications, templates, or digital tools in connection with performing the Inspection and preparing the Report, and the Client agrees that such third parties are not a party to any Agreement, and such third parties have no liability for any loss, claim, or damage arising from the Inspection, Report, or the Inspector's use of such software, and all responsibility for the Inspection and Report remain solely with the Inspector and Company issuing this Report. The Client acknowledges that software is an administrative aid only and does not alter the visual, non-invasive nature or limitations of the Inspection.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

Inspection performed by:

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Certified: Master Home Inspector

Additional Inspector:

Brandon Salvato

Legend Symbols

-  Health and safety or dangerous condition that should be corrected immediately
-  Items requiring repair. Client is encouraged to get repair cost estimates prior to close of escrow.
-  Items requiring general maintenance.
-  General advisory/warning. Or condition that requires your attention or monitoring.
-  Satisfactory Condition or Functioning as Intended.
-  Further evaluation by a qualified individual is needed.

Emergency Shutdown (ESD)

The inspector has taken careful time to examine the Emergency Shut Down (ESD) points and has documented their locations in the report information below. Each ESD has been evaluated for accessibility to help ensure rapid action during an emergency.

Your obligation as a homeowner is to perform regular safety checks and maintenance on these ESDs to ensure their proper functionality. Keep the area around each ESD clear and unobstructed so the shutoffs can be easily accessed in the event of an emergency.

- **Amperage Rating:** 200 Amp Panel



- **Main Disconnect Location:** The service disconnect switch is located at the main electrical panel at the exterior of the home.
- **Gas Utility:** Gas Service Established



● **Water Utility:** Satisfactory Conditions



● **Main Shutoff Location:** Front of home location



- **Main Disconnect Location:** Subpanel main disconnect is located within the subpanel and there is an additional main service disconnect located at the exterior of the home near the main electrical panel.



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Property Information

Address:

[REDACTED]

Inspection Date:

7/7/2026

Client:

[REDACTED]

Property Details:

Year Built: 2026

Square Footage: 5,038 sq ft

Bedrooms: 8 bedrooms

Bathrooms: 8 bathrooms

Buyer #2:

[REDACTED]

Site Conditions at Time of Inspection:

Weather: Clear

Temperature: 72°F

Humidity: 94%

Wind Speed: 5 mph

Recent Precipitation: No significant precipitation in past 72 hours

Realtor:

[REDACTED]

Roofing

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for safety reason or possible physical damage to the roofing system, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and adequacy of attic ventilation.

Method of Inspection

Method of Inspection

- 1:
The roof was evaluated using a drone.



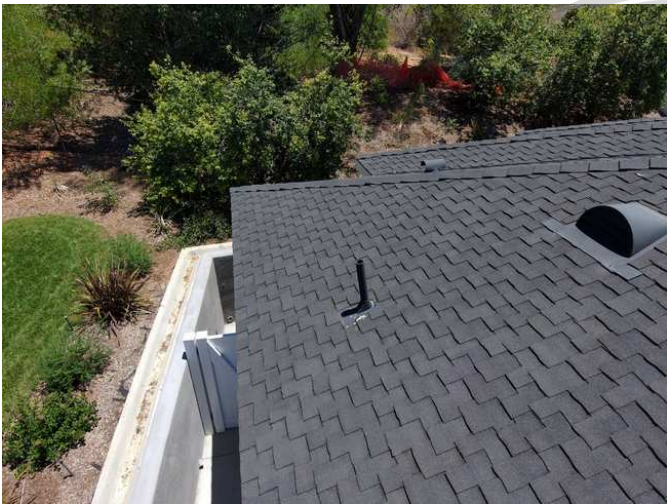
Roof Condition

Roof Condition

✓ **2:**

The tile roof system was in satisfactory condition overall. The home inspector can in no way offer an opinion as to whether the roof leaks today unless it is moderately raining at the time of inspection. If the client needs this determination, they should consult with a licensed roofing contractor to perform a wet test on the roof system to determine if it is water tight.









Flashing Conditions

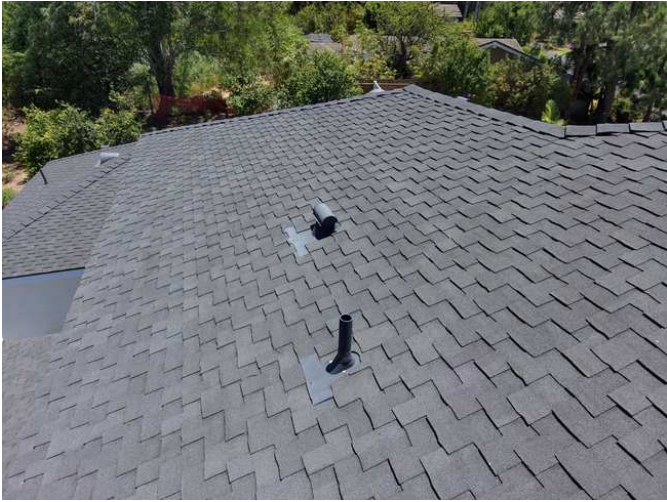
Flashing Conditions



3:

Roof penetrations were in good condition. There were no apparent signs of water infiltration. Roof penetrations should be resealed every 5 to 8 years as part of regular home maintenance. And prevent water intrusion.







Roof Decking

Roof Decking

✓ 4: Roof Deck Satisfactory

The visible portions of the attic roof decking were in satisfactory condition.















Ventilation

Ventilation



W5: Missing Ridge Vent

Manufacturers of composition shingles recommend continuous roof vent systems to maintain the manufacturer's warranty. Dormer vents were utilized. A lack of ventilation will result in early deterioration of the shingles. Upgrades recommended.

Illustration



Ventilation



6:

Dormer vents were used to help elate the attic system. Dormer vents were in satisfactory condition.





Rain Gutter and Downspout Conditions

Rain Gutter and Downspout Conditions



W7:

Rain Gutters recommended. Gutters and downspouts direct roof water away from the foundation, reducing moisture, hydrostatic pressure, and soil erosion that can compromise foundation stability and cause water intrusion.

Front Yard

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. Furthermore the control of rain water is important to any structure. Recommendations for rain gutters, downspouts, surface or subsurface drainage should be taken seriously and addressed right away. This will help preserve the foundation and structure from deterioration caused by moisture.

Driveway Observations

Driveway Observations



8:

The driveway appeared to be in satisfactory and usable condition at the time of the inspection.



Garage Door Condition

Garage Door Condition



9:

The garage door was tested and found to be functional on the day of inspection. Signs of normal wear and tear were present.



Sidewalk Observations

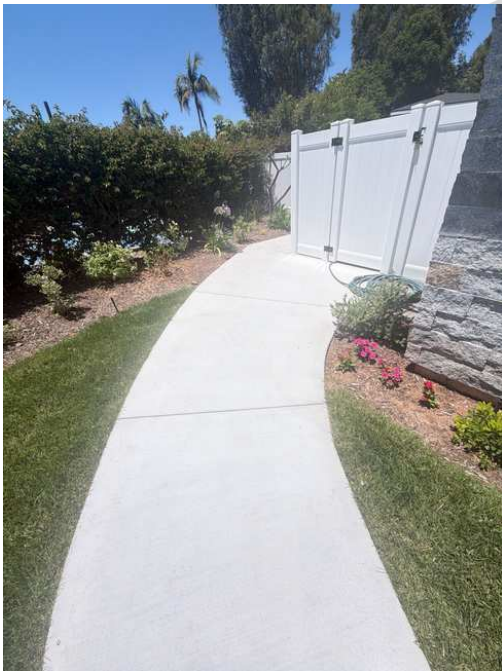
Sidewalk Observations



10:

The visible areas of the sidewalk appeared to be in serviceable condition at the time of the inspection.





Yard Conditions

Yard Conditions

- ✓ **11:** Drainage at the front of the home is satisfactory.



Yard Conditions



W12: Planters Warning

Caution should be exercised not to over water planters at the front of the home. There was no evidence of water proofing against the foundation at the planters. Excessive watering can lead to water intrusion and deterioration of the foundation walls.



Porch

Porch

- ✓ **13:**
Front porch was in satisfactory condition.



Entry Door

Entry Door

- ✓ **14:**
The entry door was functional. Cosmetic deficiencies exist, but do not affect the doors performance, and there was no signs of water intrusion.



Receptacle Conditions

Receptacle Conditions

✓ 15: GFCI's Satisfactory

The receptacle photographed was tested and found to be GFCI protected. The inspector will make an attempt to verify that all outlets are GFCI protected. However, some receptacles such as those hidden in flower planters or those that are outside view may-not be tested.



Hose Bib Condition

Hose Bib Condition



W16: Missing Backflow Preventer

Backflow preventers should be installed at all hose bibs to prevent contamination to the drinking water.

[Hose Bib Backflow Preventer](#)

Hose bib backflow preventer with drain holes prevents contaminated water from flowing back into your clean water supply. Easy installation on any outdoor spigot.

Illustration & Photos

Drain Hole

Draining the remained water in the hose

When turn off the spigot ,
the remained water will be
sprayed from drain holes to
achieve anti backflow .

Turn off



Retaining Wall Conditions

Retaining Wall Conditions

✓ 17: Appeared Serviceable

The visible and accessible portions of the retaining walls appeared to be in serviceable condition at the time of the inspection.



Side Yard

Gates

Gates

- ✓ **18:** Gates were in satisfactory condition.



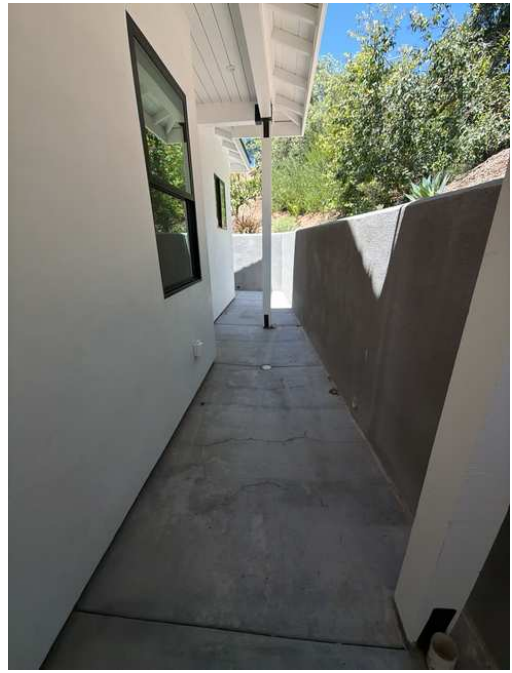
Yard Conditions

Yard Conditions

✓ **19: Satisfactory**

Drainage at the front of the home is satisfactory.



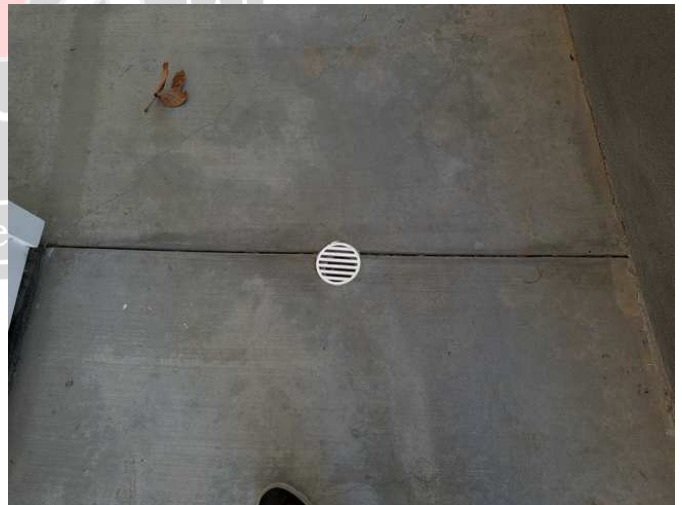


Yard Conditions



W20: Storm Drain Warning

It is vital to maintain clear storm drains. This will help prevent flooding during long sustained rains.





Entry Door

Entry Door

✓ **21: Satisfactory**

The side ADU main entry door was functional. There were no signs of water infiltration.



Receptacle Conditions

Receptacle Conditions

✓ 22: GFCI's Satisfactory

The receptacle photographed was tested and found to be GFCI protected. The inspector will make an attempt to verify that all outlets are GFCI protected. However, some receptacles such as those hidden in flower planters or those that are outside view may-not be tested.



Hose Bib Condition

Hose Bib Condition

⚠ W23: Missing Backflow Preventer

Backflow preventers should be installed at all hose bibs to prevent contamination to the drinking water.

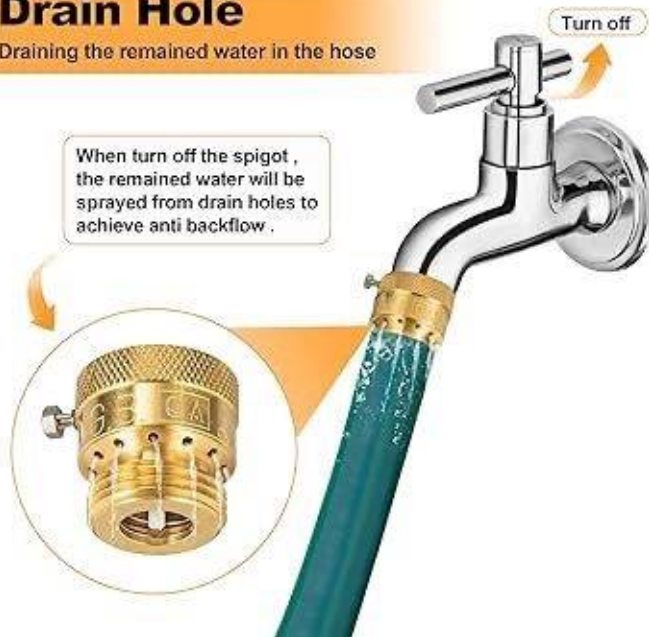
Hose Bib Backflow Preventer

Hose bib backflow preventer with drain holes prevents contaminated water from flowing back into your clean water supply. Easy installation on any outdoor spigot.

Illustration & Photos

Drain Hole

Draining the remained water in the hose



Vinyl Fencing

Vinyl Fencing



24:

The vinyl fencing is in satisfactory condition.



Retaining Wall Conditions

Retaining Wall Conditions

✓ **25: Appeared Serviceable**

The visible and accessible portions of the retaining walls appeared to be in serviceable condition at the time of the inspection.



Backyard

Yard Conditions

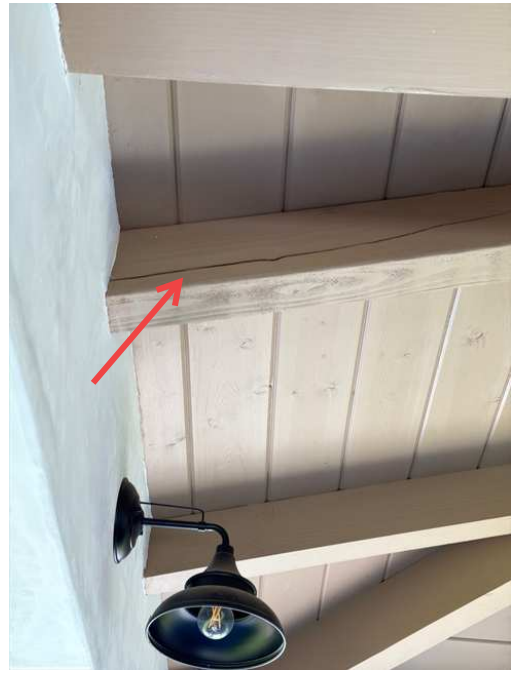
Yard Conditions



R26:

One of the wooden support timbers for the roof over the barbecue was split. Client may wish to discuss this condition with a qualified individual for repair or replacement.

AI Estimated Cost: \$460 - \$920 *



Light Fixture Conditions

Light Fixture Conditions



W27: Caulking Needed

All light fixtures should be properly caulked and sealed to the structure to help prevent water intrusion.

Flex Seal

Flex seal is durable, long lasting sealant that can be used to waterproof light fixtures to this building structure.

Illustration & Photos





Receptacle Conditions

Receptacle Conditions

✓ **28:**

The receptacles photographed were tested and found to be GFCI protected. The inspector will make an attempt to verify that all outlets are GFCI protected. However, some receptacles such as those hidden in flower planters or those that are outside view may-not be tested.





Hose Bib Condition

Hose Bib Condition



W29: Missing Backflow Preventer

Backflow preventers should be installed at all hose bibs to prevent contamination to the drinking water.

[Hose Bib Backflow Preventer](#)

Hose bib backflow preventer with drain holes prevents contaminated water from flowing back into your clean water supply. Easy installation on any outdoor spigot.

Illustration & Photos

Drain Hole

Draining the remained water in the hose

When turn off the spigot ,
the remained water will be
sprayed from drain holes to
achieve anti backflow .

Turn off



Patio Doors

Patio Doors



30:

Patio doors were tested and found to be functional on the day of inspection. Doors show signs of normal wear and tear.



Retaining Wall Conditions

Retaining Wall Conditions

✓ **31: Appeared Serviceable**

The visible and accessible portions of the retaining walls appeared to be in serviceable condition at the time of the inspection.



Metal Fencing

Metal Fencing



W32:

Chain-link fence surrounds the rear of the property. The examination of the chain-link fence falls outside of the scope of a general home inspection, but appears to be in serviceable condition. Client should also be aware that the chain-link fence does not provide an adequate barrier to the pool. State law requires a suitable child barrier fence being installed.

Exterior Steps

Exterior Steps

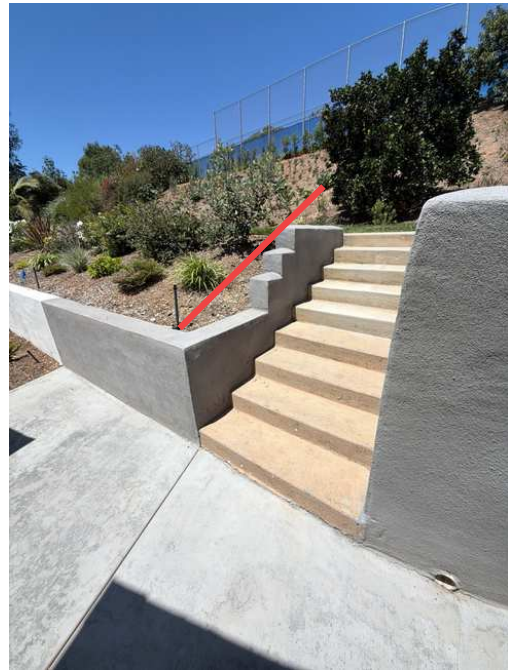
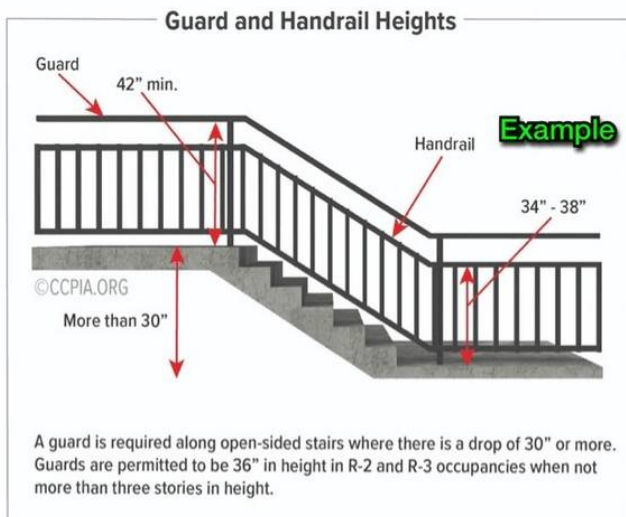


S33: Handrail Damaged/Missing

The handrail had damaged/missing components. Consult with a general contractor for repairs. Safety concern.

AI Estimated Cost: \$460 - \$920 *

Illustration & Photos



Barbecue

Barbecue

✓ 34: Not Inspected

Barbecue is in new condition and appear serviceable. Barbecues are excluded from the home inspection process. Furthermore barbecues are excluded from the industry standards of practice of which your home inspection was performed. The barbecue may have been tested for gas leaks as a courtesy to the client only.



Barbecue



35:

Ventilator was tested and found to be functional on the day of Inspection.



Outdoor Sink

Outdoor Sink

✓ **36: Satisfactory**

The outdoor sink was in satisfactory condition. Faucet was functional.



Pool & Spa Conditions

LIMITATIONS, EXCEPTIONS AND EXCLUSIONS: Excluded from this basic pool/spa inspection is any system, structure, or component of the pool/spa which is inaccessible, concealed from view, or could not be inspected due to circumstances beyond the Inspector's control, including but not limited to pool water clarity, shadows and excessive sunlight on the water.

NOTE: 1968 was the year that the National Electrical Code (NEC) finally decided to include swimming pools in their standards and regulations. If your pool was built prior to 1968, there likely exists some sub-standard electrical design for your underwater lighting and pool pump. We strongly recommend contacting a licensed electrician for further evaluation and updating if needed for safety reasons.

Senate Bill No. 442

Senate Bill No. 442

- **37:**
Senate Bill No. 442 This bill would, as part of the definition of home inspection for the transfer of real property, specify that an appropriate inspection of real property with a swimming pool or spa would include noninvasive physical examination of the pool or spa and dwelling for the purpose of identifying which, if any, of the 7 specified drowning prevention safety features the pool or spa is equipped. The bill would also require that the information be included in the home inspection report, as specified. A minimum of two of the drowning prevention methods must be installed by the sellers prior to transfer the property.

Pool Barrier Conditions

Pool Barrier Conditions



S38:

A properly installed child barrier fence is highly recommended for pool safety. Client should consult with a pool contractor for cost of installation.

AI Estimated Cost: \$1,725 - \$3,450 *



Concrete Decking

Concrete Decking



39:

The concrete decking surrounding the swimming pool was in satisfactory condition. Minor hairline cracks were noted but are considered normal.





Pool General Conditions

Pool General Conditions

- ✓ **40:**
Pebble-Tec liner was in satisfactory condition.





Elastomeric Seal

Elastomeric Seal

✓ 41: Elastomeric Seal Satisfactory

The elastomeric seal was in satisfactory condition.



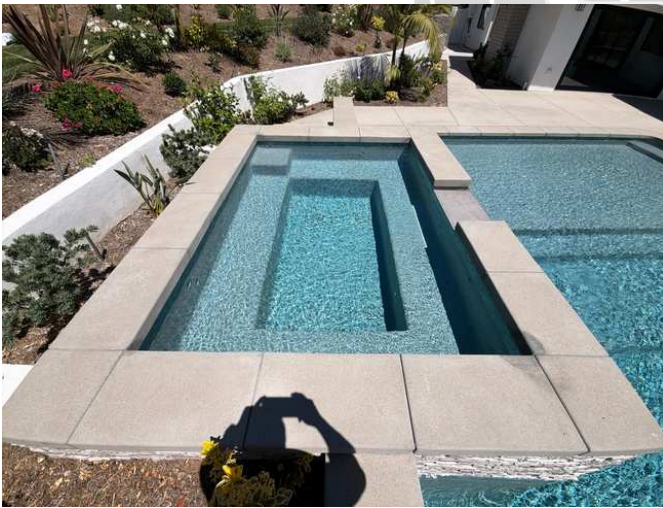
Coping

Coping



42:

The pool coping was in satisfactory condition.



Skimmer

Skimmer

✓ **43:**

The skimmer was in satisfactory condition. The cover was intact.



Water Line Tile Condition

Water Line Tile Condition

✓ **44:**

The pool tile surrounding the waterline was in satisfactory condition.



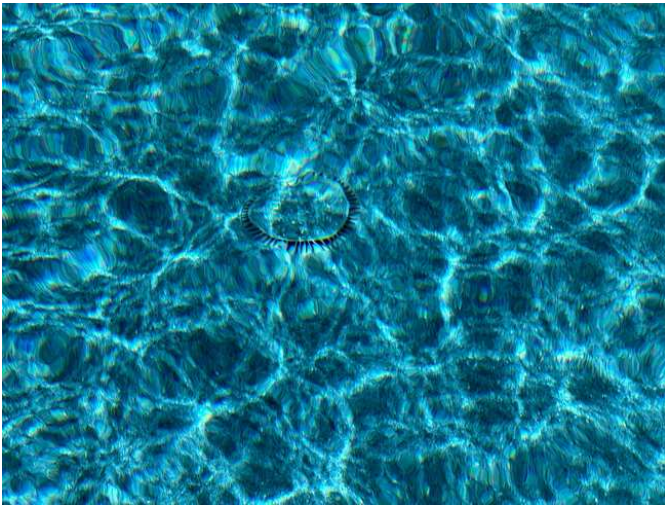
Drain Cover

Drain Cover



45:

The anti-vortex drain cover was in satisfactory condition.



Fill Valve

Fill Valve



46:

The pool fill valve was present and functional. Backflow preventer present and functional.



Water Features

Water Features

✓ 47:



Pool/Spa Lighting

Pool/Spa Lighting

✓ **48:**

Underwater lights were tested and found to be functional on the day of inspection.



Pump 1

Pump 1

49:

Pump is an energy compliant, variable speed pump.



Pump 1

✓ **50: Bonding Ground Present**

Bonding ground was present and tight.





Pump 3

Pump 3

- **51:** Pump is an energy compliant, variable speed pump.



Pump 3

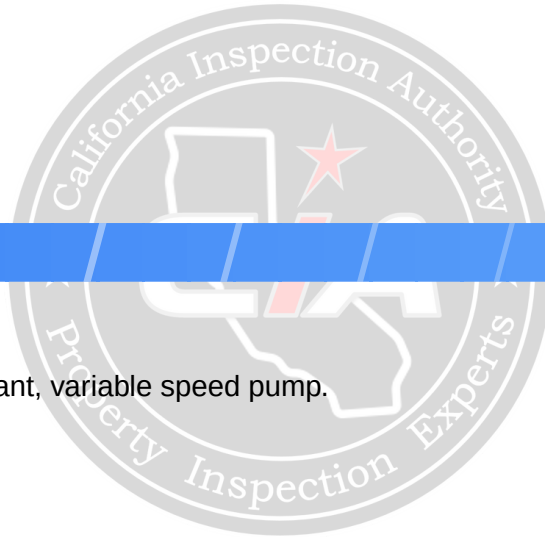
- ✓ **52:**
Bonding ground was present and tight.



Pump 2

Pump 2

- **53:**
Pump is an energy compliant, variable speed pump.





Pump 2

✓ **54: Bonding Ground Present**

Bonding ground was present and tight.



Filter

Filter

✓ **55:**

The filter was in satisfactory condition. There were no apparent signs of leaks. Pressure gauge and bleeder valve were functional.



Heater

Heater

✓ **56:**

The pool heater was functional. Unit responded normally to controls.



Heater

57:

AQMD Rule 1146.2 amended June 2024. South Coast Air Quality Management District (AQMD) regarding gas pool heaters. Effective January 2030, homeowners will be required to replace gas pool heating systems with electric alternatives, such as reverse heat pumps. That is, If the property owner wishes to retain a pool heater. Some older outdated gas pool heaters may updating immediately. This transition is part of a broader initiative aimed at reducing air pollution and promoting more sustainable energy use. However, this change may come with significant financial implications for homebuyers, as electric heating systems can be notably more expensive to install than their gas counterparts. In addition to the upfront costs of purchasing and installing an electric pool heater, buyers should also consider the potential need for electrical system upgrades. Electric heat pumps typically require a larger electrical feed, which means that the existing electrical service may need to be assessed and possibly increased to accommodate the new system. Depending on the current capacity of the home's electrical panel, this may lead to additional expenses, including the cost of upgrading the panel itself. This is an important factor that could impact your overall budget and renovation plans. Being proactive about these issues will not only prepare you for the financial implications but also ensure compliance with the new AQMD regulations, providing peace of mind as you transition into homeownership.

Heater

✓ 58: Bonding Ground Present

Bonding ground was present and tight.



Timeclock and Controllers

Timeclock and Controllers

- ✓ **59:** Timeclock and controllers were in satisfactory condition.



Vacuum Relief Valve Safety Device

Vacuum Relief Valve Safety Device

✓ 60: Vacuum Relief Valve Safety Device

Vacuum relief safety valve was not present therefore could not be inspected. Vacuum relief safety valves help to prevent body entrapment.

Anti-Body Entrapment Device

Life safety starts with Vac-Alert, anti-body entrapment device. Release suction on the pump in the event of an emergency.

Safety Signs

Safety Signs

✓ 61: No Lifeguard on Duty

While signs of this nature are currently only required for commercial properties. It should be noted that they have contributed to saving numerous lives over the years. Signage of this nature located in conspicuous locations can serve as an early warning and help to prevent drowning. It is for that reason we recommend signage of this type be installed.

No Lifeguard On Duty Sign

Code compliant pool safety sign. Required by many local jurisdictions for residential swimming pools.

Pool Alarm

Pool Alarm

⚠ W62: Pool Alarm

Pool alarms were not installed at the pool or spa. These types of alarms can be an early warning system when someone accidentally falls in the pool. These devices should comply with ASTM F2208 standards.

Pool Alarm

Pool alarm detects water disturbances to alert homeowners of potential drowning hazards. Required by many building codes for residential pools.

Illustration



Exterior Walls Windows & Chimney

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons. Inspector may not be able to evaluate all surfaces of the home due to vegetation plantings and other obstructions. It is not the intent of the inspector to damage any of these items during the visual assessment of the home. The home inspector cannot diagnose the presence of lead in wood trim surfaces. Lead testing can only be performed by a certified company equipped to do so. The home inspection is a visual process only to determine the general overall condition and habitability of the structure. Outdoor lighting low voltage landscape lighting and irrigation are not part of this inspection as they are considered secondary systems.

Exterior Wall Conditions

Exterior Wall Conditions



63:

Exterior wall surfaces are comprised of siding, stone, veneer, and stucco. Wall conditions appear to be normal and in good overall condition.











Wood Trim Conditions

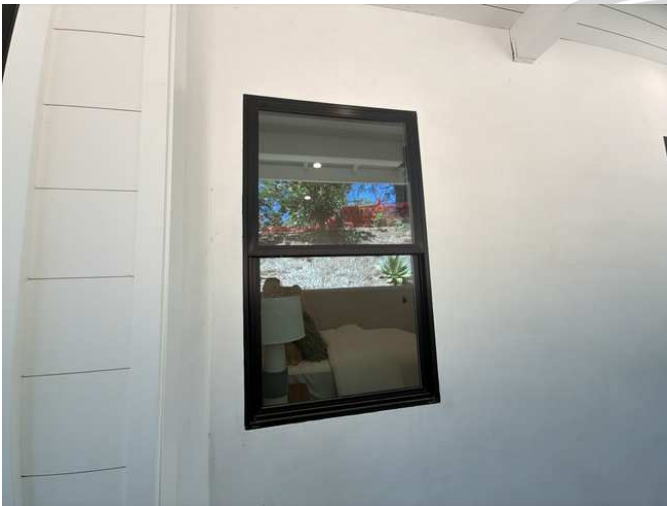
Wood Trim Conditions

- ✓ **64:** The fascia, soffits and trim are in satisfactory condition.

Exterior Windows

Exterior Windows

- ✓ **65:** Vinyl pane thermal windows were in satisfactory condition there were no cracked or broken window panes observed. Client should be aware that all vinyl windows are sealed using caulking and or other sealants that may break down overtime. Resealing vinyl windows is part of normal and regular home maintenance.









Chimney Type

Chimney Type

✓ 66: Brick and Mortar

Brick and mortar with a clay flue liner was utilized to construct the chimney.

Chimney Conditions

Chimney Conditions



R67: Mortar Cap/Crown

Evidence of weathering and cracks were noted at the chimney crown. Repairs are needed to help prevent water intrusion into the chimney cavity. Consult with a brickmason for evaluation and repairs.

AI Estimated Cost: \$460 - \$920 *



Storm Cap & Spark Arrestor

Storm Cap & Spark Arrestor



68: Storm Cap Present

Storm cap and spark arrestor were present.



Foundation/Crawl Space

Foundation inspections include examining visible and accessible foundation walls, piers, posts, and floor structure. The inspection does not include areas that are not readily accessible.

Foundation Type

Foundation Type

69:

The home was constructed on a slab on grade foundation. This is the most common method for modern home construction. The slab foundation components were evaluated from the exterior and interior of the home. There were no excessive signs of settling or cracks noted on the day of inspection. All concrete slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the condition of the slab underneath cannot be determined. Areas hidden from view by finished walls furniture or stored items cannot be judged.

Materials Used

Materials Used

70:

Concrete and steel reinforced foundation.

Slab Foundation General Conditions

Slab Foundation General Conditions



71:

The slab foundation was in satisfactory condition and generally level throughout. Client should be advised cracks in the slab foundation may be discovered when flooring is removed and or replaced. The inspector does not have the luxury of removing flooring to evaluate slab components.

Garage

First and foremost garage door safety is the responsibility of the operator. The garage door should not be operated when children and pets are within close proximity to moving parts!

Tilt up garage doors pose a additional safety hazards and should be considered for immediate upgrade. Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable liquids such as gasoline and kerosene should only be stored in appropriate containers. Garage door opening heights are not standard for all homes, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence, calcium or salt crystal formations on the concrete. Post tension slabs should not be cut or cored as this will create a structural defect and may even cause personal injury or death. All cracks in the garage slab small or not should be monitored for growth and movement. Contact an engineer if changes appear.

You may want to have any living space above the garage should there be any, evaluated further by a structural engineer, as it may be seismically vulnerable. A structural engineer may recommend additional bracing around the garage door opening to prevent failure during seismic activity. Only a licensed structural engineer can evaluate the home for structural integrity.

Personal Items

Personal Items



72: Obstructed View

Personal items and storage obstructed a complete visual assessment of the garage area. Client may request clearing of said personal items and storage. Then call for re-inspection.



Number Of Spaces

Number Of Spaces

- **73:** Three-car attached garage.



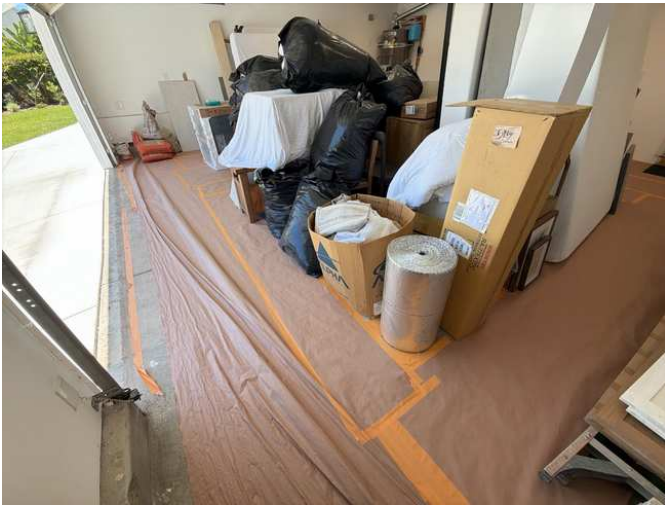
Slab

Slab



W74: Could Not Be Inspected

The slab could not be inspected because it was covered by floor covering. Floor covering may cover significant defects and deficiencies that may adversely affect your decision to purchase the property. It is strongly suggested that any floor coverings be removed and the slab be evaluated prior to the close of escrow.



Satisfactory Walls And Ceilings

Satisfactory Walls And Ceilings

✓ 75:

The visible portions of the garage walls and ceilings were in satisfactory condition overall. No significant deficiencies to report.

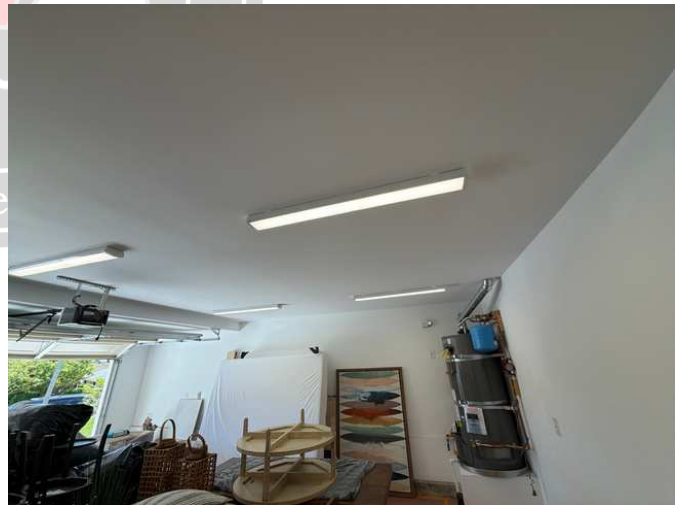




Lighting

Lighting

- ✓ **76:**
Garage lighting was satisfactory.





Fire Door

Fire Door



77:

The fire door was tested and found to be functional on the day of inspection.



Electrical

Electrical

✓ **78:**

All garage outlets that could be tested were functional on the day of inspection. GFCI protection has been provided where needed.



Operator Button

Operator Button

✓ **79:**

The operator button was in satisfactory condition and responded normally to testing.



Opener and Safety Sensors

Opener and Safety Sensors

- **80:** Garage door opener and safety sensors were new condition, but could not be tested because they were not plugged in on the day of inspection.



Electrical Panel

While we are not licensed electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Carbon monoxide alarms should be installed within 15 feet of all bedroom doors, and tested regularly. Smoke detectors are recommended in each bedroom for occupant safety.

Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Electric Utility

Electric Utility

- **81:** Electrical service was provided to the home by public utility. Voltage was tested and well within guidelines.



Electric Utility



W82: Emergency Disconnect Placard

All main electrical panels should have appropriate labeling so emergency responders can locate the emergency service disconnect. NEC 230.85 Service disconnects marked as follows: EMERGENCY DISCONNECT, SERVICE DISCONNECT

Code Compliant Disconnect Placard

The sticker complies with the National Electrical Code NEC 230.85 identifier for the main service disconnect.

Illustration & Photos

Approved Example

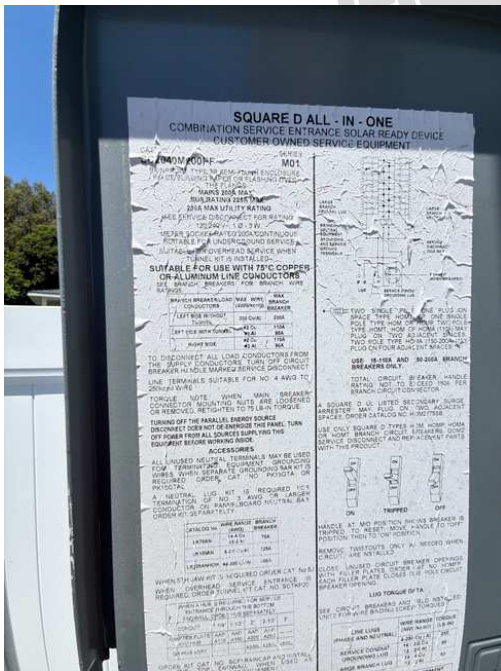


Manufacture

Manufacture

83:

The main electrical panel was manufactured by Square D Corporation. The panel is rated for 125/250 Volts and is in good condition. Voltage was tested and well within guidelines.



General Condition

General Condition

- i E84:** Thermal imaging inspection of the main electrical panel revealed abnormal temperature patterns or hotspots indicative of loose connections, overloaded circuits, or deteriorated components at the time of scanning. Consult with a qualified individual for further evaluation and resolution



Amperage Rating

Amperage Rating

85:

The main electrical panel is rated for 125/250 Volts 200 Amps The main service disconnect switch is located at the main electrical panel.



AFCI Circuit Breakers

AFCI Circuit Breakers



W86: Missing AFCI Circuit Breakers

In 2020 the National Electrical Code (NEC) 210.12 required that all 120v 15 and 20 amp branch circuits feeding convenience outlets and devices be protected by an AFCI circuit breaker. Including but not limited to kitchen, family rooms, dining room, living room, parlors, libraries, dens, bedrooms, Sun rooms and patios, recreation rooms, closets, hallways, laundry areas and or similar rooms. The National Fire Protection Authority (NFPA) recognizes that AFCI circuit breaker's can greatly reduce the risk of fire at receptacles throughout the dwelling caused by arc fault conditions. It is for that reason we at California Inspection Authority recommend the client consult with a licensed electrical contractor for installation of such safety devices.

Illustration & Photos



Wiring Methods

Wiring Methods



87:

Copper nonmetallic sheathed cable also referred to as Romex was utilized throughout the home for all branch circuits.





Sub Panel

Sub-panel inspection includes evaluation of the panel condition, wiring, grounding, and circuit breakers. The inspection is visual and does not include load calculations or testing of individual circuits.

Panel Location

Panel Location

- ✓ **88:**
The sub panel is located in laundry #2.

Manufacture

Manufacture

- ✓ **89: Siemens Electric**
The sub panel was manufactured by Siemens Electric Corporation. The panel is rated for 125/250 Volts and is in good condition. Voltage was tested and well within guidelines.

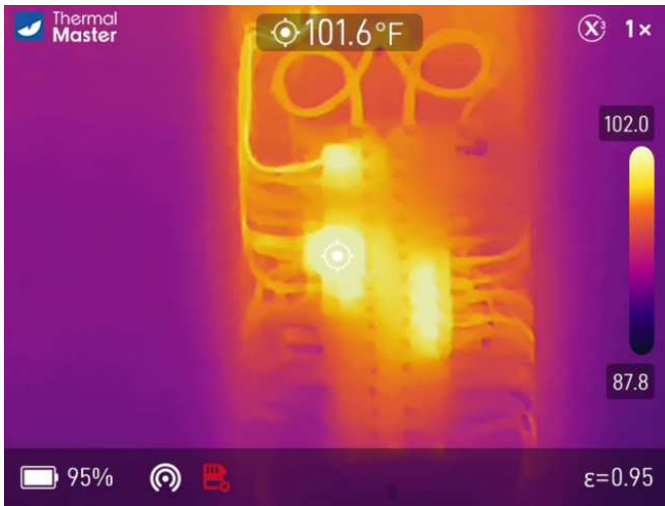


General Condition

General Condition

✓ 90:

Thermal imaging inspection of the main electrical panel revealed no abnormal temperature patterns or hotspots indicative of loose connections, overloaded circuits, or deteriorated components at the time of scanning. All visible electrical components and connections within the panel are within normal operating temperatures, with no signs of overheating on the day of inspection.

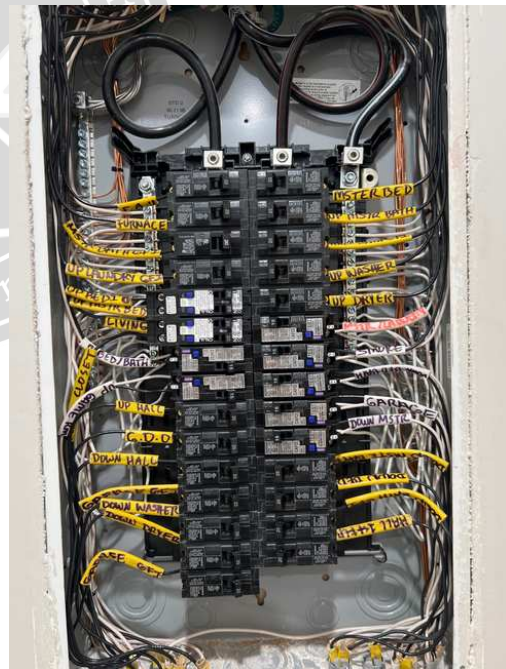


General Condition



91:

The panel was in satisfactory condition overall.



Amperage Rating

Amperage Rating

✓ 92: 100 Amp Panel

The electrical panel is rated for 125/250 Volts 100Amps. The service disconnect switch is located at the main electrical panel at the exterior of the home.

Main Disconnect Location

Main Disconnect Location

✓ 93: The service disconnect switch is located at the main electrical panel at the exterior of the home.

AFCI Circuit Breakers

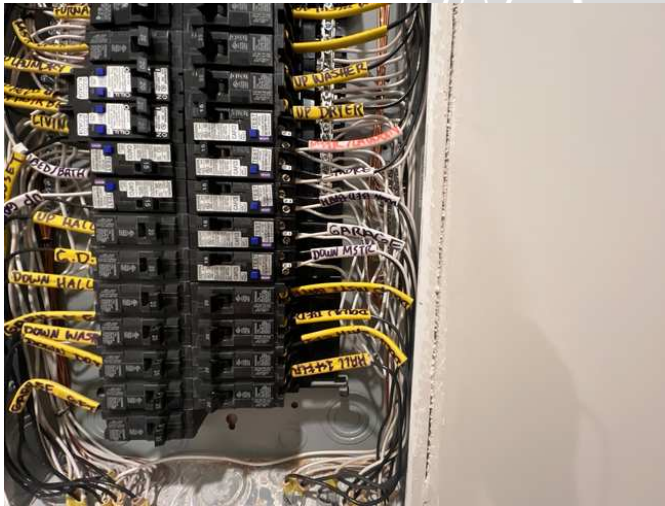
AFCI Circuit Breakers

✓ 94: AFCI breakers present and functional. AFC circuit breakers should be tested according to manufacturers guidelines to ensure functionality.



Wiring Methods

Copper nonmetallic sheathed cable also referred to as Romex was utilized throughout the home for all branch circuits.



Plumbing

The home inspector in no way can determine the condition plumbing pipes that are concealed in walls cavities and below grade. The home inspector will do his best to describe what type system the home is equipped with and the overall condition. In older homes built before 1970's are commonly equipped with galvanized drain waste and vent system. A galvanized waste system typically last about 50 years at best and should be considered a major upgrade. Galvanized water supply lines have a shorter life span of around 40 years and should be taken seriously and upgraded as needed. Common replacements of galvanized water supply is copper and or pex. Polybutylene is a water supply system typically grey in color. Polybutylene is a problematic water supply system and is not commonly insured by most insurance companies. We advise you seek out additional information on polybutylene material.

It is the responsibility of the buyer to determine if sewer or water needs further evaluation. We recommend the use of a sewer scope camera inspection to evaluate condition of sewer lines prior to the close of escrow. Consult a local plumber for this service. The inspection and report do not address, and are not intended to address, the possible presence of or to determine the presence, or to evaluate lead-based paint, lead contamination, or lead hazard. Shut off valves are not checked for functionality but rather for the presence of a valve. Evaluating underground plumbing and septic systems is not included in this inspection.

Sewer Connection

Sewer Connection

● **I96:**

Sewer is provided to the home via public utility.

Gas Utility

Gas Utility

✓ **97: Gas Service Established**

Natural gas service is provided to the home via public utility. Having a gas shut off wrench located at the gas utility will aid in the event of emergency shut off needs. The gas shut off valve can be shut off by turning the valve 90° in either direction.



Water Utility

Water Utility

- ✓ **98:** Public water service has been provided to the home via public utility.



Main Line Material

Main Line Material

99:

Copper was observed exiting the wall. Materials used underground are unknown.



Main Shutoff Location

Main Shutoff Location

✓ **100: Front of home location**

The main shutoff valve is located at the front of the home. The main water shutoff valve was in satisfactory condition.



Water Pressure Regulator

Water Pressure Regulator



101:

The water pressure regulator (PRV) was tested and found to be in satisfactory condition.

Automatic Water Shut Off Valve

Automatic Water Shut Off Valve



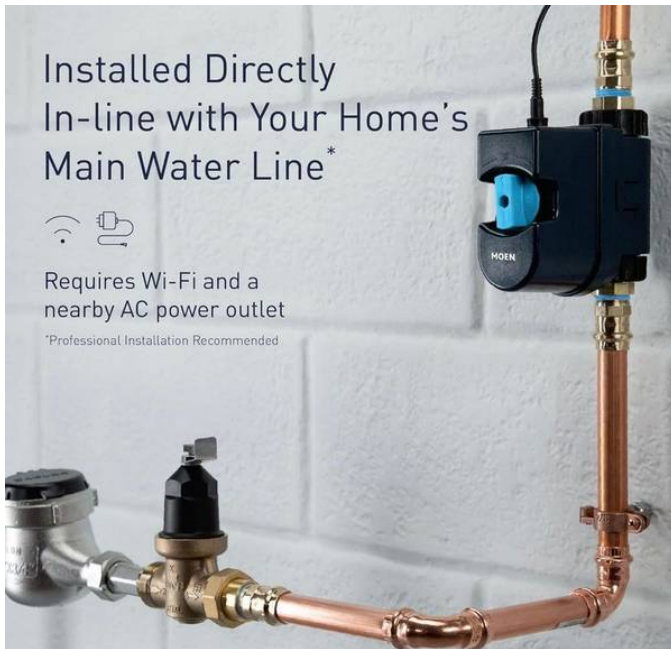
W102:

There was no automatic water, flow control valve present. A smart water flow control valve will sense the ongoing flow of water and have different mechanisms in place in order to shut off the water flow to prevent catastrophic water damage. This type of valve may be required by some homeowners insurance companies. The cost of the device and installation of such units varies greatly. It is suggested that the client consult with a qualified licensed plumbing contractor for further evaluation and recommendations.

Moen Whole House Water Shut Off Valve

Smart water flow control valve installed directly in-line with your home's main water line. Detects leaks and automatically shuts off water to prevent catastrophic damage.

Illustration



Drip/Leak Sensing Devices

Drip/Leak Sensing Devices



W103:

Drip and leak sensing devices help to prevent significant water damage. These devices may be required by some Homeowners Insurance companies. These kits are affordable and vital to prevent catastrophic water damage caused by leaks at plumbing fixtures.

[Drip Leak Sensing Device](#)

Protects from water damage by alerting you to a leaks below, sinks around dishwashers and laundry equipment

Illustration



PEX Tubing Condition

PEX Tubing Condition

- ✓ **104:** PEX tubing was observed feeding plumbing fixtures. There were no active leaks on the day of inspection.

Drain Line Type & Conditions

Drain Line Type & Conditions

- ✓ **105:** All drains were tested for connection and drain quality, toilet paper is not utilized during testing of the drain lines.

Drain Line Type & Conditions

- **106:** ABS (Acrylonitrile Butadiene Styrene) pipe was utilized for the Drain Waste and Vent system (DWV).

Water Heater 1

Water heater inspection includes evaluation of the unit condition, safety features, venting, and connections. The inspection does not include efficiency testing or tank interior inspection.

Location

Location

107:

The hot water heater was located in the garage.



Type

Type

✓ **108: Gas-fired Water Heater**

Natural gas fired hot water storage tank.



Water Heater General Conditions

Water Heater General Conditions

- ✓ **109:**
Hot water heater was in satisfactory condition.

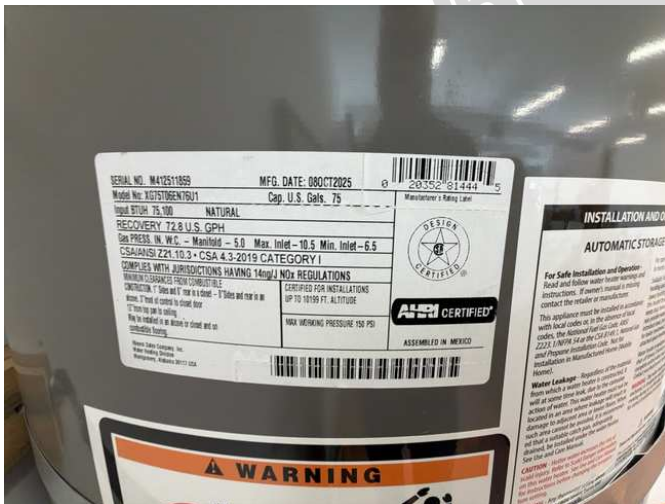


Capacity

Capacity

✓ **110: Adequate Size**

Based on national water heater charts the hot water heater for the home is adequate.



Expansion Tank

Expansion Tank

✓ **111:**

The expansion tank/valve was present and functional. There was no signs of rust corrosion or leaks.



Temperature Control Valve

Temperature Control Valve



S112:

There was no whole house temperature control valve present. Temperature control valves help to prevent scalding at bathtubs and sink areas.

AI Estimated Cost: \$345 - \$690 *

Temperature Control Valve

The whole house temperature control valve designed to maintain a stable, safe, and energy-efficient temperature throughout the home.

Illustration & Photos



Shut Off Valve

Shut Off Valve



113:

The hot water heater shut off valve was in satisfactory condition. There were no signs of leaks rust or corrosion.



Seismic Straps

Seismic Straps



114:

The hot water heater was properly braced. Seismic straps were installed both top and bottom according to manufacturers guidelines.

Approved Water Heater Straps

California approved seismic water heater straps. Approved for all water heaters up to 75 gallons. Easy installation and proven protection against seismic loads.



TPR Valve

TPR Valve



115:

The TPR valve was in satisfactory condition. There were no signs of leaks, rust or corrosion.



Drip Pan

Drip Pan

- ✓ **116:**
The drip pan is in satisfactory condition.



Gas Line

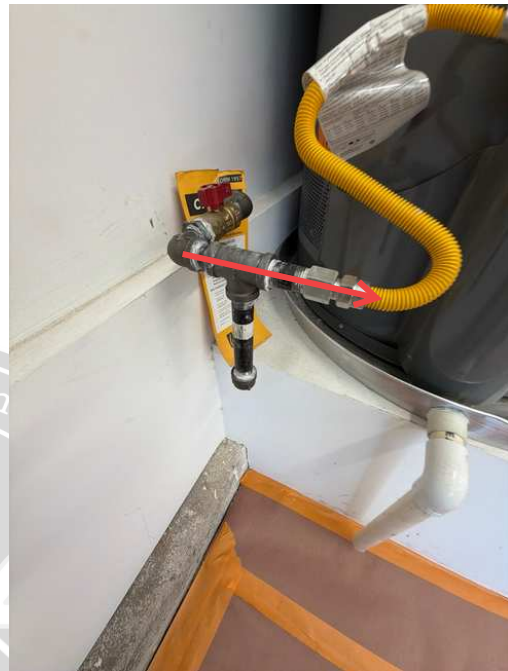
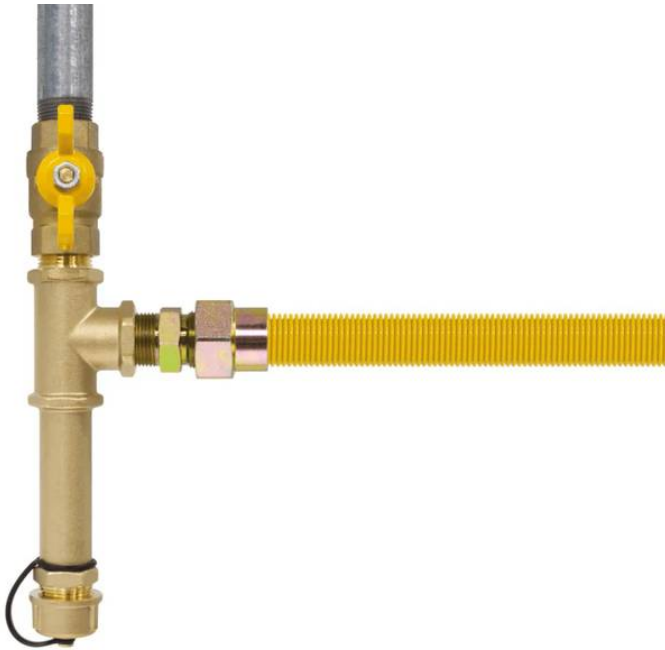
Gas Line



W117: Sediment Leg

Gas line, sediment leg, and or drip leg was not installed in the correct orientation. Referred to diagram.

Illustration & Photos



Water Heater 2

Location

Location



118:

Tankless hot water heater is located at the rear of the property behind the ADU



Water Heater General Conditions

Water Heater General Conditions

- ✓ **119:**
Hot water heater was in satisfactory condition.





Shut Off Valve

Shut Off Valve

✓ **120:**

The hot water heater shut off valve was in satisfactory condition. There were no signs of leaks rust or corrosion.

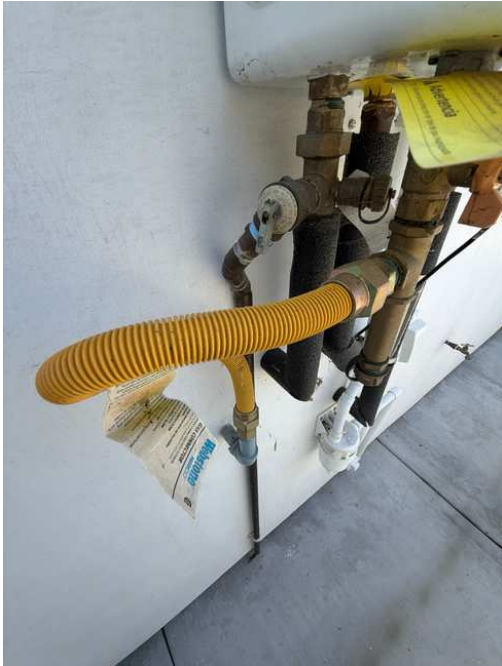


TPR Valve

TPR Valve

✓ **121:**

The TPR valve was in satisfactory condition. There were no signs of leaks, rust or corrosion.



Gas Line

Gas Line

✓ **122: Satisfactory**

The gas line was in satisfactory condition. No gas leaks were detected.



Heating - Air

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit or external components. This is beyond the scope of this inspection.

Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout the structure cannot be determined by a visual inspection. However these items can help with overall efficiency and should be evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding refrigerant charge or line integrity.

We perform a conscientious evaluation of the system, but we are not HVAC contractors. Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection.

System Location

System Location

- **123:**
The furnace system is located in the attic area of the home.

Fuel Type

Fuel Type

- **124: Natural Gas Fired**
Natural gas fired.

AI Estimated Cost: \$402 - \$752 *

Heating System Condition

Heating System Condition



W125:

The ambient temperatures were above testing requirements. Testing the furnace in higher than recommended temperatures can cause immediate damage to the unit. It is suggested that the client return to the home in the early morning hours or during colder temperatures so the furnace can be tested safely.



Heating System Condition



R126:

The horizontal gas furnace was observed to be elevated using wood blocking placed on top of the metal furnace stand supports. While the furnace is supported, the use of combustible wood spacers is not considered an appropriate support method for this type of installation. If additional elevation

was required, properly sized code-compliant metal furnace stands or supports should have been used. Recommend consultation with the builder or a qualified HVAC contractor to evaluate the installation and provide proper support as necessary.

AI Estimated Cost: \$460 - \$810 *



Gas Line

Gas Line



R127:

The gas supply lines for both furnace units were not connected to the gas supply at the time of the inspection. As a result, the furnaces could not be operated or evaluated for proper function. Recommend consultation with the builder to complete the gas connections and verify proper operation of both furnace units prior to occupancy.

AI Estimated Cost: \$402 - \$805 *



Distribution Conditions

Distribution Conditions



128:

Flexible insulated duct work was utilized. The duct work was in satisfactory condition where visible.







Thermostat Condition

Thermostat Condition

✓ 129:

Thermostat #1 and #2 are located at the first and second floor level, respectively. Both thermostats appear to be properly installed and the unit responded to the basic controls. This is a programmable device with many options for setback settings, timed events, etc. No attempt was made to test all functions of the thermostat. To do so would be time consuming and outside of the scope of a general home inspection.



Filter(s)

Filter(s)



130:

The filter is in satisfactory condition. Filter should be replaced every 3 to 6 months as part of regular home maintenance.





Output Temperatures

Output Temperatures



W131: Too Hot To Test

The ambient temperatures on the day of inspection were too hot to test the furnace unit safely. Testing the furnace system during high ambient temperatures may cause significant damage to the unit. The unit should only be tested during cooler temperatures. We recommend that the client return in the early morning hours for testing prior to the close of escrow to satisfy any concerns.

Type

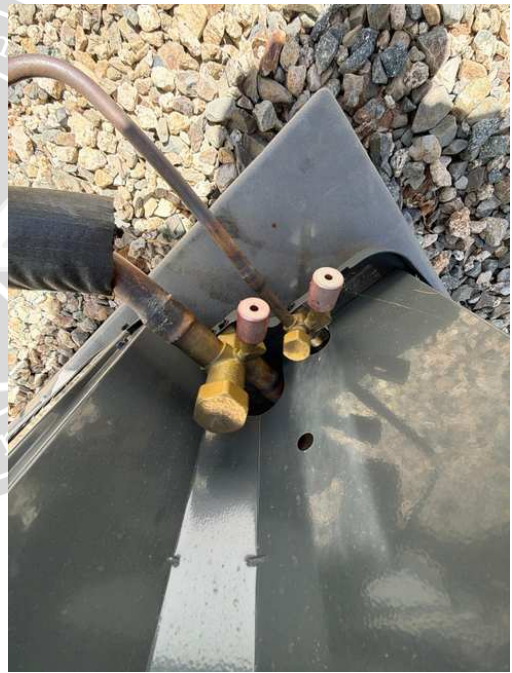
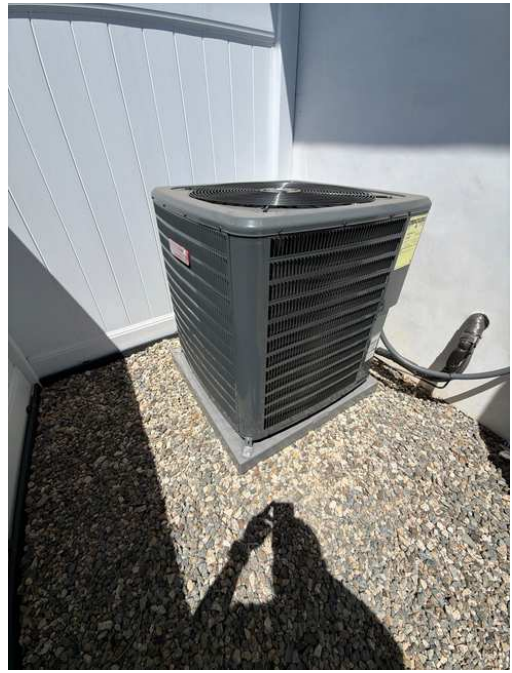
Type

- **132:**
Refrigerant, split system.

Condenser Conditions

Condenser Conditions

- ✓ **133:**
A/C condenser responded normally to testing.







Service Disconnect

Service Disconnect



M134: Caulking Needed

The service disconnect should be properly sealed to the structure.





Evaporator

Evaporator



R135: Evaporator Leaking Air

The evaporator was leaking a significant amount of air during inspection. Thus reducing energy efficiency. Consult with an HVAC contractor to seal the evaporator.

AI Estimated Cost: \$402 - \$752 *



Output Temperature

Output Temperature



R136: Poor

The air-conditioning output temperatures were poor for the second level of the home. It is recommended that an HVAC contractor be consulted for complete evaluation and resolution.

AI Estimated Cost: \$402 - \$920 *





Output Temperature

✓ **137: Satisfactory**

Output temperatures as tested on the day of inspection were satisfactory.





Interiors & Stairs

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood

shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information and disclosures. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

Smoke detectors and carbon monoxide detectors are required by California state law at all levels of the home and certainly within 14 feet of any sleeping quarters. Additionally local regulations may require smoke detectors in each bedroom for occupant safety.

Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. While the doors in the home are tested for functionality, by their sheer nature and wear and tear. Door assemblies may result in loose hardware at hinges and door knobs. Requiring periodic maintenance. We recommend you carefully determine and schedule contractors and remedial services deemed advisable or necessary before the close of escrow.

Nail Pops

Nail Pops



R138:

One or more nail pops was observed. Client should consult with the builder for a complete audit and resolution.

AI Estimated Cost: \$460 - \$920 *



Foyer/Hallway

Foyer/Hallway



139:

Foyer and hallway condition were satisfactory.



Smoke Detector

Smoke Detector

- ✓ **140:**
Smoke detector present and functional.



Stairwell

Stairwell

✓ **141:**

The stairwell was in satisfactory condition.



Stairwell



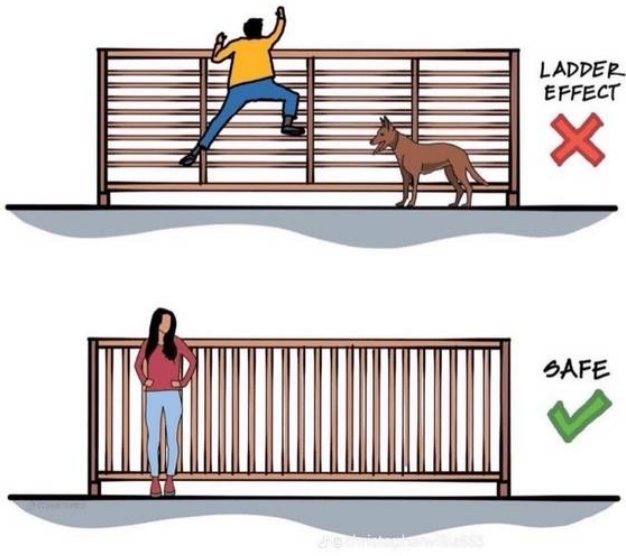
W142: Ladder Type Guard Rail

Ladder type guard rail pose a significant safety hazard for small children. Children can use the guard rail as a ladder to climb up and over the guard rail. Recommend improvements. Safety concern.

Illustration & Photos

CHILD SAFETY RAILING

@07SKETCHES

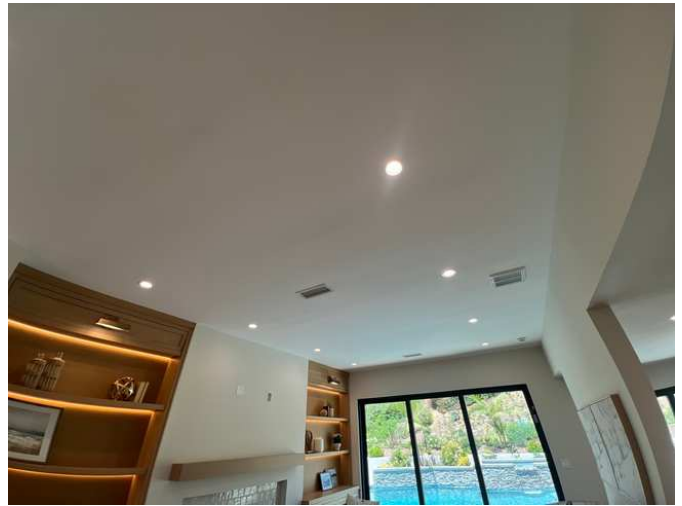


Living Room

Living Room

- ✓ 143: The room was in satisfactory condition overall.





Dining Room

Dining Room

- ✓ **144:**
The room was in satisfactory condition overall.





Loft

Loft

✓ **145:**

The room was in satisfactory condition overall.





Fireplace #1

Inspector does not light fireplaces or fuel sources unless controlled by electronic switch. No pilot lights are ignited. Wood-burning stoves are excluded from inspection. The inspection is limited to visual evaluation of the firebox. Inspector checks for gas log lighter, damper operation, and damper door stopper. Combination/smoke and carbon monoxide detectors are recommended in rooms that have installed fireplaces. Detectors will function as an early warning device in the event of a fireplace with drafting issues. We Recommend clients consult a qualified fireplace

specialist or chimney sweep for comprehensive evaluation to satisfy and concerns.

Fireplace Location

Fireplace Location

- **146: Living Room**
Living room.



General Conditions

General Conditions

✓ **147: Satisfactory**

The fireplace was in satisfactory condition. Our inspection does not include actual operation of the fireplace and we cannot offer opinions regarding its performance. We suggest inquiries of the owner or occupant in this regard. Fireplaces should have annual maintenance performed. The client is advised to have the fireplace service by a qualified chimney specialist.





Fireplace #2

Fireplace Location

Fireplace Location

✓ **148: Primary Bedroom**
Primary bedroom.

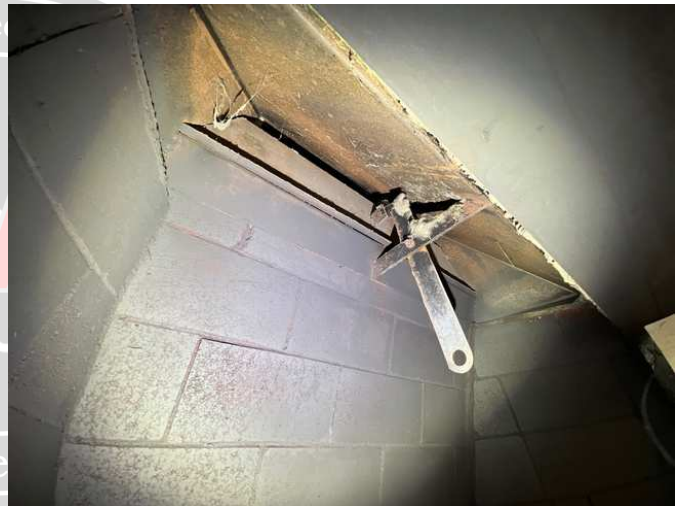
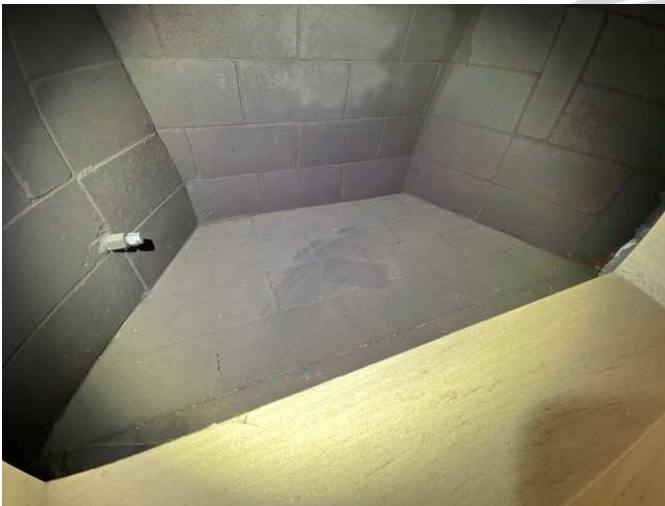
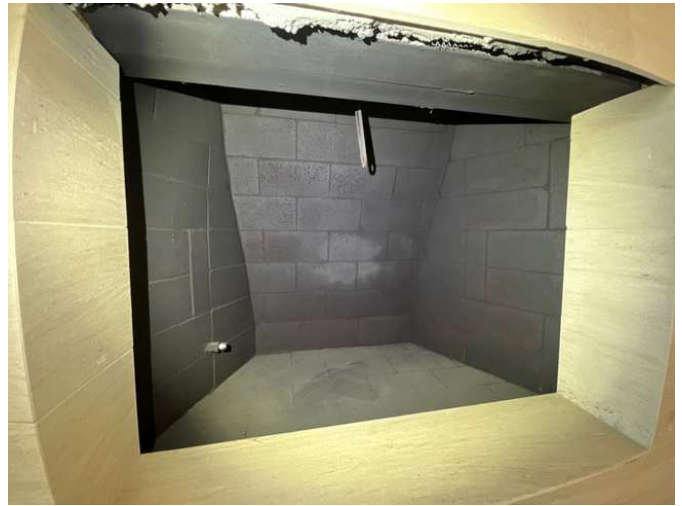


General Conditions

General Conditions

✓ **149: Satisfactory**

The fireplace was in satisfactory condition. Our inspection does not include actual operation of the fireplace and we cannot offer opinions regarding its performance. We suggest inquiries of the owner or occupant in this regard. Fireplaces should have annual maintenance performed. The client is advised to have the fireplace service by a qualified chimney specialist.



Kitchen

Kitchen inspection includes cabinets, countertops, sinks, faucets, and built-in appliances. Portable appliances and functionality of dishwashers beyond basic operation are not included.

General Conditions

General Conditions

✓ **150:**

Floor, walls and ceiling in the kitchen area were in satisfactory condition overall.



General Conditions



R151:

The toe kick beneath the kitchen sink cabinet was not properly secured at the time of the inspection. The toe kick detached during the inspection and was reinstalled by the inspector in its original location. Recommend consultation with the builder to properly secure the toe kick using appropriate

fastening methods.

AI Estimated Cost: \$460 - \$920 *



Kitchen Sink

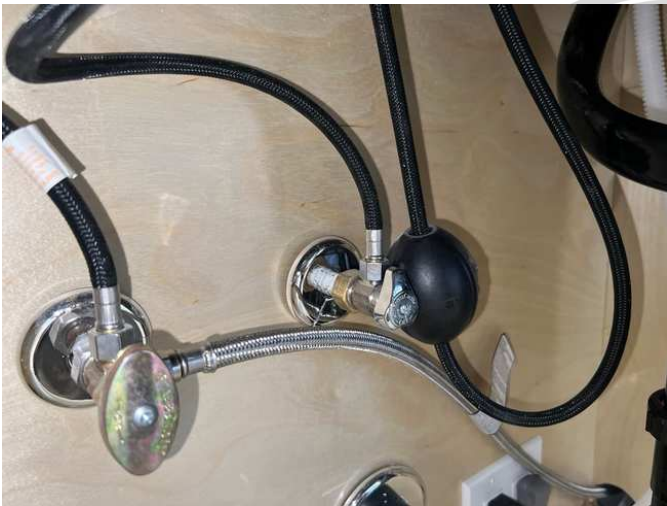
Kitchen Sink



152:

The kitchen sink was in satisfactory condition. Faucet was functional.







Garbage Disposal

Garbage Disposal

✓ **153: Satisfactory**

The garbage disposal was in satisfactory condition.



Counter Tops

Counter Tops

✓ **154:**

Quartz countertops were in satisfactory condition and professionally finish the edges and seams.



Counter Tops



R155: Under Countertop Painting Needed

The underside of the bar was not painted or lacking paint. Painting below the bar is a standard for cleanliness and cleaning of the surfaces.

AI Estimated Cost: \$400 - \$800 *



Kitchen Cabinets

Kitchen Cabinets



156:

Kitchen cabinets are in new condition. All doors and drawers function normally.







Electrical Conditions

Electrical Conditions



W157:

Regarding outlet at island. IF" receptacles are installed to serve an island or peninsular countertop or work surface, they must be installed in accordance with the rules in Section 210.52(C)(3) below: Installed on or above the countertop or work surface, but not higher than 20 inches above the countertop or work surface. Installed in a countertop using receptacle assemblies listed for use in countertops.

Pop-Up Island Receptacle

Countertop pop-up outlet for kitchen islands. Meets NEC Section 210.52(C)(3) requirements for island countertop receptacle installation.



Lighting Conditions

Lighting Conditions

- ✓ **158:**
Kitchen lighting was satisfactory.





Refrigerator

Refrigerator

✓ **159: Satisfactory**

The refrigerator was in satisfactory condition.



Refrigerator



W160: Icemaker Disclaimer

It should be noted that the refrigerator was equipped with an ice/water dispenser. These components are not tested during a general home inspection. Client should inquire with the seller regarding its functionality prior to the close of escrow to satisfy any concerns.



Dishwasher(s)

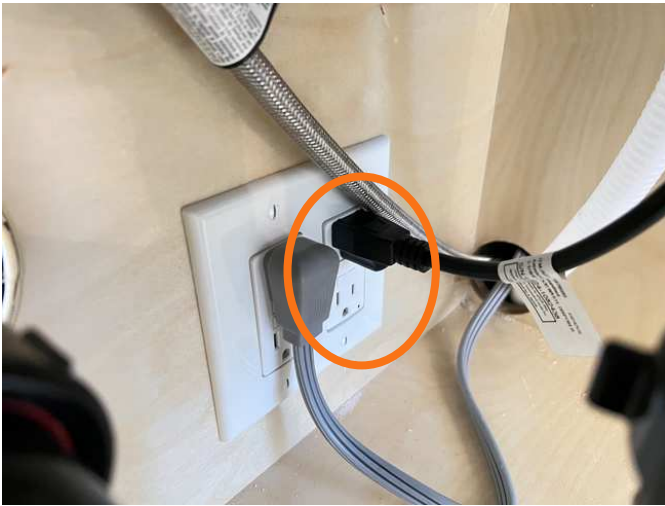
Dishwasher(s)



R161:

The dishwasher was successfully tested on the day of the inspection by temporarily utilizing the garbage disposal receptacle. However, the dedicated receptacle intended to supply power to the dishwasher was found to be non-functional. Recommend consultation with a qualified electrician for further evaluation and repair of the dedicated dishwasher receptacle to ensure proper operation.

AI Estimated Cost: \$316 - \$518 *

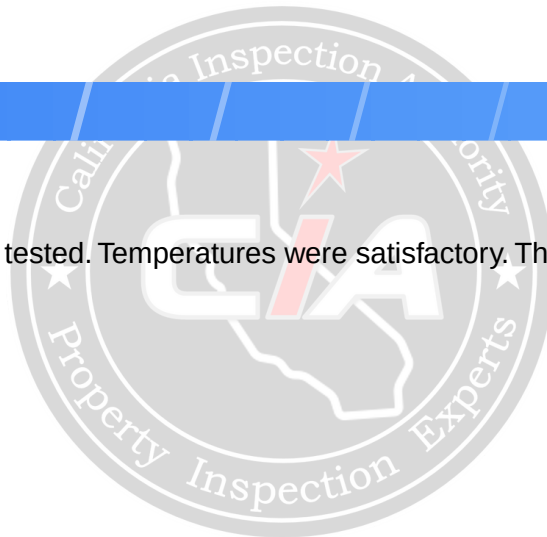


Range

Range

✓ **162: Satisfactory**

The range was thoroughly tested. Temperatures were satisfactory. The unit was found to be functional.





Vent Hood

Vent Hood

✓ **163: Satisfactory**

The vent hood was in satisfactory condition.



Built In Microwave

Built In Microwave

✓ **164: Satisfactory**

The built-in microwave was tested and found to be in satisfactory condition on the day of inspection.



Bedroom 1

Bedroom inspection includes evaluation of windows, doors, closets, electrical outlets, and general room condition. Cosmetic issues are generally not reported unless they indicate potential safety concerns.

Privacy Door

Privacy Door

- ✓ **165:**
The door was in satisfactory condition.



Smoke Detector

Smoke Detector

- ✓ **166:**
Smoke detector present and functional.



General Condition

General Condition

- ✓ **167:**
Bedroom was satisfactory.







Bedroom 2

Privacy Door

Privacy Door



168:

The door was in satisfactory condition.



Smoke Detector

Smoke Detector

- ✓ **169:** Smoke detector present and functional.



General Condition

General Condition

- ✓ **170:**
Bedroom was satisfactory.







Bedroom 3

Privacy Door

Privacy Door



171:

The door was in satisfactory condition.



Smoke Detector

Smoke Detector



172:

Smoke detector present and functional.



General Condition

General Condition

- ✓ **173:**
Bedroom was satisfactory.





Bedroom 4

Privacy Door

Privacy Door

✓ **174:**

The door was in satisfactory condition.



Smoke Detector

Smoke Detector

✓ **175:**

Smoke detector present and functional.



General Condition

General Condition

- ✓ **176:**
Bedroom was satisfactory.





Bedroom 5

Privacy Door

Privacy Door

✓ **177:**

The door was in satisfactory condition.



Smoke Detector

Smoke Detector

✓ **178:**

Smoke detector present and functional.



General Condition

General Condition

- ✓ **179:**
Bedroom was satisfactory.







Bedroom 6

Privacy Door

Privacy Door



180:

The door was in satisfactory condition.



Smoke Detector

Smoke Detector

- ✓ **181:**
Smoke detector present and functional.



General Condition

General Condition

- ✓ **182:**
Bedroom was satisfactory.



Bathroom 1

Bathroom inspection includes fixtures, ventilation, and visible surfaces. Water pressure and temperature are tested where accessible. Leaks may not be visible if they occur only during use.

Privacy Door

Privacy Door

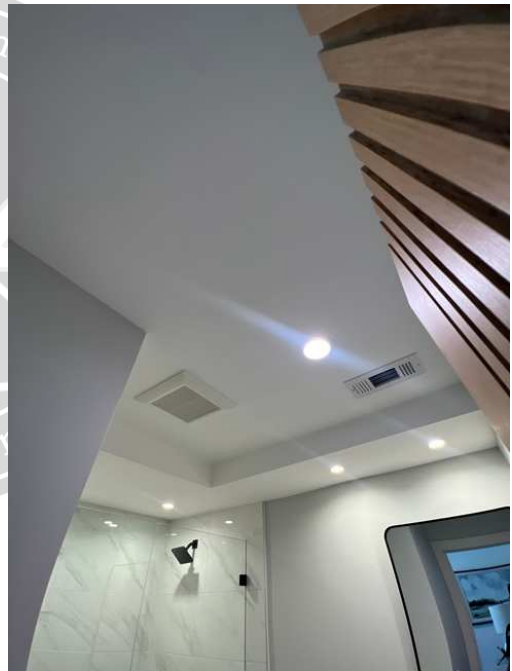
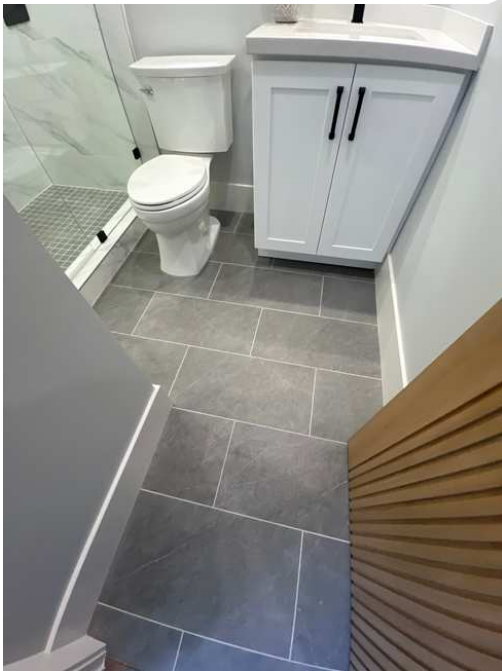
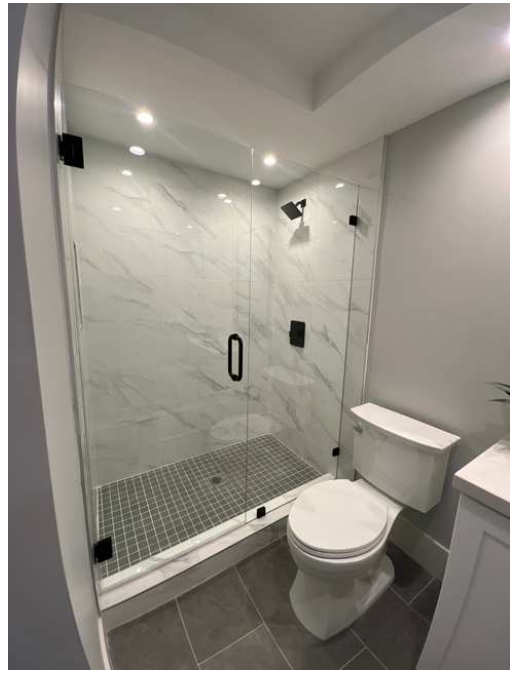
- ✓ **183:**
The door was in satisfactory condition.



Overall Conditions

Overall Conditions

- ✓ **184:**
The floor, walls and ceiling were in satisfactory condition. There were no significant deficiencies noted.



GFCI Outlets

GFCI Outlets

- ✓ **185:** GFCI receptacle was present and functional.



Sink and Plumbing

Sink and Plumbing



186:

Sink and faucet were functional. Hot and cold water were present. And the drain was free flowing.





Cabinet Conditions

Cabinet Conditions

- ✓ **187:** Bathroom cabinets are in new condition.



Toilet

Toilet



188:

The toilet was functional and in satisfactory condition.





Tub and Showers

Tub and Showers

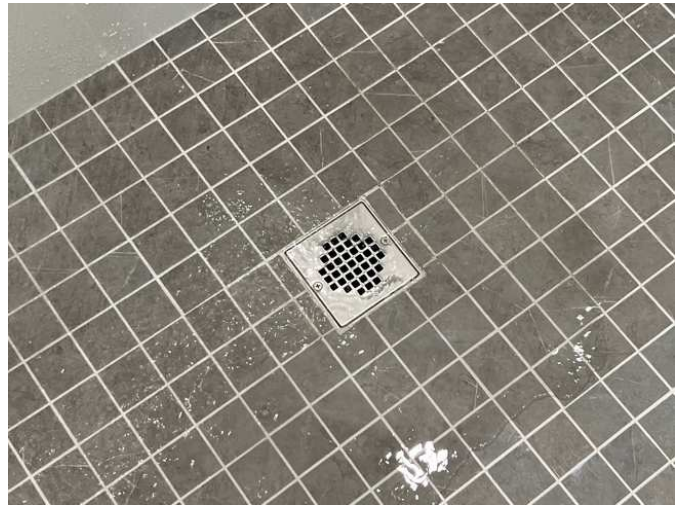


189:

The shower was in new condition. Hot and cold running water was present. The drain was free flowing.







Tub and Showers



R190: Deficient Tile Grout

Deficient and or missing tile grout was noted. This condition can lead to water infiltration and concealed mold. Repairs needed.

AI Estimated Cost: \$460 - \$920 *



Ventilator Conditions

Ventilator Conditions

- ✓ **191:**
The bathroom ventilator was tested and found to be functional on the day of inspection.



Bathroom 2

Privacy Door

Privacy Door

- ✓ **192:**
The door was in satisfactory condition.



Overall Conditions

Overall Conditions



193:

The floor, walls and ceiling were in satisfactory condition. There were no significant deficiencies noted.





GFCI Outlets

GFCI Outlets

✓ **194: GFCI Satisfactory**

GFCI receptacle was present and functional.



GFCI Outlets

✓ **195: GFCI Protected**

Bathroom receptacle was GFCI protected from another location.



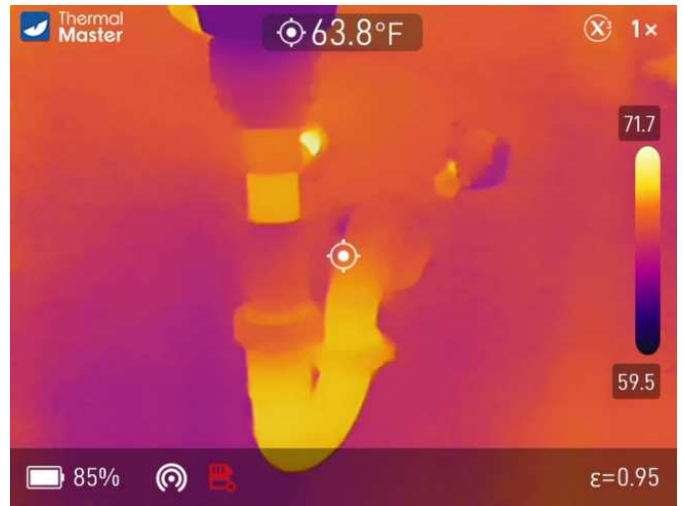
Sink and Plumbing

Sink and Plumbing

✓ **196:**

Sink and faucet were functional. Hot and cold water were present. And the drain was free flowing.





Cabinet Conditions

Cabinet Conditions

- ✓ **197:**
Bathroom cabinets are in new condition.



Toilet

Toilet



198:

The toilet was functional and in satisfactory condition.



Ventilator Conditions

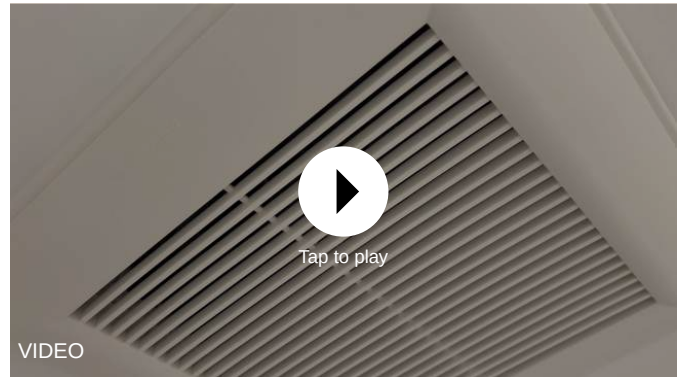
Ventilator Conditions



R199: Noisy

The bathroom ventilator was noisy. This may be an indication that the fan motor and blade housing needs cleaning and or replacement.

AI Estimated Cost: \$288 - \$690 *



Bathroom 3

Privacy Door

Privacy Door



200:

The door was in satisfactory condition.



Overall Conditions

Overall Conditions



201:

The floor, walls and ceiling were in satisfactory condition. There were no significant deficiencies noted.





GFCI Outlets

GFCI Outlets

✓ **202: GFCI Satisfactory**

GFCI receptacle was present and functional.



GFCI Outlets

✓ **203: GFCI Protected**

Bathroom receptacle was GFCI protected from another location.



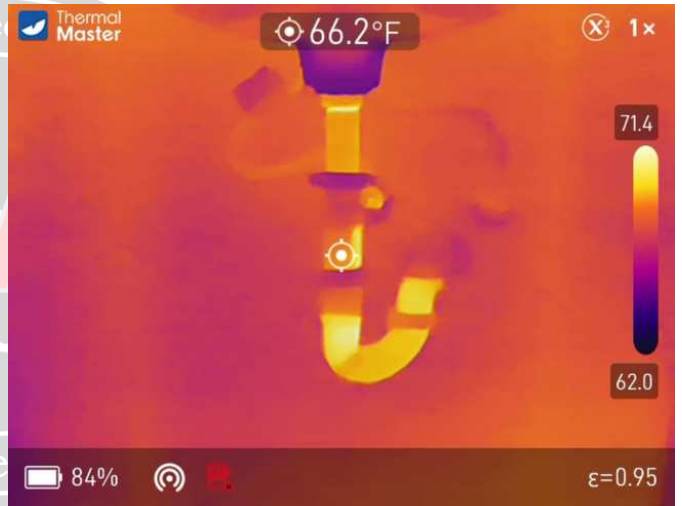
Sink and Plumbing

Sink and Plumbing

✓ **204:**

Sink and faucet were functional. Hot and cold water were present. And the drain was free flowing.







Cabinet Conditions

Cabinet Conditions

- ✓ **205:**
Bathroom cabinets are in new condition.



Toilet

Toilet



206:

The toilet was functional and in satisfactory condition.



Tub and Showers

Tub and Showers

✓ **207:**

The tub was in new condition. Hot and cold running water was present. The drain was free flowing.

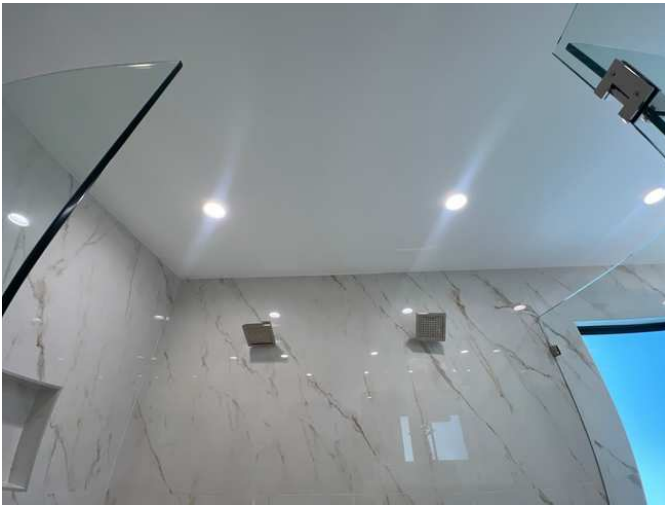


Tub and Showers

✓ **208:**

The shower was in new condition. Hot and cold running water was present. The drain was free flowing.





Tub and Showers



S209:

Per the National Electrical Code NEC section 410.10 D. Code violation. Pendant lights, chandeliers, or any cord chain or cable suspended fixture within a zone measuring 3 feet horizontally and 8 feet vertically from the top of the tub rim or shower stall threshold.

AI Estimated Cost: \$316 - \$690 *



Tub and Showers



S210: Missing Temperature Control Valve

The shower/tub did not have the required temperature control valve install. This is a safety device. Consult with a plumbing contractor for cost of installation.

AI Estimated Cost: \$345 - \$690 *

Temperature Control Valve

The whole house temperature control valve designed to maintain a stable, safe, and energy-efficient temperature throughout the home.





Ventilator Conditions

Ventilator Conditions

✓ **211:**

The bathroom ventilator was tested and found to be functional on the day of inspection.



Bathroom 4

Privacy Door

Privacy Door

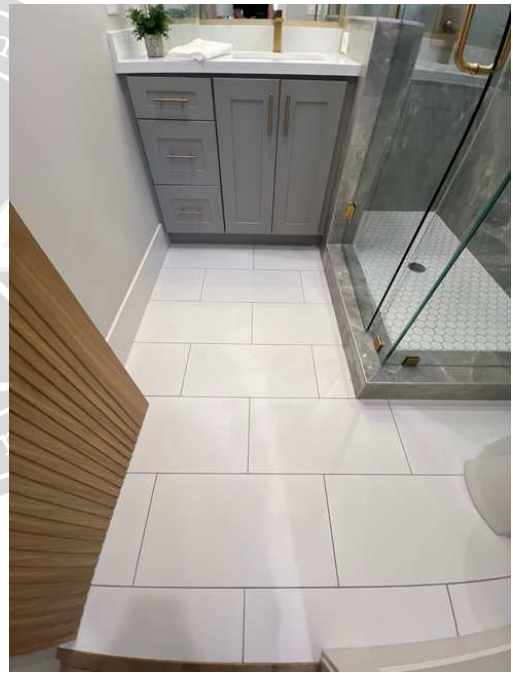
- ✓ **212:**
The door was in satisfactory condition.



Overall Conditions

Overall Conditions

- ✓ **213:**
The floor, walls and ceiling were in satisfactory condition. There were no significant deficiencies noted.





GFCI Outlets

GFCI Outlets

✓ **214: GFCI Satisfactory**

GFCI receptacle was present and functional.



Sink and Plumbing

Sink and Plumbing



215:

Sink and faucet were functional. Hot and cold water were present. And the drain was free flowing.





Cabinet Conditions

Cabinet Conditions



216:

Bathroom cabinets are in new condition.



Toilet

Toilet

✓ **217:**

The toilet was functional and in satisfactory condition.



Tub and Showers

✓ **218: New Shower**

The shower was in new condition. Hot and cold running water was present. The drain was free flowing.





Tub and Showers



R219: Deficient Tile Grout

Deficient and or missing tile grout was noted. This condition can lead to water infiltration and concealed mold. Repairs needed.

AI Estimated Cost: \$460 - \$920 *



Ventilator Conditions

Ventilator Conditions



220:

The bathroom ventilator was tested and found to be functional on the day of inspection.



Bathroom 5

Privacy Door

Privacy Door



221:

The door was in satisfactory condition.



Overall Conditions

Overall Conditions



222:

The floor, walls and ceiling were in satisfactory condition. There were no significant deficiencies noted.





Overall Conditions



R223:

No HVAC supply air register was present in Bathroom #4 at the time of the inspection. The absence of a supply register may result in reduced comfort and inadequate temperature conditioning within the bathroom. Recommend consultation with a qualified HVAC contractor to determine whether a supply air register should be installed.

AI Estimated Cost: \$460 - \$810 *



GFCI Outlets

GFCI Outlets

✓ **224: GFCI Satisfactory**

GFCI receptacle was present and functional.



GFCI Outlets

✓ **225: GFCI Protected**

Bathroom receptacle was GFCI protected from another location.



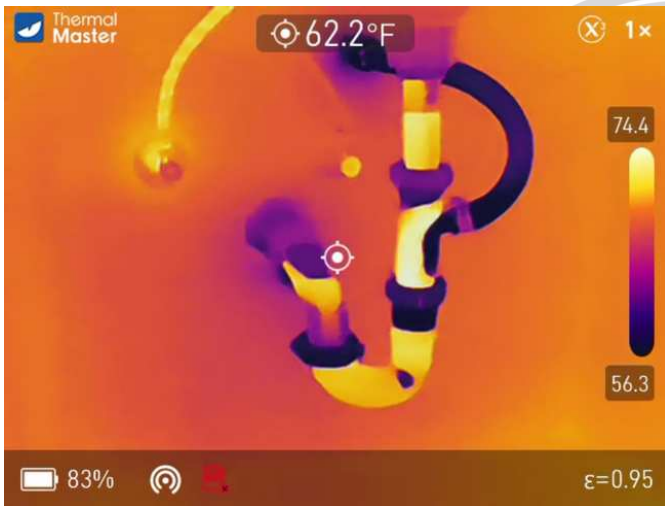
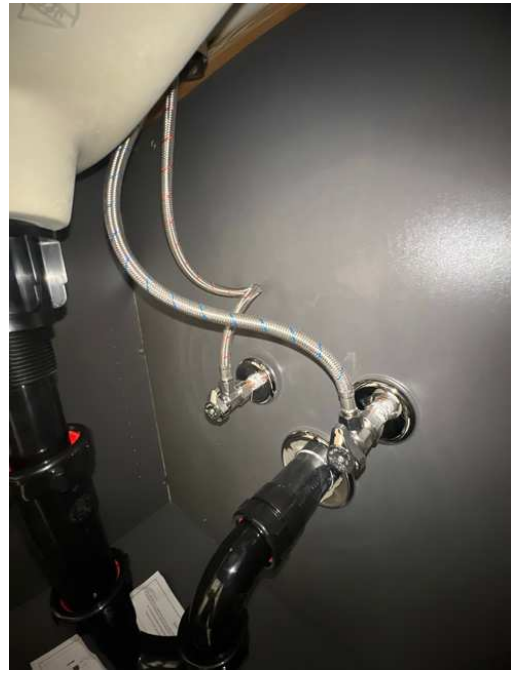
Sink and Plumbing

Sink and Plumbing

✓ **226:**

Sink and faucet were functional. Hot and cold water were present. And the drain was free flowing.





Cabinet Conditions

Cabinet Conditions

- ✓ **227:** Bathroom cabinets are in new condition.



Toilet

Toilet



R228: Leaks At Tank

Water leaks were noted at the tank. Service and repair needed.

AI Estimated Cost: \$345 - \$690 *





Tub and Showers

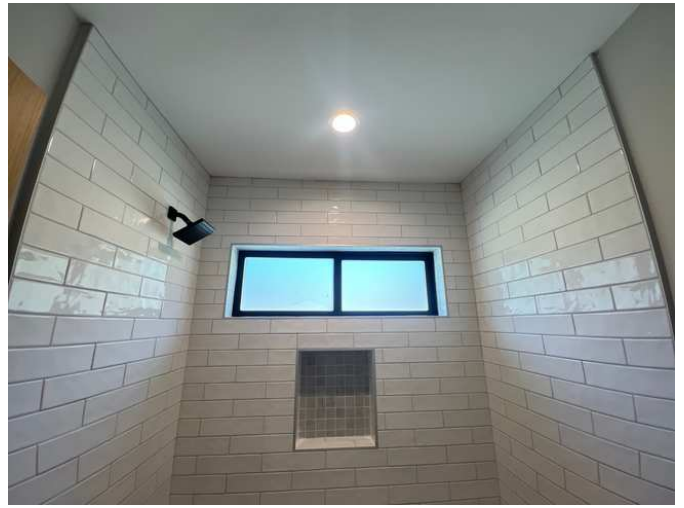
Tub and Showers



229:

The shower was in new condition. Hot and cold running water was present. The drain was free flowing.







Ventilator Conditions

Ventilator Conditions



230:

The bathroom ventilator was tested and found to be functional on the day of inspection.



Bathroom 6

Privacy Door

Privacy Door

- ✓ **231:**
The door was in satisfactory condition.



Overall Conditions

Overall Conditions

- ✓ **232:**
The floor, walls and ceiling were in satisfactory condition. There were no significant deficiencies noted.



GFCI Outlets

GFCI Outlets

✓ **233: GFCI Satisfactory**

GFCI receptacle was present and functional.



GFCI Outlets

✓ **234: GFCI Protected**

Bathroom receptacle was GFCI protected from another location.



Sink and Plumbing

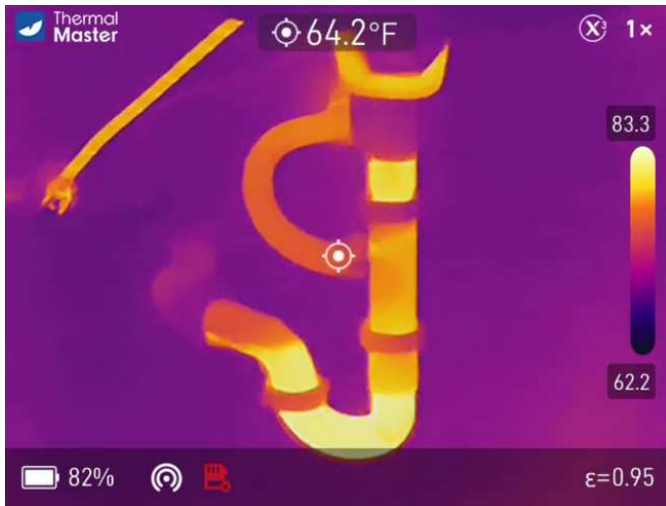
Sink and Plumbing

✓ **235:**

Sink and faucet were functional. Hot and cold water were present. And the drain was free flowing.







Toilet

Toilet

✓ **236: Satisfactory**

The toilet was functional and in satisfactory condition.





Tub and Showers

Tub and Showers



R237:

Improper slope was noted in the shower pan of Bathroom #6. Water was observed to collect rather than drain completely toward the shower drain, resulting in standing water. Recommend consultation with the builder to correct the shower pan slope and provide proper drainage to the drain.

AI Estimated Cost: \$460 - \$920 *



Ventilator Conditions

Ventilator Conditions



238:

The bathroom ventilator was tested and found to be functional on the day of inspection.



Laundry #1

Laundry room inspection includes evaluation of washer/dryer connections, ventilation, electrical outlets, and plumbing connections. Portable appliances are not included in the inspection.

Location

Location

- **239:**
The laundry is located in the main level of the home.

Laundry Door

Laundry Door

- ✓ **240:**
The door was in satisfactory condition.



General Conditions

General Conditions

- ✓ **241:**
The laundry room was in satisfactory condition overall.



Lighting

Lighting



242:

The light fixture was functional.



Electrical

Electrical

✓ **243:**

The laundry area receptacle was tested and found to be functional on the day of inspection.



Water Connection

Water Connection

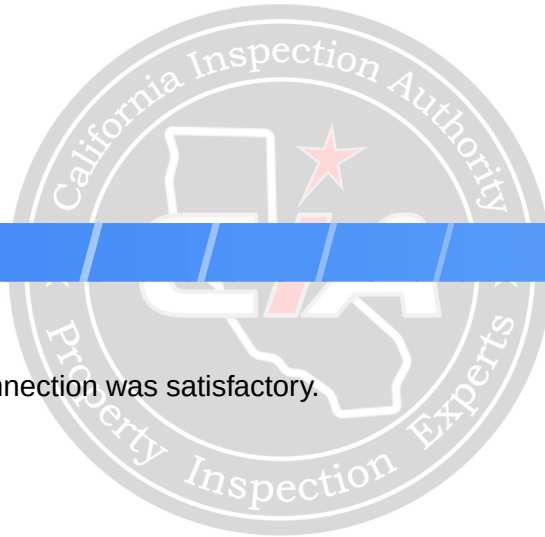
- ✓ **244:**
Laundry connections were in satisfactory condition.



Gas Connection

Gas Connection

- ✓ **245:**
The gas line and dryer connection was satisfactory.





Ventilator Condition

Ventilator Condition

- ✓ **246:**
Laundry room ventilator was satisfactory.



Laundry #2

Location

Location

✓ **247: Second-floor level**

The laundry is located in the second-floor level of the home.

Laundry Door

Laundry Door

✓ **248: Satisfactory**

The door was in satisfactory condition.



General Conditions

General Conditions

✓ **249: Satisfactory Condition**

The laundry room was in satisfactory condition overall.



Lighting

Lighting

✓ **250: Functional**

The light fixture was functional.



Electrical

Electrical

✓ **251: Satisfactory**

The laundry area receptacle was tested and found to be functional on the day of inspection.



Electrical

⚠ **S252: GFCI Missing**

According to the national electrical code all laundry room receptacles must be AFCI and GFCI protected for occupant safety. Upgrades are needed. Safety hazard. Please click [here](#) for a complete cost guide to GFCI outlet installation.

AI Estimated Cost: \$173 - \$345 *

Illustration & Photos



Water Connection

Water Connection

✓ **253: Satisfactory**

Laundry connections were in satisfactory condition.



Gas Connection

Gas Connection

✓ **254: Satisfactory**

The gas line and dryer connection was satisfactory.



Drip Pan

Drip Pan



W255: Drip Pan Recommended

A drip pan with an appropriate floor drain connection is recommended for all second-floor laundry locations. This will help prevent significant water damage during leaks. Consult with a general contractor for cost of installation.

Laundry Room Drip Pan

Laundry room drip pans are an affordable way to protect from water damage and microbial growth. Easy installation and long-term protection.

Laundry Room Drip Pan

Laundry room drip pans are an affordable way to protect from water damage and microbial growth. Easy installation and long-term protection.

Illustration & Photos

Washing Machine Drain Pan

Features a Durable Plastic Construction



WEAR-RESISTING



GOOD SEALING



NON-SLIP



EASY TO CLEAN



Ventilator Condition

Ventilator Condition



256: Satisfactory

Laundry room ventilator was satisfactory.



Cabinets/Counter Tops

Cabinets/Counter Tops

- ✓ **257: Cabinets Satisfactory**
Laundry room cabinets were in satisfactory condition.



Laundry Sink Conditions

Laundry Sink Conditions

✓ **258: Satisfactory**

The sink was in satisfactory condition. Faucet was functional.





Attic

Attic inspection includes accessible areas of the attic space, insulation, ventilation, and visible roof structure. Areas that are not safely accessible or are blocked by storage are not inspected.

Entrance

Entrance



259:

The attic access hatch is of sufficient size for easy access into the attic area.

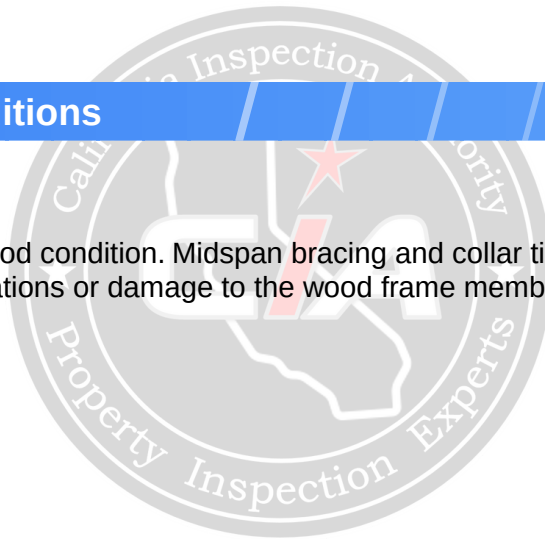


Attic Structure Conditions

Attic Structure Conditions

✓ **260: Roof rafters**

The roof rafters were in good condition. Midspan bracing and collar ties were satisfactory. There were no apparent signs of alterations or damage to the wood frame members.

















Insulation

Insulation

✓ 261: Fiberglass Batt Satisfactory

Fiberglass batt insulation was utilized throughout the attic area. The installation was satisfactory.







Electrical Conditions

Electrical Conditions

- ✓ **262:**
The attic light was present and functional.



Heating - Air

System Location

System Location

- **263:**
The furnace system is located in the attic area of the home.

Fuel Type

Fuel Type

- **264:**
Natural gas fired.
*AI Estimated Cost: \$402 - \$920 **

Heating System Condition

Heating System Condition

- ⚠ **S265:**
The horizontal gas furnace was observed to be elevated using wood blocking placed on top of the metal furnace stand supports. While the furnace is supported, the use of combustible wood spacers is not considered an appropriate support method for this type of installation. If additional elevation was required, properly sized code-compliant metal furnace stands or supports should have been used. Recommend consultation with the builder or a qualified HVAC contractor to evaluate the installation and provide proper support as necessary.

AI Estimated Cost: \$460 - \$1,035 *



Venting

Venting



266:

Heater vent was in satisfactory condition and directly vented through the roof.



Gas Line

Gas Line



R267:

The gas supply line for the ADU furnace unit was not connected to the gas supply at the time of the inspection. As a result, the furnace could not be operated or evaluated for proper function. Recommend consultation with the builder to complete the gas connection and verify proper operation of ADU furnace unit prior to occupancy.

AI Estimated Cost: \$402 - \$752 *



Distribution Conditions

Distribution Conditions

✓ **268:**

Flexible insulated duct work was utilized. The duct work was in satisfactory condition where visible.





Thermostat Condition

Thermostat Condition



269:

The thermostat was located in the hallway. The thermostat appears to be properly installed and the unit responded to the basic controls. This is a programmable device with many options for setback settings, timed events, etc. No attempt was made to test all functions of the thermostat. To do so would be time consuming and outside of the scope of a general home inspection.



Filter(s)

Filter(s)



270:

The filter is in satisfactory condition. Filter should be replaced every 3 to 6 months as part of regular home maintenance.



Output Temperatures

Output Temperatures



W271:

The ambient temperatures on the day of inspection were too hot to test the furnace unit safely. Testing the furnace system during high ambient temperatures may cause significant damage to the unit. The unit should only be tested during cooler temperatures. We recommend that the client return in the early morning hours for testing prior to the close of escrow to satisfy any concerns.

Type

Type

272:

Refrigerant, split system.

Evaporator

Evaporator



R273: Evaporator Leaking Air

The evaporator was leaking a significant amount of air during inspection. Thus reducing energy efficiency. Consult with an HVAC contractor to seal the evaporator.

AI Estimated Cost: \$402 - \$752 *



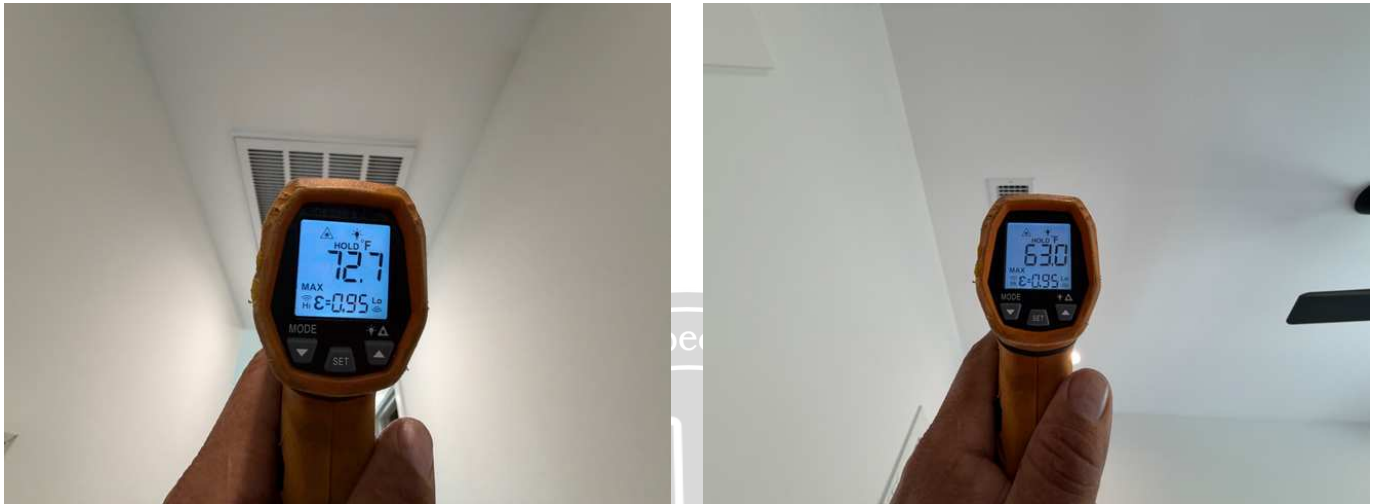
Output Temperature

Output Temperature

R274: Satisfactory

The output temperatures on the day of inspection were less than desirable. A 15 to 20° is the desired efficiency of the unit. Output temperature was 65° on average. The return temperature was 72°. Consult with an HVAC technician for further evaluation and resolution.

AI Estimated Cost: \$350 - \$700 *







Sub Panel

Panel Location

Panel Location

- **275:**
The sub panel is located at the Laundry room.

Manufacture

Manufacture

- **276:**
The sub panel was manufactured by Square D Corporation. The panel is rated for 125/250 Volts and is in good condition. Voltage was tested and well within guidelines.



General Condition

General Condition

- ✓ **277:**
The panel was in satisfactory condition overall.

General Condition

- ✓ **278:**
The panel was in satisfactory condition overall.



General Condition

- **279:**
FLIR scan of sub panel. All temperatures were well within guidelines.



Amperage Rating

Amperage Rating

280:

The electrical panel is rated for 125/250 Volts 100Amps. The service disconnect switch is located at the main electrical panel at the exterior of the home.

Main Disconnect Location

Main Disconnect Location

281: At Sub Panel

Subpanel main disconnect is located within the subpanel and there is an additional main service disconnect located at the exterior of the home near the main electrical panel.



AFCI Circuit Breakers

AFCI Circuit Breakers



W282:

In 2008 the National Electrical Code (NEC) required that all 15 and 20 amp branch circuits feeding convenience receptacles be protected by an AFCI protection via outlet or circuit breaker. The National Fire Protection Authority (NFPA) recognizes that AFCI circuit breaker's can greatly reduce the risk of fire at receptacles throughout the dwelling caused by arc fault conditions. It is for that reason we at California Inspection Authority recommend the client consult with a licensed electrical contractor for installation of such safety devices.

Illustration



AFCI Circuit Breakers

- ✓ **283:** AFCI breakers present and functional. AFCI circuit breakers should be tested according to manufacturers guidelines to ensure functionality.

Wiring Methods

Wiring Methods

- **284:** Copper nonmetallic sheathed cable also referred to as Romex was utilized throughout the home for all branch circuits.

Interiors & Stairs

Foyer/Hallway

Foyer/Hallway

- ✓ **285:** Foyer and hallway condition were satisfactory.



Smoke and Carbon Detectors

Smoke and Carbon Detectors

✓ **286: Satisfactory**

Smoke and carbon monoxide detectors were present and functional.



Living Room

Living Room



287:

The room was in satisfactory condition overall.





Dining Room

Dining Room

- ✓ **288:**
The room was in satisfactory condition overall.





Kitchen

General Conditions

General Conditions

● **289:**

Floor, walls and ceiling in the kitchen area were in satisfactory condition overall.



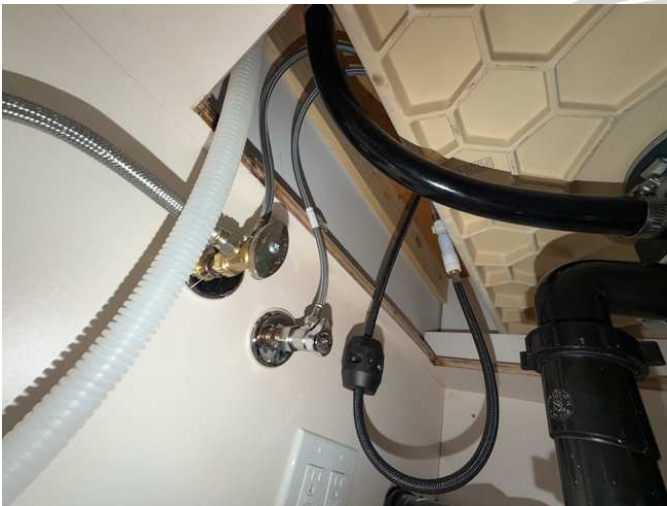
Kitchen Sink

Kitchen Sink



290:

The kitchen sink was in satisfactory condition. Faucet was functional.





Garbage Disposal

Garbage Disposal

- ✓ **291:**
The garbage disposal was in satisfactory condition.



Counter Tops

Counter Tops

✓ **292: Quartz Satisfactory**

Quartz countertops were in satisfactory condition and professionally finish the edges and seams.



Kitchen Cabinets

Kitchen Cabinets

✓ **293: Like New Condition**

Kitchen cabinets are in new condition. All doors and drawers function normally.



Electrical Conditions

Electrical Conditions

- ✓ **294:**
All GFCI receptacles were in satisfactory condition.



Lighting Conditions

Lighting Conditions

- ✓ **295:**
Kitchen lighting was satisfactory.



Refrigerator

Refrigerator

✓ **296: Satisfactory**

The refrigerator was in satisfactory condition.

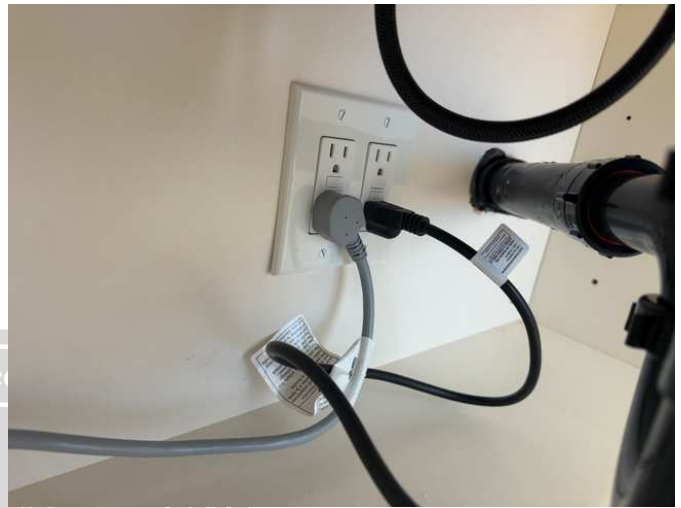


Dishwasher(s)

Dishwasher(s)

✓ 297: Satisfactory

The dishwasher was functional. The dishwasher was run through a full "NORMAL wash "cycle only. There were no defects or deficiencies to report. No representation is expressed or implied as to the effectiveness of the dishwashers cleaning capacity.



Range

Range

✓ 298:

The range was thoroughly tested. Temperatures were satisfactory. The unit was found to be functional.



Vent Hood

Vent Hood

✓ **299: Satisfactory**

The vent hood was in satisfactory condition.



Bedroom 1

Privacy Door

Privacy Door

- ✓ **300:**
The door was in satisfactory condition.



Smoke Detector

Smoke Detector

- ✓ **301:**
Smoke detector present and functional.



General Condition

General Condition

- ✓ **302:**
Bedroom was satisfactory.







Bedroom 2

Privacy Door

Privacy Door



303:

The door was in satisfactory condition.



Smoke Detector

Smoke Detector

- **304:** Smoke detector present and functional.



General Condition

General Condition

- ✓ **305:**
Bedroom was satisfactory.







Bathroom 1

Privacy Door

Privacy Door



306:

The door was in satisfactory condition.



Overall Conditions

Overall Conditions

- **307:**
The floor, walls and ceiling were in satisfactory condition. There were no significant deficiencies noted.



GFCI Outlets

GFCI Outlets

- **308:**
GFCI receptacle was present and functional.



Sink and Plumbing

Sink and Plumbing

- ✓ **309:**
Sink and faucet were functional. Hot and cold water were present. And the drain was free flowing.



Cabinet Conditions

Cabinet Conditions

✓ 310: Cabinet Satisfactory

Cabinets are showing signs of normal wear and tear. All doors and drawers function normally.



Toilet

Toilet



311:

The toilet was functional and in satisfactory condition.





Tub and Showers

Tub and Showers

✓ **312: New Shower**

The shower was in new condition. Hot and cold running water was present. The drain was free flowing.







Ventilator Conditions

Ventilator Conditions

- ✓ **313:** The bathroom ventilator was tested and found to be functional on the day of inspection.

Bathroom 2

Overall Conditions

Overall Conditions

- **314:** The floor, walls and ceiling were in satisfactory condition. There were no significant deficiencies noted.



GFCI Outlets

GFCI Outlets

- **315:**
GFCI receptacle was present and functional.



Sink and Plumbing

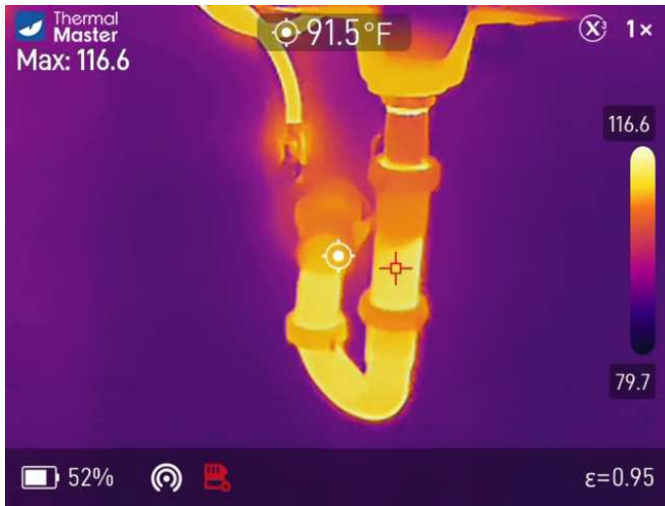
Sink and Plumbing



316:

Sink and faucet were functional. Hot and cold water were present. And the drain was free flowing.





Cabinet Conditions

Cabinet Conditions

✓ **317: Like New Condition**

Bathroom cabinets are in new condition.



Toilet

Toilet

- ✓ **318:**
The toilet was functional and in satisfactory condition.



Tub and Showers

✓ **319: New Shower**

The shower was in new condition. Hot and cold running water was present. The drain was free flowing.





Ventilator Conditions

Ventilator Conditions



320:

The bathroom ventilator was tested and found to be functional on the day of inspection.

Laundry

Laundry Door

Laundry Door

- ✓ **321:**
The door was in satisfactory condition.



General Conditions

General Conditions

- **322:**
The laundry room was in satisfactory condition overall.



Lighting

Lighting

- **323:**
The light fixture was functional.



Electrical

Electrical

✓ **324: Satisfactory**

The laundry area receptacle was tested and found to be functional on the day of inspection.



Water Connection

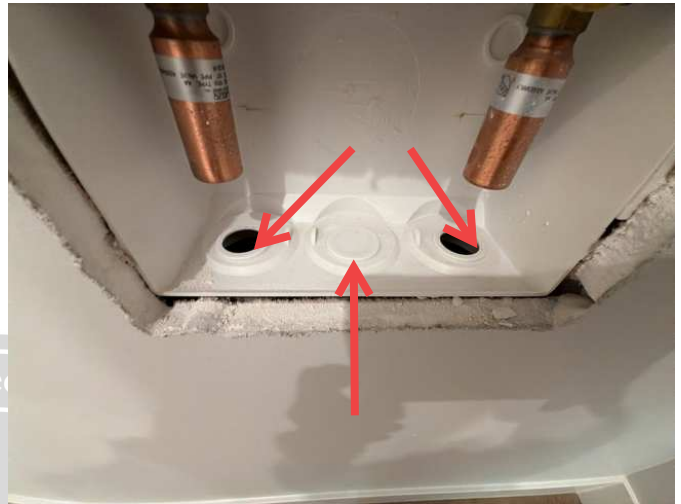
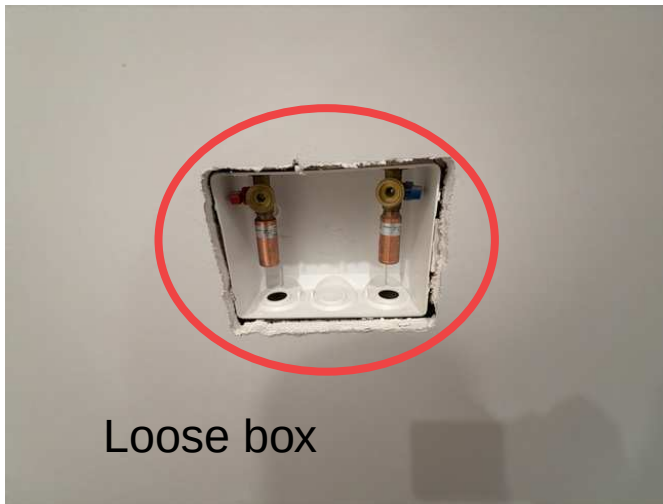
Water Connection



R325:

Trim ring was missing from water box. Water box looks loose in the wall. There was no drain hole provided. Additionally,, there were holes made in the bottom of the box. This box is designed to contain small drips and leaks. It is suggested that the box be replaced. Consult with a qualified individual for further evaluation and resolution..

AI Estimated Cost: \$175 - \$575 *



Gas Connection

Gas Connection



326:

The gas line and dryer connection was satisfactory.



Ventilator Condition

Ventilator Condition



327:

Laundry room ventilator was satisfactory.



Attic

Entrance

Entrance

- ✓ **328:** The attic access hatch is of sufficient size for easy access into the attic area.

Attic Structure Conditions

Attic Structure Conditions

- ✓ **329:** The visible portions of the roof trusses were in good condition. There were no apparent signs of damage or alterations. There was no rust or corrosion noted on the visible truss connector plates.





Insulation

Insulation



330:

Fiberglass batt insulation was utilized throughout the attic area. The installation was satisfactory.





Electrical Conditions

Electrical Conditions



R331:

Attic lightbulb was burnt out on the day of inspection replace it as needed

AI Estimated Cost: \$173 - \$345 *



Firewall

Firewall

✓ **332: Satisfactory**

The visible portions of the firewall were in satisfactory condition.



Additional Photos

2 photos captured during this inspection could not be automatically linked to a specific finding. They are included here so that no documentation is lost.



Executive Summary

Summary of safety and repair items identified during this inspection. Tap any item number to jump to the full finding, photos, and details in the report.

Safety Items (7)

<u>S33</u>	p. 43	Backyard - Exterior Steps: The handrail had damaged/missing components. Consult with a general contractor for repairs. Safety concern.
<u>S38</u>	p. 47	Pool & Spa Conditions - Pool Barrier Conditions: A properly installed child barrier fence is highly recommended for pool safety. Client should consult with a pool contractor for cost of installation.
<u>S112</u>	p. 106	Water Heater 1 - Temperature Control Valve: There was no whole house temperature control valve present. Temperature control valves help to prevent scalding at bathtubs and sink areas.
<u>S209</u>	p. 199	Bathroom 3 - Tub and Showers: Per the National Electrical Code NEC section 410.10 D. Code violation. Pendant lights, chandeliers, or any cord chain or cable suspended fixture within a zone measuring 3 feet horizontally and 8 feet vertically from the top of the tub rim or shower stall threshold.
<u>S210</u>	p. 200	Bathroom 3 - Tub and Showers: The shower/tub did not have the required temperature control valve install. This is a safety device. Consult with a plumbing contractor for cost of installation.
<u>S252</u>	p. 237	Laundry #2 - Electrical: According to the national electrical code all laundry room receptacles must be AFCI and GFCI protected for occupant safety. Upgrades are needed. Safety hazard. Please click here for a complete cost guide to GFCI outlet installation.
<u>S265</u>	p. 254	Heating - Air - Heating System Condition: The horizontal gas furnace was observed to be elevated using wood blocking placed on top of the metal furnace stand supports. While the furnace is supported, the use of combustible wood spacers is not considered an appropriate support method for this type of installation. If additional elevation was required, properly sized code-compliant metal furnace stands or supports should have been used. Recommend consultation with the builder or a qualified HVAC contractor to evaluate the installation and provide proper support as necessary.

Repair Items (21)

<u>R26</u>	p. 36	Backyard - Yard Conditions: One of the wooden support timbers for the roof over the barbecue was split. Client may wish to discuss this condition with a qualified individual for repair or replacement.
<u>R67</u>	p. 75	Exterior Walls Windows & Chimney - Chimney Conditions: Evidence of weathering and cracks were noted at the chimney crown. Repairs are needed to help prevent water intrusion into the chimney cavity. Consult with a brickmason for evaluation and repairs.

<u>R126</u>	p. 115	Heating - Air - Heating System Condition: The horizontal gas furnace was observed to be elevated using wood blocking placed on top of the metal furnace stand supports. While the furnace is supported, the use of combustible wood spacers is not considered an appropriate support method for this type of installation. If additional elevation was required, properly sized code-compliant metal furnace stands or supports should have been used. Recommend consultation with the builder or a qualified HVAC contractor to evaluate the installation and provide proper support as necessary.
<u>R127</u>	p. 115	Heating - Air - Gas Line: The gas supply lines for both furnace units were not connected to the gas supply at the time of the inspection. As a result, the furnaces could not be operated or evaluated for proper function. Recommend consultation with the builder to complete the gas connections and verify proper operation of both furnace units prior to occupancy.
<u>R135</u>	p. 123	Heating - Air - Evaporator: The evaporator was leaking a significant amount of air during inspection. Thus reducing energy efficiency. Consult with an HVAC contractor to seal the evaporator.
<u>R136</u>	p. 124	Heating - Air - Output Temperature: The air-conditioning output temperatures were poor for the second level of the home. It is recommended that an HVAC contractor be consulted for complete evaluation and resolution.
<u>R138</u>	p. 127	Interiors & Stairs - Nail Pops: One or more nail pops was observed. Client should consult with the builder for a complete audit and resolution.
<u>R151</u>	p. 140	Kitchen - General Conditions: The toe kick beneath the kitchen sink cabinet was not properly secured at the time of the inspection. The toe kick detached during the inspection and was reinstalled by the inspector in its original location. Recommend consultation with the builder to properly secure the toe kick using appropriate fastening methods.
<u>R155</u>	p. 143	Kitchen - Counter Tops: The underside of the bar was not painted or lacking paint. Painting below the bar is a standard for cleanliness and cleaning of the surfaces.
<u>R161</u>	p. 150	Kitchen - Dishwasher(s): The dishwasher was successfully tested on the day of the inspection by temporarily utilizing the garbage disposal receptacle. However, the dedicated receptacle intended to supply power to the dishwasher was found to be non-functional. Recommend consultation with a qualified electrician for further evaluation and repair of the dedicated dishwasher receptacle to ensure proper operation.
<u>R190</u>	p. 181	Bathroom 1 - Tub and Showers: Deficient and or missing tile grout was noted. This condition can lead to water infiltration and concealed mold. Repairs needed.
<u>R199</u>	p. 189	Bathroom 2 - Ventilator Conditions: The bathroom ventilator was noisy. This may be an indication that the fan motor and blade housing needs cleaning and or replacement.
<u>R219</u>	p. 209	Bathroom 4 - Tub and Showers: Deficient and or missing tile grout was noted. This condition can lead to water infiltration and concealed mold. Repairs needed.
<u>R223</u>	p. 213	Bathroom 5 - Overall Conditions: No HVAC supply air register was present in Bathroom #4 at the time of the inspection. The absence of a supply register may result in reduced comfort and inadequate temperature conditioning within the bathroom. Recommend consultation with a qualified HVAC contractor to determine whether a supply air register should be installed.

<u>R228</u>	p. 218	Bathroom 5 - Toilet: Water leaks were noted at the tank. Service and repair needed.
<u>R237</u>	p. 228	Bathroom 6 - Tub and Showers: Improper slope was noted in the shower pan of Bathroom #6. Water was observed to collect rather than drain completely toward the shower drain, resulting in standing water. Recommend consultation with the builder to correct the shower pan slope and provide proper drainage to the drain.
<u>R267</u>	p. 255	Heating - Air - Gas Line: The gas supply line for the ADU furnace unit was not connected to the gas supply at the time of the inspection. As a result, the furnace could not be operated or evaluated for proper function. Recommend consultation with the builder to complete the gas connection and verify proper operation of ADU furnace unit prior to occupancy.
<u>R273</u>	p. 259	Heating - Air - Evaporator: The evaporator was leaking a significant amount of air during inspection. Thus reducing energy efficiency. Consult with an HVAC contractor to seal the evaporator.
<u>R274</u>	p. 260	Heating - Air - Output Temperature: The output temperatures on the day of inspection were less than desirable. A 15 to 20° is the desired efficiency of the unit. Output temperature was 65° on average. The return temperature was 72°. Consult with an HVAC technician for further evaluation and resolution.
<u>R325</u>	p. 305	Laundry - Water Connection: Trim ring was missing from water box. Water box looks loose in the wall. There was no drain hole provided. Additionally,, there were holes made in the bottom of the box. This box is designed to contain small drips and leaks. It is suggested that the box be replaced. Consult with a qualified individual for further evaluation and resolution..
<u>R331</u>	p. 310	Attic - Electrical Conditions: Attic lightbulb was burnt out on the day of inspection replace it as needed

Pricing Guide

This is a summary of items requiring attention. Cost estimates are provided as a guide only. Some prices may be AI-generated. Client should verify all pricing with licensed contractors.

Safety Items (7)

ITEM #	PAGE	DESCRIPTION	COST ESTIMATE
S33	43	Backyard - Exterior Steps: The handrail had damaged/missing components.	\$460 - \$920 *
S38	47	Pool & Spa Conditions - Pool Barrier Conditions: A properly installed child barrier fence is highly recommended for pool safety.	\$1,725 - \$3,450 *
S112	106	Water Heater 1 - Temperature Control Valve: There was no whole house temperature control valve present.	\$345 - \$690 *
S209	199	Bathroom 3 - Tub and Showers: Per the National Electrical Code NEC section 410.	\$316 - \$690 *
S210	200	Bathroom 3 - Tub and Showers: The shower/tub did not have the required temperature control valve install.	\$345 - \$690 *
S252	237	Laundry #2 - Electrical: According to the national electrical code all laundry room receptacles must be AFCI and GFCI protect...	\$173 - \$345 *
S265	254	Heating - Air - Heating System Condition: The horizontal gas furnace was observed to be elevated using wood blocking placed on top of the meta...	\$460 - \$1,035 *

Repair Items (21)

ITEM #	PAGE	DESCRIPTION	COST ESTIMATE
R26	36	Backyard - Yard Conditions: One of the wooden support timbers for the roof over the barbecue was split.	\$460 - \$920 *
R67	75	Exterior Walls Windows & Chimney - Chimney Conditions: Evidence of weathering and cracks were noted at the chimney crown.	\$460 - \$920 *
R126	115	Heating - Air - Heating System Condition: The horizontal gas furnace was observed to be elevated using wood blocking placed on top of the meta...	\$460 - \$810 *
R127	115	Heating - Air - Gas Line: The gas supply lines for both furnace units were not connected to the gas supply at the time of the ...	\$402 - \$805 *
R135	123	Heating - Air - Evaporator: The evaporator was leaking a significant amount of air during inspection.	\$402 - \$752 *
R136	124	Heating - Air - Output Temperature: The air-conditioning output temperatures were poor for the second level of the home.	\$402 - \$920 *
R138	127	Interiors & Stairs - Nail Pops: One or more nail pops was observed.	\$460 - \$920 *
R151	140	Kitchen - General Conditions: The toe kick beneath the kitchen sink cabinet was not properly secured at the time of the inspection...	\$460 - \$920 *

Repair Items (continued)

ITEM #	PAGE	DESCRIPTION	COST ESTIMATE
R155	143	Kitchen - Counter Tops: The underside of the bar was not painted or lacking paint.	\$400 - \$800 *
R161	150	Kitchen - Dishwasher(s): The dishwasher was successfully tested on the day of the inspection by temporarily utilizing the gar...	\$316 - \$518 *
R190	181	Bathroom 1 - Tub and Showers: Deficient and or missing tile grout was noted.	\$460 - \$920 *
R199	189	Bathroom 2 - Ventilator Conditions: The bathroom ventilator was noisy.	\$288 - \$690 *
R219	209	Bathroom 4 - Tub and Showers: Deficient and or missing tile grout was noted.	\$460 - \$920 *
R223	213	Bathroom 5 - Overall Conditions: No HVAC supply air register was present in Bathroom #4 at the time of the inspection.	\$460 - \$810 *
R228	218	Bathroom 5 - Toilet: Water leaks were noted at the tank.	\$345 - \$690 *
R237	228	Bathroom 6 - Tub and Showers: Improper slope was noted in the shower pan of Bathroom #6.	\$460 - \$920 *
R267	255	Heating - Air - Gas Line: The gas supply line for the ADU furnace unit was not connected to the gas supply at the time of the ...	\$402 - \$752 *
R273	259	Heating - Air - Evaporator: The evaporator was leaking a significant amount of air during inspection.	\$402 - \$752 *
R274	260	Heating - Air - Output Temperature: The output temperatures on the day of inspection were less than desirable.	\$350 - \$700 *
R325	305	Laundry - Water Connection: Trim ring was missing from water box.	\$175 - \$575 *
R331	310	Attic - Electrical Conditions: Attic lightbulb was burnt out on the day of inspection replace it as needed	\$173 - \$345 *

COST ESTIMATE SUMMARY

Safety Items (7): \$3,824 - \$7,820

Repair Items (21): \$8,197 - \$16,359

* Includes 28 AI-generated estimate(s)

ESTIMATED TOTAL: \$12,021 - \$24,179