

Inspection Report

Property Address:
30 L



Front of home

SoCal Master Home Inspection
Sample Report

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951-266-9090



PROPERTY INSPECTION REPORT FORM

SHU-HUEI WU	11/1/2025
<i>Name of Client</i>	<i>Date of Inspection</i>
30 L	
<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.

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 10 Years

Home Faces:

SW

Temperature:

Over 90 (F) = 32 (C)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

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

I NI NP D

I. STRUCTURAL SYSTEMS

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



Roof overview



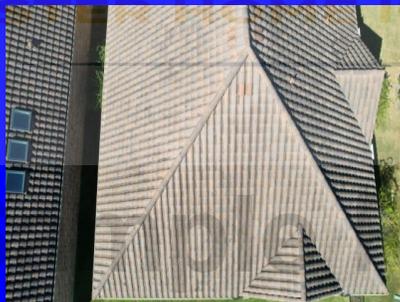
Roof overview



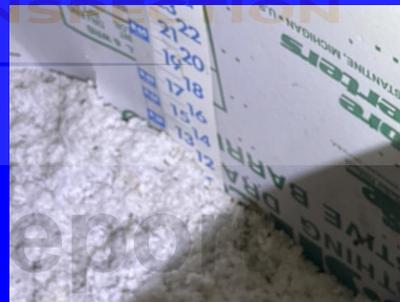
Roof overview



Roof overview



Roof overview



12 inches insulation

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Roofing frame



thermal scan overview



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 has minor corner pop(s) that are considered cosmetic. Further deterioration may occur if not corrected. I recommend having a qualified person make repairs as needed.



A. Item 1 (Picture) Front right corner

- (3) The foundation wall appears to be showing signs of flaking and deterioration. I recommend having a qualified person make repairs as needed.

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A. Item 2 (Picture) Rear of home

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



Sample Report

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A. Item 3 (Picture) Front right corner



A. Item 4 (Picture) Front left corner



A. Item 5 (Picture) Middle left side of home



A. Item 6 (Picture) Rear left corner



A. Item 7 (Picture) Middle right side of home



A. Item 8 (Picture) Rear right corner

B. Grading and Drainage

Sample Report

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 landscape at the exterior of the home has standing water this may require a trench or drain if water continues to stand or puddle after rain. I recommend having a qualified person make landscape adjustments as needed.

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B. Item 1 (Picture) Right side of home

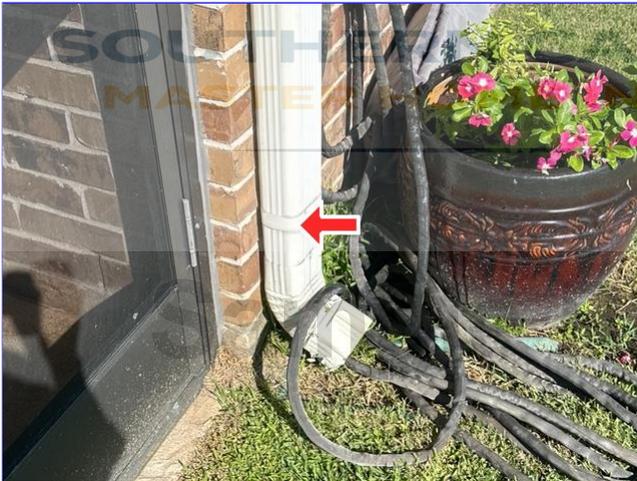


B. Item 2 (Picture) Right side of home



B. Item 3 (Picture) Recommend to add drainage

(3) Downspout does not properly secured to the home. Further deterioration or erosion can occur if not corrected. I recommend having a qualified person make repairs as needed.



B. Item 4 (Picture) Rear 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.

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B. Item 5 (Picture) Rear of home

C. Roof Covering Materials

Types of Roof Covering: Tile

Viewed from: Ground, Attic, Drone

Roof Ventilation: Soffit Vents

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 covering 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.

(4) The roof covering is damaged in areas. These areas may need replacement and or periodic maintenance. A qualified roofing contractor should inspect and repair as needed.



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: Blown

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Approximate Average Depth of Insulation: 12 inches

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

Comments:

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

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

(2) Grout around brick/ stone veneer has cracks. I recommend a qualified person to repair as needed.



E. Item 3 (Picture) Multiple areas



E. Item 4 (Picture) Multiple areas

(3) There is vegetation growth on exterior of the home. This can cause damage, contribute to premature deterioration and create conducive conditions for certain wood destroying insects. I recommend removal of vegetation and having a qualified pest control company inspect and treat as needed.



E. Item 5 (Picture) Right side of home

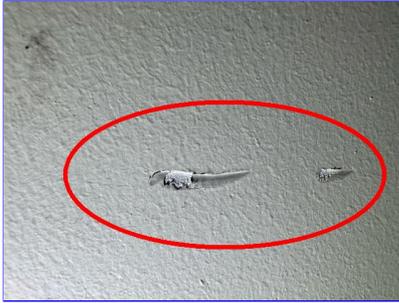


E. Item 6 (Picture) Left side of home

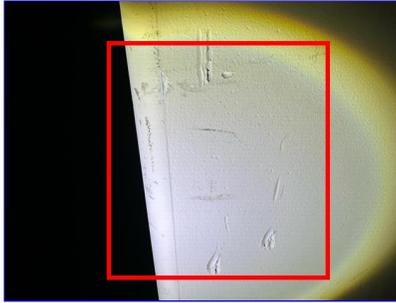
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(4) The drywall on the wall is peeling paint in areas. While this damage is cosmetic, it needs to be repaired. A qualified person should repair or replace as needed.



E. Item 7 (Picture) Garage in areas



E. Item 8 (Picture) Garage in areas

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



E. Item 9 (Picture) Study room

F. Ceilings and Floors

Floor Structure: Wood joists

Ceiling Structure: 6" or better

Comments:

(1) The concrete floor of garage is cracked in areas. These cracks do not appear significant and seem typical. A structural engineer should inspect to determine if further settlement is occurring or if it is safe to use.

Sample Report

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I NI NP D



F. Item 1 (Picture) Garage floor in areas

(2) Crown molding and trim show separation with deterioration of caulking in areas. I recommend having a qualified person repair or replace as needed.



F. Item 2 (Picture) Multiple areas F. Item 3 (Picture) Multiple areas

(3) The wood style flooring is peeling paint in areas. Repairs are needed. A qualified contractor should inspect and repair as needed.

Sample Report

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F. Item 4 (Picture) Multiple areas



F. Item 5 (Picture) Multiple areas



F. Item 6 (Picture) Multiple areas

G. Doors (Interior and Exterior)

Comments:

(1) There are door stops missing in the home. This is not considered to be today's standard I recommend having a qualified person make repairs as needed.



G. Item 1 (Picture) Main entry door



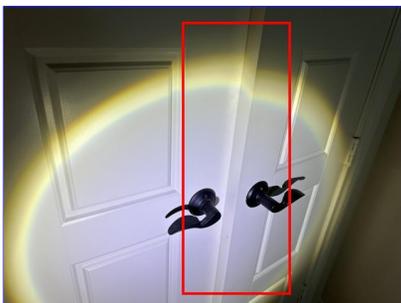
G. Item 2 (Picture) Back door

(2) The door does not shut properly and needs adjustment . A repair or replacement is needed. A qualified person should repair or replace as needed.

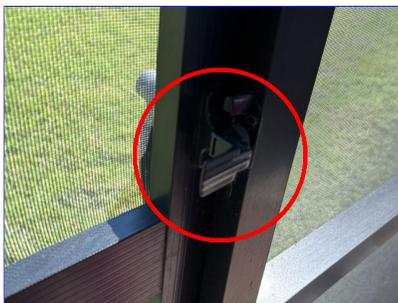
Report Identification:

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G. Item 3 (Picture) Master closet



G. Item 4 (Picture) Patio door

H. Windows

[Comments:](#)

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

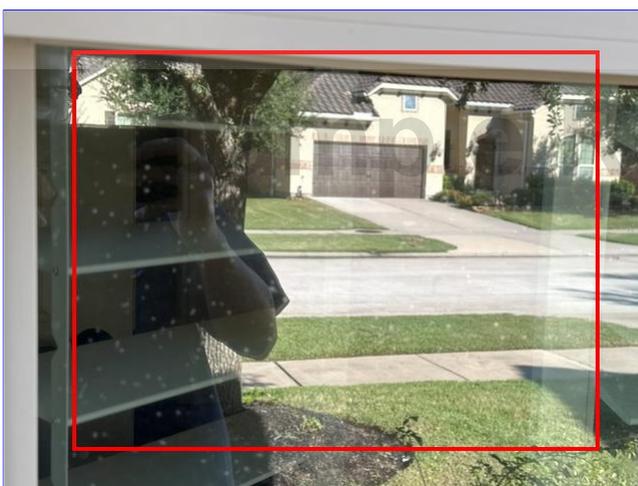


H. Item 1 (Picture) Multiple areas



H. Item 2 (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.



H. Item 3 (Picture) Front of home

(3) 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.

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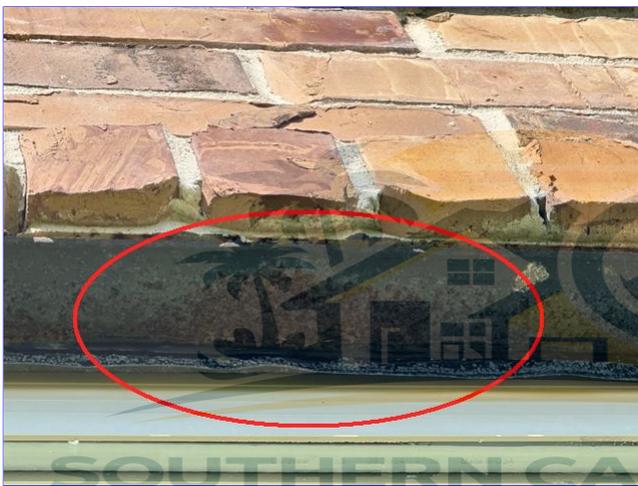
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H. Item 4 (Picture) Multiple areas

H. Item 5 (Picture) Multiple areas

(4) Lintels above windows are showing signs of deterioration in area's. Further deterioration may occur if lintels are not primed and painted. A qualified person should repair as needed.



H. Item 6 (Picture) Include but not limited to rear of home

(5) There is a blinder damaged at front guest bedroom. I recommend a qualified person to repair as needed.

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

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.

Sample Report

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I NI NP D



J. Item 1 (Picture) Tested

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.



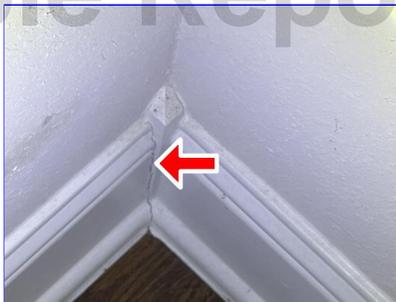
L. Item 1 (Picture) Multiple areas



L. Item 2 (Picture) Multiple areas



L. Item 3 (Picture) Guest private bathroom



L. Item 4 (Picture) Multiple areas around interior

(2) The concrete drive at the front of home has settlement cracks. Further deterioration can occur if not repaired. A qualified person should repair or replace as needed.

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I NI NP D



L. Item 5 (Picture) Driveway

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



L. Item 6 (Picture) Multiple areas



L. Item 7 (Picture) Multiple areas



L. Item 8 (Picture) Multiple areas



L. Item 9 (Picture) Multiple areas

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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II. ELECTRICAL SYSTEMS

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



Main panel, right side of home, below ground, 150 amp



Sub panel in garage

A. Service Entrance and Panels

Electrical Service Conductors: Below ground, Aluminum

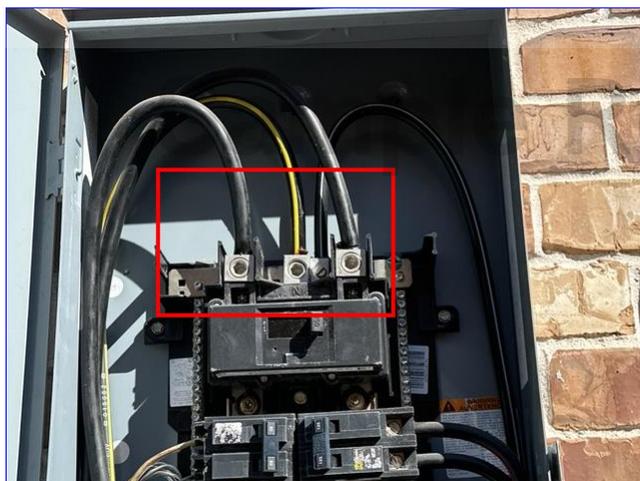
Panel Capacity: 150 AMP

Panel Type: Circuit breakers

Electric Panel Manufacturer: Square D

Comments:

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



A. Item 1 (Picture) Main panel

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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).



B. Item 1 (Picture) Multiple areas

(2) The exterior outlet at the exterior missing cover. This is for your information. I recommend repair as needed.



B. Item 2 (Picture) Front of home

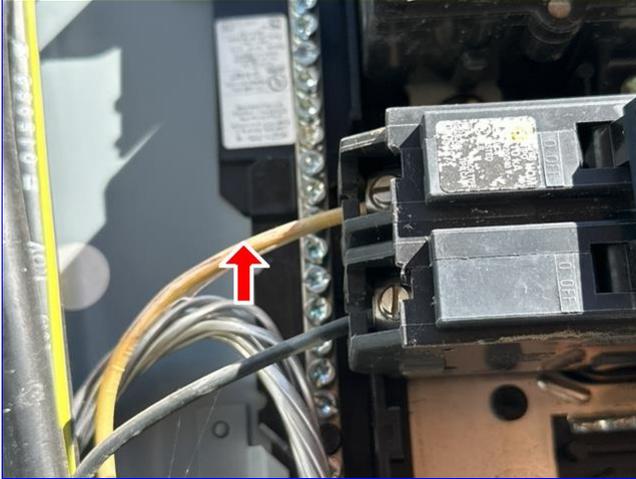


B. Item 3 (Picture) Rear of home

(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.

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I NI NP D



B. Item 4 (Picture) AC breaker wire

(4) 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 5 (Picture) Garage opener



B. Item 6 (Picture) Master closet



B. Item 7 (Picture) Master closet



B. Item 8 (Picture) Master bath



B. Item 9 (Picture) Stairway area

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I NI NP D

(5) The light fixture is missing cover at the in areas. This is for your information. I recommend repair as needed.



B. Item 10 (Picture) Master closet



B. Item 11 (Picture) Garage

(6) The light fixture is missing globe. This is for your information. I recommend repair as needed.



B. Item 12 (Picture) Stairway

(7) The exterior outlet at the rear of home loose in the wall, and needs to be secured properly. This is for your information. I recommend repair as needed.



B. Item 13 (Picture) Rear of home

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I	NI	NP	D
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C. Other

Comments:

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



Sample Report

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I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



Arrive



Condenser unit, right side of home



Departure



Furnace 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 recommend to have heating systems serviced annually.
- (2) The filter location is in the attic.

Sample Report

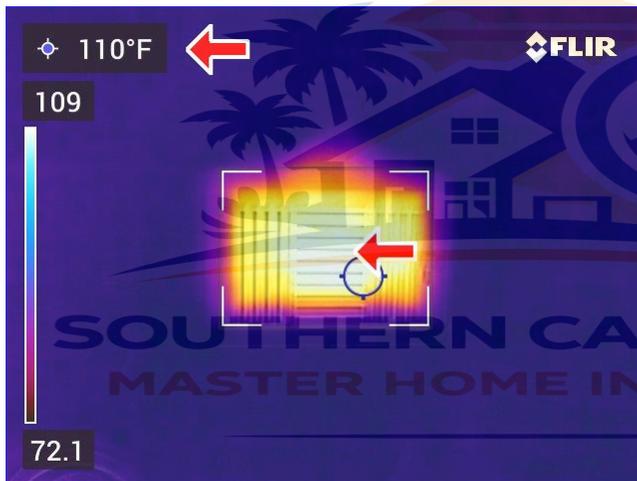
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I NI NP D



A. Item 1 (Picture) Left side of home

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



A. Item 2 (Picture) heating supply

B. Cooling Equipment

Type of Systems: Air conditioner unit

Central Air Manufacturer: Lennox

Comments:

(1) HVAC condenser unit manufacturer plate is inaccessible (blocked by plants) . Unable to determine the nature of the unit at the time of inspection. This is for your information.

Sample Report

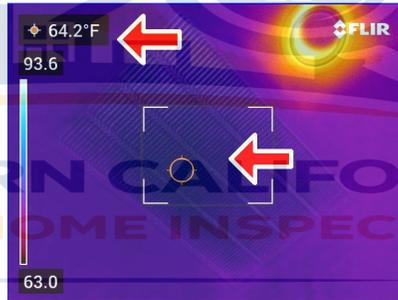


B. Item 1 (Picture) Inaccessible

(2) The ambient air test was performed by using infrared thermal equipment at the supply vents of Air 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 48.9 degrees and the return air temperature was 64.2 degrees. This indicates the range in temperature drop is normal.

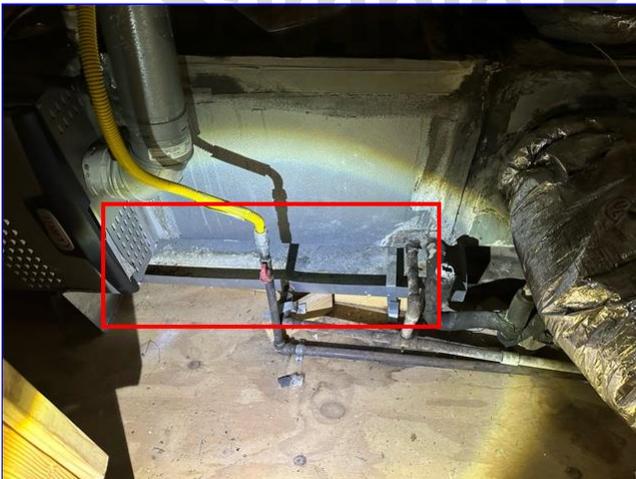


B. Item 2 (Picture) cooling supply



B. Item 3 (Picture) cooling return

(3) Float switch is missing.



B. Item 4 (Picture) Attic space

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I NI NP D

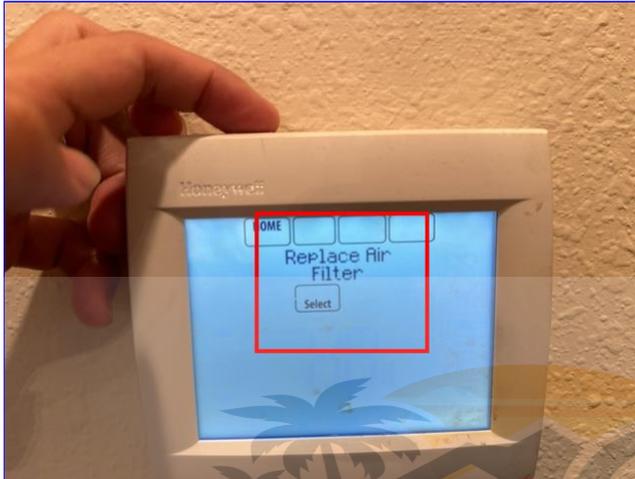
C. Duct Systems, Chases, and Vents

Ductwork: Insulated

Filter Type: Disposable

Comments:

I recommend changing all HVAC filters upon move in.



C. Item 1 (Picture) Thermostat

D. Other

Comments:

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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I NI NP D

IV. PLUMBING SYSTEM

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



Water meter, front of home



Water pressure, 68 psi



Water shutoff valve in garage



Gas meter, right side of home



Water heater in attic



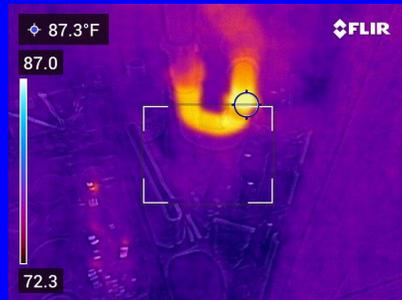
WH, date of plate

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

I NI NP D



hot water temp. at time of inspection



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 supply valve: Garage
- Static water pressure reading: 68 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) All supply lines were not visible at time of inspection process due to cabinetry or construction materials. This is for your information.
- (2) The hose bib leaks at vacuum breaker at the exterior areas. Repairs are needed. A qualified licensed plumber should repair or correct as needed.

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I NI NP D



A. Item 1 (Picture) Front of home



A. Item 2 (Picture) Right side of home

(3) 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.



A. Item 3 (Picture) 2nd floor private bath

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 bath sink stopper mechanism is not working properly. I recommend repairs as needed.

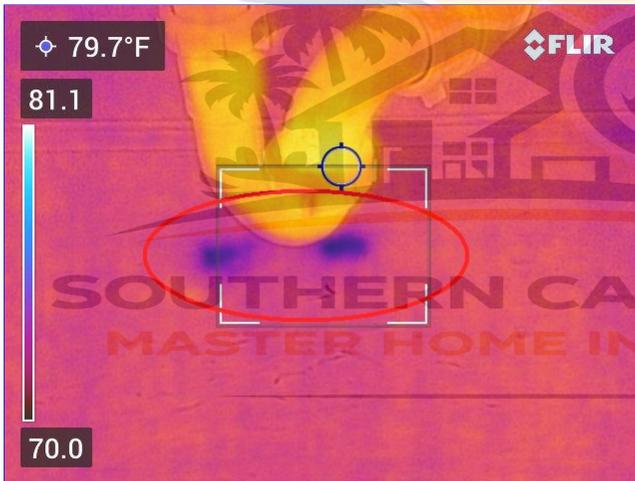
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



B. Item 1 (Picture) Left side of master bath sink

(3) The plumbing waste line leaks at the Master Bath sink. Repairs are needed. A qualified licensed plumber should repair or correct as needed.



B. Item 2 (Picture) active water leaking

C. Water Heating Equipment

Energy Sources: Gas (quick recovery)
Capacity (Water Heater): 50 Gallon (2-3 people)
Water Heater Manufacturer: Rheem
Water Heater Location: Attic

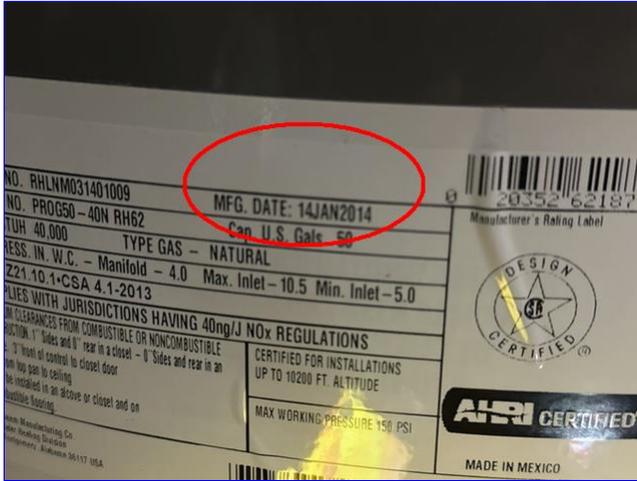
Comments:

The water heater is old, rusted and at the end of its life expectancy. No leaks at present. This is for your information. A qualified licensed plumber should repair or correct as needed.

Sample Report

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

I NI NP D



C. Item 1 (Picture) Built in 2014

D. Hydro-Massage Therapy Equipment

Comments:

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



D. Item 1 (Picture) Tested

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

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

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D. Item 2 (Picture) Master bath

E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Right Side of Home

Comments:

F. Other

Comments:

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

MASTER HOME INSPECTION

Sample Report

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

I NI NP D

V. APPLIANCES

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.



Garage openers

A. Dishwashers

Dishwasher Brand: General Electric

Comments:

Tested and working properly at the time of inspection.



A. Item 1 (Picture) Tested

B. Food Waste Disposers

Disposer Brand: Badger

Comments:

Tested and working properly at the time of inspection.

C. Range Hood and Exhaust Systems

Exhaust/Range hood: Vented

Comments:

Tested and working properly at the time of inspection.

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

I NI NP D



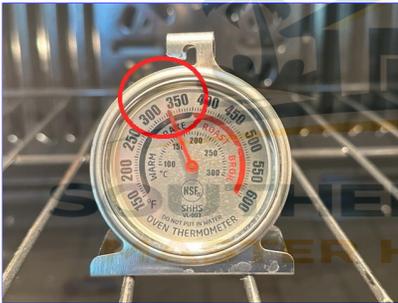
C. Item 1 (Picture) Tested

D. Ranges, Cooktops and Ovens

Range/Oven: General Electric

Comments:

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



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

(2) The control knob (on range) not working. I recommend a qualified person to repair.

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

I NI NP D



D. Item 4 (Picture) Front right knob

E. Microwave Ovens

Built in Microwave: General Electric

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:

Washer and dryer area was inspected with limited visibility due to appliances being installed. This is for your information.

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

I NI NP D



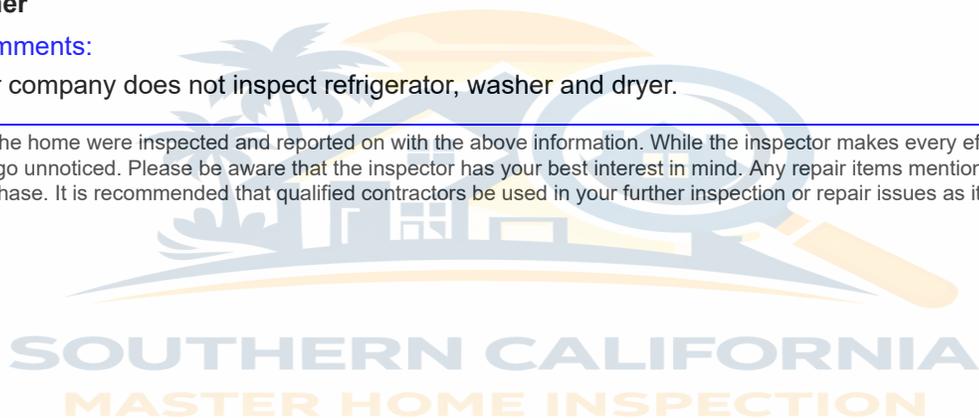
H. Item 1 (Picture) Laundry

I. Other

Comments:

Our company does not inspect refrigerator, washer and dryer.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



Sample Report

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I NI NP D

VI. OPTIONAL SYSTEMS

The home inspector shall observe and operate the basic functions of the following optional systems(unless listed as not inspected): Sprinkler systems will be run through each zone in test mode (we do not test timers), out buildings are inspected for structural and safety hazards, private wells are checked for proper pressure and flow, permanently installed outdoor cooking equipment is tested to operate under normal use settings, Sewer systems are put under simulated living conditions to confirm proper drainage, pools and hot tubs are tested using regular controls, heaters are only tested for a short while (we do not run heaters to full temp), pool inspection is limited to visual deficiencies. The home inspector is not required to observe: Clocks, timers, for calibration or automatic operation.



Backflow preventer, right side of home



Sprinkler system control panel, 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.

SOUTHERN CALIFORNIA
MASTER HOME INSPECTION

Sample Report

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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

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

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.

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.

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

I	NI	NP	D
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E. Private Sewage Disposal System

Comments:

F. Outdoor Cooking Equipment

Comments:

Outdoor cooking equipment would not light properly. Recommend repair or replace as needed.



F. Item 1 (Picture) Not light

G. Other

Comments:

H. Other Built-in Appliances

Comments:

Noted optional systems of the home that were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Sample Report