

HOME INSPECTION REPORT

PROFESSIONAL PROPERTY EVALUATION



PROPERTY ADDRESS

[REDACTED]

[REDACTED]

YEAR BUILT

2026

PREPARED FOR

[REDACTED]

SQUARE FEET

5,038

BEDROOMS

8

BATHROOMS

8

INSPECTION DATE

Tuesday, July 7, 2026



EMERGENCY Shutdowns

— know these spots before you need them

In an emergency, minutes matter. Walk these spots with your family so everyone knows how to stop the water, gas, and power.

- Amperage Rating
- Gas Utility
- Water Utility
- Main Shutoff Location
- Main Disconnect Location

AMPERAGE RATING

200 Amp Panel



PHOTO — AMPERAGE
RATING

GAS UTILITY

Gas Service Established



PHOTO — GAS
UTILITY

WATER UTILITY

Satisfactory Conditions



PHOTO —
WATER
UTILITY

MAIN SHUTOFF LOCATION

Front of home location



PHOTO —
MAIN
SHUTOFF
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.



PHOTO —
MAIN DISCON

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— your guided tour of the property

● Safety ● Repair ● Maintenance

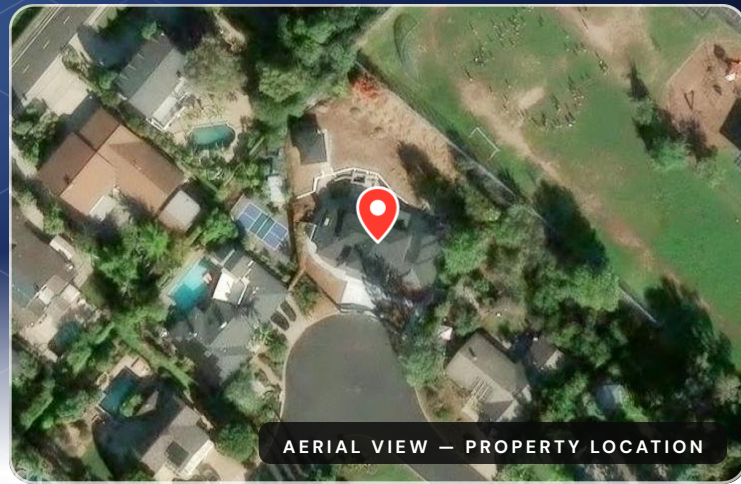
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STATS

The Property

— the story of this home, at a glance



AERIAL VIEW — PROPERTY LOCATION

WELCOME — BEFORE YOU TURN THE PAGE

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.

2026

YEAR BUILT

5,038

SQUARE FEET

8

BEDROOMS

8

BATHROOMS

7/7/2026

INSPECTION DATE



CLIENT



BUYER #2



REALTOR

CONDITIONS AT TIME OF INSPECTION

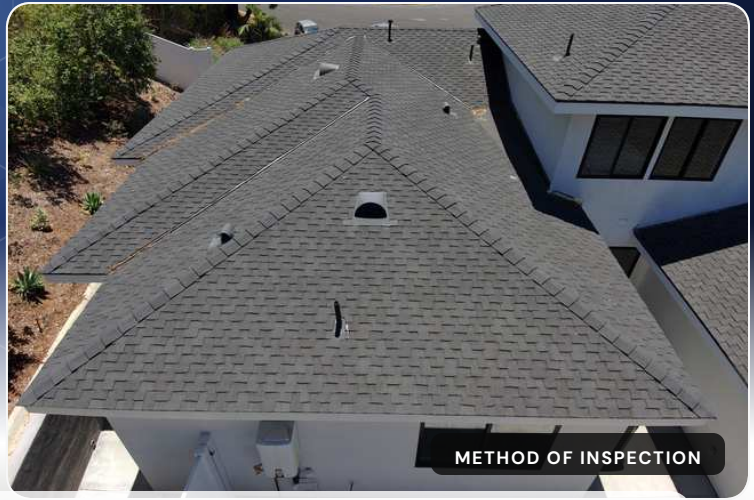
72°F
Clear94%
Humidity5 mph
Wind speed72°F
Temp

72hr Rain: No significant precipitation in past 72 hours



SECTION 01 Roofing

- 0 Safety — handle first
- 0 Repair — worth scheduling
- 0 Maintenance — easy win



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.

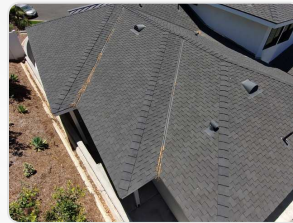
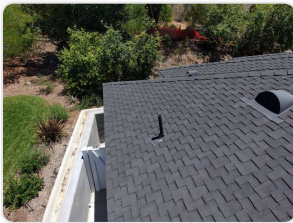
NOTE 1

Method of Inspection — The roof was evaluated using a drone.



SATISFACTORY 2

Roof Condition — 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.

**SATISFACTORY 3**

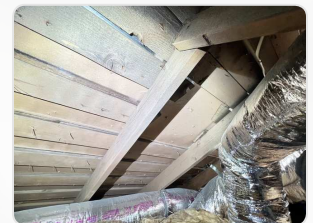
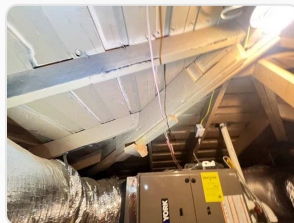
Flashing Conditions — Roof penetrations were in good condition. There were no apparent signs of water infiltration. Roof penetrations should be resealed every 5 to 8 years as part of regular home maintenance. And prevent water intrusion.

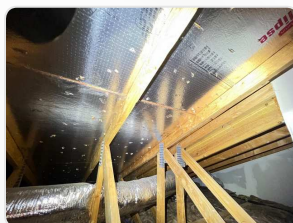




SATISFACTORY 4: Roof Deck
Satisfactory

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





WARNING **W5: Missing Ridge Vent**

Ventilation — Manufactures of composition shingles recommend continuous roof vent systems to maintain the manufactures warranty. Dormer vents were utilized. A lack of ventilation will result in early deterioration of the shingles. Upgrades recommended.



ILLUSTRATION



SATISFACTORY 6

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

**WARNING W7**

Rain Gutter and Downspout Conditions — 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.



SECTION 02 *Front Yard*

- 0 Safety — handle first
- 0 Repair — worth scheduling
- 0 Maintenance — easy win



DRIVEWAY OBSERVATIONS

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.

SATISFACTORY 8

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

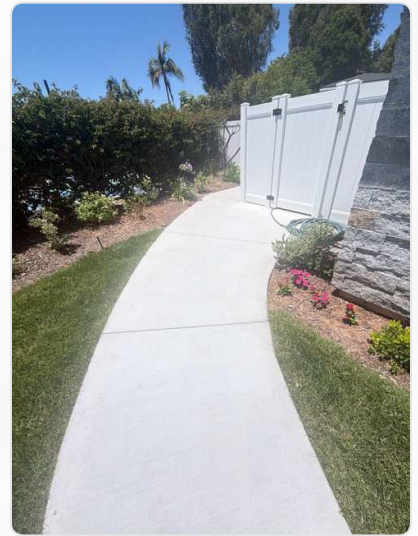


SATISFACTORY 9

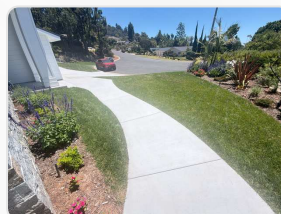
Garage Door Condition — The garage door was tested and found to be functional on the day of inspection. Signs of normal wear and tear were present.

**SATISFACTORY 10**

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

**SATISFACTORY 11**

Yard Conditions — Drainage at the front of the home is satisfactory.



WARNING**W12: Planters Warning**

Yard Conditions — 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.



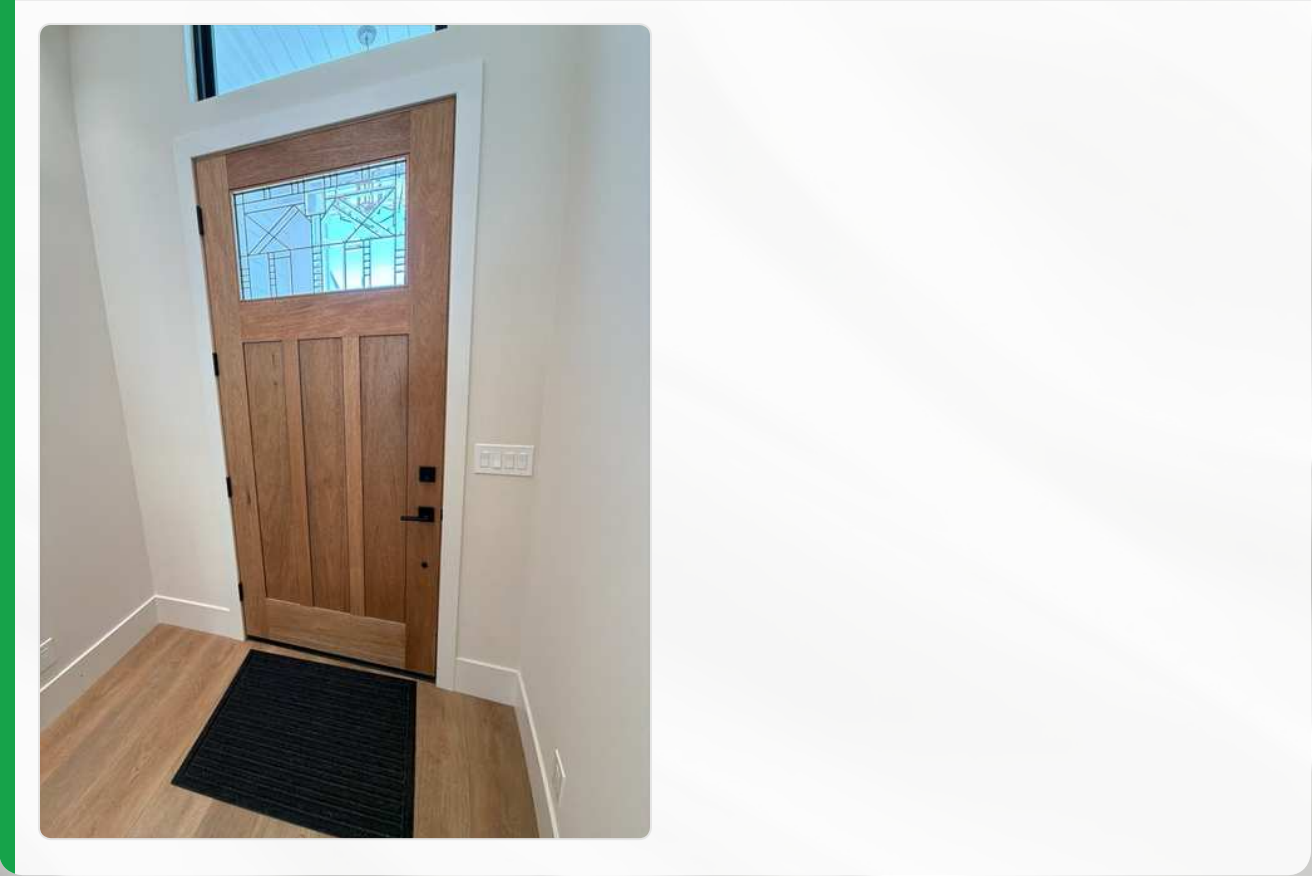
SATISFACTORY 13

Porch — Front porch was in satisfactory condition.

**SATISFACTORY 14**

Entry Door — The entry door was functional. Cosmetic deficiencies exist, but do not affect the door's performance, and there were no signs of water intrusion.





SATISFACTORY

15: GFCI's Satisfactory

Receptacle Conditions — 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.



WARNING

W16: Missing Backflow Preventer

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

Hose Bib Backflow Preventer —
<https://amzn.to/40oya57> (Hose bib backflow preventer with drain holes prevents contaminated water from flowing back into your clean water supply. Easy installation on any outdoor spigot.)

Drain Hole

Draining the remained water in the hose



ILLUSTRATION





SATISFACTORY 17: Appeared
Serviceable

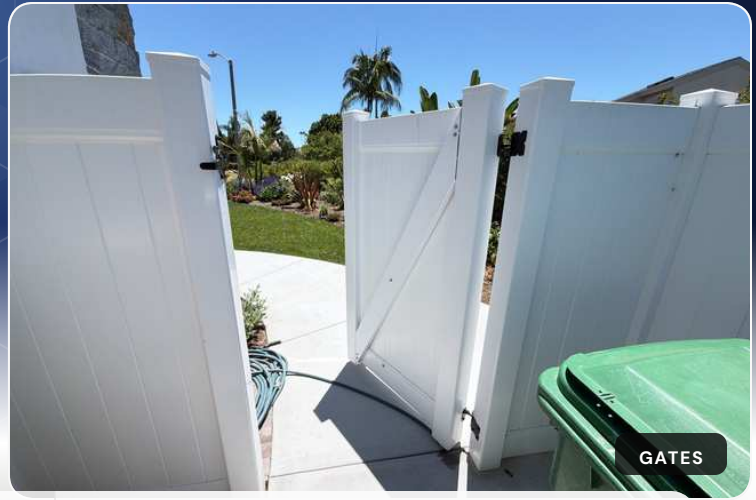
Retaining Wall Conditions — The visible and accessible portions of the retaining walls appeared to be in serviceable condition at the time of the inspection.



SECTION

03 Side Yard

- 0 Safety — handle first
- 0 Repair — worth scheduling
- 0 Maintenance — easy win



GATES

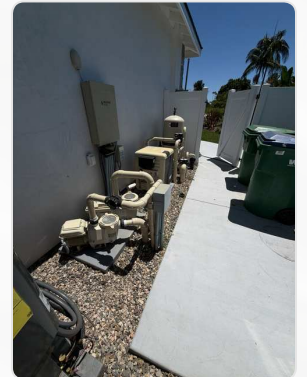
SATISFACTORY 18

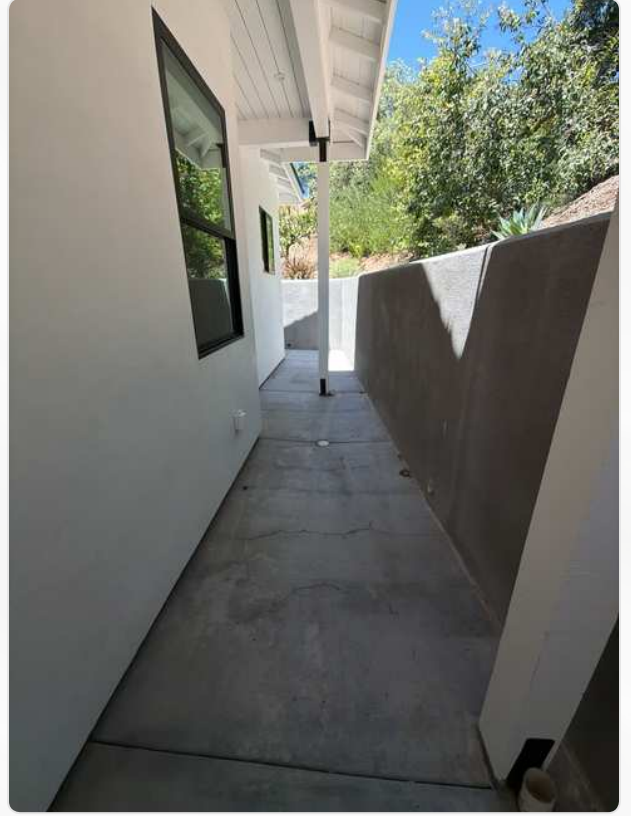
Gates — Gates were in satisfactory condition.



SATISFACTORY 19: Satisfactory

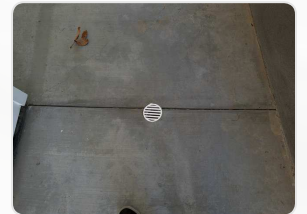
Yard Conditions — Drainage at the front of the home is satisfactory.





WARNING W20: Storm Drain
Warning

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





SATISFACTORY 21: Satisfactory

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



SATISFACTORY 22: GFCI's
Satisfactory

Receptacle Conditions — 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.





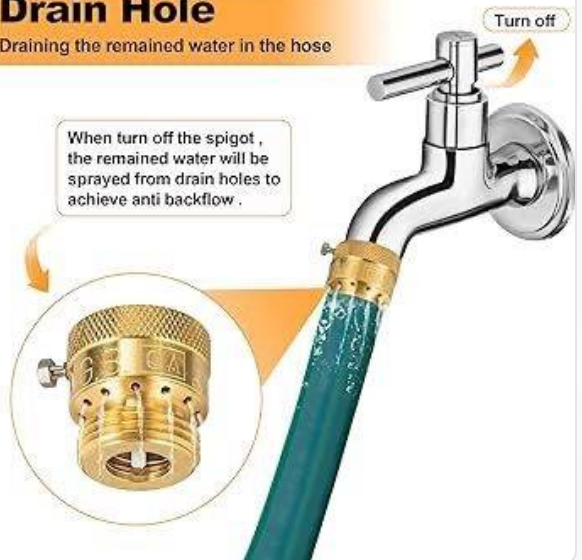
WARNING **W23: Missing Backflow Preventer**

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

Hose Bib Backflow Preventer — <https://amzn.to/40oya57> (Hose bib backflow preventer with drain holes prevents contaminated water from flowing back into your clean water supply. Easy installation on any outdoor spigot.)

Drain Hole

Draining the remained water in the hose



ILLUSTRATION



SATISFACTORY 24

Vinyl Fencing — The vinyl fencing is in satisfactory condition.

**SATISFACTORY 25: Appeared Serviceable**

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



SECTION

04 Backyard

- 1 Safety — handle first
- 1 Repair — worth scheduling
- 0 Maintenance — easy win



REPAIR R26

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.

AI Est. \$460 - \$920 *



WARNING W27: Caulking Needed

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

Flex Seal — <https://amzn.to/3RROR7Y>
(Flex seal is durable, long lasting sealant that can be used to waterproof light fixtures to this building structure.)



ILLUSTRATION



SATISFACTORY 28

Receptacle Conditions — 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.

**WARNING W29: Missing Backflow Preventer**

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

Hose Bib Backflow Preventer — <https://amzn.to/40oya57> (Hose bib backflow preventer with drain holes prevents contaminated water from flowing back into your clean water supply. Easy installation on any outdoor spigot.)

Drain Hole

Draining the remained water in the hose



ILLUSTRATION



SATISFACTORY 30

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

**SATISFACTORY 31: Appeared Serviceable**

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

**WARNING W32**

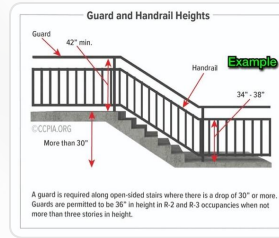
Metal Fencing — Chain-link fence surrounds the rear of the property. The examination of the chain-link fence falls outside of the scope of a general home inspection, but appears to be in serviceable condition. Client should also be aware that the chain-link fence does not provide an adequate barrier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



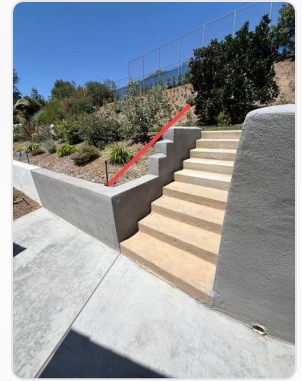
SAFETY **S33: Handrail
Damaged/Missing**

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

AI Est. \$460 - \$920 *



ILLUSTRATION



SATISFACTORY 34: Not Inspected

Barbecue — 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.

**SATISFACTORY 35**

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



SATISFACTORY**36: Satisfactory**

Outdoor Sink — The outdoor sink was in satisfactory condition. Faucet was functional.



SECTION 05

Pool & Spa Conditions

- 1 Safety — handle first
- 0 Repair — worth scheduling
- 0 Maintenance — easy win



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.

NOTE 37

Senate Bill No. 442 — 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.



SAFETY S38

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.

AI Est. \$1,725 – \$3,450 *

**SATISFACTORY 39**

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

**SATISFACTORY 40**

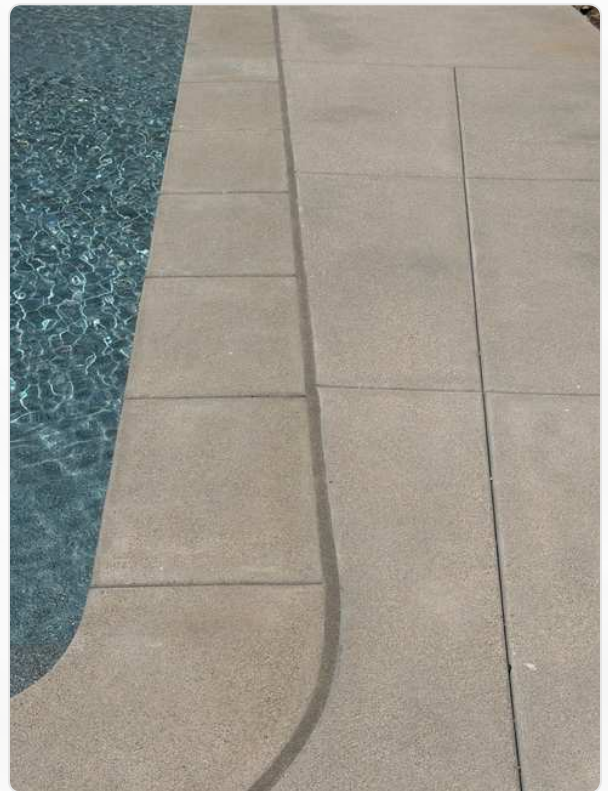
Pool General Conditions — Pebble-Tec liner was in satisfactory condition.





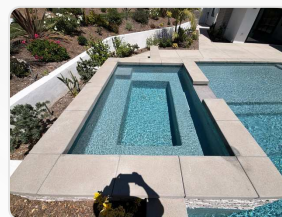
SATISFACTORY **41: Elastomeric Seal Satisfactory**

Elastomeric Seal — The elastomeric seal was in satisfactory condition.



SATISFACTORY **42**

Coping — The pool coping was in satisfactory condition.



SATISFACTORY 43

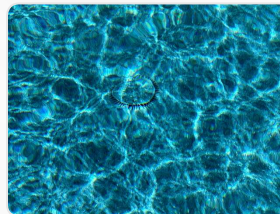
Skimmer — The skimmer was in satisfactory condition. The cover was intact.

**SATISFACTORY 44**

Water Line Tile Condition — The pool tile surrounding the waterline was in satisfactory condition.

**SATISFACTORY 45**

Drain Cover — The anti-vortex drain cover was in satisfactory condition.



SATISFACTORY 46

Fill Valve — The pool fill valve was present and functional. Backflow preventer present and functional.

**SATISFACTORY 47**

Water Features

**SATISFACTORY 48**

Pool/Spa Lighting — Underwater lights were tested and found to be functional on the day of inspection.



**NOTE 49**

Pump 1 — Pump is an energy compliant, variable speed pump.

**SATISFACTORY 50: Bonding Ground Present**

Pump 1 — Bonding ground was present and tight.



NOTE 51

Pump 3 — Pump is an energy compliant, variable speed pump.

**SATISFACTORY 52**

Pump 3 — Bonding ground was present and tight.

**NOTE 53**

Pump 2 — Pump is an energy compliant, variable speed pump.



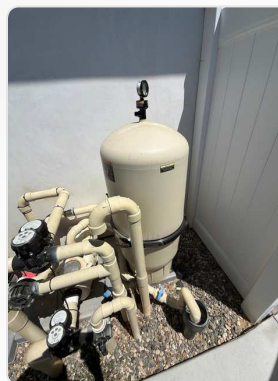
SATISFACTORY **54: Bonding
Ground Present**

Pump 2 — Bonding ground was present and tight.



SATISFACTORY **55**

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



SATISFACTORY **56**

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



NOTE 57

Heater — 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.

SATISFACTORY 58: Bonding Ground Present

Heater — Bonding ground was present and tight.



SATISFACTORY 59

Timeclock and Controllers — Timeclock and controllers were in satisfactory condition.

**SATISFACTORY 60: Vacuum Relief Valve Safety Device**

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 — <https://amzn.to/4tMhKAo> (Life safety starts with Vac-Alert, anti-body entrapment device. Release suction on the pump in the event of an emergency.)

SATISFACTORY 61: No Lifeguard on Duty

Safety Signs — 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 — <https://amzn.to/4rzUK6S> (Code compliant pool safety sign. Required by many local jurisdictions for residential swimming pools.)



WARNING**W62: Pool Alarm**

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 — <https://amzn.to/4tRlX6r> (Pool alarm detects water disturbances to alert homeowners of potential drowning hazards. Required by many building codes for residential pools.)



ILLUSTRATION

SECTION 06

Exterior Walls Windows & Chimney

- 0 Safety — handle first
- 1 Repair — worth scheduling
- 0 Maintenance — easy win



EXTERIOR WALL CONDITIONS

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...

SATISFACTORY 63

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



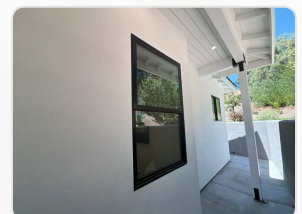
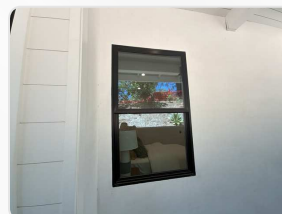


SATISFACTORY 64

Wood Trim Conditions — The fascia, soffits and trim are in satisfactory condition.

SATISFACTORY 65

Exterior Windows — 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.



**SATISFACTORY****66: Brick and Mortar**

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

REPAIR**R67: Mortar Cap/Crown**

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.

AI Est. \$460 - \$920 *



SATISFACTORY**68: Storm Cap
Present**

Storm Cap & Spark Arrestor — Storm cap and spark arrestor were present.



SECTION

07

Foundation/ Crawl Space

- 0 Safety — handle first
- 0 Repair — worth scheduling
- 0 Maintenance — easy win

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.

NOTE 69

Foundation Type — 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.

NOTE 70

Materials Used — Concrete and steel reinforced foundation.

SATISFACTORY 71

Slab Foundation General Conditions — 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.



SECTION 08 *Garage*

- 0 Safety — handle first
- 0 Repair — worth scheduling
- 0 Maintenance — easy win



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 cor...

SATISFACTORY 72: Obstructed View

Personal Items — 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.

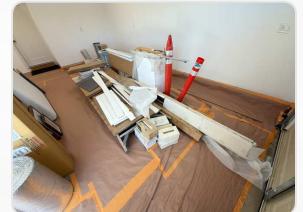
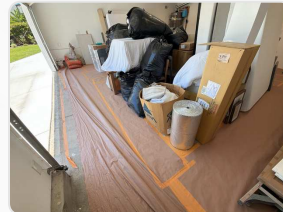


NOTE 73

Number Of Spaces — Three-car attached garage.

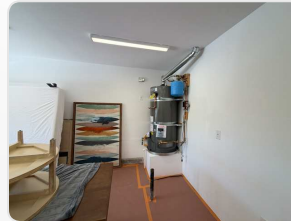
**WARNING W74: Could Not Be Inspected**

Slab — 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 75

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

**SATISFACTORY 76**

Lighting — Garage lighting was satisfactory.



SATISFACTORY 77

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

**SATISFACTORY 78**

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

**SATISFACTORY 79**

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



NOTE 80

Opener and Safety Sensors — 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.



SECTION

09

Electrical Panel

- 0 Safety — handle first
- 0 Repair — worth scheduling
- 0 Maintenance — easy win



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 ele...

NOTE 81

Electric Utility — Electrical service was provided to the home by public utility. Voltage was tested and well within guidelines.



WARNING **W82: Emergency Disconnect Placard**

Electric Utility — 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 — <https://amzn.to/4rVRLW8> (The sticker complies with the National Electrical Code NEC 230.85 identifier for the main service disconnect.)

Approved Example

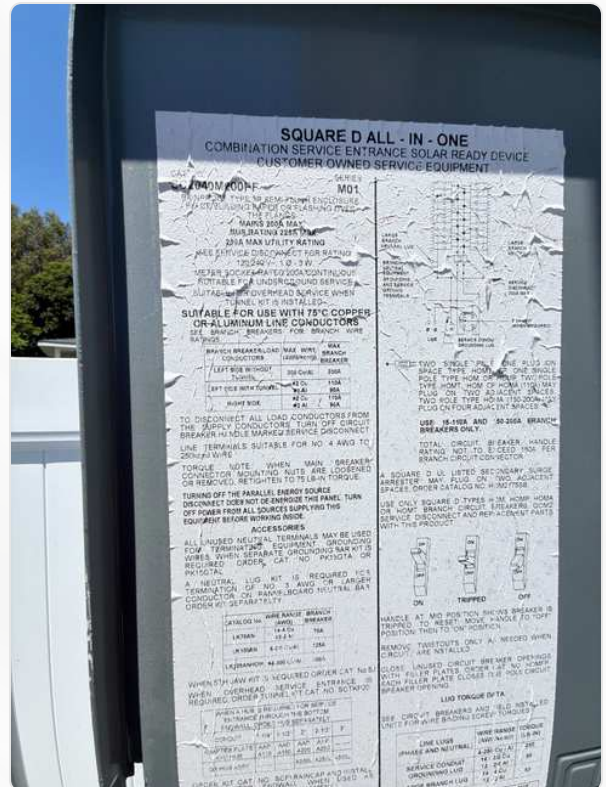


ILLUSTRATION



NOTE 83

Manufacture — 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.

**FURTHER EVALUATION E84**

General Condition — 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.





NOTE 85

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



WARNING W86: Missing AFCI Circuit Breakers

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.

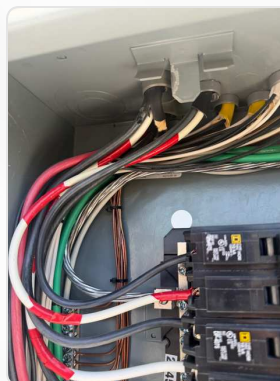


ILLUSTRATION



SATISFACTORY 87

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



SECTION 10

Sub Panel

- 0 Safety — handle first
- 0 Repair — worth scheduling
- 0 Maintenance — easy win



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.

SATISFACTORY 88

Panel Location — The sub panel is located in laundry #2.

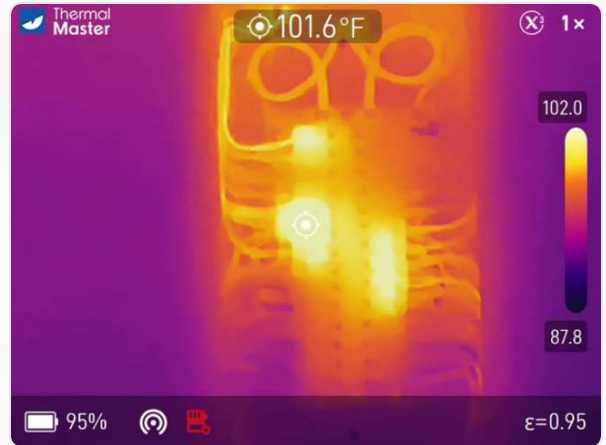
SATISFACTORY 89: Siemens Electric

Manufacture — 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.

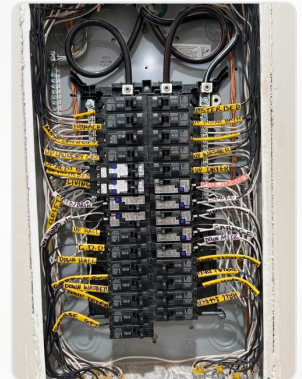


SATISFACTORY 90

General Condition — 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.

**SATISFACTORY 91**

General Condition — The panel was in satisfactory condition overall.

**SATISFACTORY 92: 100 Amp Panel**

Amperage Rating — 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.

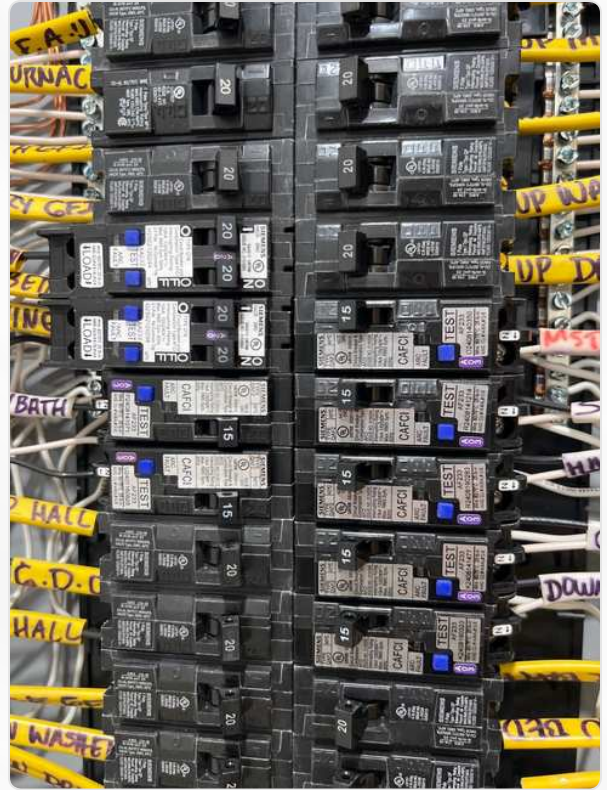
SATISFACTORY 93: The service disconnect switch is located at the main electrical panel at the exterior of the home.

Main Disconnect Location

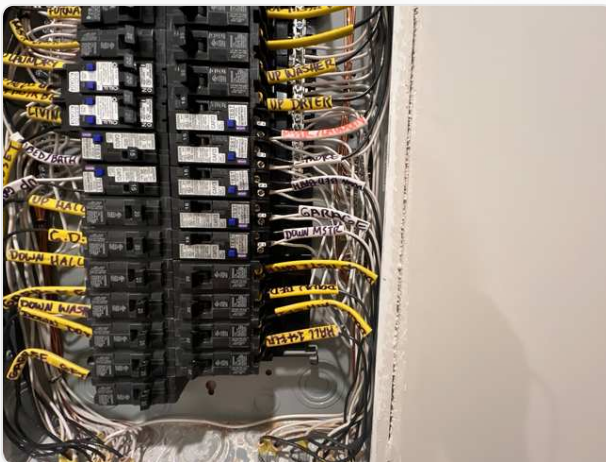
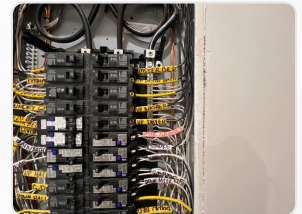
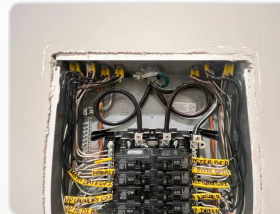


SATISFACTORY 94

AFCI Circuit Breakers — AFCI breakers present and functional. AFC circuit breakers should be tested according to manufacturers guidelines to ensure functionality.

**SATISFACTORY 95**

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



SECTION 11 Plumbing

- 0 Safety — handle first
- 0 Repair — worth scheduling
- 0 Maintenance — easy win



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 th...

INFO I96

Sewer Connection — Sewer is provided to the home via public utility.



SATISFACTORY **97: Gas Service Established**

Gas Utility — 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.



SATISFACTORY 98

Water Utility — Public water service has been provided to the home via public utility.

**NOTE 99**

Main Line Material — Copper was observed exiting the wall. Materials used underground are unknown.



SATISFACTORY **100: Front of home location**

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



SATISFACTORY **101**

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



WARNING**W102**

Automatic Water Shut Off Valve — 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.

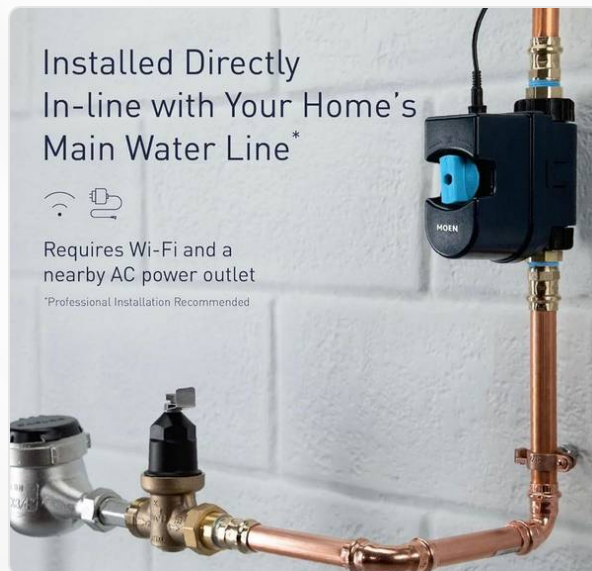
[Moen Whole House Water Shut Off Valve](https://amzn.to/4cESR43) — <https://amzn.to/4cESR43> (Smart water flow control valve installed directly in-line with your home's main water line. Detects leaks and automatically shuts off water to prevent catastrophic damage.)

Installed Directly
In-line with Your Home's
Main Water Line*



Requires Wi-Fi and a
nearby AC power outlet

*Professional Installation Recommended



ILLUSTRATION



WARNING W103

Drip/Leak Sensing Devices — 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 — <https://amzn.to/4ufV9N9> (Protects from water damage by alerting you to a leaks below, sinks around dishwashers and laundry equipment)



ILLUSTRATION

SATISFACTORY 104

PEX Tubing Condition — PEX tubing was observed feeding plumbing fixtures. There were no active leaks on the day of inspection.

SATISFACTORY 105

Drain Line Type & Conditions — All drains were tested for connection and drain quality, toilet paper is not utilized during testing of the drain lines.

NOTE 106

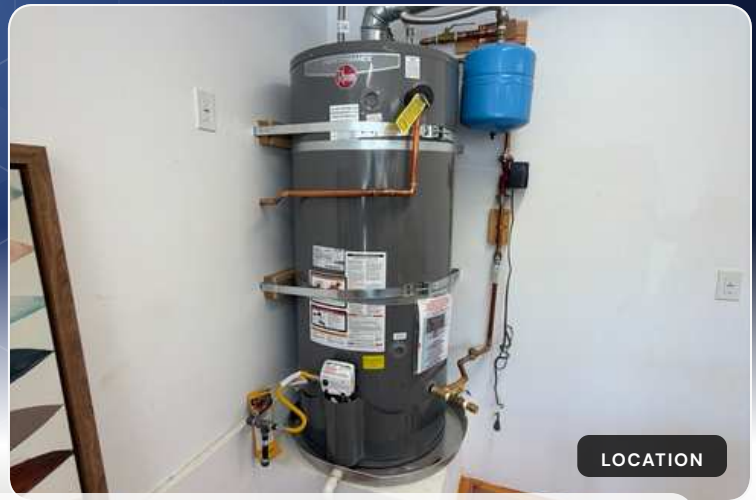
Drain Line Type & Conditions — ABS (Acrylonitrile Butadiene Styrene) pipe was utilized for the Drain Waste and Vent system (DWV).



SECTION 12

Water Heater 1

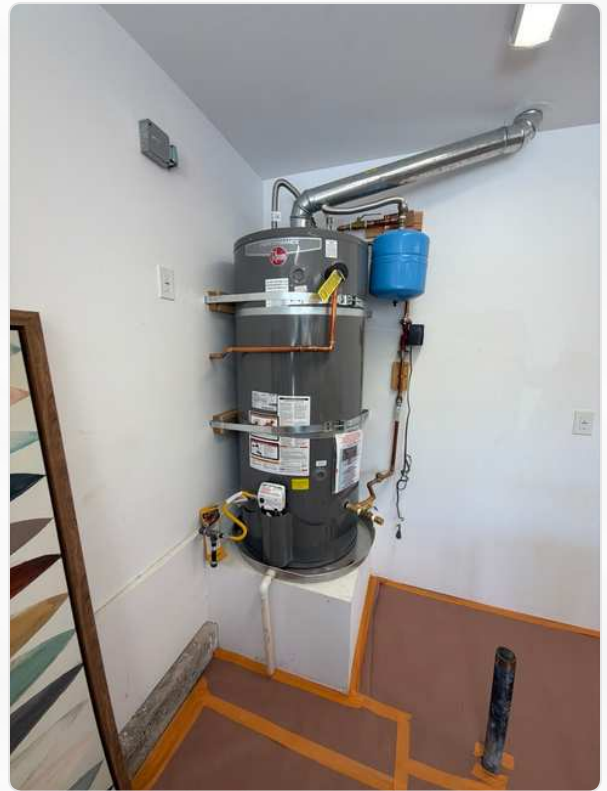
- 1 Safety — handle first
- 0 Repair — worth scheduling
- 0 Maintenance — easy win



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.

NOTE 107

Location — The hot water heater was located in the garage.



SATISFACTORY 108: Gas-fired Water Heater

Type — Natural gas fired hot water storage tank.



**SATISFACTORY 109**

Water Heater General Conditions — Hot water heater was in satisfactory condition.



SATISFACTORY 110: Adequate Size

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

**SATISFACTORY 111**

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



SAFETY S112

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

Temperature Control Valve — <https://amzn.to/4cqV3ux> (The whole house temperature control valve designed to maintain a stable, safe, and energy-efficient temperature throughout the home.)

AI Est. \$345 – \$690 *



ILLUSTRATION

**SATISFACTORY 113**

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



SATISFACTORY 114

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

Approved Water Heater Straps — <https://amzn.to/4tCsS3v> (California approved seismic water heater straps. Approved for all water heaters up to 75 gallons. Easy installation and proven protection against seismic loads.)

**SATISFACTORY 115**

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

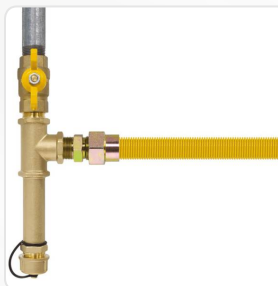


SATISFACTORY 116

Drip Pan — The drip pan is in satisfactory condition.

**WARNING W117: Sediment Leg**

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



ILLUSTRATION



SECTION

13

Water Heater 2

- 0 Safety — handle first
- 0 Repair — worth scheduling
- 0 Maintenance — easy win



LOCATION

SATISFACTORY 118

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



SATISFACTORY 119

Water Heater General Conditions — Hot water heater was in satisfactory condition.



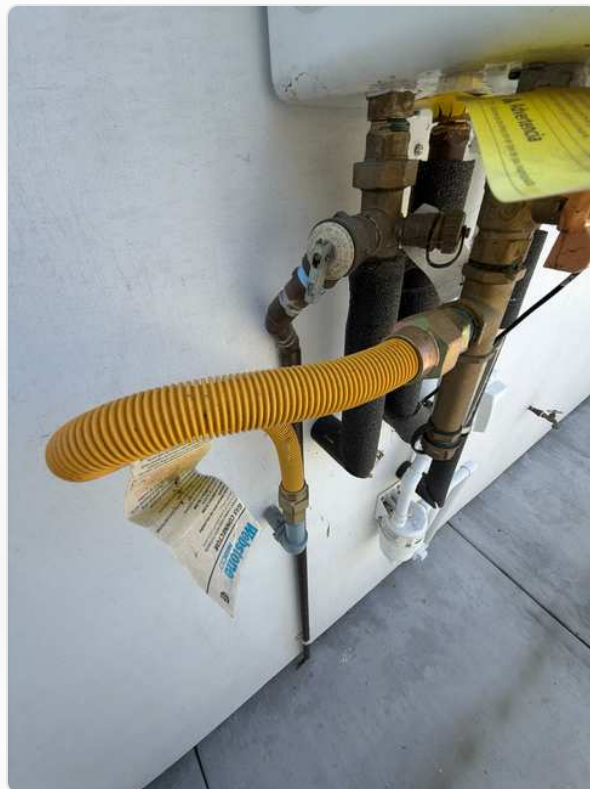
**SATISFACTORY 120**

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



SATISFACTORY 121

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

**SATISFACTORY 122: Satisfactory**

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



SECTION 14

Heating - Air

- 0 Safety — handle first
- 4 Repair — worth scheduling
- 1 Maintenance — easy win



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 ai...

NOTE 123

System Location — The furnace system is located in the attic area of the home.

NOTE 124: Natural Gas Fired

Fuel Type — Natural gas fired.

AI Est. \$402 - \$752 *



WARNING**W125**

Heating System Condition — 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.



REPAIR R126

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.

AI Est. \$460 - \$810 *

**REPAIR R127**

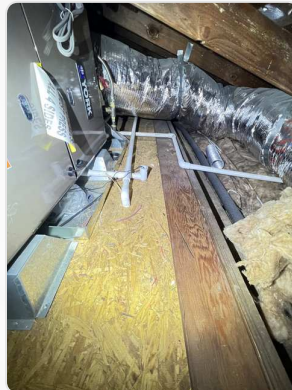
Gas Line — The gas supply lines for both furnace units were not connected to the gas supply at the time of the inspection. As a result, the furnaces could not be operated or evaluated for proper function. Recommend consultation with the builder to complete the gas connections and verify proper operation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

AI Est. \$402 - \$805 *




SATISFACTORY 128

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



SATISFACTORY 129

Thermostat Condition — 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.

**SATISFACTORY 130**

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





WARNING **W131: Too Hot To Test**

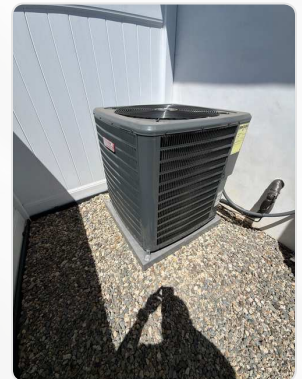
Output Temperatures — The ambient temperatures on the day of inspection of were too hot to test the furnace unit safely. Testing the furnace system during high ambient temperatures may cause significant damage to the unit. The unit should only be tested during cooler temperatures. We recommend that the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

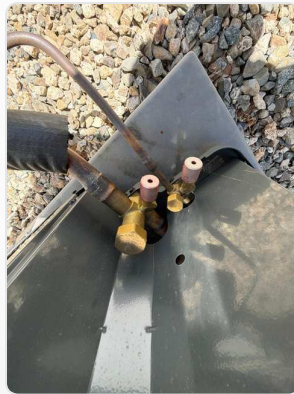
NOTE **132**

Type — Refrigerant, split system.

SATISFACTORY **133**

Condenser Conditions — A/C condenser responded normally to testing.





MAINTENANCE M134: Caulking Needed

Service Disconnect — The service disconnect should be properly sealed to the structure.





REPAIR **R135: Evaporator
Leaking 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.

AI Est. \$402 - \$752 *



REPAIR**R136: Poor**

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.

AI Est. \$402 - \$920 *

**SATISFACTORY****137: Satisfactory**

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



SECTION 15

Interiors & Stairs

- 0 Safety — handle first
- 1 Repair — worth scheduling
- 0 Maintenance — easy win



NAIL POPS

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. Det...

REPAIR

R138

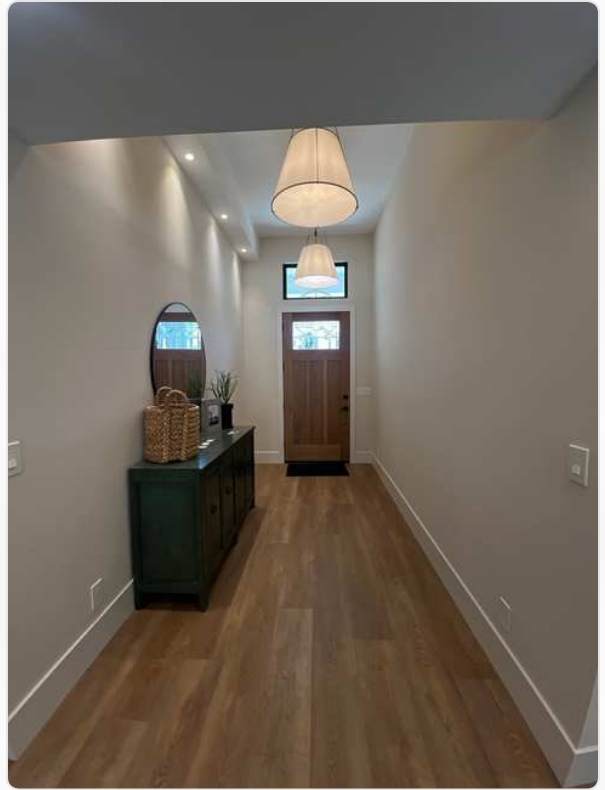
Nail Pops — One or more nail pops was observed. Client should consult with the builder for a complete audit and resolution.

AI Est. \$460 - \$920 *



SATISFACTORY 139

Foyer/Hallway — Foyer and hallway condition were satisfactory.

**SATISFACTORY 140**

Smoke Detector — Smoke detector present and functional.



SATISFACTORY 141

Stairwell — The stairwell was in satisfactory condition.

**WARNING W142: Ladder Type Guard Rail**

Stairwell — 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.

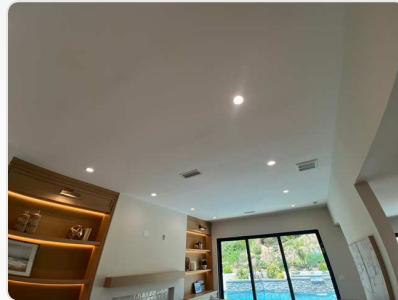
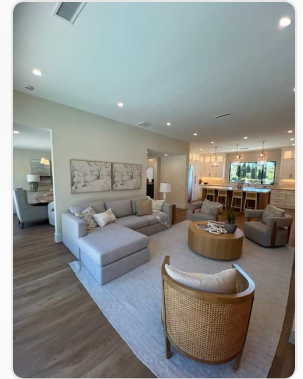


ILLUSTRATION

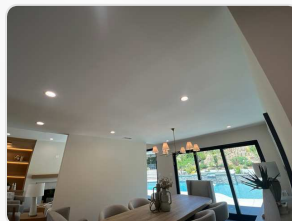


SATISFACTORY 143

Living Room — The room was in satisfactory condition overall.

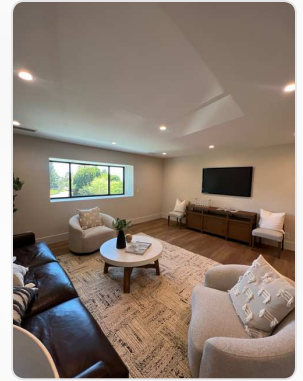
**SATISFACTORY 144**

Dining Room — The room was in satisfactory condition overall.



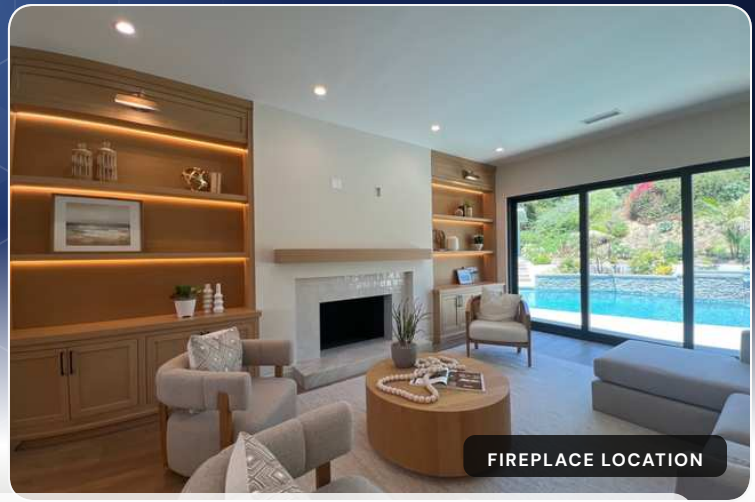
SATISFACTORY 145

Loft — The room was in satisfactory condition overall.



SECTION 16 Fireplace #1

- 0 Safety — handle first
- 0 Repair — worth scheduling
- 0 Maintenance — easy win



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.

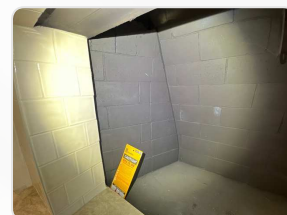
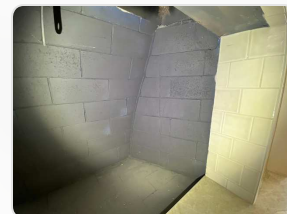
NOTE 146: Living Room

Fireplace Location — Living room.



SATISFACTORY**147: Satisfactory**

General Conditions — 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.



SECTION 17

Fireplace #2

- 0 Safety — handle first
- 0 Repair — worth scheduling
- 0 Maintenance — easy win



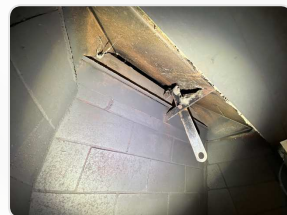
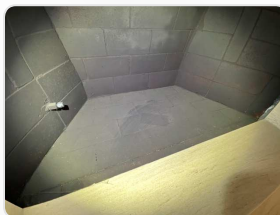
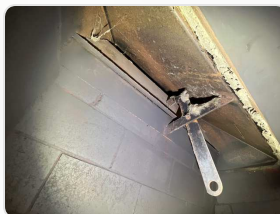
SATISFACTORY 148: Primary
Bedroom

Fireplace Location — Primary bedroom.



SATISFACTORY**149: Satisfactory**

General Conditions — 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.



SECTION 18 Kitchen

- 0 Safety — handle first
- 3 Repair — worth scheduling
- 0 Maintenance — easy win



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

SATISFACTORY 150

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



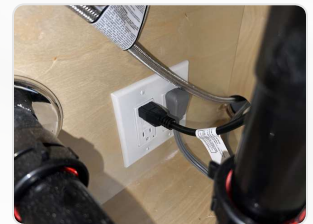
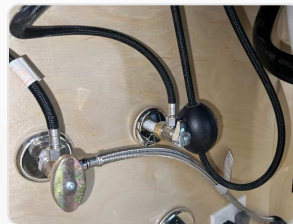
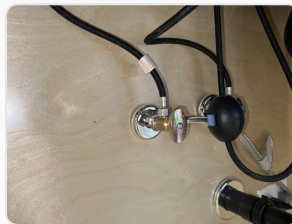
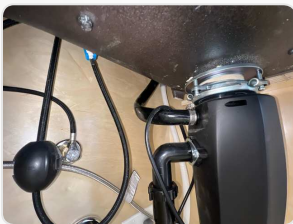
REPAIR R151

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.

AI Est. \$460 - \$920 *

**SATISFACTORY 152**

Kitchen Sink — The kitchen sink was in satisfactory condition. Faucet was functional.



SATISFACTORY 153: Satisfactory

Garbage Disposal — The garbage disposal was in satisfactory condition.

**SATISFACTORY 154**

Counter Tops — Quartz countertops where in satisfactory condition and professionally finish the edges and seams.



REPAIR **R155: Under Countertop Painting Needed**

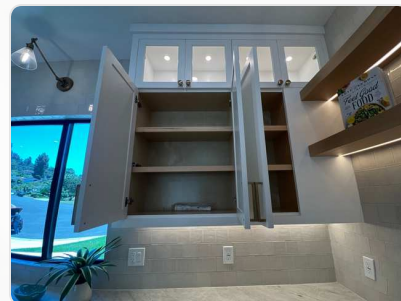
Counter Tops — The underside of the bar was not painted or lacking paint. Painting below the bar is a standard for cleanliness and cleaning of the surfaces.

AI Est. \$400 - \$800 *

**SATISFACTORY** **156**

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



**WARNING****W157**

Electrical Conditions — 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.

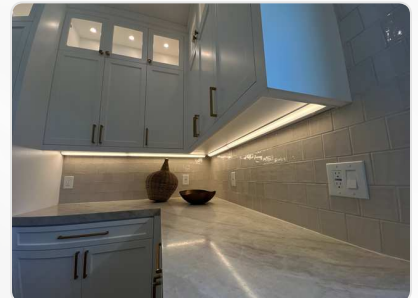
Pop-Up Island Receptacle —

<https://amzn.to/4caoNx4> (Countertop pop-up outlet for kitchen islands. Meets NEC Section 210.52(C)(3) requirements for island countertop receptacle installation.)



**SATISFACTORY 158**

Lighting Conditions — Kitchen lighting was satisfactory.



SATISFACTORY 159: Satisfactory

Refrigerator — The refrigerator was in satisfactory condition.

**WARNING W160: Icemaker Disclaimer**

Refrigerator — 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.



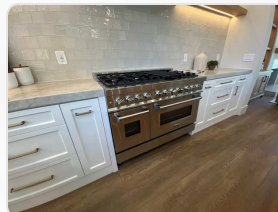
REPAIR R161

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.

AI Est. \$316 - \$518 *

**SATISFACTORY 162: Satisfactory**

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





SATISFACTORY 163: Satisfactory

Vent Hood — The vent hood was in satisfactory condition.



SATISFACTORY 164: Satisfactory

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



SECTION 19 Bedroom 1

- 0 Safety — handle first
- 0 Repair — worth scheduling
- 0 Maintenance — easy win



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.

SATISFACTORY 165

Privacy Door — The door was in satisfactory condition.

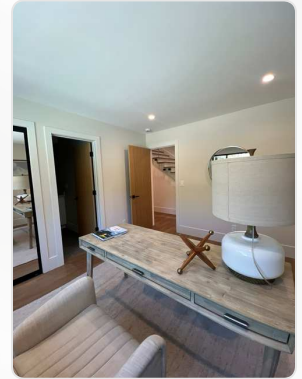
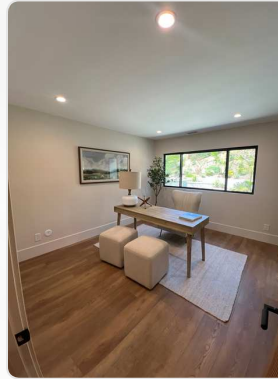


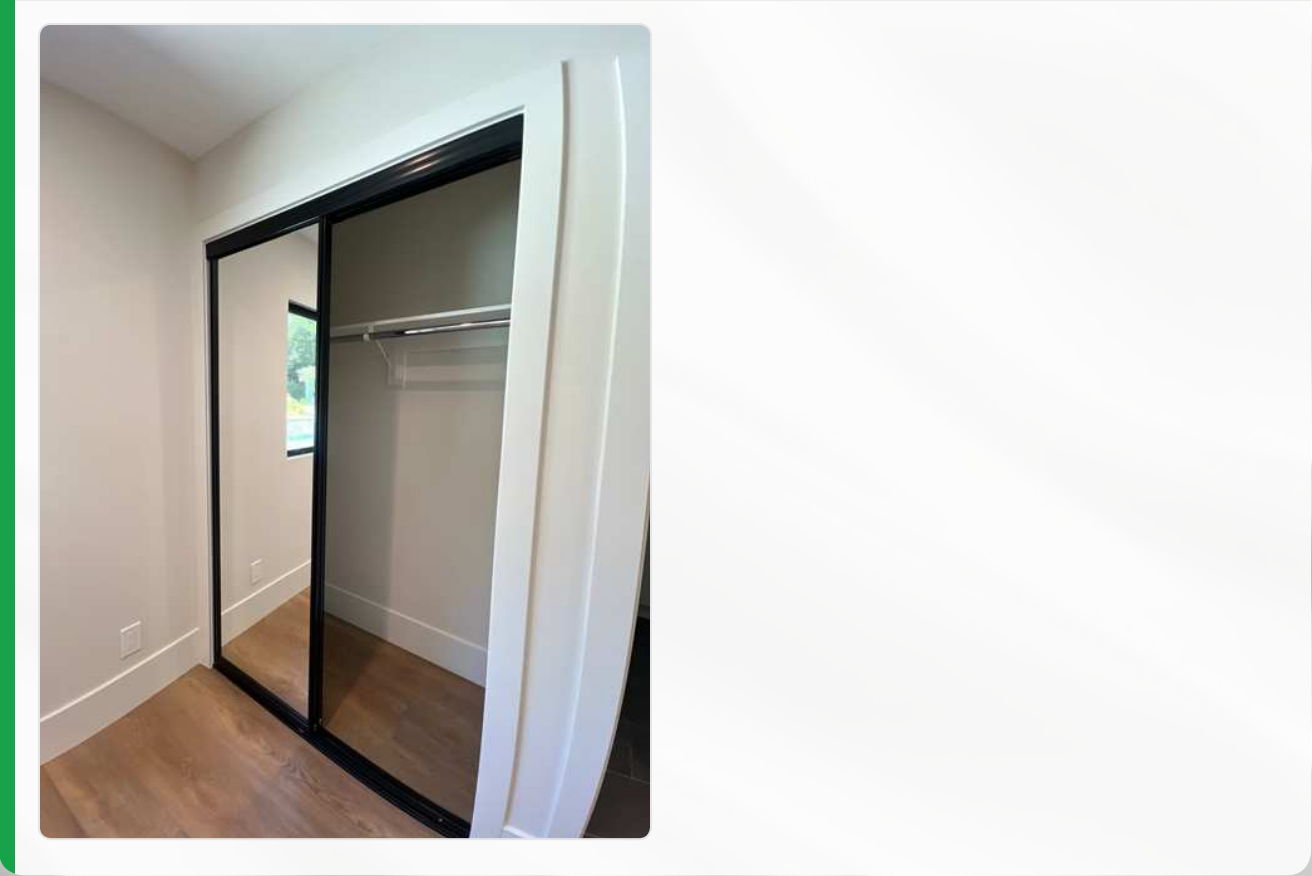
SATISFACTORY 166

Smoke Detector — Smoke detector present and functional.

**SATISFACTORY 167**

General Condition — Bedroom was satisfactory.

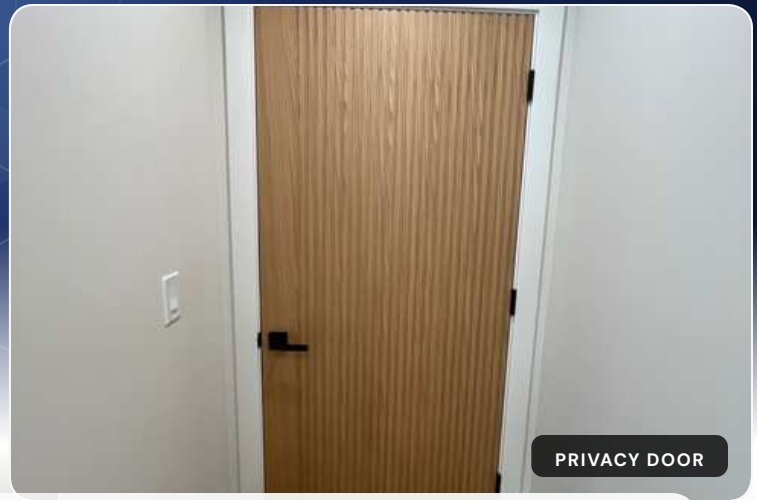




SECTION

20 Bedroom 2

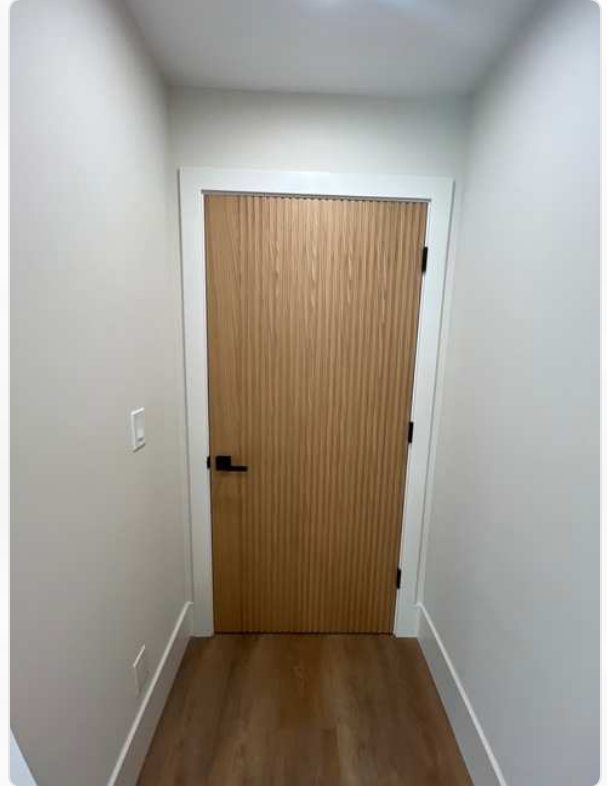
- 0 Safety — handle first
- 0 Repair — worth scheduling
- 0 Maintenance — easy win



PRIVACY DOOR

SATISFACTORY 168

Privacy Door — The door was in satisfactory condition.



SATISFACTORY 169

Smoke Detector — Smoke detector present and functional.



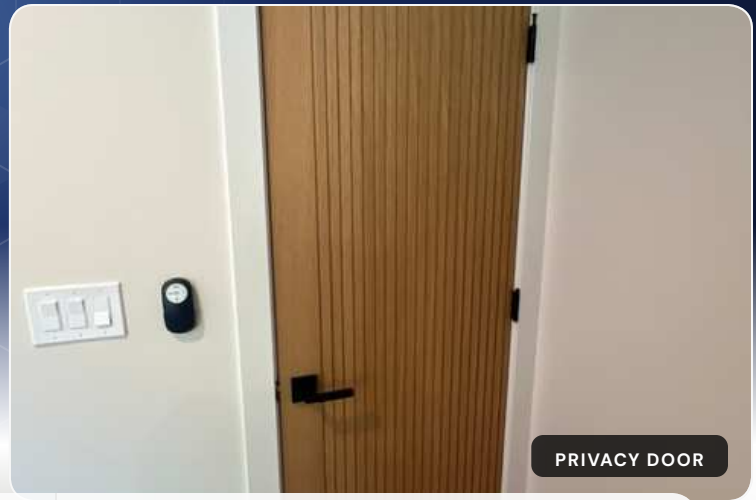
SATISFACTORY 170

General Condition — Bedroom was satisfactory.



SECTION 21 *Bedroom 3*

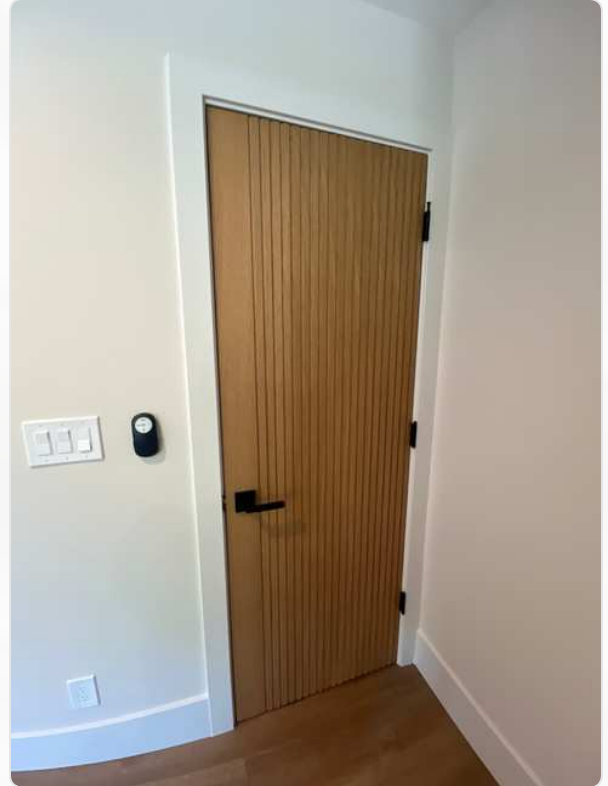
- 0 Safety — handle first
- 0 Repair — worth scheduling
- 0 Maintenance — easy win



PRIVACY DOOR

SATISFACTORY 171

Privacy Door — The door was in satisfactory condition.



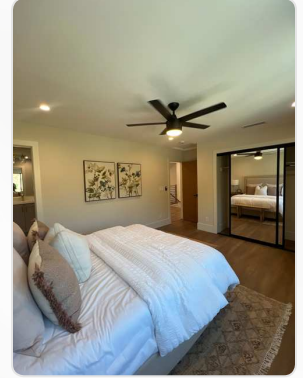
SATISFACTORY 172

Smoke Detector — Smoke detector present and functional.



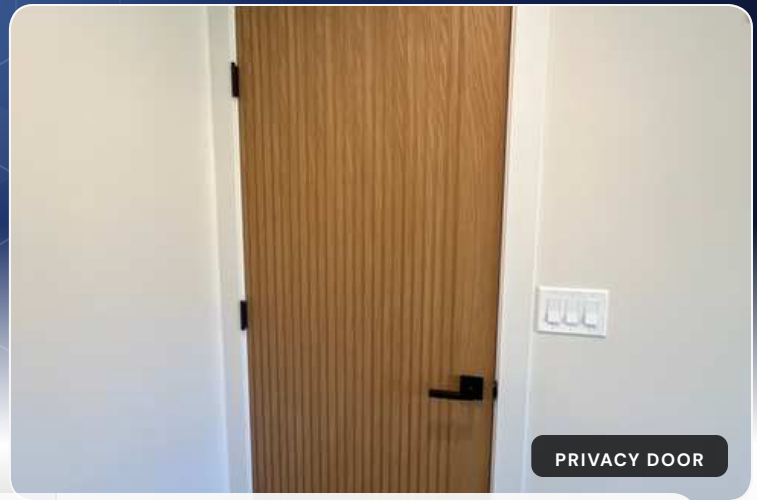
SATISFACTORY 173

General Condition — Bedroom was satisfactory.



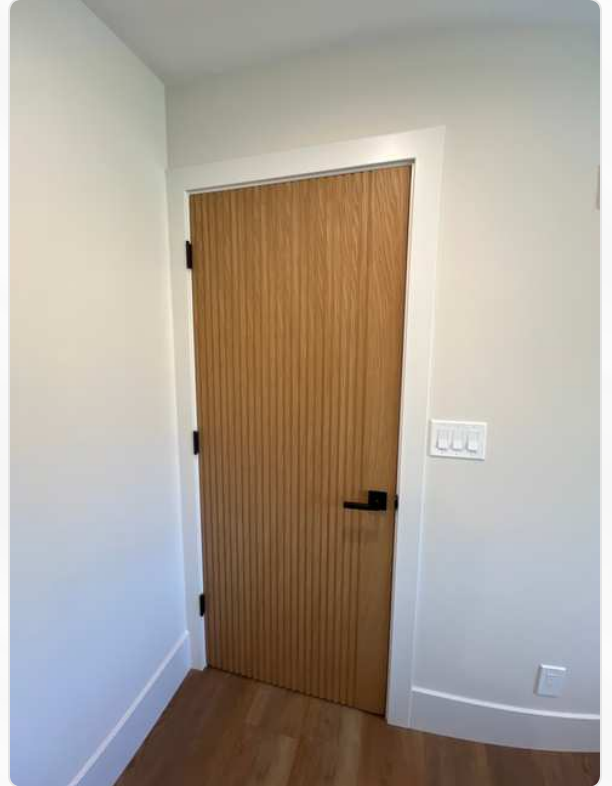
SECTION 22 Bedroom 4

- 0 Safety — handle first
- 0 Repair — worth scheduling
- 0 Maintenance — easy win



SATISFACTORY 174

Privacy Door — The door was in satisfactory condition.



SATISFACTORY 175

Smoke Detector — Smoke detector present and functional.



SATISFACTORY 176

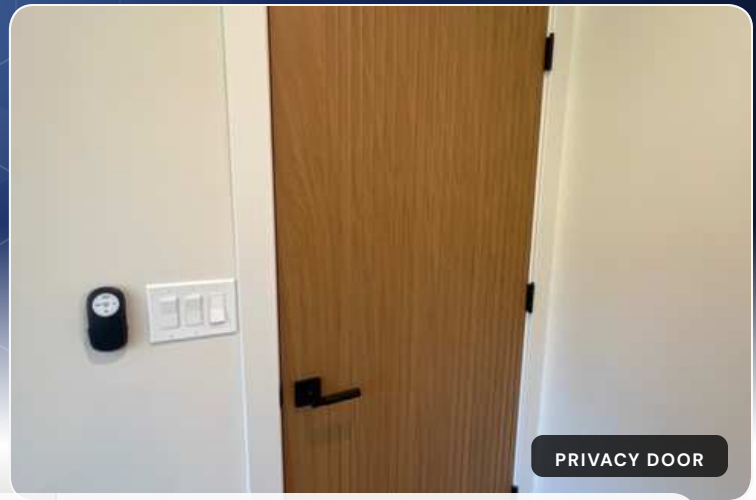
General Condition — Bedroom was satisfactory.



SECTION

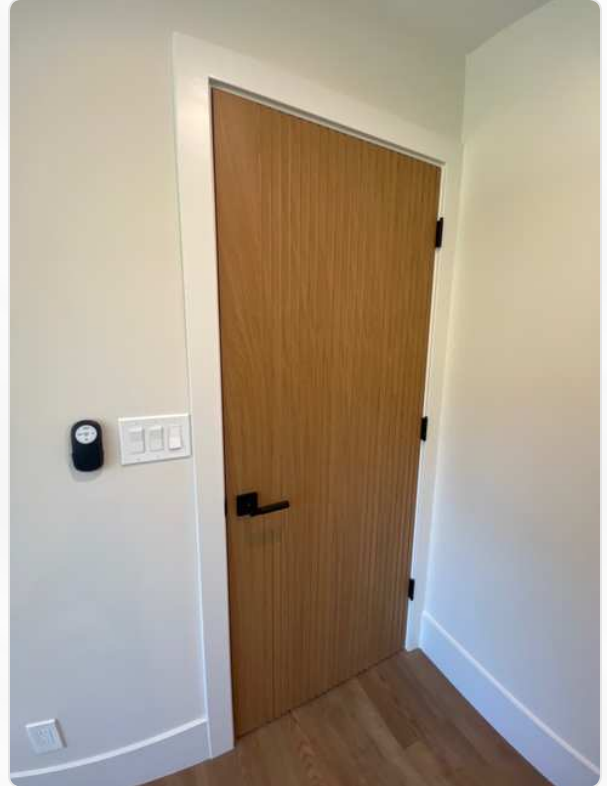
23 Bedroom 5

- 0 Safety — handle first
- 0 Repair — worth scheduling
- 0 Maintenance — easy win



SATISFACTORY 177

Privacy Door — The door was in satisfactory condition.



SATISFACTORY 178

Smoke Detector — Smoke detector present and functional.



SATISFACTORY 179

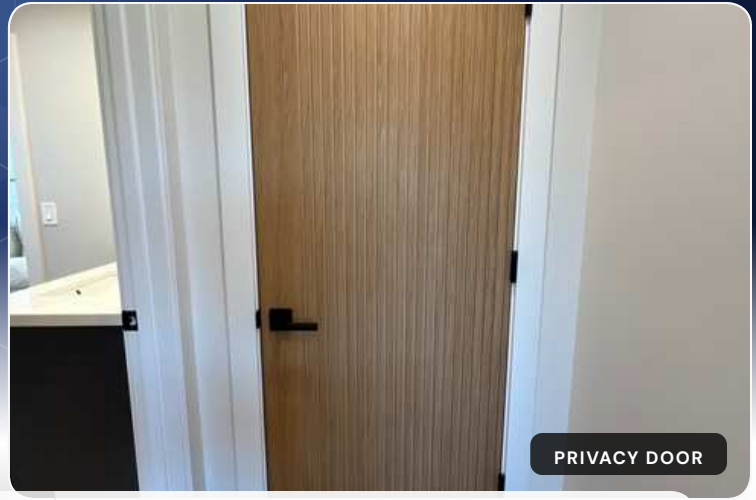
General Condition — Bedroom was satisfactory.



SECTION

24 Bedroom 6

- 0 Safety — handle first
- 0 Repair — worth scheduling
- 0 Maintenance — easy win



SATISFACTORY 180

Privacy Door — The door was in satisfactory condition.



SATISFACTORY 181

Smoke Detector — Smoke detector present and functional.



SATISFACTORY 182

General Condition — Bedroom was satisfactory.



SECTION

25 Bathroom 1

- 0 Safety — handle first
- 1 Repair — worth scheduling
- 0 Maintenance — easy win



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.

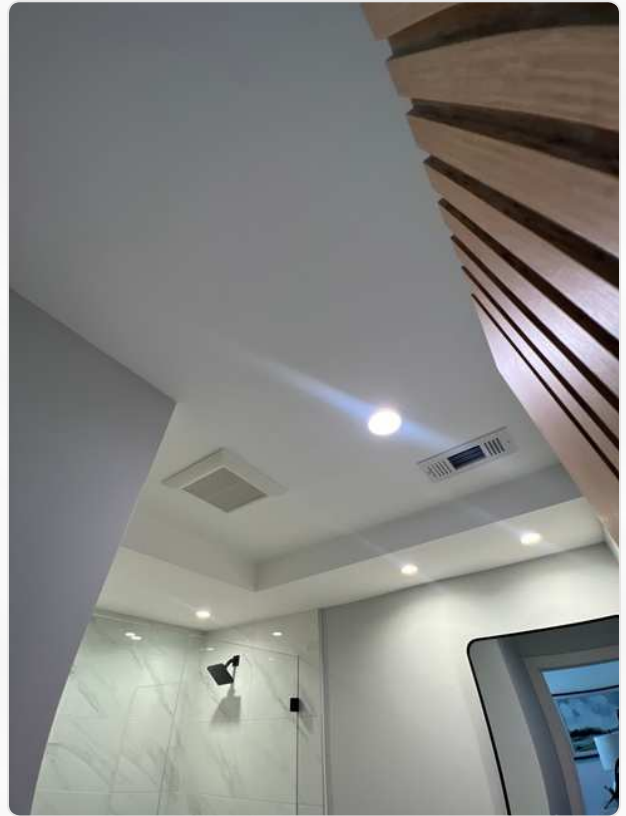
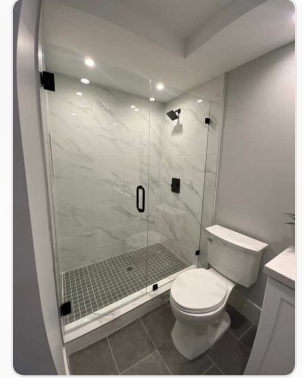
SATISFACTORY 183

Privacy Door — The door was in satisfactory condition.



SATISFACTORY 184

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

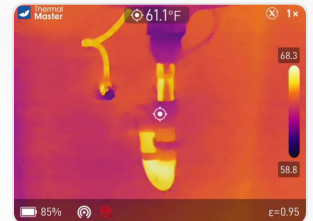


SATISFACTORY 185

GFCI Outlets — GFCI receptacle was present and functional.

**SATISFACTORY 186**

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



SATISFACTORY 187

Cabinet Conditions — Bathroom cabinets are in new condition.

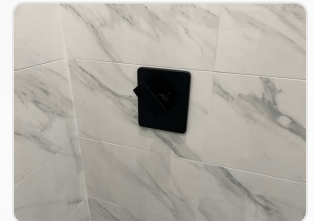
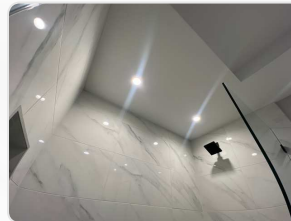
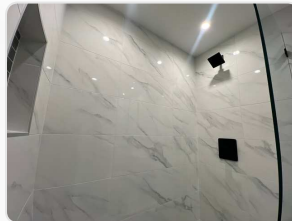
**SATISFACTORY 188**

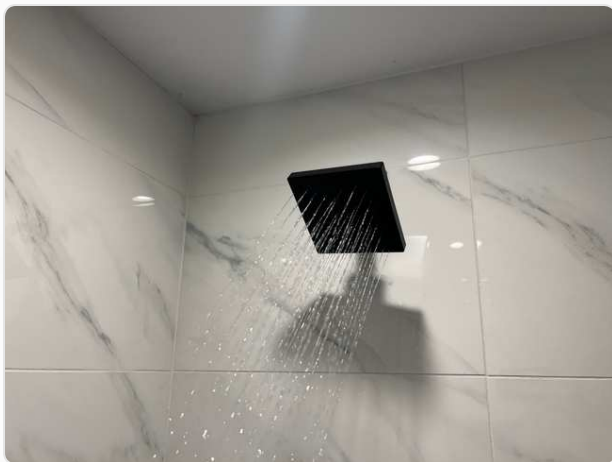
Toilet — The toilet was functional and in satisfactory condition.



**SATISFACTORY 189**

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





REPAIR **R190: Deficient Tile Grout**

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

AI Est. \$460 - \$920 *



SATISFACTORY 191

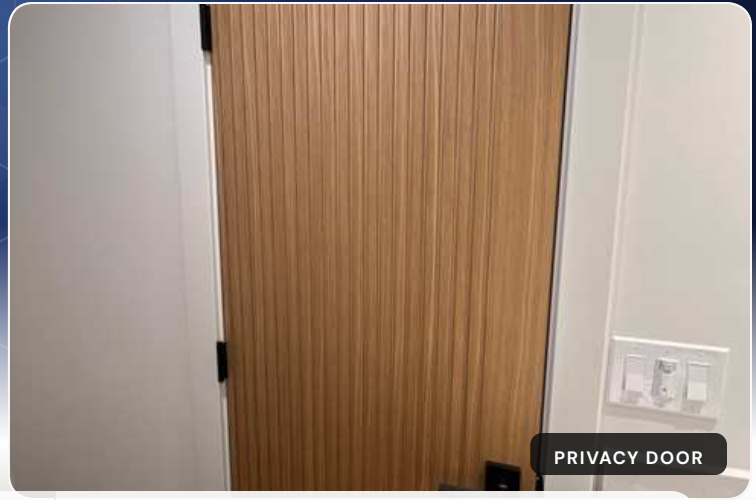
Ventilator Conditions — The bathroom ventilator was tested and found to be functional on the day of inspection.



SECTION

26 Bathroom 2

- 0 Safety — handle first
- 1 Repair — worth scheduling
- 0 Maintenance — easy win



PRIVACY DOOR

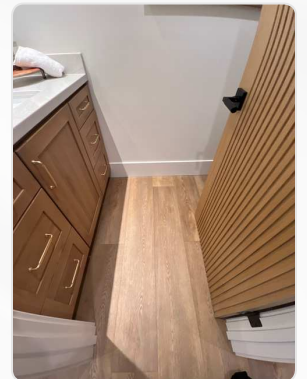
SATISFACTORY 192

Privacy Door — The door was in satisfactory condition.



SATISFACTORY 193

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





SATISFACTORY 194: GFCI
Satisfactory

GFCI Outlets — GFCI receptacle was present and functional.



SATISFACTORY

195: GFCI Protected

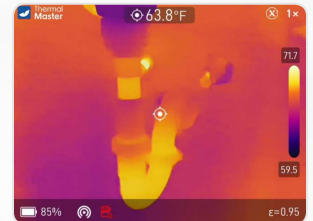
GFCI Outlets — Bathroom receptacle was GFCI protected from another location.



SATISFACTORY

196

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



SATISFACTORY 197

Cabinet Conditions — Bathroom cabinets are in new condition.

**SATISFACTORY 198**

Toilet — The toilet was functional and in satisfactory condition.



**REPAIR R199: Noisy**

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

AI Est. \$288 - \$690 *



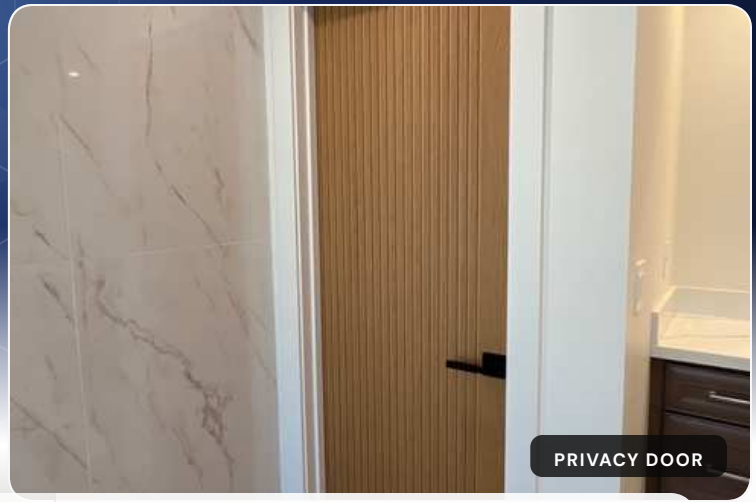


VIDEO



SECTION 27 Bathroom 3

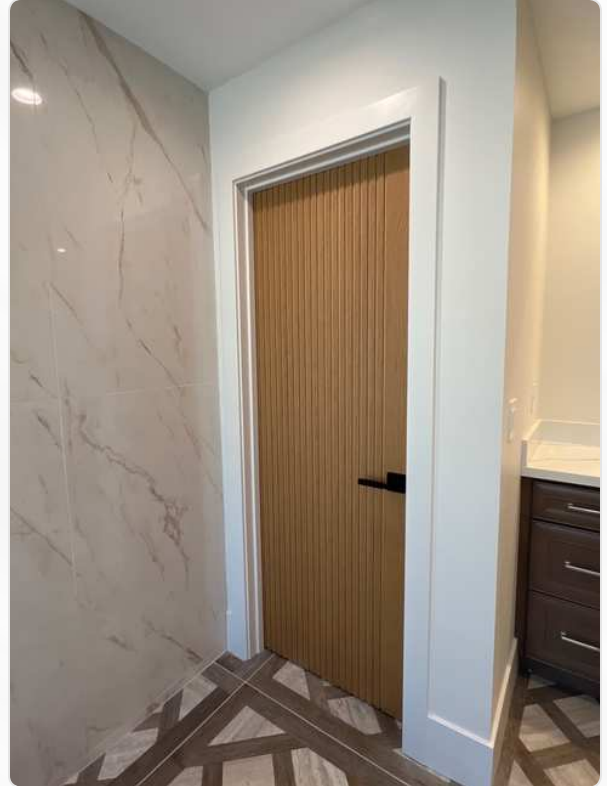
- 2 Safety — handle first
- 0 Repair — worth scheduling
- 0 Maintenance — easy win



PRIVACY DOOR

SATISFACTORY 200

Privacy Door — The door was in satisfactory condition.



SATISFACTORY 201

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





SATISFACTORY 202: GFCI
Satisfactory

GFCI Outlets — GFCI receptacle was present and functional.



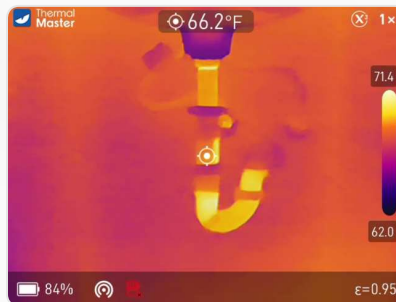
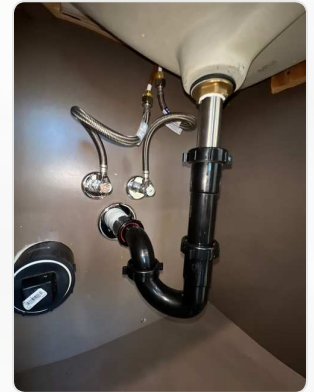
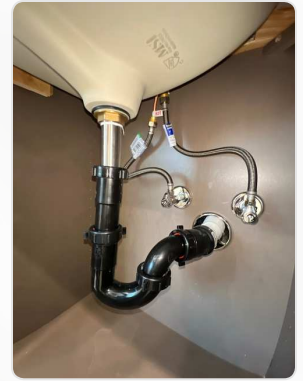
SATISFACTORY 203: GFCI
Protected

GFCI Outlets — Bathroom receptacle was GFCI protected from another location.



SATISFACTORY 204

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



SATISFACTORY 205

Cabinet Conditions — Bathroom cabinets are in new condition.

**SATISFACTORY 206**

Toilet — The toilet was functional and in satisfactory condition.

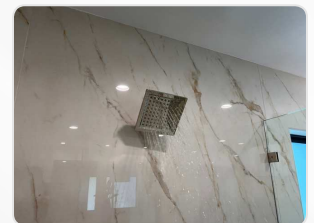
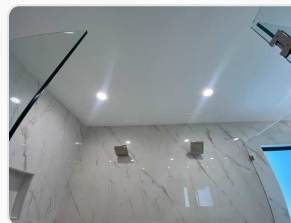
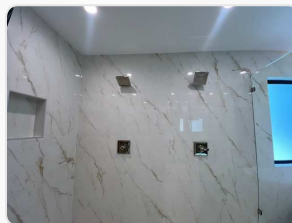
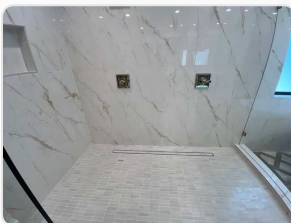
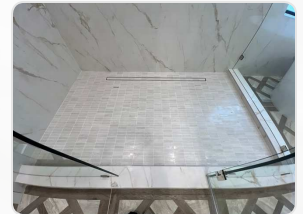


SATISFACTORY 207

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

**SATISFACTORY 208**

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




SAFETY S209

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.

AI Est. \$316 - \$690 *



SAFETY**S210: Missing Temperature Control Valve**

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.

Temperature Control Valve — <https://amzn.to/4cqV3ux> (The whole house temperature control valve designed to maintain a stable, safe, and energy-efficient temperature throughout the home.)

AI Est. \$345 - \$690 *

**SATISFACTORY****211**

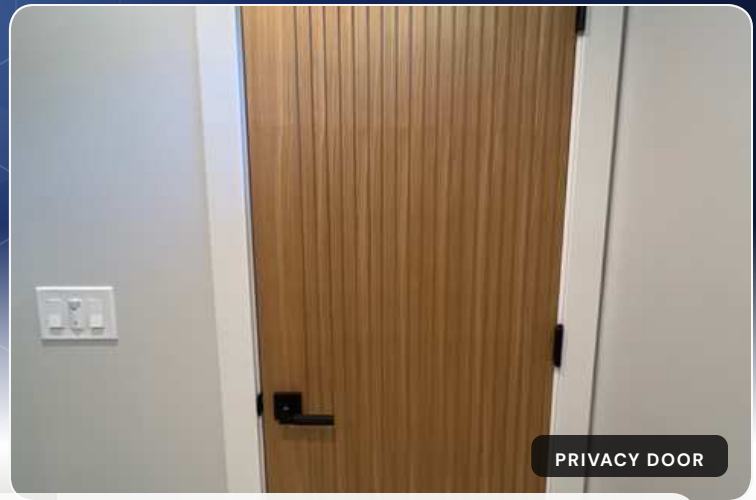
Ventilator Conditions — The bathroom ventilator was tested and found to be functional on the day of inspection.



SECTION

28 Bathroom 4

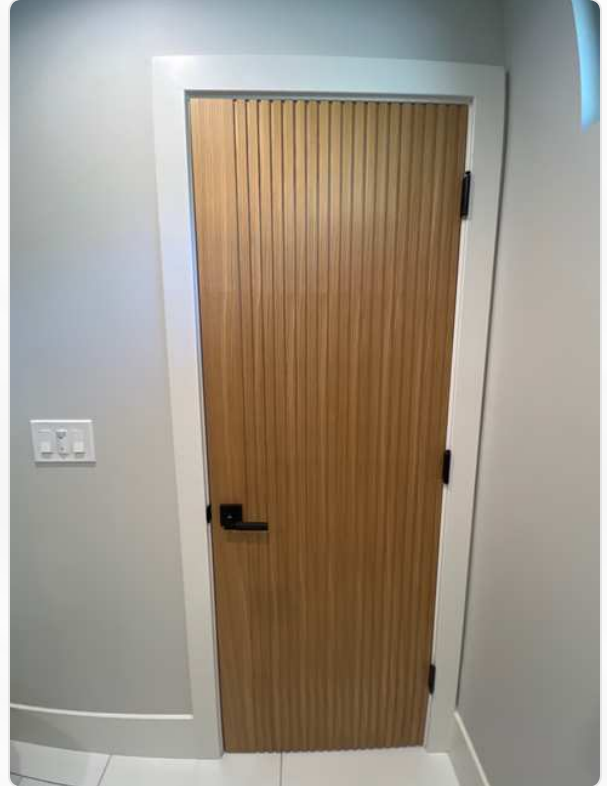
- 0 Safety — handle first
- 1 Repair — worth scheduling
- 0 Maintenance — easy win



PRIVACY DOOR

SATISFACTORY 212

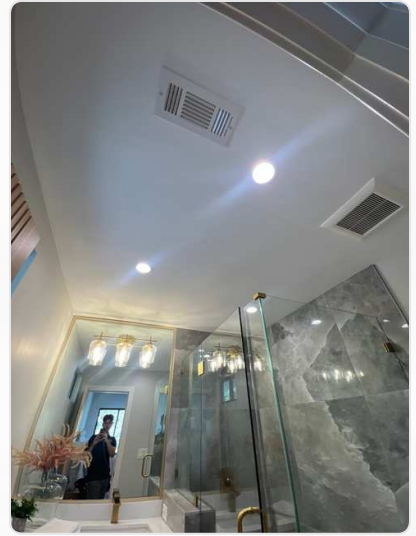
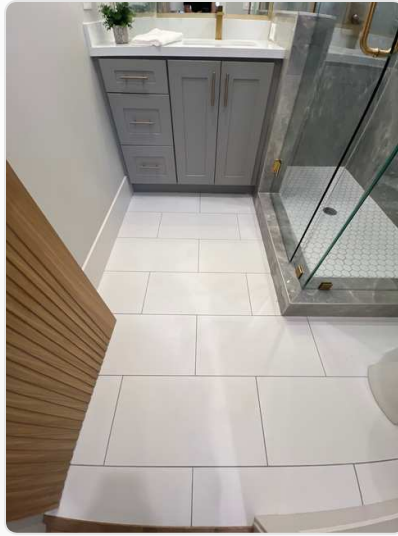
Privacy Door — The door was in satisfactory condition.



SATISFACTORY 213

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



**SATISFACTORY 214: GFCI****Satisfactory**

GFCI Outlets — GFCI receptacle was present and functional.

**SATISFACTORY 215**

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





SATISFACTORY 216

Cabinet Conditions — Bathroom cabinets are in new condition.



SATISFACTORY 217

Toilet — The toilet was functional and in satisfactory condition.

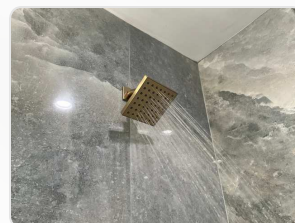
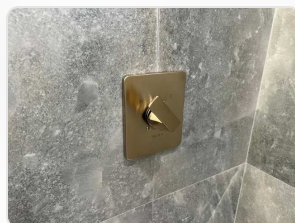




SATISFACTORY **218: New Shower**

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





REPAIR **R219: Deficient Tile Grout**

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

AI Est. \$460 - \$920 *



**SATISFACTORY 220**

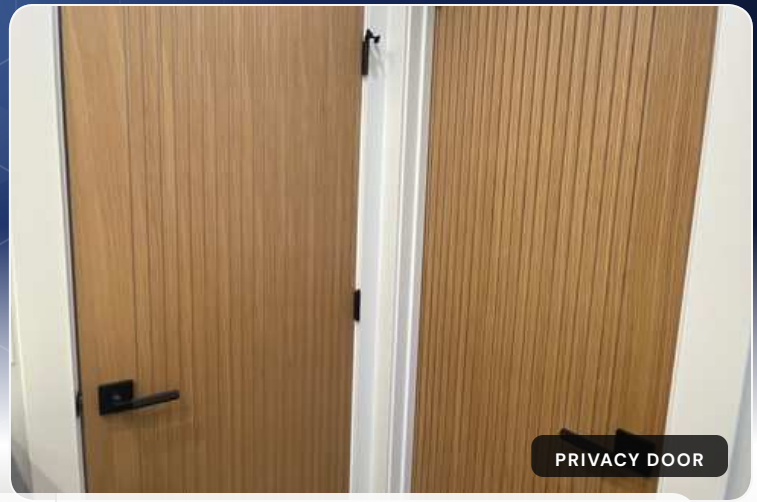
Ventilator Conditions — The bathroom ventilator was tested and found to be functional on the day of inspection.



SECTION

29 Bathroom 5

- 0 Safety — handle first
- 2 Repair — worth scheduling
- 0 Maintenance — easy win



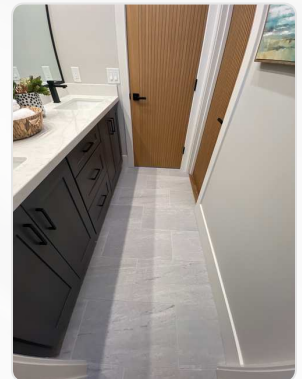
SATISFACTORY 221

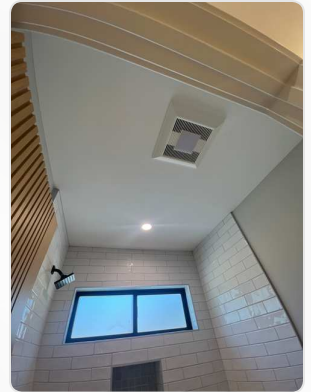
Privacy Door — The door was in satisfactory condition.



SATISFACTORY 222

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




REPAIR R223

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.

AI Est. \$460 - \$810 *



SATISFACTORY 224: GFCI**Satisfactory**

GFCI Outlets — GFCI receptacle was present and functional.

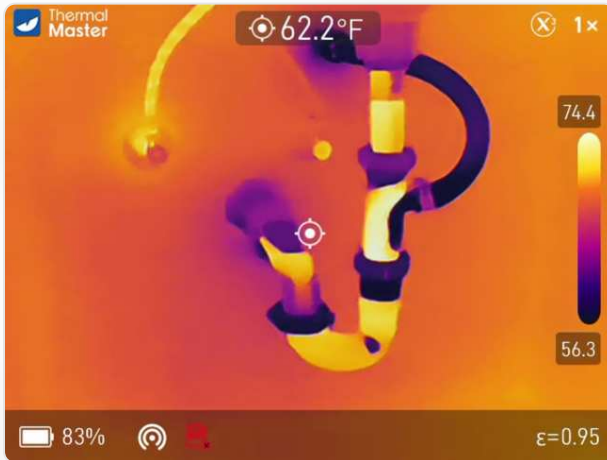
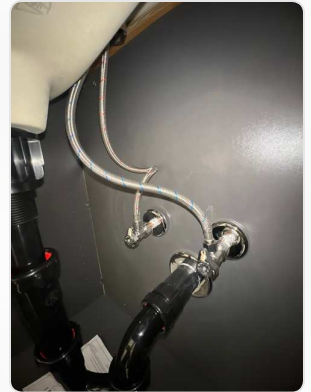
**SATISFACTORY 225: GFCI****Protected**

GFCI Outlets — Bathroom receptacle was GFCI protected from another location.

**SATISFACTORY 226**

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



**SATISFACTORY 227**

Cabinet Conditions — Bathroom cabinets are in new condition.



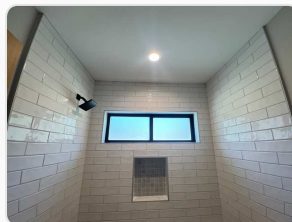
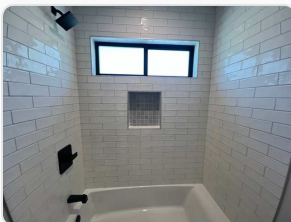
REPAIR**R228: Leaks At Tank**

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

AI Est. \$345 – \$690 *

**SATISFACTORY****229**

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



**SATISFACTORY 230**

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



SECTION

30 Bathroom 6

- 0 Safety — handle first
- 1 Repair — worth scheduling
- 0 Maintenance — easy win



SATISFACTORY 231

Privacy Door — The door was in satisfactory condition.



SATISFACTORY 232

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



SATISFACTORY 233: GFCI**Satisfactory**

GFCI Outlets — GFCI receptacle was present and functional.

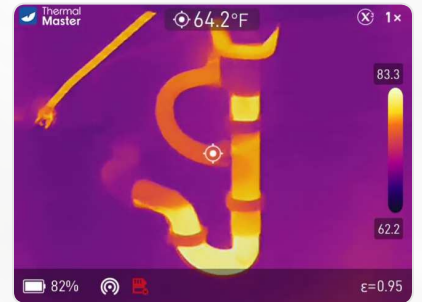
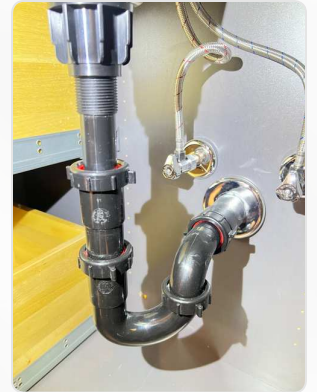
**SATISFACTORY 234: GFCI****Protected**

GFCI Outlets — Bathroom receptacle was GFCI protected from another location.

**SATISFACTORY 235**

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

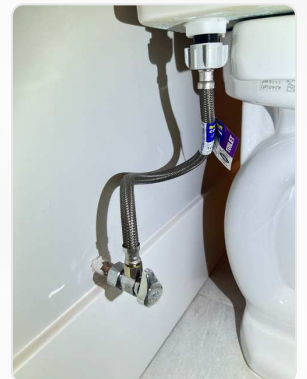




SATISFACTORY

236: Satisfactory

Toilet — The toilet was functional and in satisfactory condition.



**REPAIR R237**

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.

AI Est. \$460 - \$920 *



SATISFACTORY 238

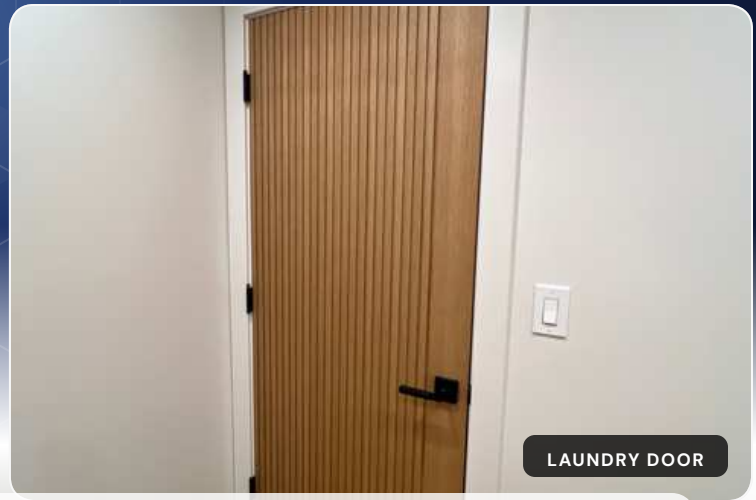
Ventilator Conditions — The bathroom ventilator was tested and found to be functional on the day of inspection.



SECTION

31 Laundry #1

- 0 Safety — handle first
- 0 Repair — worth scheduling
- 0 Maintenance — easy win



LAUNDRY DOOR

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

NOTE 239

Location — The laundry is located in the main level of the home.

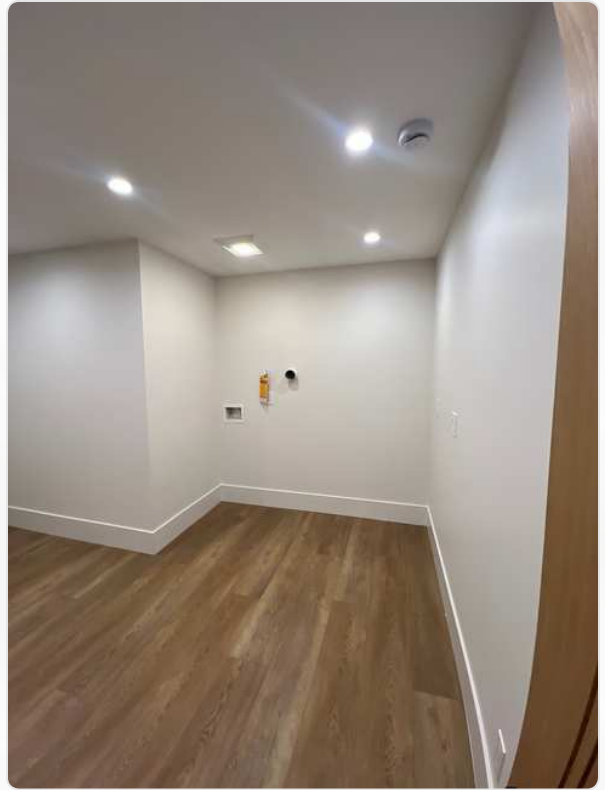
SATISFACTORY 240

Laundry Door — The door was in satisfactory condition.



SATISFACTORY 241

General Conditions — The laundry room was in satisfactory condition overall.

**SATISFACTORY 242**

Lighting — The light fixture was functional.

**SATISFACTORY 243**

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



**SATISFACTORY 244**

Water Connection — Laundry connections were in satisfactory condition.

**SATISFACTORY 245**

Gas Connection — The gas line and dryer connection was satisfactory.



SATISFACTORY 246

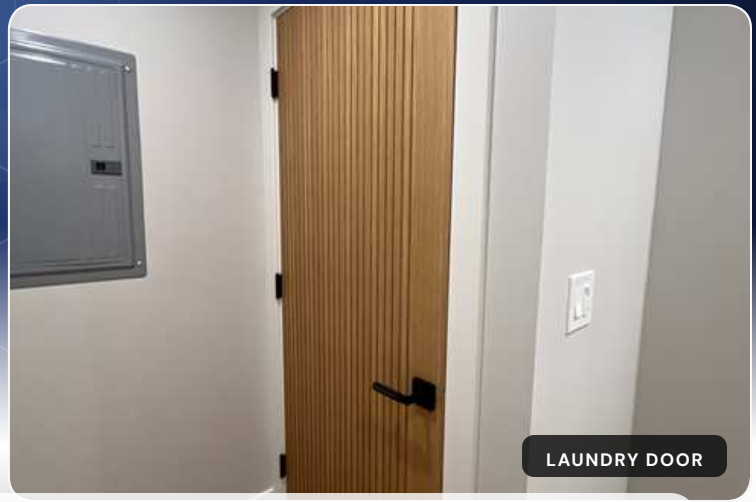
Ventilator Condition — Laundry room ventilator was satisfactory.



SECTION

32 Laundry #2

- 1 Safety — handle first
- 0 Repair — worth scheduling
- 0 Maintenance — easy win



LAUNDRY DOOR

SATISFACTORY 247: Second-floor level

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

SATISFACTORY 248: Satisfactory

Laundry Door — The door was in satisfactory condition.



SATISFACTORY **249: Satisfactory Condition**

General Conditions — The laundry room was in satisfactory condition overall.



SATISFACTORY **250: Functional**

Lighting — The light fixture was functional.



SATISFACTORY**251: Satisfactory**

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

**SAFETY****S252: GFCI Missing**

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.

AI Est. \$173 - \$345 *



ILLUSTRATION



SATISFACTORY**253: Satisfactory**

Water Connection — Laundry connections were in satisfactory condition.

**SATISFACTORY****254: Satisfactory**

Gas Connection — The gas line and dryer connection was satisfactory.



WARNING**W255: Drip Pan Recommended**

Drip Pan — 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 —

<https://amzn.to/40fYZZa> (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 —

<https://amzn.to/4cxo8FN> (Laundry room drip pans are an affordable way to protect from water damage and microbial growth. Easy installation and long-term protection.)

**Washing Machine Drain Pan**

Features a Durable Plastic Construction



WEAR-RESISTING



GOOD SEALING



NON-SLIP



EASY TO CLEAN



ILLUSTRATION



SATISFACTORY 256: Satisfactory

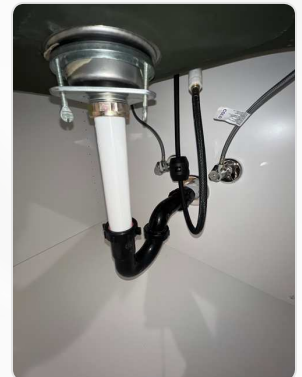
Ventilator Condition — Laundry room ventilator was satisfactory.

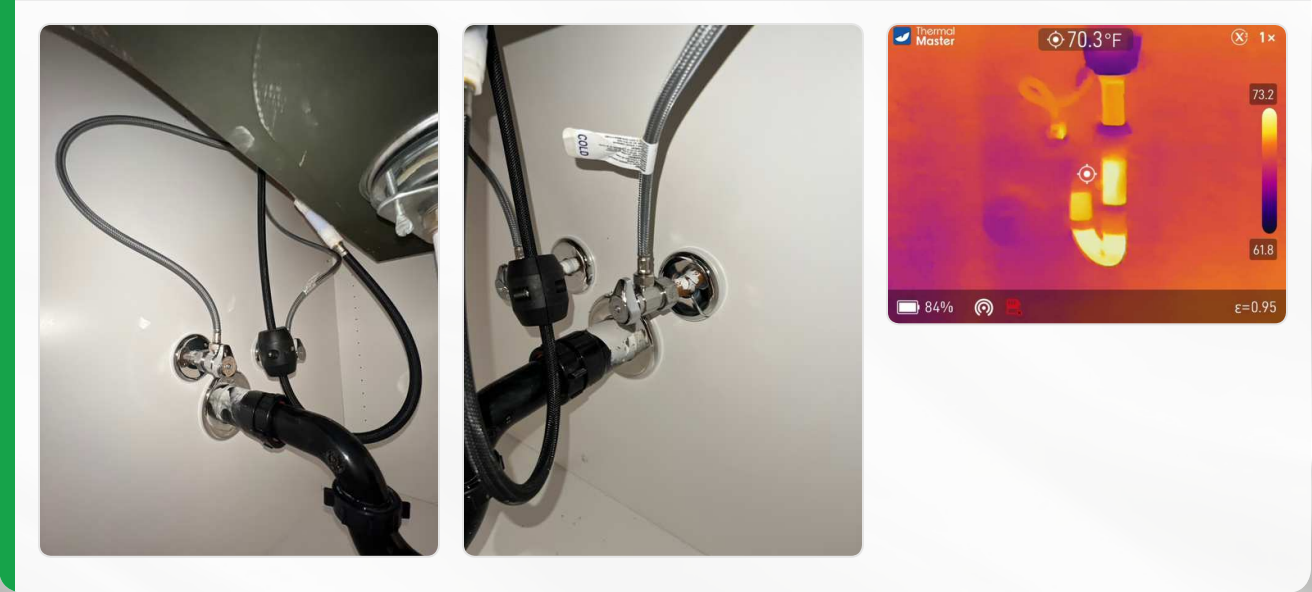
**SATISFACTORY 257: Cabinets Satisfactory**

Cabinets/Counter Tops — Laundry room cabinets were in satisfactory condition.

**SATISFACTORY 258: Satisfactory**

Laundry Sink Conditions — The sink was in satisfactory condition. Faucet was functional.





SECTION 33 Attic

- 0 Safety — handle first
- 0 Repair — worth scheduling
- 0 Maintenance — easy win



ENTRANCE

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.

SATISFACTORY 259

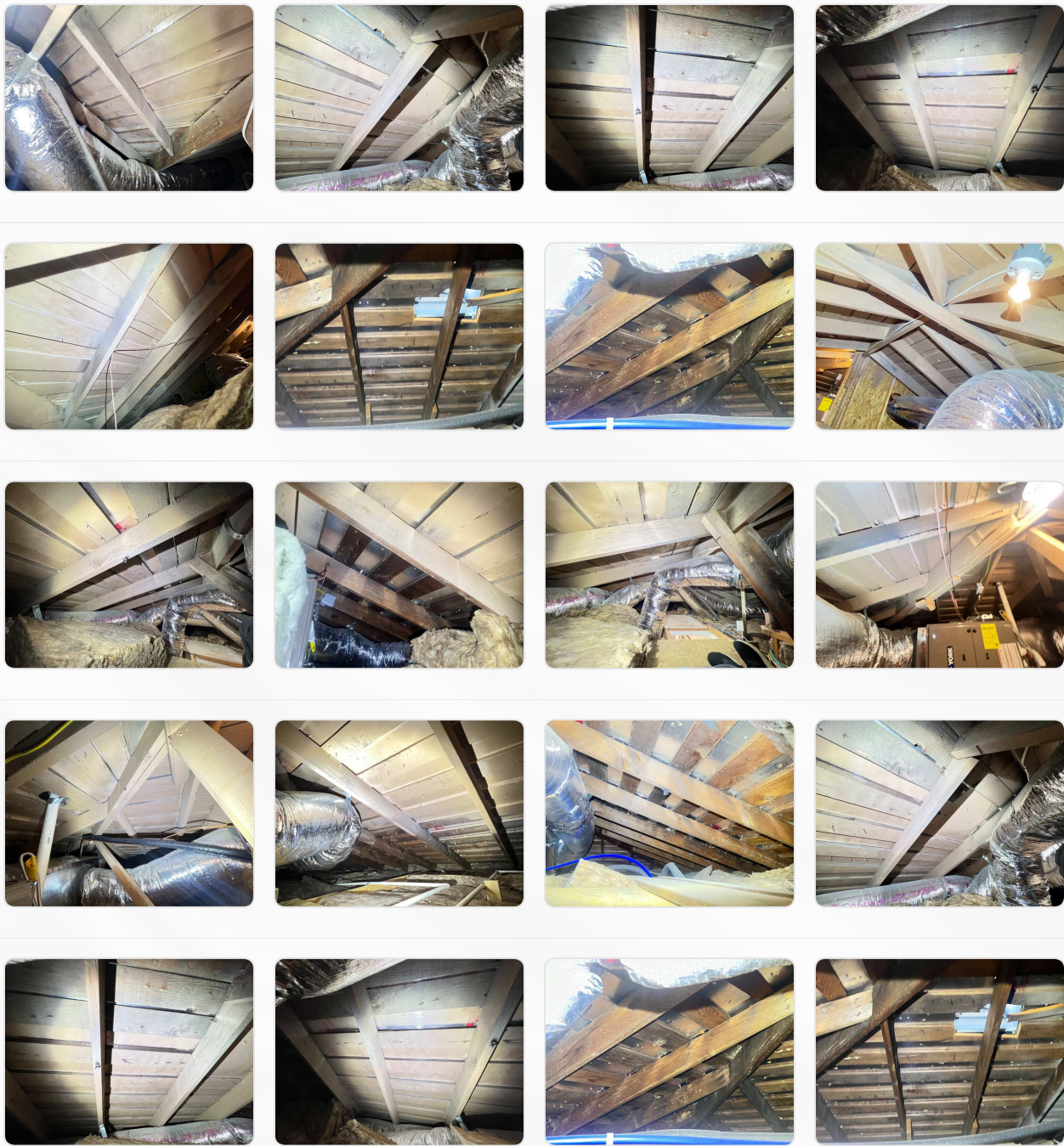
Entrance — The attic access hatch is of sufficient size for easy access into the attic area.



SATISFACTORY 260: Roof rafters

Attic Structure Conditions — 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.





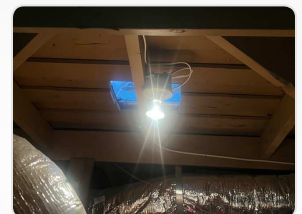
SATISFACTORY **261: Fiberglass Batt**
Satisfactory

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



SATISFACTORY **262**

Electrical Conditions — The attic light was present and functional.



SECTION

34

Heating - Air

- 1 Safety — handle first
- 3 Repair — worth scheduling
- 0 Maintenance — easy win



NOTE 263

System Location — The furnace system is located in the attic area of the home.

NOTE 264

Fuel Type — Natural gas fired.

AI Est. \$402 - \$920 *



SAFETY S265

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.

AI Est. \$460 - \$1,035 *





SATISFACTORY 266

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

**REPAIR R267**

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.

AI Est. \$402 - \$752 *



SATISFACTORY 268

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

**SATISFACTORY 269**

Thermostat Condition — 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.



SATISFACTORY 270

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

**WARNING W271**

Output Temperatures — 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.

NOTE 272

Type — Refrigerant, split system.

REPAIR R273: Evaporator Leaking 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.

AI Est. \$402 - \$752 *



REPAIR**R274: Satisfactory**

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.

AI Est. \$350 - \$700 *



SECTION

35 Sub Panel

- 0 Safety — handle first
- 0 Repair — worth scheduling
- 0 Maintenance — easy win



NOTE 275

Panel Location — The sub panel is located at the Laundry room.

NOTE 276

Manufacture — 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.



SATISFACTORY 277

General Condition — The panel was in satisfactory condition overall.

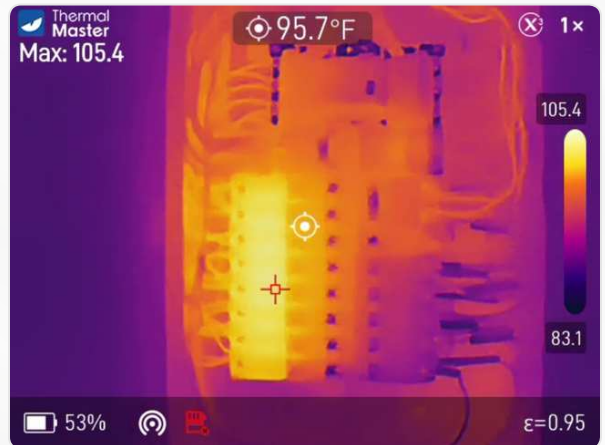


SATISFACTORY 278

General Condition — The panel was in satisfactory condition overall.

**NOTE 279**

General Condition — FLIR scan of sub panel. All temperatures were well within guidelines.

**NOTE 280**

Amperage Rating — 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.



NOTE 281: At Sub Panel

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.



WARNING W282

AFCI Circuit Breakers — 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

SATISFACTORY 283

AFCI Circuit Breakers — AFCI breakers present and functional. AFCI circuit breakers should be tested according to manufacturers guidelines to ensure functionality.

NOTE 284

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



SECTION 36

Interiors & Stairs

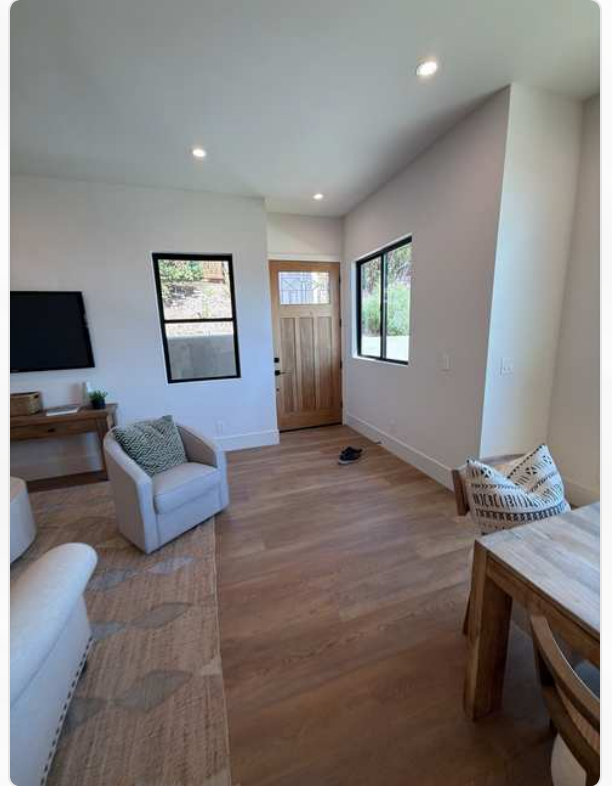
- Safety — handle first
- Repair — worth scheduling
- Maintenance — easy win



FOYER/HALLWAY

SATISFACTORY 285

Foyer/Hallway — Foyer and hallway condition were satisfactory.



SATISFACTORY 286: Satisfactory

Smoke and Carbon Detectors — Smoke and carbon monoxide detectors were present and functional.

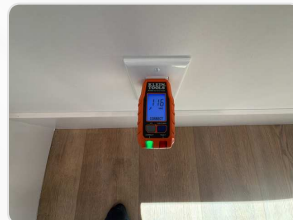
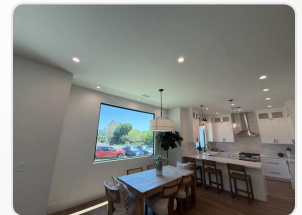


SATISFACTORY 287

Living Room — The room was in satisfactory condition overall.

**SATISFACTORY 288**

Dining Room — The room was in satisfactory condition overall.





SECTION 37 Kitchen

- 0 Safety — handle first
- 0 Repair — worth scheduling
- 0 Maintenance — easy win



GENERAL CONDITIONS

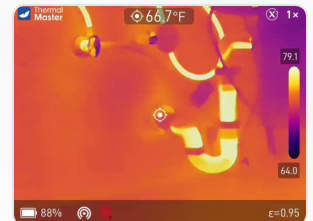
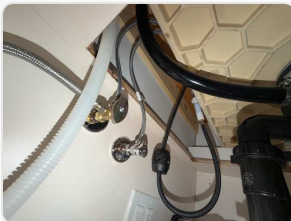
NOTE 289

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



SATISFACTORY 290

Kitchen Sink — The kitchen sink was in satisfactory condition. Faucet was functional.



SATISFACTORY 291

Garbage Disposal — The garbage disposal was in satisfactory condition.

**SATISFACTORY 292: Quartz Satisfactory**

Counter Tops — Quartz countertops where in satisfactory condition and professionally finish the edges and seams.

**SATISFACTORY 293: Like New Condition**

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



**SATISFACTORY 294**

Electrical Conditions — All GFCI receptacles were in satisfactory condition.

**SATISFACTORY 295**

Lighting Conditions — Kitchen lighting was satisfactory.



SATISFACTORY**296: Satisfactory**

Refrigerator — The refrigerator was in satisfactory condition.



SATISFACTORY**297: Satisfactory**

Dishwasher(s) — 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.

**SATISFACTORY****298**

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



SATISFACTORY**299: Satisfactory**

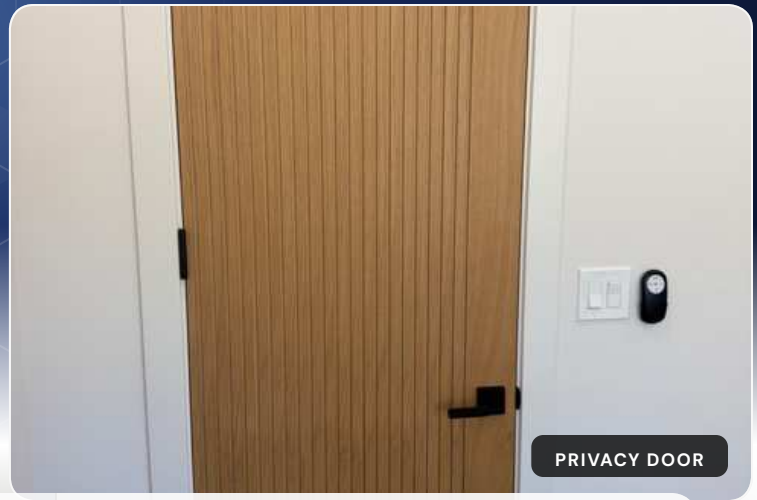
Vent Hood — The vent hood was in satisfactory condition.



SECTION

38 Bedroom 1

- 0 Safety — handle first
- 0 Repair — worth scheduling
- 0 Maintenance — easy win



SATISFACTORY 300

Privacy Door — The door was in satisfactory condition.



SATISFACTORY 301

Smoke Detector — Smoke detector present and functional.



SATISFACTORY 302

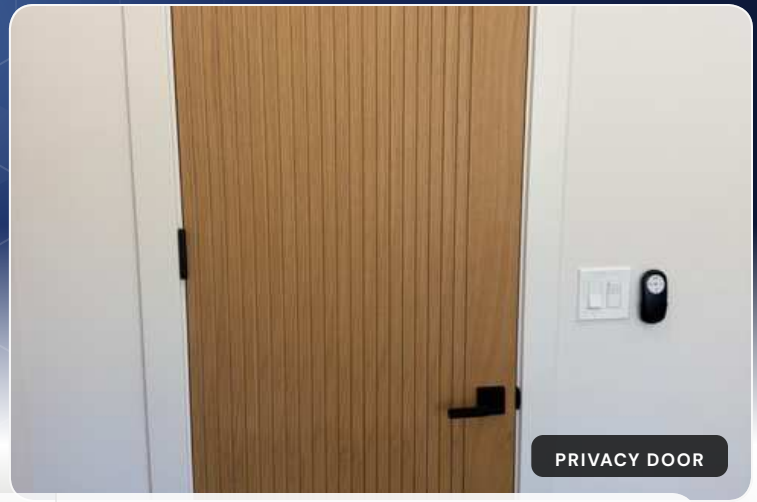
General Condition — Bedroom was satisfactory.



SECTION

39 Bedroom 2

- 0 Safety — handle first
- 0 Repair — worth scheduling
- 0 Maintenance — easy win



SATISFACTORY 303

Privacy Door — The door was in satisfactory condition.



NOTE 304

Smoke Detector — Smoke detector present and functional.



SATISFACTORY 305

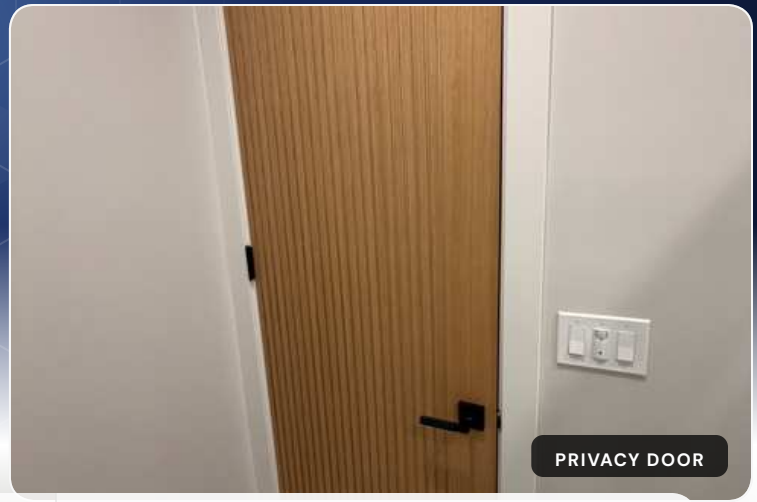
General Condition — Bedroom was satisfactory.



SECTION

40 Bathroom 1

- 0 Safety — handle first
- 0 Repair — worth scheduling
- 0 Maintenance — easy win



PRIVACY DOOR

SATISFACTORY 306

Privacy Door — The door was in satisfactory condition.



NOTE 307

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

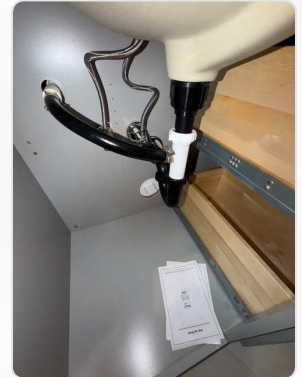


NOTE 308

GFCI Outlets — GFCI receptacle was present and functional.

**SATISFACTORY 309**

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



SATISFACTORY **310: Cabinet**
Satisfactory

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



SATISFACTORY **311**

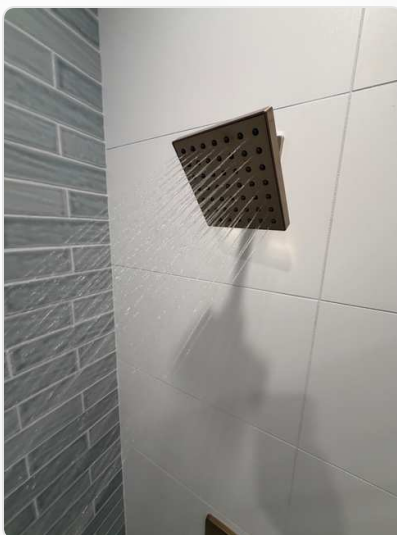
Toilet — The toilet was functional and in satisfactory condition.



**SATISFACTORY****312: New Shower**

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



**SATISFACTORY 313**

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



SECTION 41 Bathroom 2

- 0 Safety — handle first
- 0 Repair — worth scheduling
- 0 Maintenance — easy win



NOTE 314

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

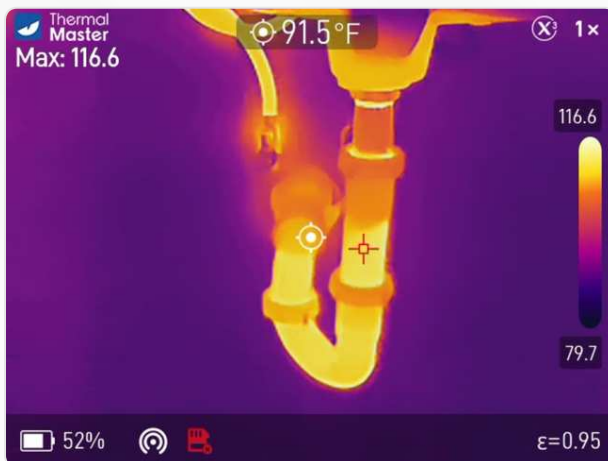


NOTE 315

GFCI Outlets — GFCI receptacle was present and functional.

**SATISFACTORY 316**

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



SATISFACTORY **317: Like New Condition**

Cabinet Conditions — Bathroom cabinets are in new condition.



SATISFACTORY **318**

Toilet — The toilet was functional and in satisfactory condition.

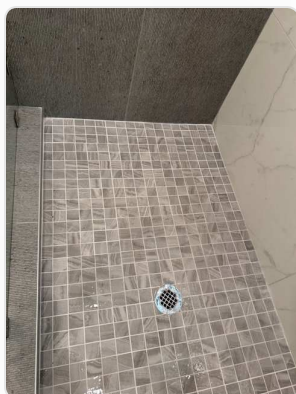




SATISFACTORY **319: New Shower**

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



**SATISFACTORY 320**

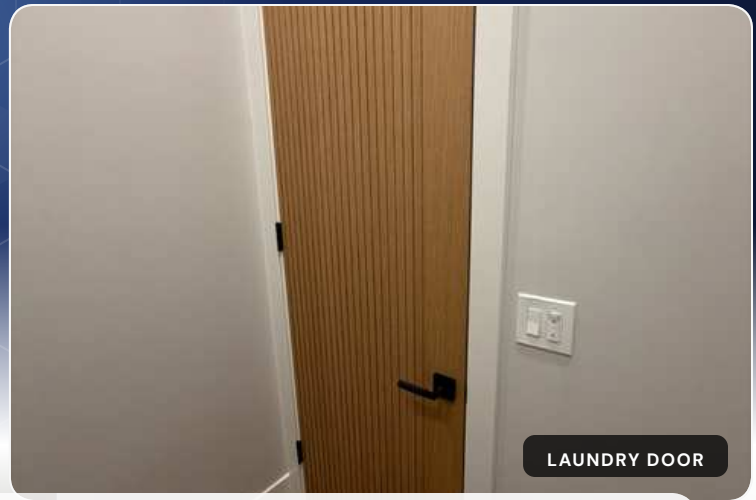
Ventilator Conditions — The bathroom ventilator was tested and found to be functional on the day of inspection.



SECTION

42 Laundry

- 0 Safety — handle first
- 1 Repair — worth scheduling
- 0 Maintenance — easy win



LAUNDRY DOOR

SATISFACTORY 321

Laundry Door — The door was in satisfactory condition.



NOTE 322

General Conditions — The laundry room was in satisfactory condition overall.



NOTE 323

Lighting — The light fixture was functional.



SATISFACTORY

324: Satisfactory

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

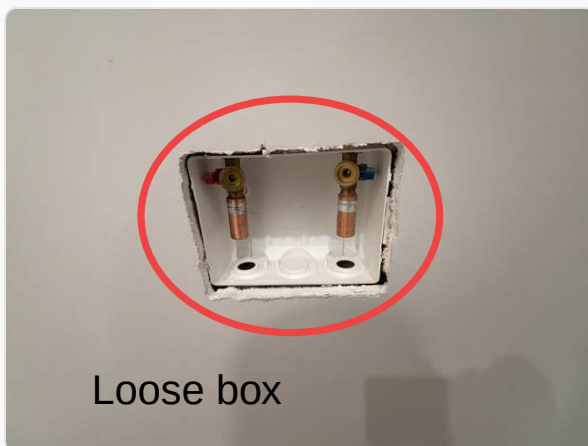


REPAIR

R325

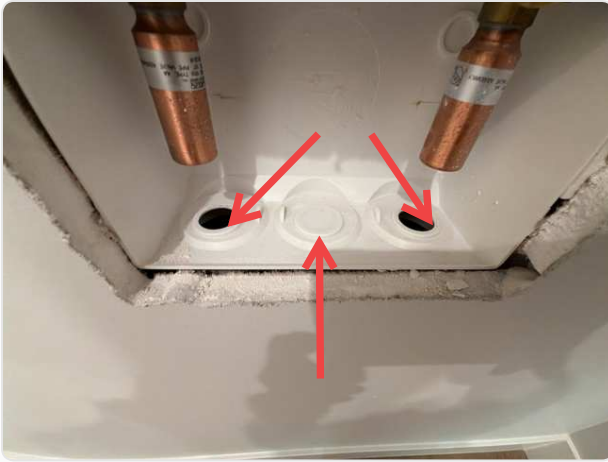
Water Connection — Trim ring was missing from water box. Water box looks loose in the wall. There was no drain hole provided. Additionally,, there were holes made in the bottom of the box. This box is designed to contain small drips and leaks. It is suggested that the box be replaced. Consult with a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

AI Est. \$175 - \$575 *



Loose box



**SATISFACTORY 326**

Gas Connection — The gas line and dryer connection was satisfactory.

**SATISFACTORY 327**

Ventilator Condition — Laundry room ventilator was satisfactory.



SECTION

43 Attic

- 0 Safety — handle first
- 1 Repair — worth scheduling
- 0 Maintenance — easy win



SATISFACTORY 328

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

SATISFACTORY 329

Attic Structure Conditions — 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.



SATISFACTORY 330

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

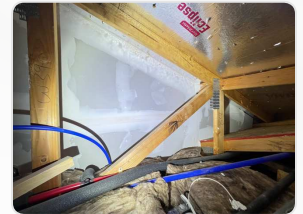
**REPAIR R331**

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

AI Est. \$173 - \$345 *

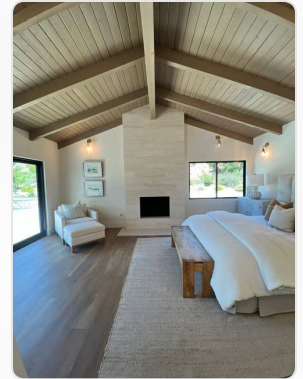
**SATISFACTORY 332: Satisfactory**

Firewall — The visible portions of the firewall were in satisfactory condition.



PHOTOS**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

— the safety and repair items found during this inspection

7 Safety 21 Repair 1 Maintenance

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)

- S33** Backyard - Exterior Steps: The handrail had damaged/missing components. Consult with a general contractor for repairs. Safety concern.
- S38** 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.
- S112** 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.
- S209** 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.
- S210** 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.
- S252** 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.
- S265** 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)

- R26** 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.
- R67** 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.



- R126** 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.
- R127** 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.
- R135** 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.
- R136** 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.
- R138** Interiors & Stairs - Nail Pops: One or more nail pops was observed. Client should consult with the builder for a complete audit and resolution.
- R151** 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.
- R155** 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.
- R161** 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.
- R190** 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.
- R199** 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.
- R219** 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.
- R223** 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.
- R228** Bathroom 5 - Toilet: Water leaks were noted at the tank. Service and repair needed.



- R237** 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.
- R267** 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.
- R273** 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.
- R274** 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.
- R325** 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..
- R331** Attic - Electrical Conditions: Attic lightbulb was burnt out on the day of inspection replace it as needed



PRICING

The Cost Guide

— what the findings in this report may cost to address

7 Safety 21 Repair 1 Maintenance

SAFETY ITEMS

● S33 Backyard – Exterior Steps: Handrail Damaged/Missing	\$460 – \$920 AI ESTIMATE
● S38 Pool & Spa Conditions – Pool Barrier Conditions: A properly in...	\$1,725 – \$3,450 AI ESTIMATE
● S112 Water Heater 1 – Temperature Control Valve: There was no wh...	\$345 – \$690 AI ESTIMATE
● S209 Bathroom 3 – Tub and Showers: Per the National Electrical C...	\$316 – \$690 AI ESTIMATE
● S210 Bathroom 3 – Tub and Showers: Missing Temperature Control...	\$345 – \$690 AI ESTIMATE
● S252 Laundry #2 – Electrical: GFCI Missing	\$173 – \$345 AI ESTIMATE
● S265 Heating – Air – Heating System Condition: The horizontal gas ...	\$460 – \$1,035 AI ESTIMATE

REPAIR ITEMS

● R26 Backyard – Yard Conditions: One of the wooden support timb...	\$460 – \$920 AI ESTIMATE
● R67 Exterior Walls Windows & Chimney – Chimney Conditions: Mo...	\$460 – \$920 AI ESTIMATE
● R126 Heating – Air – Heating System Condition: The horizontal gas ...	\$460 – \$810 AI ESTIMATE
● R127 Heating – Air – Gas Line: The gas supply lines for both furnace...	\$402 – \$805 AI ESTIMATE
● R135 Heating – Air – Evaporator: Evaporator Leaking Air	\$402 – \$752 AI ESTIMATE
● R136 Heating – Air – Output Temperature: Poor	\$402 – \$920 AI ESTIMATE



● R138 Interiors & Stairs – Nail Pops: One or more nail pops was obse...	\$460 – \$920 AI ESTIMATE
● R151 Kitchen – General Conditions: The toe kick beneath the kitch...	\$460 – \$920 AI ESTIMATE
● R155 Kitchen – Counter Tops: Under Countertop Painting Needed	\$400 – \$800 AI ESTIMATE
● R161 Kitchen – Dishwasher(s): The dishwasher was successfully te...	\$316 – \$518 AI ESTIMATE
● R190 Bathroom 1 – Tub and Showers: Deficient Tile Grout	\$460 – \$920 AI ESTIMATE
● R199 Bathroom 2 – Ventilator Conditions: Noisy	\$288 – \$690 AI ESTIMATE
● R219 Bathroom 4 – Tub and Showers: Deficient Tile Grout	\$460 – \$920 AI ESTIMATE
● R223 Bathroom 5 – Overall Conditions: No HVAC supply air register...	\$460 – \$810 AI ESTIMATE
● R228 Bathroom 5 – Toilet: Leaks At Tank	\$345 – \$690 AI ESTIMATE
● R237 Bathroom 6 – Tub and Showers: Improper slope was noted in ...	\$460 – \$920 AI ESTIMATE
● R267 Heating – Air – Gas Line: The gas supply line for the ADU furn...	\$402 – \$752 AI ESTIMATE
● R273 Heating – Air – Evaporator: Evaporator Leaking Air	\$402 – \$752 AI ESTIMATE
● R274 Heating – Air – Output Temperature: Satisfactory	\$350 – \$700 AI ESTIMATE
● R325 Laundry – Water Connection: Trim ring was missing from wat...	\$175 – \$575 AI ESTIMATE
● R331 Attic – Electrical Conditions: Attic lightbulb was burnt out on ...	\$173 – \$345 AI ESTIMATE



● 7 Safety ● 21 Repair ● 1 Maintenance

PLANNING TOTAL

\$12,021 – \$24,179

HOW TO READ THESE NUMBERS

Ranges reflect typical contractor pricing for this region and are meant for planning and negotiation — actual quotes vary with access, materials, and who you hire. Always collect written bids before close of escrow. Prices marked Inspector Quote are real local bids that override the estimate.

