

Inspection Report

Property Address:
5123 W



Front of home

SoCal Master Home Inspection

Sample Report

Brian Siyuan Zheng (CMI)
CHINO HILLS, CA 91709
951-266-9090



PROPERTY INSPECTION REPORT FORM

Phillip	12/21/2025
<i>Name of Client</i>	<i>Date of Inspection</i>
5123 Whe	
<i>Address of Inspected Property</i>	
Brian Siyuan Zheng	CMI
<i>Name of Inspector</i>	<i>Certified Master Inspector</i>
<i>Name of Sponsor (if applicable)</i>	

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 InterNACHI, CMI, and ICC 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:

InterNACHI
CMI (Certified Master Inspector)
ICC (International Code Council)

In Attendance:

Customer

Type of building:

Single Family (2 story)

Style of Home:

Traditional

Approximate age of building:

Over 20 Years

Home Faces:

NE

Temperature:

Over 80 (F) = 27 (C)

Weather:

Cloudy

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

BUYER WILL ATTEND AT 12PM

INCLUDES POOL/EQUIPMENT & OUTDOOR KITCHEN (Extra fee paid by buyer)

Referral: Realtor

Year Built: 2004

Report Identification: 512

Square Footage: 2792

Rooms:

Utilities On: None

People Present at Inspection: Buyer



Sample Report

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

I NI NP D

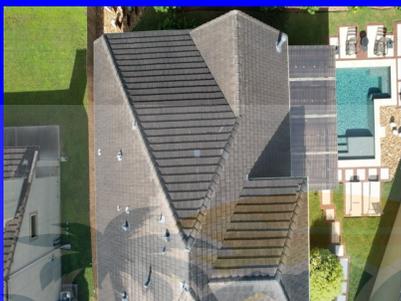
I. STRUCTURAL SYSTEMS



Roof overview



Roof overview



Roof overview



Roof overview



Roof overview



Roof overview



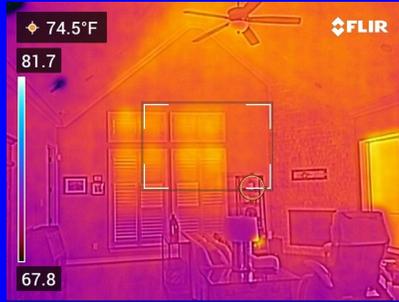
Roofing frame(garage)



Spray foam insulation

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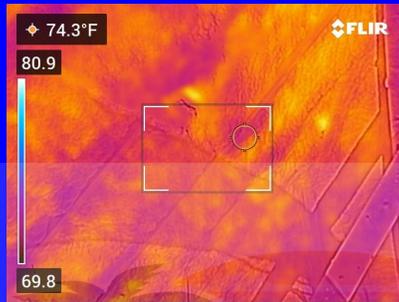
I NI NP D



thermal scan overview



thermal scan overview



attic thermal scan overview



attic 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) The foundation is poured on grade with post tension cables and appears to be performing as designed.

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A. Item 1 (Picture) Front right corner



A. Item 2 (Picture) Front left corner



A. Item 3 (Picture) Rear right corner



A. Item 4 (Picture) Rear left corner

B. Grading and Drainage

Comments:

- (1) The gutters appear intact but due to the lack of recent rain, I am unable to determine if gutters leak at seams or spills water.
- (2) The splash-blocks installed backwards at the exterior areas.



B. Item 1 (Picture) Left side of home



B. Item 2 (Picture) Left side of home

- (3) There is a negative slope towards the exterior areas. This area does not appear to drain water away from home and needs landscaping and drainage corrected to show a minimum of 4 inches of slab.

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I NI NP D



B. Item 3 (Picture) Right side of home

(4) The downspout damaged at the exterior. Erosion can continue or become worse if not corrected. A qualified person should repair or replace as needed.



B. Item 4 (Picture) Left side of home

C. Roof Covering Materials

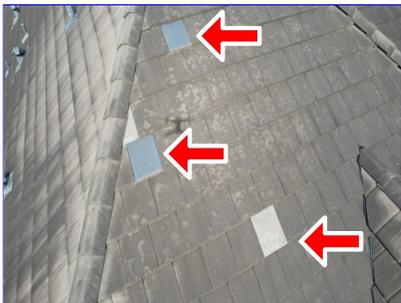
Types of Roof Covering: Tile
Viewed from: Ground, Attic, Drone
Roof Ventilation: None found
Comments:

- (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 consulting with a roofing professional to evaluate and make any necessary repairs.
- (3) Roof coving is tile. Besides the danger of walking on an uneven surface, it's easy to cause significant damage to your roof by walking on the tiles. 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.

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I	NI	NP	D
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(4) The roof shingles has been repaired at the front of home and rear of home. I recommend consulting with a roofing professional.



C. Item 1 (Picture) Roof line



C. Item 2 (Picture) Roof line

D. Roof Structures and Attics

Method used to observe attic: From entry, Walked

Viewed from: Attic, Ground

Roof Structure: Stick-built

Attic Insulation: Polyurethane foam

Approximate Average Depth of Insulation: None

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) Attic opening cover& frame deteriorated. I recommend a qualified person to repair as needed.



D. Item 1 (Picture) Attic opening at garage

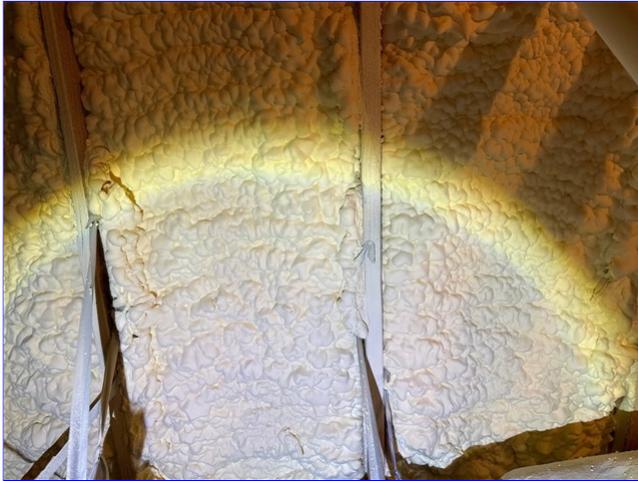


D. Item 2 (Picture) Attic opening at garage in areas

(3) Home has spray foam insulation. This can limit visibility for roofing materials. This is for your information.

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I	NI	NP	D
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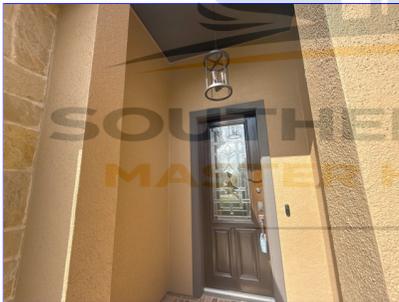
D. Item 3 (Picture) Insulation

E. Walls (Interior and Exterior)

Wall Structure: Wood

Comments:

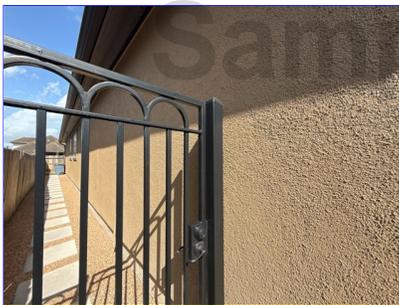
(1) A visual Stucco inspection was performed, however, a certified Stucco inspection will determine if the stucco is holding water behind the siding. A Stucco inspection by a professional Stucco inspector is recommended.



E. Item 1 (Picture) Multiple areas



E. Item 2 (Picture) Multiple areas

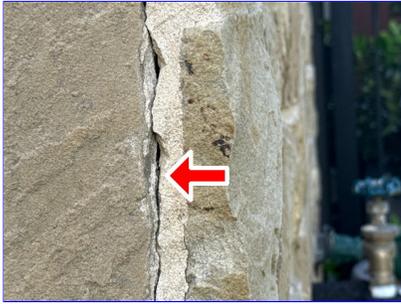


E. Item 3 (Picture) Multiple areas

(2) mortar around stone veneers has cracks. I recommend a qualified person to repair as needed.

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I NI NP D



E. Item 4 (Picture) Right side of home



E. Item 5 (Picture) Right side of home

(3) Areas where wiring or piping passes through walls should be sealed. I recommend having a qualified person seal as needed.



E. Item 6 (Picture) Multiple areas



E. Item 7 (Picture) Multiple areas

(4) The Stucco coating exterior damaged and has hairline cracks. Further deterioration can occur if not corrected. A qualified stucco contractor should inspect and repair as needed.



E. Item 8 (Picture) Patio area



E. Item 9 (Picture) Rear of home at receptacle area



E. Item 10 (Picture) Rear of home

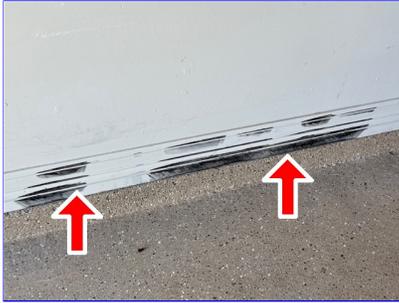


E. Item 11 (Picture) Rear of home

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I NI NP D

(5) Interior trim is damaged or peeling paint in areas. This is a cosmetic issue. I recommend repair as desired.



E. Item 12 (Picture) Baseboard in garage



E. Item 13 (Picture) Front door jamb



E. Item 14 (Picture) Back door jamb



E. Item 15 (Picture) Multiple door jambs

(6) The drywall on the wall is peeling/ damaged. While this damage is cosmetic, it needs to be repaired. A qualified person should repair or replace as needed.

Sample Report

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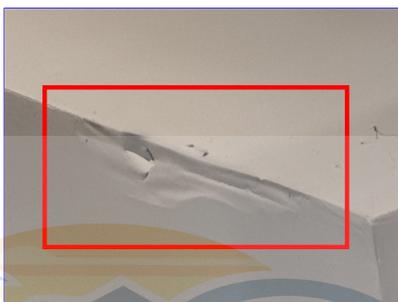
E. Item 16 (Picture) Garage in areas



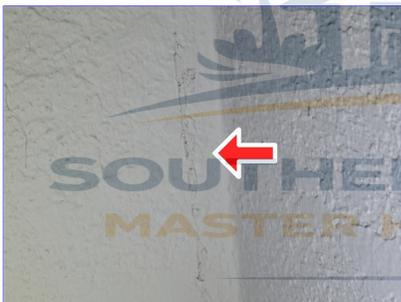
E. Item 17 (Picture) Garage in areas



E. Item 18 (Picture) Garage in areas



E. Item 19 (Picture) Garage in areas



E. Item 20 (Picture) Front door area

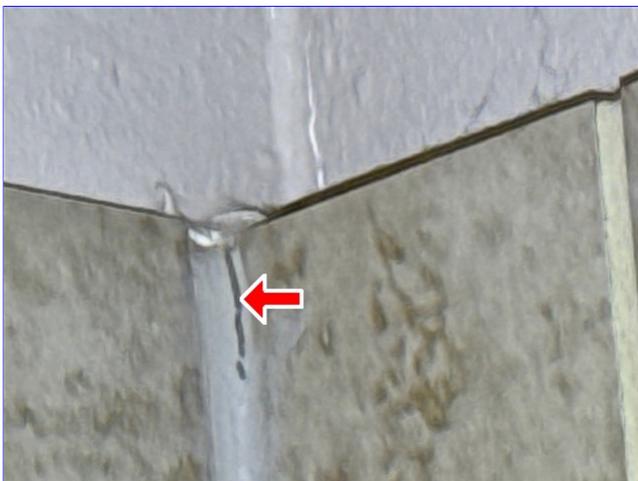


E. Item 21 (Picture) Stairway in areas

(7) The Tile surround at shower on the wall has cracking grout at the hall bath. Repairs are needed. A qualified person should repair or replace as needed.

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

I	NI	NP	D
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E. Item 22 (Picture) Right side hall bath

(8) Drywall shows signs of repairs in areas. This is a cosmetic issue. I recommend having a qualified contractor inspect and repair as needed.



E. Item 23 (Picture) Laundry



E. Item 24 (Picture) Multiple areas

(9) The Surround kit for shower on the wall missing silicone caulking around control knob cover-plate/ shower head at the hall bath. Repairs are needed. A qualified person should repair or replace as needed.



E. Item 25 (Picture) Bath at the 2nd floor

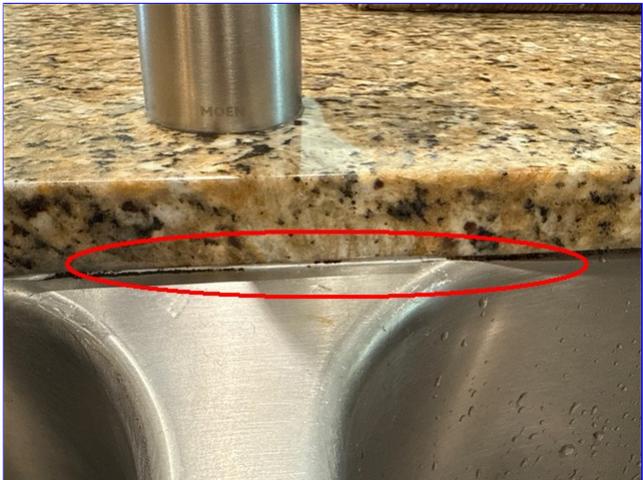


E. Item 26 (Picture) Bath at the 2nd floor

(10) Signs of fungi growth are present. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. I recommend you contact a mold inspector or expert for investigation or correction if needed.

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E. Item 27 (Picture) Kitchen sink

F. Ceilings and Floors

Floor Structure: Wood joists

Ceiling Structure: 6" or better, Not visible

Comments:

(1) The Drywall on the ceiling is peeling in areas and needs prep and paint in areas. While this damage is cosmetic, it needs to be repaired. A qualified person should repair or replace as needed.



F. Item 1 (Picture) Garage at water heater area

(2) The Drywall on the ceiling shows repair signs in areas. While this damage is cosmetic, it needs to be repaired. This damage is considered cosmetic. A qualified person should repair or replace as needed.

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

I NI NP D



F. Item 2 (Picture) Front door at ceiling in areas



F. Item 3 (Picture) Multiple areas



F. Item 4 (Picture) Multiple areas



F. Item 5 (Picture) Kitchen



F. Item 6 (Picture) Master closet



F. Item 7 (Picture) 2nd floor gaming room

(3) The sub floor at the 2nd floor and stair step make squeak noise sound. I recommend a qualified person to repair as needed.

Sample Report

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

I NI NP D



F. Item 8 (Picture) 2nd floor gaming room

G. Doors (Interior and Exterior)

[Comments:](#)

(1) The interior garage door does not have the required self closing hinge. This is not considered to be today's standard. I recommend having a qualified person make repairs as needed.



G. Item 1 (Picture) Interior garage door

(2) The entry doors torn or peeling paint. This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.

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

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



G. Item 3 (Picture) Guest bedroom door

H. Windows

Comments:

(1) There are window frames that are not properly sealed. This can cause energy loss. I recommend having a qualified person seal and repair as needed.



H. Item 1 (Picture) Front of home



H. Item 2 (Picture) Multiple areas



H. Item 3 (Picture) Multiple areas



H. Item 4 (Picture) Multiple areas

(2) The glazing between glass panes appear to be failing at some windows causing cloudy glass (If there are multiple windows that are the same age and style it is safe to assume others will soon start to fail as well). I recommend having a qualified person make repairs as needed.

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

(3) There is a damaged glass pane in window. I recommend having a qualified person make repairs as needed.



H. Item 6 (Picture) Front guest bedroom

Sample Report

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

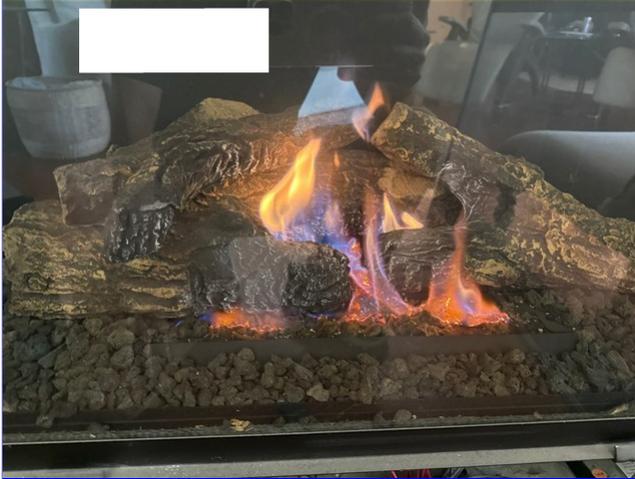
Comments:

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

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

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

I NI NP D



J. Item 1 (Picture) Tested

(3) Gas log fireplace would not lite by using remote control when tested. I recommend having sellers demonstrate.



J. Item 2 (Picture) Not working

K. Porches, Balconies, Decks and Carports

[Comments:](#)

The weight load capabilities are not part of this inspection.

L. Other

[Comments:](#)

(1) Areas of the home have caulking or grout missing or damaged. Deterioration could occur if not corrected. I recommend having a qualified contractor inspect and make repairs as needed.

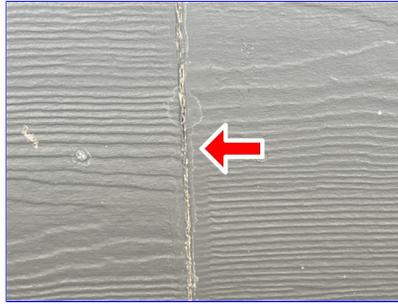
Sample Report

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I NI NP D



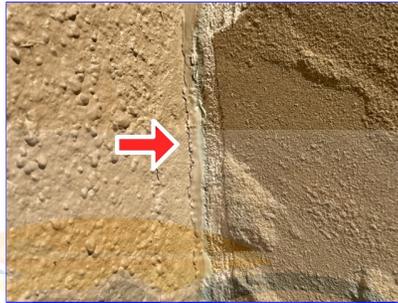
L. Item 1 (Picture) Garage door jamb



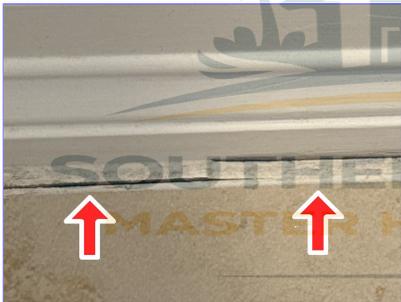
L. Item 2 (Picture) Garage door jamb area



L. Item 3 (Picture) Garage door jamb in areas



L. Item 4 (Picture) Multiple areas



L. Item 5 (Picture) Multiple areas



L. Item 6 (Picture) Multiple areas



L. Item 7 (Picture) Fireplace area

(2) Fence is deteriorated/damaged in areas. Recommend repair or replace by a qualified contractor.

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I NI NP D



L. Item 8 (Picture) Multiple areas



L. Item 9 (Picture) Multiple areas

(3) The wood trim loose at the driveway.



L. Item 10 (Picture) Driveway

Sample Report

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I NI NP D

II. ELECTRICAL SYSTEMS



Main panel, right side of home,
below ground, 125 amp

A. Service Entrance and Panels

Electrical Service Conductors: Below ground, Aluminum

Panel Capacity: 125 AMP

Panel Type: Circuit breakers

Electric Panel Manufacturer: Square D

Comments:

(1) There is no antioxidant on aluminum conductors feeding panel. This is not considered to be today's standard. I recommend having a qualified electrician evaluate make repairs as needed.



A. Item 1 (Picture) Main panel

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

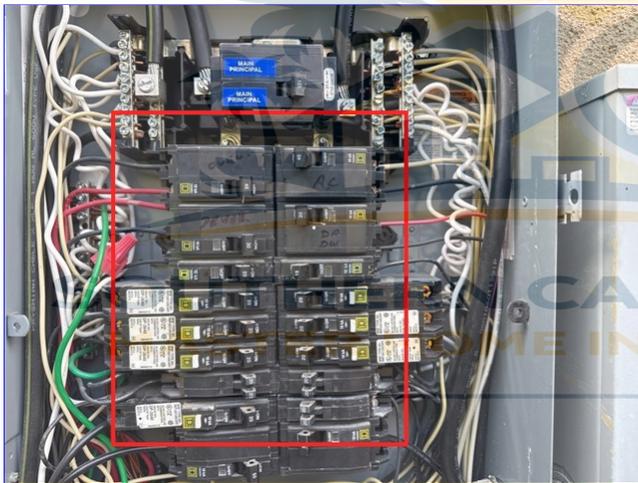
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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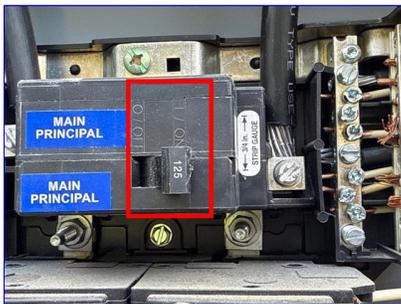
A. Item 2 (Picture) Main panel

(3) The main panel does not have a whole house surge protector. This is not today's standards. Recommend a licensed electrician to repair as needed.



A. Item 3 (Picture) Main panel

(4) Service wiring does not appear to be the proper size for main disconnect in panel. This is safety issue. I recommend further evaluation by a qualified electrician.



A. Item 4 (Picture) 125 amp main disconnect



A. Item 5 (Picture) 150 amp service wires

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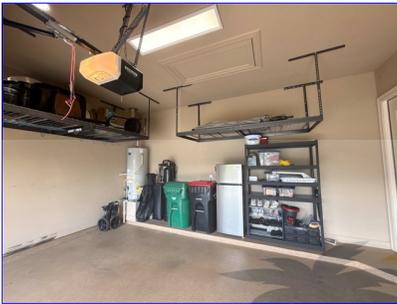
B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Romex

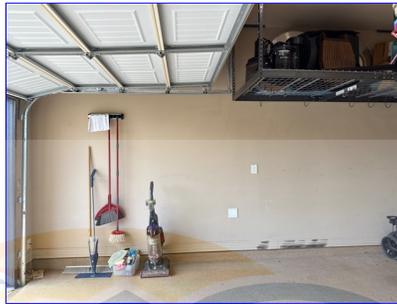
Branch wire 15 and 20 amperage: Copper

Comments:

- (1) I recommend checking all smoke detectors for functionality and putting fresh batteries in each unit upon move in. It is recommend to have smoke detection in each bedroom, hallways 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 alarm company).
- (2) Did not trip exterior and garage outlets due to occupants belongings in garage. This is for your information.

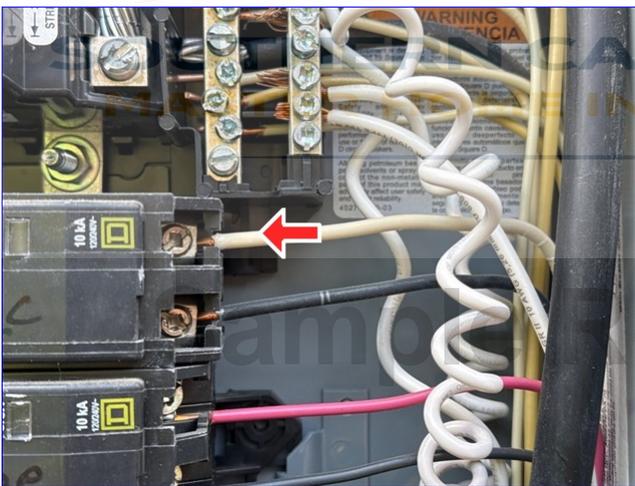


B. Item 1 (Picture) Garage



B. Item 2 (Picture) Garage

- (3) Problem(s) discovered with Branch Circuits such as wire not labeled or identified and any other problems that an electrical contractor may discover while performing repairs need correcting. I recommend a licensed electrical contractor inspect further and correct as needed.



B. Item 3 (Picture) AC wires

- (4) Light fixture(s) is missing cover in the attic space. Recommend repair or replace as needed.

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I NI NP D



B. Item 4 (Picture) Attic light (garage)



B. Item 5 (Picture) Attic

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



B. Item 6 (Picture) Front of garage

(6) After running the ceiling fans, I can hear a noise that sounds like an electric current. I recommend a qualified person to inspect as needed.



B. Item 7 (Picture) Front guest bedroom



B. Item 8 (Picture) Right side guest bedroom

(7) There are no GFCI protected circuits in required area's. This is not considered to be today's standard. I recommend having a qualified electrician make repairs as needed.

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I NI NP D



B. Item 9 (Picture) Laundry



B. Item 10 (Picture) Kitchen in areas



B. Item 11 (Picture) Kitchen in areas

(8) One "three-prong" outlet is not grounded in the utility room. Electrical issues are considered a hazard until repaired. I recommend repair as needed.



B. Item 12 (Picture) 2nd floor gaming room



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

(9) The ceiling fan does not work and in the patio area. This is for your information. I recommend repair as needed.

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I NI NP D



B. Item 14 (Picture) Patio area

C. Other

[Comments:](#)



Sample Report

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I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS



Condenser unit, rear of home



Condenser, date of plate, built in 2015



2nd floor arrive



1st floor arrive



1st floor departure



2nd floor departure



Furnace in attic

A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Gas

Heat System Brand: Carrier

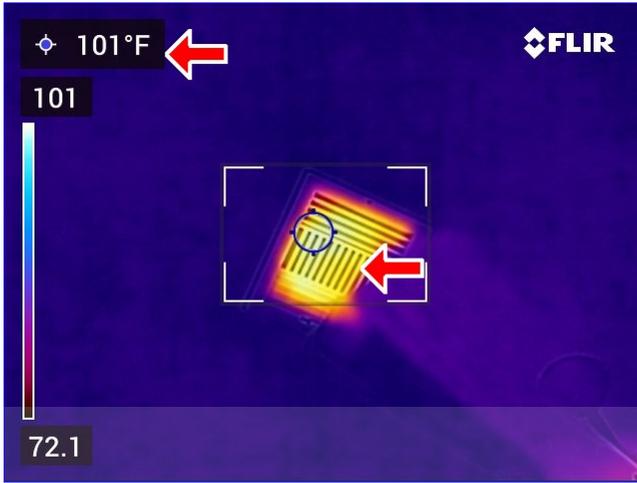
Number of Heat Systems (excluding wood): Two

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I NI NP D

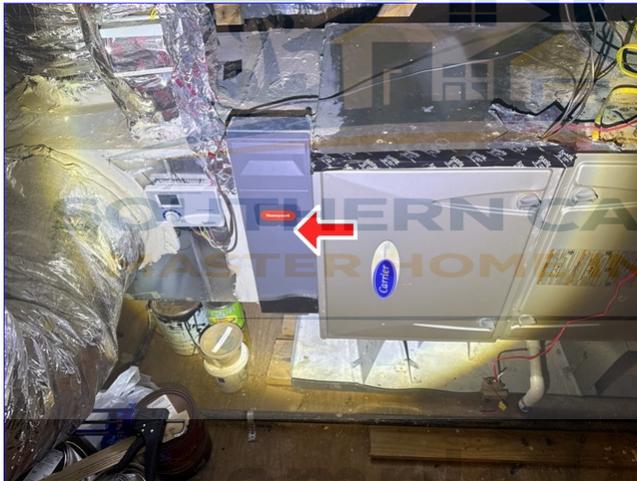
Comments:

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



A. Item 1 (Picture) heating supply

- (3) The filter location is in the attic.



A. Item 2 (Picture) Left side of furnace

B. Cooling Equipment

Type of Systems: Air conditioner unit

Central Air Manufacturer: Carrier

Comments:

- (1) The condenser is not level. This can cause damage to the unit or shorten its life span. A licensed HVAC contractor should service or repair unit.

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

I NI NP D



B. Item 1 (Picture) Rear of home

(2) The condenser is missing foam sleeve in area(s). A replacement is needed. A licensed HVAC contractor should service or repair unit.



B. Item 2 (Picture) Rear of home

(3) Condenser coil at exterior of home is damaged in areas. This damage can shorten the life expectancy of the unit. I recommend having a qualified HVAC company inspect and make repairs as needed.



B. Item 3 (Picture) Condenser



B. Item 4 (Picture) Condenser

(4) The ambient air test was performed by using infrared thermal equipment at the supply vents of Air

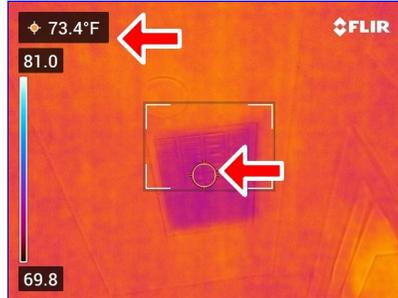
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D

conditioner to determine if the difference in temperatures of the supply and return air are between 15 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 58 degrees and the return air temperature was 73 degrees. This indicates the range in temperature drop is normal.



B. Item 5 (Picture) cooling supply



B. Item 6 (Picture) cooling return

(5) The emergency overflow drain pan for the HVAC system is showing signs of deterioration. Further deterioration may occur if not corrected. I recommend having a qualified person make repairs as needed.



B. Item 7 (Picture) Attic

C. Duct Systems, Chases, and Vents

Ductwork: Insulated

Filter Type: Disposable

Comments:

- (1) I recommend changing all HVAC filters upon move in.
- (2) The plenums is not taped properly and air leakage in the attic. Energy loss is occurring in crawlspace and immediate correction is needed. A licensed HVAC contractor should service or repair unit.

Sample Report

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

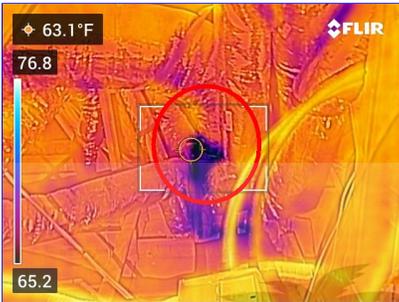
I NI NP D



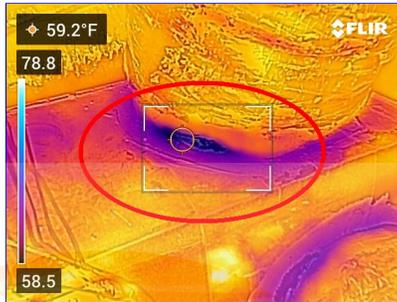
C. Item 1 (Picture)



C. Item 2 (Picture) Mold presents

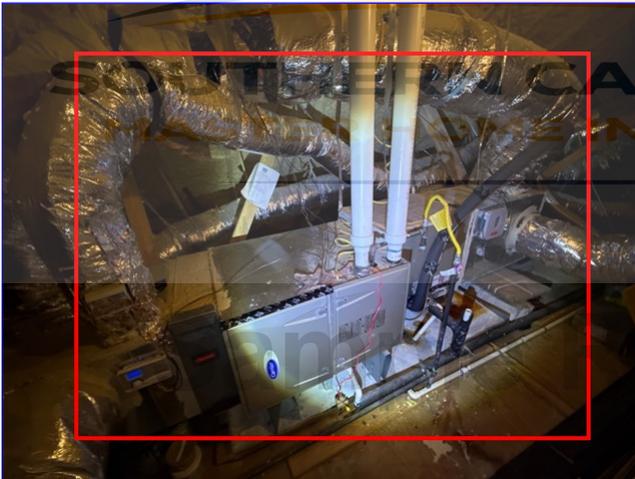


C. Item 3 (Picture) air leakage is happening



C. Item 4 (Picture) air leakage is happening

(3) The supply register is missing, the supply can help to control moisture and temperature in the attic . A replacement is needed. A licensed HVAC contractor should service or repair unit.



C. Item 5 (Picture) Attic

D. Other

Comments:

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

I NI NP D

IV. PLUMBING SYSTEM



Water meter, front of home



Gas meter, right side of home



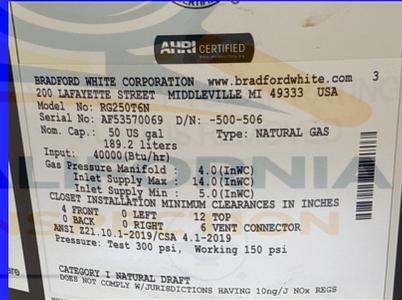
Water pressure, 61 psi



Water shutoff valve in garage



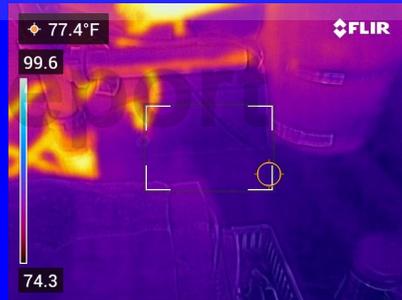
Water heater in garage



Water heater , date of plate



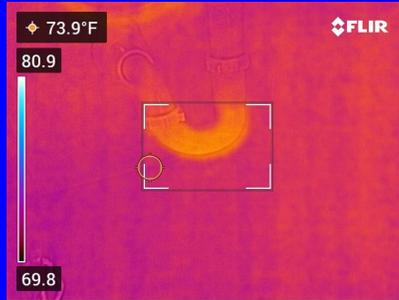
hot water temp. at time of inspection



plumbing thermal scan overview

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

I NI NP D



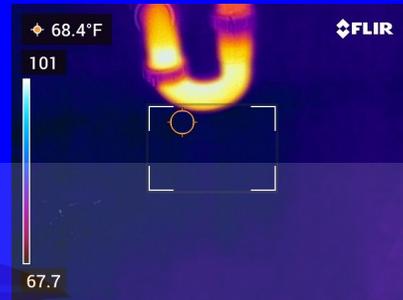
plumbing thermal scan overview



plumbing thermal scan overview



plumbing thermal scan overview



plumbing thermal scan overview



plumbing thermal scan overview



plumbing thermal scan overview

Sample Report

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

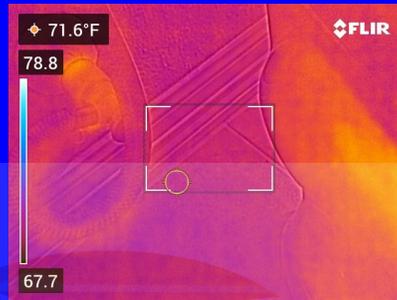
I NI NP D



plumbing thermal scan overview



plumbing thermal scan overview



plumbing thermal scan overview

A. Plumbing Supply Distribution Systems and Fixtures

Location of water meter: Front

Location of main water supply valve: Garage

Static water pressure reading: 61 pounds/square inch

Water Source: Public

Plumbing Water Supply (into home): PVC

Plumbing Water Distribution (inside home): PEX

Type of gas distribution piping material: Black pipe

Comments:

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

(2) Supply line is not properly insulated in areas. I recommend having a qualified plumber inspect and repair as needed.

Sample Report

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

I NI NP D



A. Item 1 (Picture) Rear hose bib

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



A. Item 2 (Picture) Not inspect

(4) Tub spout leaks when shower is in use. This is not considered today's standard. I recommend having a qualified person make repairs as needed.

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

I NI NP D



A. Item 3 (Picture) Bathroom at the 2nd floor gaming room

B. Drains, Waste, and Vents

Washer Drain Size: 2" Diameter

Plumbing Waste: PVC

Comments:

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

(2) The plumbing waste line is clogged at outdoor kitchen sink. Repairs are needed. A qualified licensed plumber should repair or correct as needed.



B. Item 1 (Picture) Outdoor kitchen

C. Water Heating Equipment

Energy Sources: Gas (quick recovery)

Capacity (Water Heater): 50 Gallon (2-3 people)

Water Heater Manufacturer: Bradford-White

Water Heater Location: Garage

Comments:

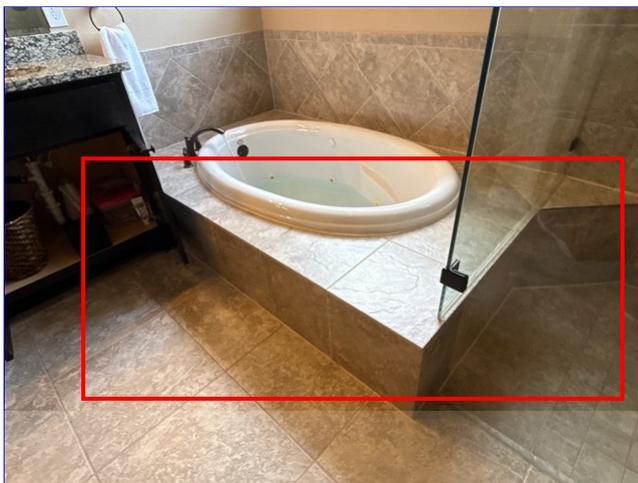
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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D. Hydro-Massage Therapy Equipment

Comments:

(1) The jetted tub is missing access panel. I recommend adding access panel.



D. Item 1 (Picture) Master bath

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



D. Item 2 (Picture) Tested

E. Gas Distribution Systems and Gas Appliances

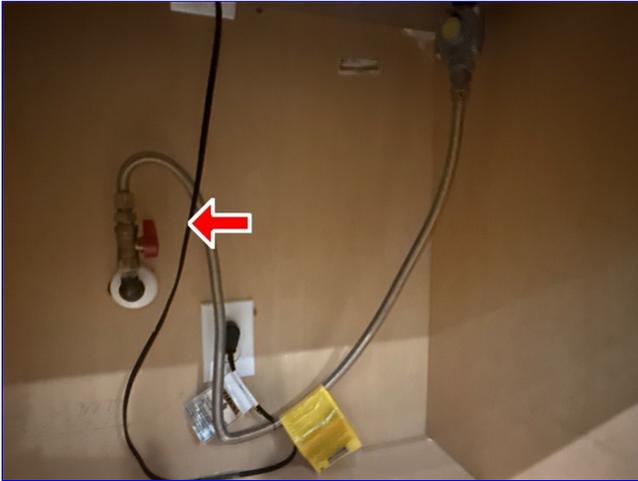
Location of gas meter: Left Side of Home

Comments:

Home appears to have CSST piping. Unable to verify if piping is properly bonded. I recommend having a qualified electrician inspect and repair as needed.

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

I NI NP D



E. Item 1 (Picture) Multiple gas supplies

F. Other

[Comments:](#)



Sample Report

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

I NI NP D

V. APPLIANCES



Garage opener



Microwave



Oven



Range



Range hood



Disposer

A. Dishwashers

Dishwasher Brand: Whirlpool

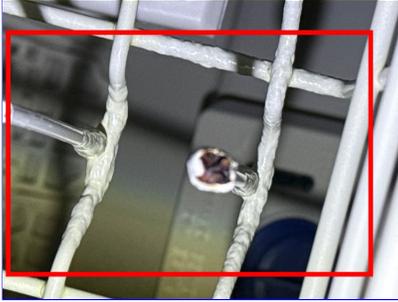
Comments:

(1) The dishwasher rack is rusted in areas and is damaged. I recommend repair as necessary.

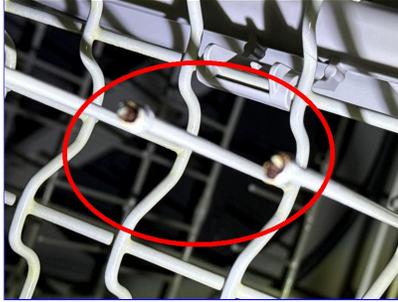
Sample Report

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

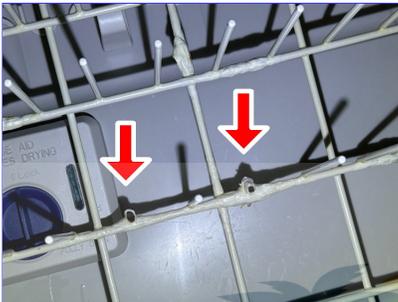
I NI NP D



A. Item 1 (Picture) Multiple areas



A. Item 2 (Picture) Multiple areas



A. Item 3 (Picture) Multiple areas

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



A. Item 4 (Picture) Tested

B. Food Waste Disposers

Disposer Brand: Moen

Comments:

Tested and working properly at the time of inspection.

C. Range Hood and Exhaust Systems

Exhaust/Range hood: Vented

Comments:

(1) Tested and working properly at the time of inspection.

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

I NI NP D



C. Item 1 (Picture) Tested

(2) The grease filter has crust or grime build-up. I recommend repair or replace as needed.



C. Item 2 (Picture) Range hood

D. Ranges, Cooktops and Ovens

Range/Oven: Whirlpool

Comments:

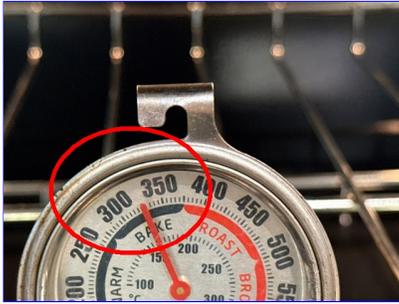
Tested and working properly at the time of inspection.

Sample Report



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

I NI NP D



D. Item 1 (Picture) Tested, setting temperature at 350F



D. Item 2 (Picture) Tested

E. Microwave Ovens

Built in Microwave: Whirlpool

Comments:

Tested and working properly at the time of inspection.



E. Item 1 (Picture) Tested

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operator(s)

Comments:

The sensors are in place for garage door(s) and will reverse the door.

H. Dryer Exhaust Systems

Comments:

I. Other

Comments:

Sample Report

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

I NI NP D

VI. OPTIONAL SYSTEMS



Pool equipment, right side of home



Pool heater



Pool heater, date of plate



Pool overview



Sprinkler system control panel, rear of home



backflow preventer, right side of home

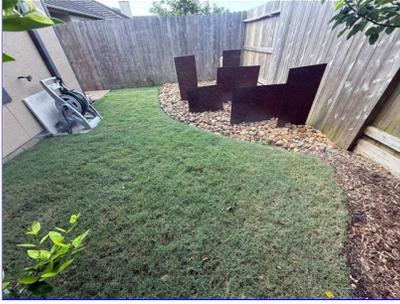
A. Landscape Irrigation (Sprinkler) Systems

Comments:

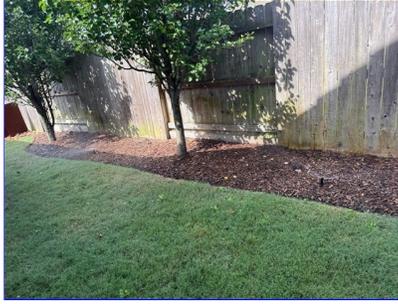
Tested and working properly at the time of inspection however some sprinkler heads spray patterns will need adjustment or replacement.

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

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



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

Type of Construction: Gunite (concrete)

Style: In ground

Shape: Square

Comments:

- (1) Our company does not inspect 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 pool area and Splash alarms. I recommend consulting your insurance provider and their recommendation and requirements.
- (3) Pool equipment has valves that not clearly marked and the equipment does not appear to be properly bonded. I recommend having a pool professional evaluate, mark and repair as needed.

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

I NI NP D



B. Item 1 (Picture) Right side of home

(4) Unable to test the pool heater due to it locked off by owner.



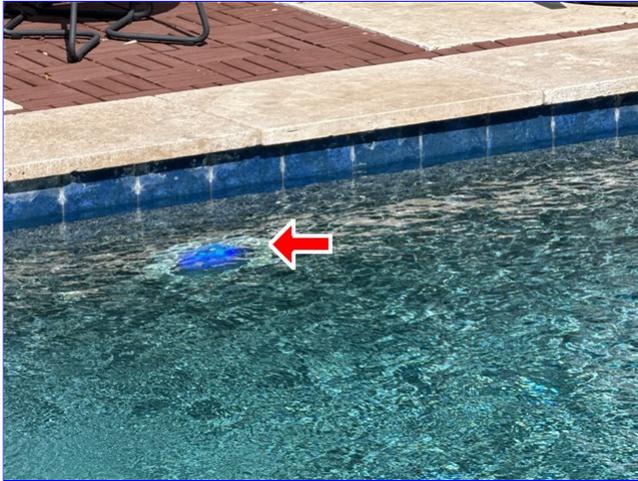
B. Item 2 (Picture) Pool heater setting panel

(5) Light in the pool tested.

Sample Report

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

I NI NP D



B. Item 3 (Picture) Light tested

(6) I did not find how to turn down the blower/ jets/ pump for the pool at the control station. I recommend the buyers get more info. from the owner.



B. Item 4 (Picture) not turn off



B. Item 5 (Picture) not turn off

C. Outbuildings

Comments:

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

Comments:

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:

(1) The water shut off by owner, did not inspect the condition of faucet for outdoor kitchen.

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

I NI NP D



F. Item 1 (Picture) Patio area

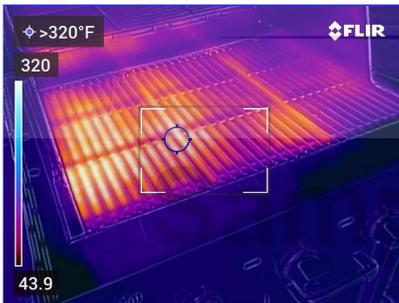
(2) Outside cooking equipment did ignite at time of inspection process, however unit should be cleaned before use. This is for your information.



F. Item 2 (Picture) Tested



F. Item 3 (Picture) Tested



F. Item 4 (Picture) tested

G. Other

[Comments:](#)

H. Other Built-in Appliances

[Comments:](#)