



SOUTHERN CALIFORNIA
MASTER HOME INSPECTION

Inspection Report Sample#3



Front of home

SOCAL MASTER HOME INSPECTION

Brian Siyuan Zheng
CHINO HILLS CA 91709
503-317-6208

PROPERTY INSPECTION REPORT FORM

_____	11/12/2023
Name of Client	Date of Inspection
Address of Inspected Property	
Brian Siyuan Zheng	10365919
Name of Inspector	ICC License #
Name of Sponsor (if applicable)	

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the ICC and Certified Master Inspector. org Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today’s standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

Standards of Practice:

CERTIFIED MASTER INSPECTOR. ORG(CMI)
INTERNATIONAL CODE COUNCIL(ICC)

In Attendance:

Customer

Type of building:

Single Family (2 story)

Style of Home:

Traditional

Approximate age of building:

Over 10 Years

Home Faces:

SE

Temperature:

Over 65 (F) = 18 (C)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

Yes

I NI NP D

I. STRUCTURAL SYSTEMS



Roofing frame(garage)



Roof overview



Roof overview



Roof overview



Roof overview



Roof overview



Roof overview



Roofing frame(attic at master closet)

I NI NP D



16 inches insulation



Roofing frame



thermal scan overview



thermal scan overview



attic (garage) thermal scan overview



attic thermal scan overview



attic thermal scan overview



thermal scan overview

A. Foundations

Type of Foundation (s): Poured concrete

Method used to observe Crawlspace: No crawlspace

Comments:

- (1) This is not an engineering report, but is only an opinion based on observation of conditions known to be related to foundation performance, using the knowledge and experience of the inspector.
- (2) There is vegetation obstructing clear visibility of the foundation. This limits the full inspection of the

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foundation conditions and can create conducive conditions for certain types of wood-destroying insects. I recommend removing vegetation and having a qualified professional inspect the foundation, and having a licensed pest control company inspect and treat as needed.



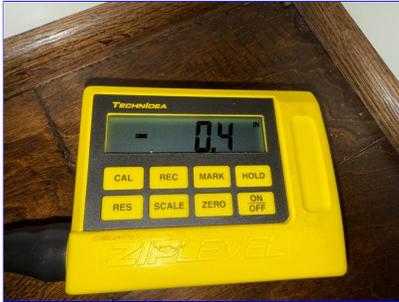
A. Item 1 (Picture) Rear of home

(3) The foundation is poured on grade with post tension cables and appears to be performing at the time of inspection.

Buyer's note: The inspector used a Zip Level to check the foundation structure and whether it is level. The reference point is the center of the house (0.0 inch). If the height difference between each measurement point and the reference point is within -1.3 to 1.3 inches, and the overall foundation height differential (between measurement points) is within 2.6 inches, the foundation is considered to meet design requirements and capable of properly supporting the house. For newly constructed homes, the overall foundation height variation typically ranges between 0.7 and 1.3 inches.

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MASTER INSPECTORS ASSOCIATION
Sample Report

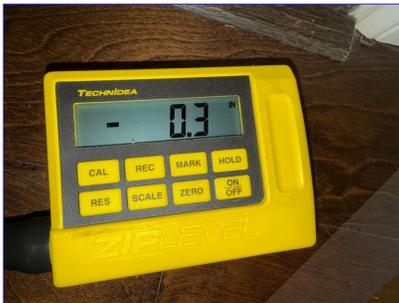
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A. Item 2 (Picture) Front right corner



A. Item 3 (Picture) Front left corner



A. Item 4 (Picture) Middle left side of home



A. Item 5 (Picture) Rear left corner



A. Item 6 (Picture) Middle right side of home



A. Item 7 (Picture) Rear right corner

B. Grading and Drainage

[Comments:](#)

The downspout is damaged. Further deterioration can occur. I recommend having a qualified person make repairs as needed.

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B. Item 1 (Picture) Left side of home



B. Item 2 (Picture) Multiple areas

C. Roof Covering Materials

Types of Roof Covering: Architectural, Asphalt/Fiberglass

Viewed from: Ground, Attic, Drone

Roof Ventilation: Ridge vents, Soffit Vents, Passive

Comments:

- (1) This inspection does not warrant against roof leaks.
- (2) The flashing is not clearly visible, and I am unable to verify proper installation and condition. I recommend having a qualified roofing contractor further evaluate and make repairs as needed.
- (3) The lowest eave of the roof line of the home is not accessible using a 17-foot ladder (the tallest ladder that can be safely moved and or climbed solo). All efforts were made to safely inspect the roofing surface using binoculars and/or aerial photography equipment. This limited the inspection to areas that were safely accessible and or visible at the time of inspection.
- (4) The roof shingles are showing wear and granular loss (Granules provide UV protection for shingles. Once the granules erode away, the sun is able to deteriorate the asphalt and shorten the life of the roof covering). Further deterioration can occur. I recommend having a qualified roofing contractor further evaluate and make repairs or replace as needed.



C. Item 1 (Picture) "whole" roof surface



C. Item 2 (Picture) "whole" roof surface

D. Roof Structures and Attics

Method used to observe attic: From entry, Walked, From service decking

Viewed from: Attic, Ground

Roof Structure: Stick-built

Attic Insulation: Blown

Approximate Average Depth of Insulation: 16 inches

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Approximate Average Thickness of Vertical Insulation: None

Attic info: Attic access, Pull Down stairs, Light in attic, No Storage

Comments:

(1) Attic inspection is limited to visibility from service decking that is safely accessible at the time of inspection.

(2) The pole for attic opening is missing. I recommend a qualified person to repair as needed.



D. Item 1 (Picture) Attic opening

E. Walls (Interior and Exterior)

Wall Structure: Wood

Comments:

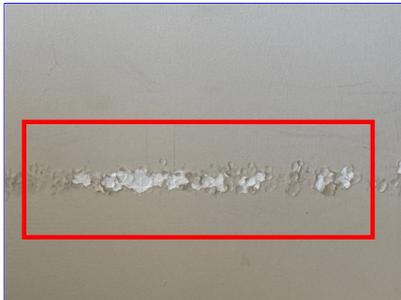
(1) The wall is dirty/ peeling paint/ deteriorated/ damaged. While this damage is cosmetic, it should be repaired. I recommend having a qualified professional make repairs or replace as needed.

SOUTHERN CALIFORNIA
MASTER HOME INSPECTION
Sample Report

I	NI	NP	D
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E. Item 1 (Picture) Garage in multiple areas

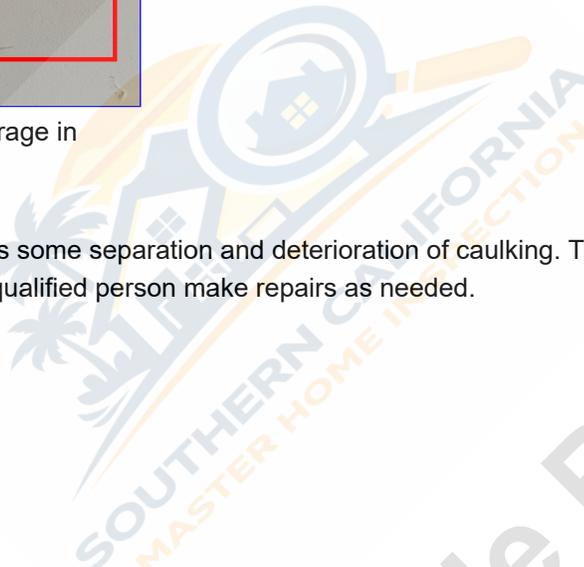


E. Item 2 (Picture) Garage in multiple areas



E. Item 3 (Picture) Garage in multiple areas

(2) The interior trim has some separation and deterioration of caulking. This is considered cosmetic. I recommend having a qualified person make repairs as needed.

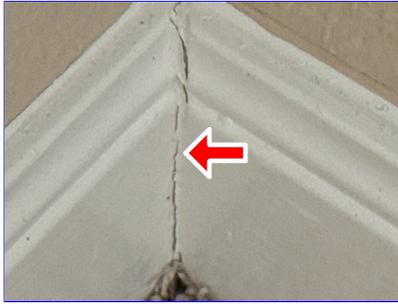


Sample Report

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E. Item 4 (Picture) Garage



E. Item 5 (Picture) Baseboard in multiple areas



E. Item 6 (Picture) Multiple areas



E. Item 7 (Picture) Multiple areas



E. Item 8 (Picture) Multiple areas

(3) The exterior has caulking that is weathered or missing. Water intrusion and deterioration can occur. I recommend having a qualified person make repairs as needed.



E. Item 9 (Picture) Garage door area



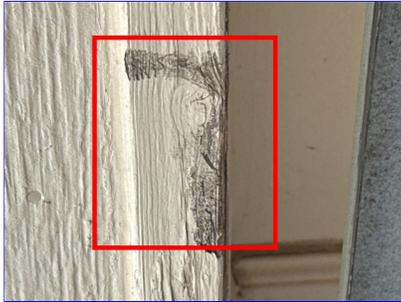
E. Item 10 (Picture) Multiple areas

(4) The exterior trim is loose, damaged or deteriorated in areas. Water intrusion and further deterioration can occur. I recommend having a qualified professional make repairs as needed.

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E. Item 11 (Picture) Garage door area



E. Item 12 (Picture) Garage door jamb



E. Item 13 (Picture) Garage door jamb



E. Item 14 (Picture) Front of main entry

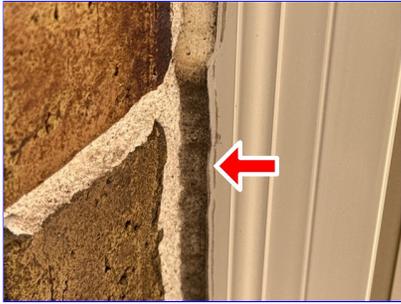
(5) Areas where wiring or piping passes through walls have missing or deteriorated caulking. This can cause water intrusion and deterioration. I recommend having a qualified person make repairs as needed.



E. Item 15 (Picture) Gas supply line

(6) There are signs of fungal growth on the exterior. We did not inspect, test, or determine if this growth is or is not a health hazard. The underlying cause is moisture. I recommend having a licensed mold inspector or expert to inspect, treat, and remediate as needed.

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E. Item 16 (Picture) Patio at window areas



E. Item 17 (Picture) Patio at window areas

(7) The interior trim is damaged, or peeling paint in areas. This is a cosmetic issue. I recommend having a qualified person make repairs as needed.



E. Item 18 (Picture) Interior door jamb



E. Item 19 (Picture) Window frames



E. Item 20 (Picture) Multiple door jambs



E. Item 21 (Picture) Multiple door jambs



E. Item 22 (Picture) Attic opening

Sample Report

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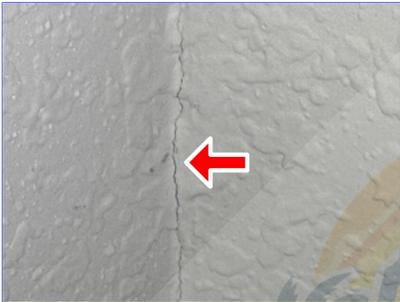
(8) The wall has several hairline cracks. This is a cosmetic issue for your information. I recommend having a qualified person make repairs as needed.



E. Item 23 (Picture) Drywall at the corner

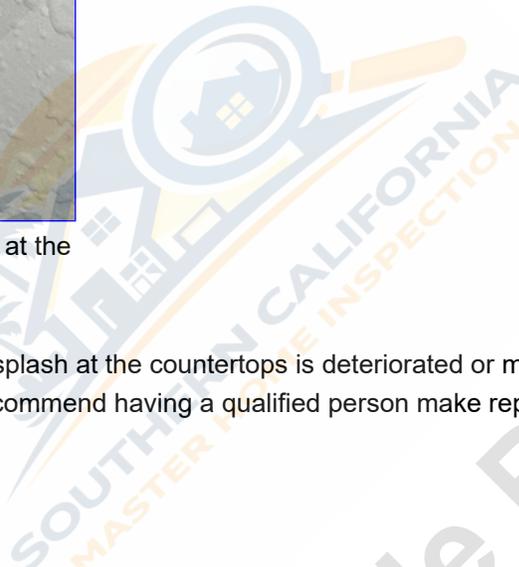


E. Item 24 (Picture) Drywall at the corner



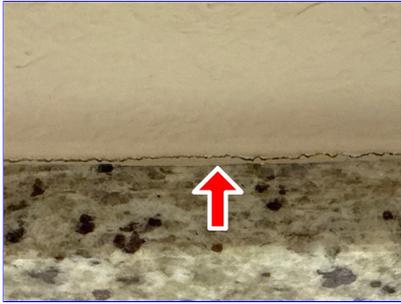
E. Item 25 (Picture) Drywall at the corner

(9) The sealant on the backsplash at the countertops is deteriorated or missing. Water intrusion and deterioration can occur. I recommend having a qualified person make repairs as needed.

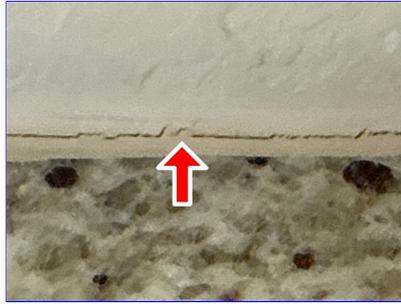


Sample Report

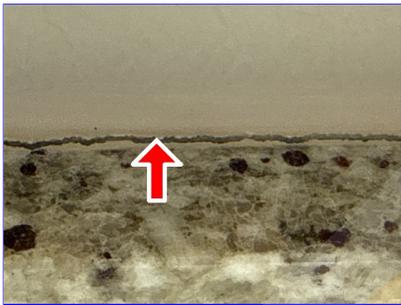
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E. Item 26 (Picture) 1st floor guest private bath



E. Item 27 (Picture) Master bathroom



E. Item 28 (Picture) 2nd floor shared bathroom

F. Ceilings and Floors

Floor Structure: Wood joists

Ceiling Structure: 6" or better

Comments:

(1) The ceiling reveals tape line and nail bed areas. While this damage is considered cosmetic, it should be repaired. I recommend having a qualified professional make repairs as needed.

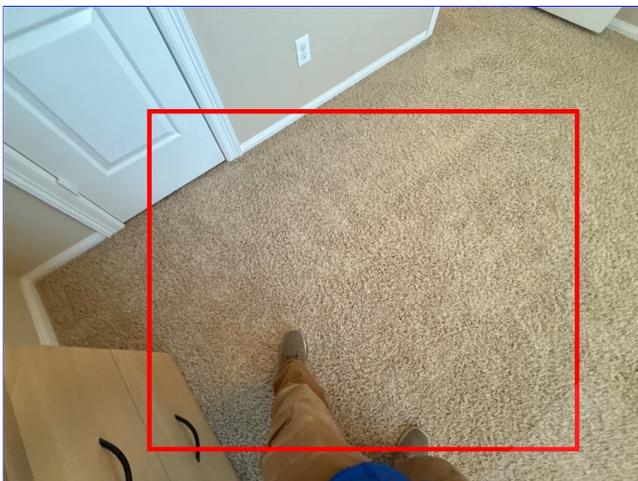


F. Item 1 (Picture) Pantry room

(2) The sub-floor squeaks in areas (nuisance only). This is considered cosmetic. I recommend having a qualified professional make repairs as needed.



I	NI	NP	D
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F. Item 2 (Picture) 2nd floor in multiple areas

G. Doors (Interior and Exterior)

Comments:

(1) The entry door reveals daylight when latched. This can cause energy loss and water or insect intrusion. I recommend having a qualified person make repairs as needed.



G. Item 1 (Picture) Interior garage door towards backyard

(2) Entry doors peeling paint. I recommend a qualified person to repair as needed.

I	NI	NP	D
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G. Item 2 (Picture) Interior garage door



G. Item 3 (Picture) Office door

(3) The door does not lock properly and should be adjusted. Further deterioration can occur. I recommend having a qualified professional make repairs or replace as needed.



G. Item 4 (Picture) Left side 1st floor guest bedroom (face to front door)



G. Item 5 (Picture) Laundry



G. Item 6 (Picture) Media room

H. Windows

Comments:

(1) Some windows have damaged or missing screens. This is not considered today's standards. I recommend having a qualified person make repairs as needed.

I	NI	NP	D
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H. Item 1 (Picture) Multiple areas



H. Item 2 (Picture) Multiple areas

(2) The glazing at glass panes appears to be failing at some windows, causing streaks, condensation, or cloudy glass (If there are multiple windows that are the same age and style, it is safe to assume others may start to fail as well). I recommend having a qualified professional evaluate all windows and make repairs or replace as needed.



H. Item 3 (Picture) Right side of home(master bath)



H. Item 4 (Picture) Right side of home(laundry)

(3) There are window frames that are not properly sealed. This can cause energy loss, water intrusion and deterioration. I recommend having a qualified person make repairs as needed.

SOUTHERN HOME INSPECTION
MASTER HOME INSPECTOR
Sample Report

I	NI	NP	D
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H. Item 5 (Picture) Front of home



H. Item 6 (Picture) Multiple areas



H. Item 7 (Picture) Multiple areas



H. Item 8 (Picture) Multiple areas



H. Item 9 (Picture) Multiple areas

(4) Some windows are not locking properly. This is a maintenance issue and is for your information. I recommend having a qualified person make repairs as needed.

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H. Item 10 (Picture) Office



H. Item 11 (Picture) 1st floor guest bedroom

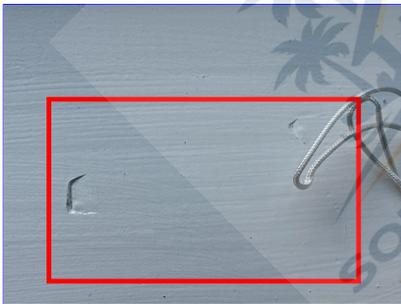


H. Item 12 (Picture) Living room



H. Item 13 (Picture) 2nd floor gaming room

(5) Window sills deteriorated on the surface. I recommend a qualified person to repair as needed.



H. Item 14 (Picture) Living room



H. Item 15 (Picture) Dining room

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Chimney (exterior): Metal Flue Pipe

Operable Fireplaces: One

Types of Fireplaces: Vented gas logs, Sealed off

Number of Woodstoves: None

Comments:

(1) I do not inspect the shape of the fireplace or the design to determine if the fireplace has a proper air draw.

(2) Tested and working at the time of inspection.

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J. Item 1 (Picture) Tested

K. Porches, Balconies, Decks and Carports

Comments:

- (1) The weight load capabilities are not part of this inspection.
- (2) The concrete floor on the patio has cracked in some areas (which are cosmetic). Further deterioration can occur if not repaired. I recommend having a qualified person make repairs as needed.



K. Item 1 (Picture) Patio floor at pool area



K. Item 2 (Picture) Patio floor



K. Item 3 (Picture) Patio floor in multiple areas

L. Other

Comments:

(1) The concrete drive has settlement cracks. Further deterioration can occur if not repaired. I recommend having a qualified person make repairs as needed.



L. Item 1 (Picture) Driveway

(2) There is what appears to be an active of rat. I recommend having a qualified licensed pest control company inspect and treat as needed.

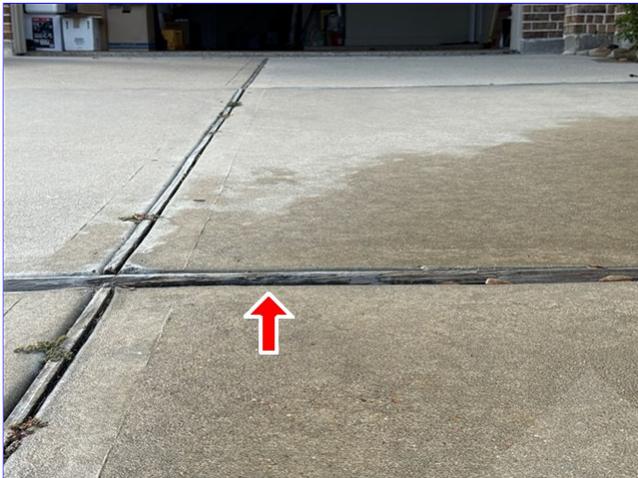


L. Item 2 (Picture) Outdoor kitchen

(3) The concrete has settlement cracks, is uneven, and can be a potential trip hazard. A fall or injury can occur if not corrected. I recommend having a qualified professional make repairs as needed.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



L. Item 3 (Picture) Driveway

(4) There are cabinets that are peeling paint. I recommend having a qualified professional make repairs or replace as needed.



L. Item 4 (Picture) Drawer cover at the breakfast room

(5) Areas of the home have limited access due to furniture or occupants' belongings. This is for your information.

Report Identification:

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



L. Item 5 (Picture) Master bedroom

(6) Clothing spindle and racks are missing. I recommend a qualified person to repair as needed.



L. Item 6 (Picture) 2nd floor front guest bedroom

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D

II. ELECTRICAL SYSTEMS



Main panel in garage, below ground, 200 amp

A. Service Entrance and Panels

Electrical Service Conductors: Below ground, Aluminum

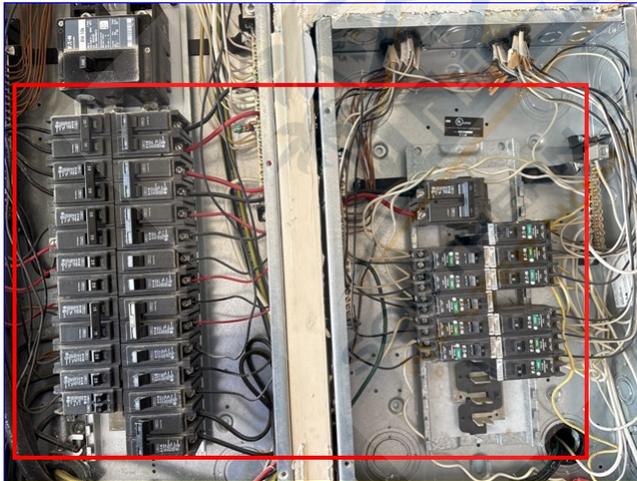
Panel Capacity: 200 AMP

Panel Type: Circuit breakers

Electric Panel Manufacturer: Eaton

Comments:

(1) The main panel does not have a whole-house surge protector. This is not considered today's standards.



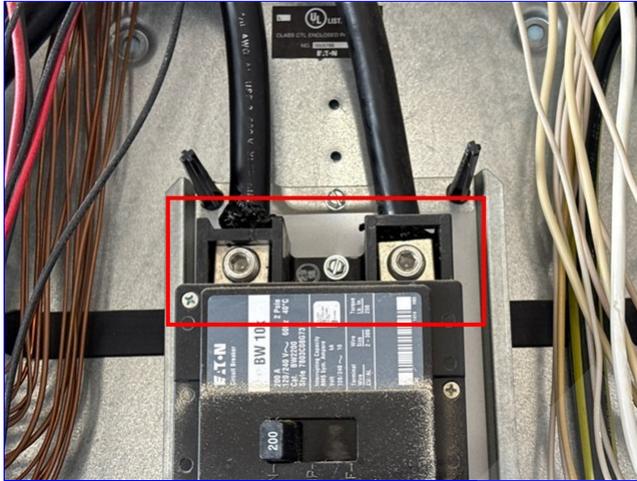
A. Item 1 (Picture) Main panel

(2) Lug covers were not installed on the service wires' lugs. This is not considered today's standard.

Report Identification:

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



A. Item 2 (Picture) Main panel

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Romex

Branch wire 15 and 20 amperage: Copper

Comments:

(1) I recommend checking all smoke detectors for functionality and putting fresh batteries in each unit upon move-in. It is recommended to have smoke detection in each bedroom, hallway, and living area. Carbon monoxide detection is recommended in all homes, especially if equipped with gas-fired appliances. Some detectors may not be available for inspection due to limiting circumstances (ex., wired with an alarm company).



B. Item 1 (Picture) Multiple areas

(2) Did not trip exterior and garage outlets due to occupants' belongings in the garage. This is for your information.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



B. Item 2 (Picture) Garage



B. Item 3 (Picture) Garage

(3) The light fixture is missing globe. This is for your information. I recommend having a qualified person make repairs as needed.



B. Item 4 (Picture) Front of garage

(4) The light fixture did not work (try bulb first). Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.

Report Identification:

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



B. Item 5 (Picture) Front of garage



B. Item 6 (Picture) Front of home



B. Item 7 (Picture) Front of home



B. Item 8 (Picture) Patio ceiling



B. Item 9 (Picture) Patio



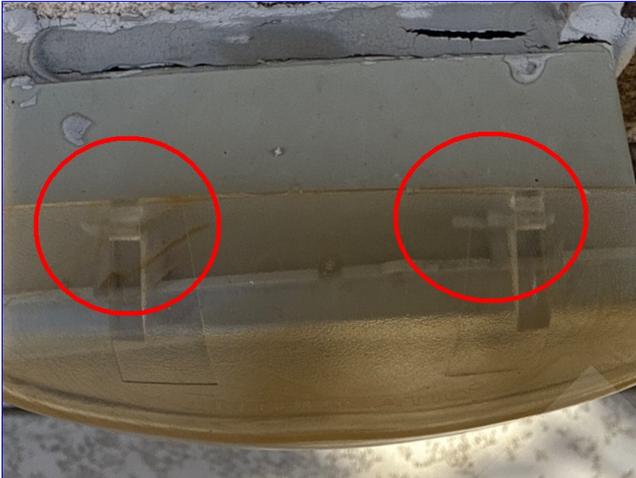
B. Item 10 (Picture) Attic(master closet)

(5) The exterior outlet has a damaged cover. This is for your information. I recommend having a qualified person make repairs as needed.

Sample Report

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



B. Item 11 (Picture) Rear of home

(6) The exterior outlet loose in the wall, and needs to be secured properly. This is for your information. I recommend having a qualified person make repairs as needed.



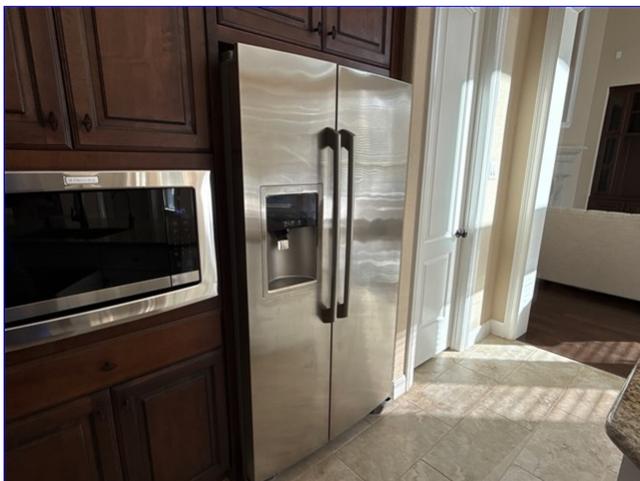
B. Item 12 (Picture) Outdoor kitchen

(7) I could not identify or inspect the outlet for the refrigerator. I do not move refrigerators in order to access the outlet.

Report Identification:

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



B. Item 13 (Picture) Multiple areas

(8) Today's standards state that smoke detectors are required to be in all sleeping rooms, outside sleeping rooms, and on each level of the home. There are missing or non-functioning smoke detectors in the home. I recommend having a qualified professional install smoke detectors in the mentioned areas according to the manufacturer's instructions.



B. Item 14 (Picture) Front of master bedroom

(9) The ceiling fan "wobbles". This is for your information. I recommend having a qualified person make repairs as needed.

Report Identification:

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



B. Item 15 (Picture) 2nd floor rear guest bedroom

C. Other

[Comments:](#)



Sample Report

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D

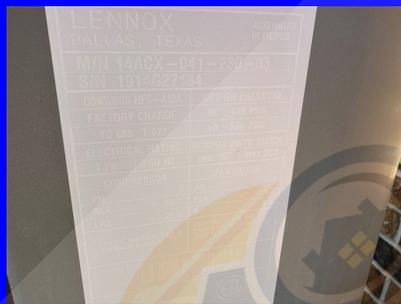
III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS



Condenser units, left side of home



"Bryant" condenser, date of plate



"Lennox" condenser, date of plate



Furnaces in attic



Furnaces in attic

A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Gas

Heat System Brand: Lennox

Number of Heat Systems (excluding wood): Two

Comments:

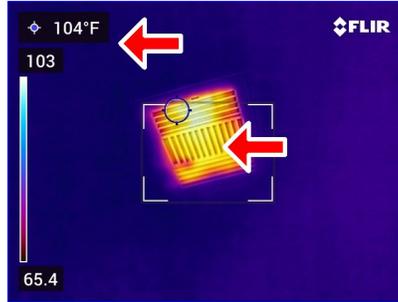
- (1) It is recommended to have the HVAC systems serviced annually.
- (2) Tested and working at the time of inspection.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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A. Item 1 (Picture) 1st floor heating supply



A. Item 2 (Picture) 2nd floor heating supply

B. Cooling Equipment

Type of Systems: Air conditioner unit

Central Air Manufacturer: Bryant, Lennox

Comments:

- (1) It is recommended to have the HVAC systems serviced annually.
- (2) Thermostat Location(s), arrival and departure setting.



B. Item 1 (Picture) 1st floor arrive



B. Item 2 (Picture) 1st floor Departure



B. Item 3 (Picture) 2nd floor arrive

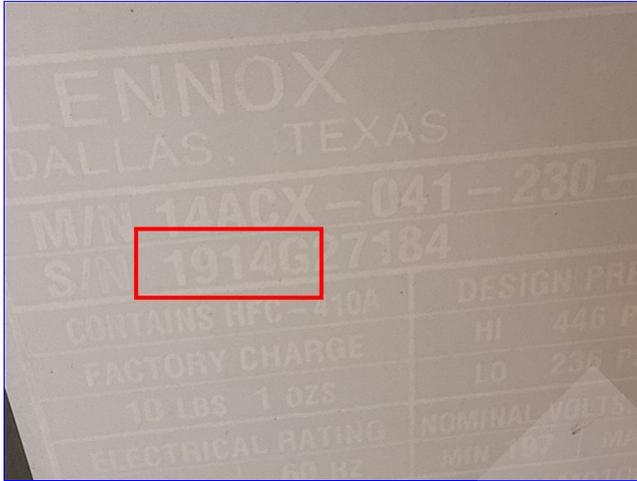


B. Item 4 (Picture) 2nd floor departure

(3) The condenser outside (AC unit) is built over 10 years and may last a few years more, but maybe not. I have seen units fail shortly after a home inspection during the seasonal change from mild to hot weather. I cannot determine how long your AC will last before a replacement is necessary.

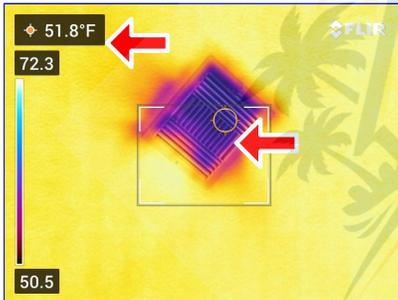
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



B. Item 5 (Picture) "Lennox" condenser, built in 2014

(4) The ambient air test was performed by using infrared thermal equipment at the supply vents of both Air conditioners to determine if the difference in temperatures of the supply and return air is between 15 degrees and 22 degrees, which indicates that the unit is cooling as intended. The supply air temperature on your system read 51.8/ 54 .3 degrees, and the return air temperature was 68.9/ 72.9 degrees. This indicates that the range in temperature drop is normal.



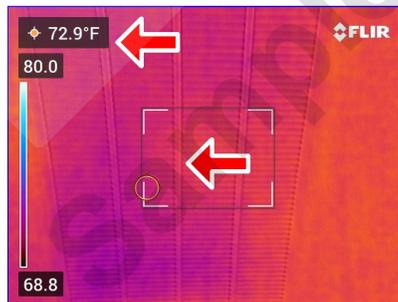
B. Item 6 (Picture) 1st floor cooling supply



B. Item 7 (Picture) 1st floor cooling return



B. Item 8 (Picture) 2nd floor cooling supply



B. Item 9 (Picture) 2nd floor cooling return

(5) The emergency overflow drain pan for the HVAC system is showing signs of deterioration. Further deterioration and leaks may occur. I recommend having a qualified professional make repairs or replace as needed.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



B. Item 10 (Picture) Attic

C. Duct Systems, Chases, and Vents

Ductwork: Insulated

Filter Type: Disposable

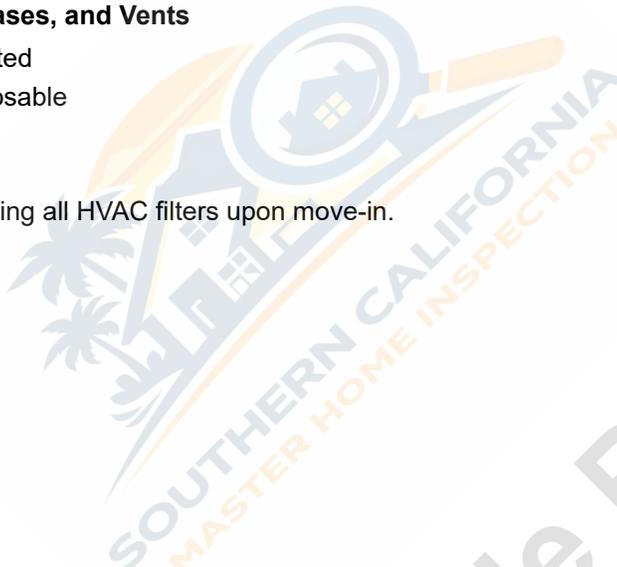
Filter Size: N/A

Comments:

I recommend changing all HVAC filters upon move-in.

D. Other

Comments:



Sample Report

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D

IV. PLUMBING SYSTEM



Water meter, front of home



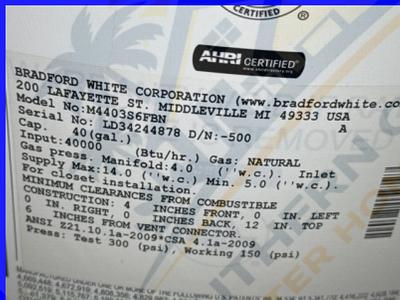
Gas meter, left side of home



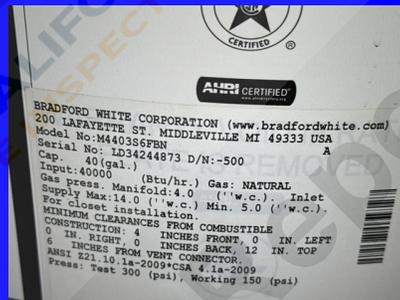
Water pressure, 70 psi



Water heaters in attic



WH, date of plate



WH, date of plate



hot water temp. at time of inspection



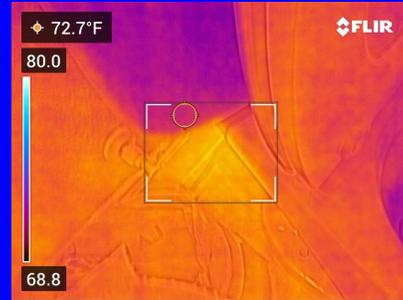
plumbing thermal scan overview

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



plumbing thermal scan overview



plumbing thermal scan overview



plumbing thermal scan overview



plumbing thermal scan overview



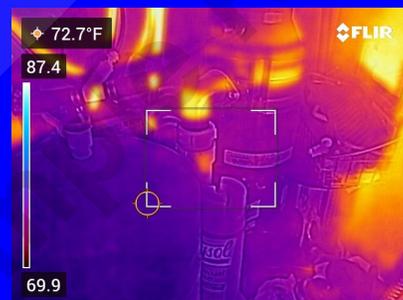
plumbing thermal scan overview



plumbing thermal scan overview



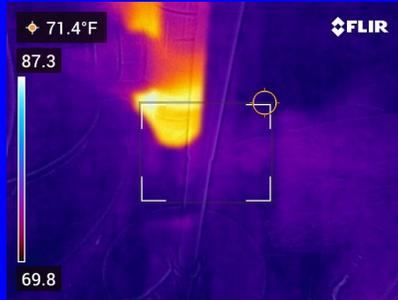
plumbing thermal scan overview



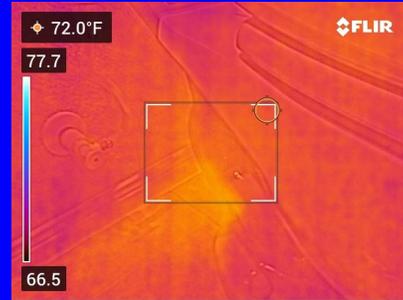
plumbing thermal scan overview

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I NI NP D



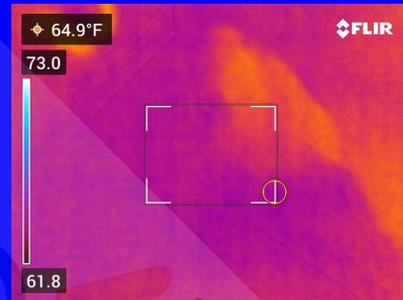
plumbing thermal scan overview



plumbing thermal scan overview



plumbing thermal scan overview



plumbing thermal scan overview



plumbing thermal scan overview

A. Plumbing Supply Distribution Systems and Fixtures

Location of water meter: Front

Location of main water supply valve: Unknown (cannot locate)

Static water pressure reading: 70 psi

Water Source: Public

Plumbing Water Supply (into home): Not visible

Plumbing Water Distribution (inside home): PEX

Type of gas distribution piping material: Black pipe

Comments:

(1) Not all the supply lines were visible at the time of the inspection process due to cabinetry or construction materials. This is for your information.

(2) The fixture has weak or restricted flow. Further deterioration can occur. I recommend having a qualified licensed plumbing contractor further evaluate and make repairs as needed.

Report Identification:

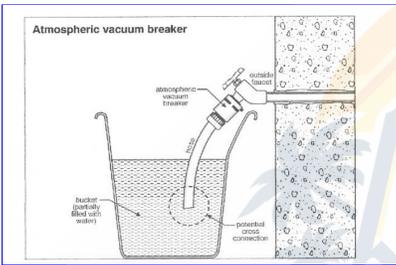
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



A. Item 1 (Picture) Outdoor kitchen

(3) There is no anti-siphon device installed on the exterior faucet(s). This is not considered today's standard.



A. Item 2 (Picture)



A. Item 3 (Picture) Hose bib at the patio

(4) The supply line has missing or deteriorated insulation. This can freeze and cause leaks. I recommend having a qualified person make repairs as needed.



A. Item 4 (Picture) Backflow preventer

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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(5) I did not inspect any water filtration or water softener units. I recommend contacting the installer for information on the life expectancy or condition.

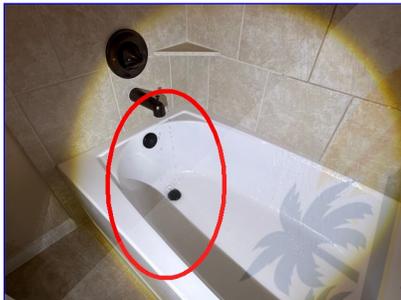


A. Item 5 (Picture) Not inspect



A. Item 6 (Picture) Not inspect

(6) The tub spout leaks when the shower is in use. Further deterioration can occur. I recommend having a qualified licensed plumbing contractor make repairs or replace as needed.



A. Item 7 (Picture) 2nd floor hall bath



A. Item 8 (Picture) 2nd floor shared bath

(7) I could not locate the main shut-off for the water. Please ask the current owners for the location. Otherwise, you will need to use a water key at the street meter or have a qualified licensed plumbing contractor install a water shut-off as needed.

B. Drains, Waste, and Vents

Washer Drain Size: 2" Diameter

Plumbing Waste: PVC

Comments:

All drainage piping was not visible at the time of the inspection process due to cabinetry or construction materials. This is for your information.

C. Water Heating Equipment

Energy Sources: Gas (quick recovery)

Capacity (Water Heater): (2) 40 Gallon

Water Heater Manufacturer: Bradford-White

Water Heater Location: Attic

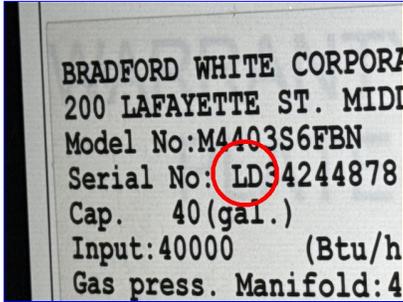
Comments:

(1) It is recommended to have the water heater(s) serviced annually.

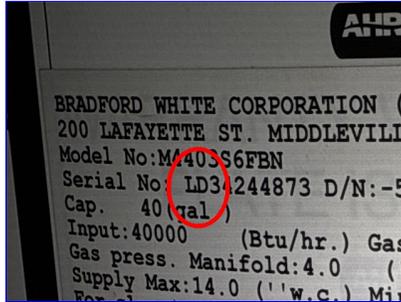
(2) The water heater is built over 10 years and may at the end of its life expectancy. No leaks at present. I recommend having a qualified licensed plumbing contractor make repairs as needed.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



C. Item 1 (Picture) Built in 2014



C. Item 2 (Picture) Built in 2014

D. Hydro-Massage Therapy Equipment

Comments:

(1) The Hydro-Massage Therapy equipment is missing an access panel. I recommend having a qualified professional add an access panel.



D. Item 1 (Picture) Master bath

(2) The Hydro-Massage Therapy equipment worked at time of inspection.



D. Item 2 (Picture) Tested

SOUTHERN CALIFORNIA MASTER BATH INSPECTION Sample Report

Report Identification:

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D

E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Left Side of Home

Comments:

The appliance does not appear to have an easily accessible gas shutoff valve. This is not considered today's standard. I recommend having a qualified licensed plumbing contractor make repairs as needed.



E. Item 1 (Picture) Cabinets around gas range

F. Other

Comments:

SOUTHERN CALIFORNIA
MASTER HOME INSPECTION
Sample Report

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D

V. APPLIANCES



Microwave



Range



Range hood vent



Ovens



Dishwasher



Disposer



Garage opener

A. Dishwashers

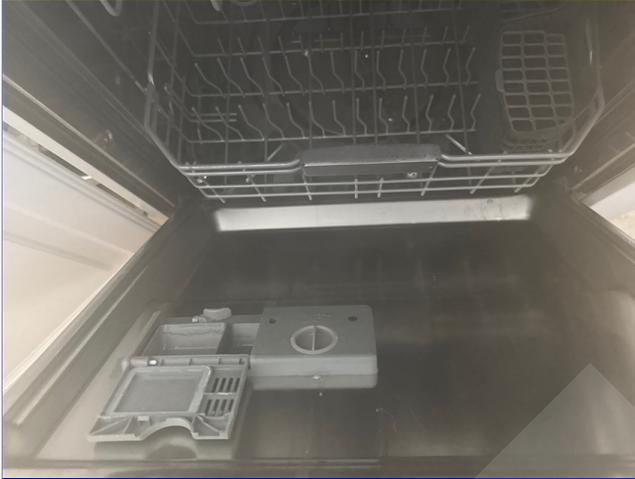
Dishwasher Brand: Electrolux

Comments:

Tested and working at the time of inspection.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



A. Item 1 (Picture) Tested

B. Food Waste Disposers

Disposer Brand: Badger

Comments:

Tested and working at the time of inspection.

C. Range Hood and Exhaust Systems

Exhaust/Range hood: Vented

Comments:

Tested and working at the time of inspection.



C. Item 1 (Picture) Tested

D. Ranges, Cooktops and Ovens

Range/Oven: Electrolux

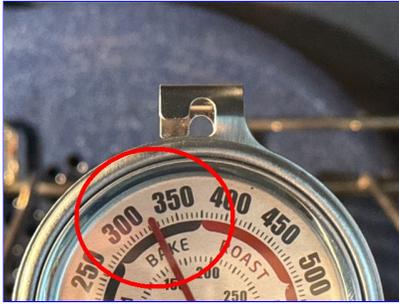
Comments:

Tested and working at the time of inspection.

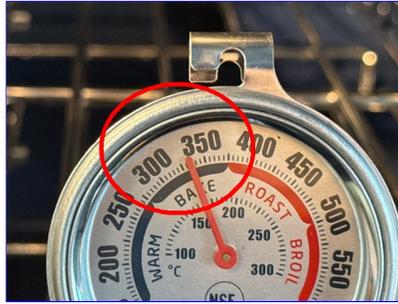
Report Identification:

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



D. Item 1 (Picture) Upper oven tested, setting temperature at 350F



D. Item 2 (Picture) Lower oven tested, setting temperature at 350F



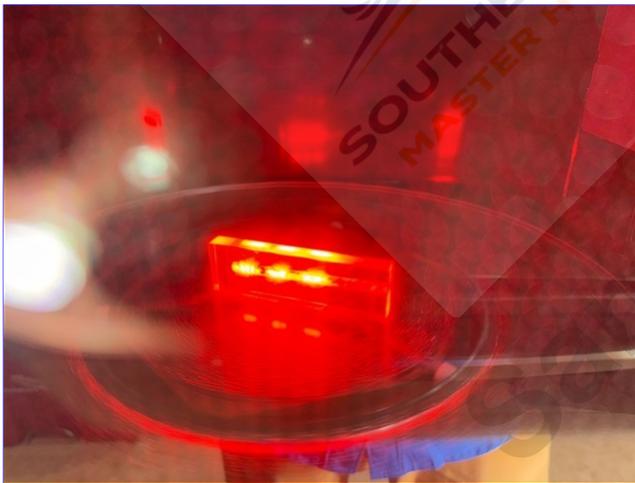
D. Item 3 (Picture) Tested

E. Microwave Ovens

Built in Microwave: Electrolux

Comments:

Tested and working at the time of inspection.



E. Item 1 (Picture) Tested

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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G. Garage Door Operator(s)

Comments:

The garage door will reverse when met with resistance.

H. Dryer Exhaust Systems

Comments:

The dryer exhaust was not inspected due to the appliances being installed. This is for your information.



H. Item 1 (Picture) Laundry

I. Other

Comments:

Our company does not inspect movie projector, refrigerator, cooler, washer and dryer.



I. Item 1 (Picture) Not inspect



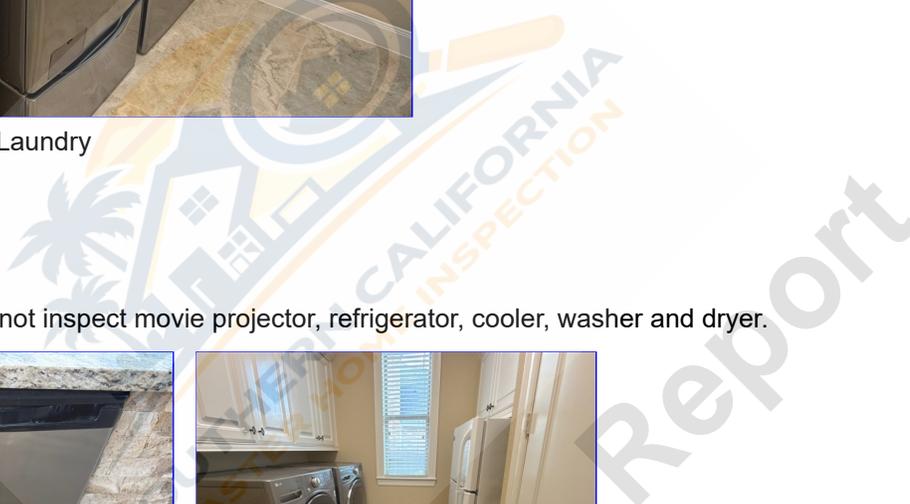
I. Item 2 (Picture) Not inspect



I. Item 3 (Picture) Not inspect



I. Item 4 (Picture) Not inspect



I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D

VI. OPTIONAL SYSTEMS



Sprinkler system control panel in garage



Pool equipment



Pool overview



Backflow preventer, right side of home

A. Landscape Irrigation (Sprinkler) Systems

Comments:

- (1) The sprinkler system will be run through each zone. We do not test timers, inspect the underground lines for leaks, or determine if coverage is correct.
- (2) Tested and working; however, some sprinkler heads' spray patterns may need adjustment or replacement.

SOUTHERN CALIFORNIA MASTER PLUMBING INSPECTORS
Sample Report

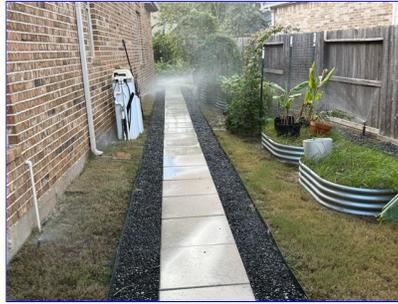
Report Identification

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



A. Item 1 (Picture) Tested



A. Item 2 (Picture) Tested



A. Item 3 (Picture) Tested



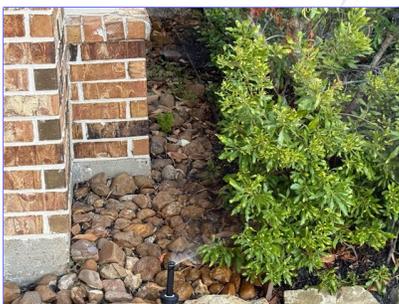
A. Item 4 (Picture) Tested



A. Item 5 (Picture) Tested



A. Item 6 (Picture) Tested



A. Item 7 (Picture) Tested



A. Item 8 (Picture) Tested

Report Identification:

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



A. Item 9 (Picture) Tested



A. Item 10 (Picture) Tested



A. Item 11 (Picture) Tested



A. Item 12 (Picture) Tested



A. Item 13 (Picture) Tested



A. Item 14 (Picture) Tested



A. Item 15 (Picture) Tested



A. Item 16 (Picture) Tested

(3) There are two spray heads damaged. I recommend a qualified person to repair as needed.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



A. Item 17 (Picture) Zone 2



A. Item 18 (Picture) Zone 9

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction: Gunite (concrete)

Style: In ground

Shape: Rectangle

Comments:

- (1) Our company does not inspect the pool for leaks or seepage. Only components readily accessible are inspected.
- (2) Any area with a pool or spa should be equipped with safety features: Fencing (minimum 4ft), self-closing/latching/lockable gates (latch 54 inches), Door alarms on any doors leading to the pool area, and Splash alarms. I recommend consulting your insurance provider and following their recommendation and requirements.
- (3) The lights, blower, pump, and jets were functional at the time of the inspection.

SOUTHERN CALIFORNIA
MASTER HOME INSPECTORS
Sample Report

Report Identification:

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



B. Item 1 (Picture) Tested



B. Item 2 (Picture) Tested



B. Item 3 (Picture) Tested



B. Item 4 (Picture) Tested



B. Item 5 (Picture) Tested

(4) The pool heater was functional at the time of the inspection.



B. Item 6 (Picture) Tested



B. Item 7 (Picture) tested

C. Outbuildings

Comments:

D. Private Water Wells (A coliform analysis is recommended)

Comments:

Report Identification:

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D

We only check wells for functionality and water pressure; water quality is not part of the scope of this inspection.

E. Private Sewage Disposal System

Comments:

F. Outdoor Cooking Equipment

Energy Source (outdoor cooking): Natural gas

Comments:

The outdoor cooking equipment did ignite; however, the unit should be cleaned before use. This is for your information.



F. Item 1 (Picture) tested



F. Item 2 (Picture) tested

G. Other

Comments:

H. Other Built-in Appliances

Comments:

