Sample Home Inspection Report

Sample Residence — Tri-Valley, California

Prepared for: Sample client

Inspection date: September 2026 · **Start:** not recorded — sample · **End:** not recorded — sample

Report No.: BBI-SAMPLE-2026-01

Inspector: Wajahat Ahmed

Company: Black Belt Inspections · 4101 Dublin Blvd, Ste F #3132, Dublin, CA 94568 · Phone: (925) 858-2183 · Email: hello@blackbeltinspections.com

Property type: single-family house, two storeys, attached garage



This is a sample report. It presents selected sections of the inspection of an occupied single-family house in the Tri-Valley area of California. The address and other identifying details have been removed, and several photographs have been cropped or redacted for the same reason. It is published with the owners' consent.

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HOW TO READ THIS REPORT

After this page come the SUMMARY, which counts the SAFETY, REPAIR, FURTHER EVALUATION and MONITOR items, and the ACTION ITEMS: each SAFETY, REPAIR and FURTHER EVALUATION item, numbered, with its photograph, the condition, for SAFETY items the implication, the recommendation and the section where it was found. The SCOPE AND COVERAGE part then states what the inspection covered and the conditions on the day. Each numbered section then gives a short description, the components inspected and functional, a pointer to its Action Items, any MONITOR items and minor observations, and a table of what could not be inspected, with the reason. The appendices gather every limitation, the standing statements, a glossary of terms and the terms of this report. Each tag below is used in the same sense throughout.

- **SAFETY** — A condition that can cause injury; correction by the appropriate qualified trade is strongly recommended, and these items are listed first.
- **REPAIR** — A component that is damaged, missing, or not performing as intended; repair or replacement by a qualified trade is recommended.
- **FURTHER EVALUATION** — Something visible that a visual inspection cannot settle; a closer look by the specialist named in the finding is recommended.
- **MONITOR** — A minor condition that was not causing damage on the day of the inspection; watching it over time and acting if it changes is recommended.
- **NOT INSPECTED / LIMITED** — An area or component that could not be seen or reached, with the reason given; no comment is offered on its condition.
- **INSPECTED — FUNCTIONAL** — Inspected on the day of the inspection and performing as intended; this is a description of that day, not a warranty or a prediction of remaining service.

SUMMARY

Tag	Count
SAFETY	2
REPAIR	10
FURTHER EVALUATION	1
MONITOR	15

ACTION ITEMS

This list is not the whole report: read every section, including the photographs, the MONITOR items and the limitations, and do not rely on this list alone.

1. SAFETY — drowning: Pool lacks drowning-prevention barriers

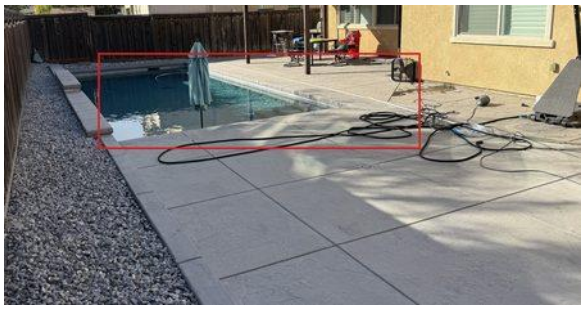


Photo 1 — Rear yard: patio to pool edge, no barrier

Condition: The rear-yard in-ground pool has no barrier between the house and the water and none of the seven drowning prevention safety features, so it has fewer than two of them.

Implication: With no barrier between the house and the water, a young child can reach the pool unseen, and drowning can happen quickly and silently.

Recommendation: Recommend a qualified pool-barrier contractor evaluate the pool and the doors that open to it, and install drowning prevention features before young children live in or visit the home.

Section: Section 2

2. SAFETY — electrical: Power strip below the kitchen sink trap

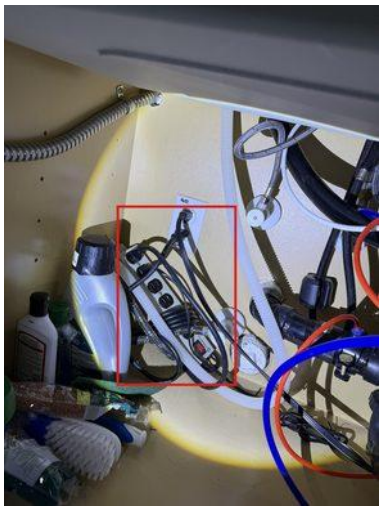


Photo 2 — Sink-base cabinet: power strip hangs low

Condition: A multi-outlet power strip with plugs in it sits low in the sink-base cabinet, at and below the drain level, with an in-line switch and an adapter on the cabinet floor beside the trap.

Implication: A power strip there can be wetted by a leak from the drain or supply lines, and power strips are not intended as permanent wiring, a shock and fire hazard.

Recommendation: Recommend a licensed electrician provide a proper receptacle for the equipment in this cabinet, and that the power strip be removed.

Section: Section 9

3. REPAIR — Downspout discharging at the foundation, with erosion



Photo 3 — Right-front downspout at foundation; ground cover washed away

Condition: The right-front downspout ends at the foundation with no extension or splash block, and the decomposed granite below it has washed away to the landscape fabric.

Recommendation: Recommend a qualified gutter contractor extend the downspout to discharge well away from the foundation and restore the washed-out area.

Section: Section 2

4. REPAIR — Stucco damaged at the left garage-door jamb and at two window heads



Photo 4 — Left garage jamb: base band broken, void behind

Condition: The stucco base band is broken away at the left garage-door jamb; above a rear-right ground-floor window the finish is missing; a dark line shows at the window head below the upper right window.

Recommendation: Recommend a qualified stucco contractor repair each location named, including the window-head flashing; refer to the structural pest control report, provided by others.

Section: Section 3

5. REPAIR — Hip-cap terminals: fractured closures and open voids

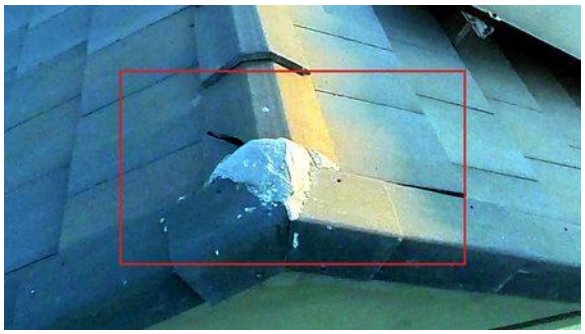


Photo 5 — Front-centre hip terminal: closure fractured, loose material

Condition: The cementitious closures at the hip-cap ends are fractured and broken away at the front-centre and right-rear terminals, with open voids beneath the caps there and at the front-centre roof-to-wall termination.

Recommendation: Recommend evaluation and correction by a qualified tile roofing contractor at each location named; ask the seller about any earlier repair.

Section: Section 5

6. REPAIR — Garage drywall open at the gas pipe and sub-panels

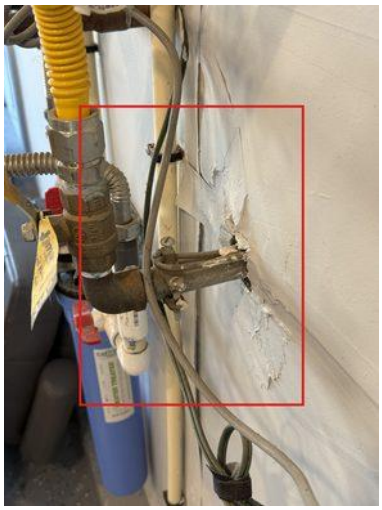


Photo 6 — Gas pipe entry: drywall broken out around it

Condition: The garage drywall is broken out around the gas supply pipe, leaving an open gap, and is cut ragged and unfinished around both sub-panels, with an open void beside the smaller one.

Recommendation: Recommend a qualified drywall contractor close the openings and finish the drywall around the pipe and both enclosures, coordinated with a licensed electrician at the panels.

Section: Section 7

7. REPAIR — Torn tape and openings at the range hood duct joint



Photo 7 — Hood duct above: torn foil tape at joint

Condition: Inside the cabinet above the range hood, the foil tape at the hood-to-duct joint is torn and lifting, with openings through the wrap on both sides.

Recommendation: Recommend a qualified heating and cooling contractor repair and seal the duct joint and confirm the duct's termination.

Section: Section 9

8. REPAIR — Water-treatment drain connected after the trap



Photo 8 — Kitchen trap arm: saddle clamp, red drain tube

Condition: The drain tube of the water-treatment unit under the sink is connected by a saddle clamp to the horizontal trap arm, on the sewer side of the trap seal.

Recommendation: Recommend correction by a licensed plumber.

Section: Section 9

9. REPAIR — Shower door drip sweep and the base moulding behind the toilet



Photo 9 — Toilet end of tub: loose drip sweep

Condition: The shower door's drip sweep has come away and the door does not appear to seal, and the base moulding behind the toilet is damaged along its bottom edge and was observed as water-damaged.

Recommendation: Recommend a licensed plumber find the source of the water that reached the moulding, then a qualified carpenter restore the drip sweep and repair the moulding.

Section: Section 10

10. REPAIR — Broken truss web members



Photo 10 — Attic web above refrigerant line: split, jagged end

Condition: Truss web members are broken: a vertical web near the refrigerant line ends in a split, and near the zone-control panel a diagonal web is splintered and another member has a broomed break.

Recommendation: Recommend a licensed structural engineer evaluate the damage and specify any repair.

Section: Section 13

11. REPAIR — Electrical panels: a breaker of another make, torn insulation, a coated breaker and the directory



Photo 11 — Meter-main: upper right 40 A breaker, Siemens QP

Condition: In the meter-main, a breaker of another make is installed, a conductor's insulation is torn and the circuit directory disagrees with itself, and a sub-panel breaker is coated with plaster-like material.

Recommendation: Recommend a licensed electrician replace any unlisted or coated breaker, repair the damaged insulation and update the circuit directory, asking the seller which labels are current.

Section: Section 16

12. REPAIR — Deteriorated insulation on the refrigerant line at the condenser

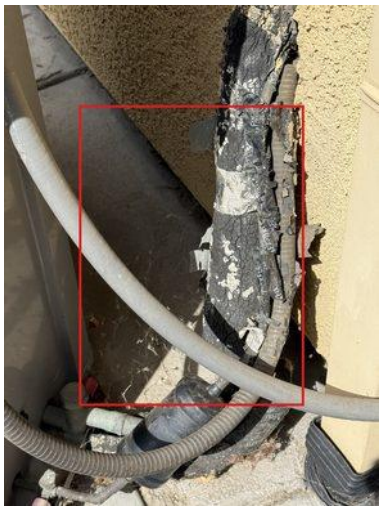


Photo 12 — Condenser line set: insulation cracked and crumbling

Condition: At the condenser, the suction-line insulation is cracked, crumbling and taped down the wall and split at the bend, and the copper is bare from the service valve onward.

Recommendation: Recommend the insulation be replaced by a qualified heating and cooling contractor.

Section: Section 19

13. FURTHER EVALUATION — Meter-main: breaker loading, service rating and conductor size



Photo 13 — Meter-main interior: six breakers, bus below

Condition (a): The label limits each connector to 140 A, and whether the opposite 100 A and 50 A breakers share one could not be determined visually; the service conductors were in the unopened meter section.

Condition (b): The lower 100 A meter-main breaker's conductors are printed 2 AWG aluminium, and whether that size is rated for the 100 A breaker protecting them was not determined.

Recommendation: Recommend a licensed electrician evaluate the meter-main breaker loading and service rating and confirm the conductor sizing at the larger breakers.

Section: Section 16

SCOPE AND COVERAGE

This sample covers 14 of the 21 report sections. Of the 652 checklist items (v2.2), 415 are in scope: 193 inspected, 156 limited, 66 not applicable. Sections 1, 11, 12, 14, 15, 20 and 21 are not part of this sample, and no comment is made on them; the one Section 12 item (the power strip) is reported in Section 9 and not counted in the table.

§	Section	Items	Inspected	Limited	N/A
1	Arrival & Lot Read	—	—	—	—
2	Grounds & Site	19	9	6	4
3	Exterior Walls, Cladding, Windows & Doors	34	14	20	0
4	Decks, Porches & Steps	21	1	5	15
5	Roof Surfaces	29	9	13	7
6	Chimneys, Vents & Roof Drainage	18	6	3	9
7	Garage	25	15	9	1
8	Interior Rooms (Sample Bedroom)	28	15	7	6
9	Kitchen & Appliances	27	15	12	0
10	Bathrooms (Sample Bathroom)	22	16	4	2
11	Laundry	—	—	—	—
12	Stairs, Railings, Egress & Fire Safety	—	—	—	—
13	Attic, Insulation & Ventilation	32	16	12	4
14	Structure, Foundation, Basement & Crawl Space	—	—	—	—
15	Plumbing — Supply, DWV, Fixtures & Gas	—	—	—	—
16	Electrical — Service, Panel & Devices	94	46	37	11
17	Water Heater	27	16	5	6
18	Heating (Attic-Mounted Equipment)	21	2	18	1
19	Cooling (Attic-Mounted Equipment and Condenser)	18	13	5	0
20	Fireplaces, Stoves & Hearth Appliances	—	—	—	—
21	Close-Out	—	—	—	—
	Total	**415**	**193**	**156**	**66**

Inspection conditions

Report No.	BBI-SAMPLE-2026-01
Prepared for	Sample client
Inspection date	September 2026
Start time	not recorded — sample

End time	not recorded — sample
Client's agent	Not recorded
Property type	Single-family house, with an attached three-bay garage
Storeys	Two
Listed year built	Not recorded
Occupancy	Occupied, with furnishings and stored items limiting access in places
Units inspected	1 of 1
In attendance	Not recorded
Weather and temperature	Dry during the exterior inspection; temperature not recorded
Utilities at arrival	Electricity, water and gas were on: fixtures and appliances operated and the gas cooktop lit. Whether anyone changed a utility before or during the inspection was not recorded
Roof inspected from	Ground level, with an elevated pole-mounted camera; the roof surface was not walked
Attic inspected from	Entered, through a hatch in the ceiling of a bedroom wardrobe
Crawl space	Not included in this sample (Section 14)
Pre-inspection agreement	not recorded — sample
Photographs	Photographs illustrate examples of conditions found and do not represent every instance of a condition. The written report governs.

SECTION 2 — GROUNDS & SITE

2.1 Description

Lot: level suburban lot; front yard of decomposed granite and rock beds, concrete driveway and walk

Rear yard: stamped-concrete patio carrying a timber pergola that appears free-standing; in-ground swimming pool

Side yards: paved side paths along the right side; wood board fences and gates at both side yards

Roof drainage: painted metal gutters and downspouts; most downspouts end in black corrugated adapters into rock beds or paving

Not present: window wells; retaining walls (none in the areas examined); exterior stairs or site steps; a terraced yard.

2.2 Inspected — functional

INSPECTED — FUNCTIONAL

Examined and in place; (operated) and (tested) mark what was run:

wall-base ground and soil, except the right-front downspout; driveway, walks and patio paving; planting and vines near the walls; eave gutter runs, seen from the ground; wood board fences and gates, both side yards.



Photo 14 — Rear patio and sliding door, pergola at left

2.3 Findings

SAFETY — Pool lacks drowning-prevention barriers — see Action Item 1.

Drowning prevention safety features (California law). The rear yard has an in-ground swimming pool. The patio runs from the house to the pool edge, and no barrier was seen between them (Photo 1). The seven drowning prevention safety features listed in California law, and which of them this pool was found to be equipped with when the pool and the doors that open to it were examined on a return visit in October 2026:
1. An enclosure that isolates the pool from the home — not present: the patio runs from the house to the pool edge, with no barrier between them.
2. A removable mesh fence with a self-closing, self-latching gate — not present: no fence was in place around the pool.
3. An approved safety pool cover — not present: no cover was in place over the water, and none was seen at the pool.
4. Exit alarms on the home's doors that give direct access to the pool — not present: no exit alarm was seen on the doors that open to the rear yard.
5. Self-closing, self-latching devices on those doors — not present: no such device was seen on the doors that open to the rear yard.
6. A pool alarm that sounds when someone enters the water — not present: no pool alarm was seen in or at the pool.
7. Other approved means of protection — not present: no other means of protection was found at the pool or in the rear yard.
No spa was seen in the rear yard on the return visit.
None of the seven features is present: the pool has fewer than two of the seven drowning prevention safety features.

REPAIR — Downspout discharging at the foundation, with erosion — see Action Item 3.

MONITOR — Stored materials and a grill at the walls; a cable under the garage door

Condition: Stored lumber and a bicycle lean on the right wall, a gas grill stands below a rear-right window, and an apparent electric-vehicle charging cable lies where the garage door closes on it.

Recommendation: Recommend the occupant move the stored items and grill clear of the walls and reroute the cable; contact a qualified stucco contractor if wall damage appears.



Photo 15 — Right side wall: materials leaning against it

Minor observations (cosmetic; not counted on the Summary)

- Driveway, walks and patio: hairline cracking in places, joints even, no displacement observed

2.4 Limitations

Item	Reason
Buried drain lines, their route and discharge	The lines are buried
Irrigation spray at the walls	Irrigation was not observed running
The pool and its equipment, operation and water chemistry, apart from the safety features	Outside the scope of this inspection

SECTION 3 — EXTERIOR WALLS, CLADDING, WINDOWS & DOORS

3.1 Description

Wall covering: predominantly stucco, which appears to be traditional cement stucco; EIFS not suspected; identified visually, no tap test

Secondary coverings: brick veneer at the entry recess; lap siding at the garage gable and upper front gables, material not identified

Trim: window surrounds, sills and garage-door corbels finished to match the stucco; core material not identified

Windows and doors: single-hung and horizontal sliding windows in frames that appear vinyl, dual-pane; panelled front door; two-panel rear slider

Not present: no component on this section's checklist was recorded as absent.

3.2 Inspected — functional

INSPECTED — FUNCTIONAL

Examined and in place; (operated) and (tested) mark what was run:

brick veneer and mortar joints at the entry; insulated-glass seals of the windows examined; window screens on the operable windows; front door: in-swing, hinge pins not exposed; perforated vent strip in the entry porch ceiling; safety-glazing marking, fixed glass by front door.



Photo 16 — Entry brick veneer beside the window

3.3 Findings

REPAIR — Stucco damaged at the left garage-door jamb and at two window heads — see Action Item 4.

MONITOR — Rear patio: stucco comes down to the paving

Condition: At the rear patio the stucco comes straight down to the paving, with no visible clearance below the weep screed and no base band.

Recommendation: Recommend monitoring the wall base along the patio; contact a qualified stucco contractor if staining, cracking or loose finish appears.



Photo 17 — Rear projection wall: stucco meets patio paving

MONITOR — Hairline cracking at the front-left corner

Condition: At the front-left corner of the house, a single hairline crack runs diagonally up from the corner base, and a hairline separation follows the joint at the weep screed.

Recommendation: Recommend sealing and monitoring the cracking as routine maintenance; contact a qualified stucco contractor if it widens or displaces.



Photo 18 — Front-left corner base: hairline crack, screed separation

MONITOR — Staining on the entry window sill and the brick below

Condition: Dark staining covers the stucco sill of the window beside the entry and the brick below it, with white deposits on the brick faces.

Recommendation: Recommend cleaning the sill and brick and checking the sill's slope and sealant as routine maintenance; contact a qualified masonry contractor if deposits recur.

MONITOR — Weathered paint at the eaves, and a small gap at a garage-door corbel

Condition: The paint on the rafter tails, blocking and fascia at the right eave is weathered, and a small gap opens at the top of the left garage-door corbel.

Recommendation: Recommend a qualified painter repaint the eaves and seal the corbel gap as routine maintenance.



Photo 19 — Left garage-door corbel: small gap at soffit

MONITOR — Dark deposit and staining at the entry porch corner

Condition: At the left-front entry porch corner a dark layered deposit adheres where the trim meets the stucco, with a stained streak below it and a dark recess along the trim joint.

Recommendation: Recommend the occupant clean and monitor the corner; contact a qualified stucco contractor if staining, a widening joint or loose finish appears.



Photo 20 — Left-front entry porch: dark layered deposit at corner

3.4 Limitations

Item	Reason
Front door and rear slider thresholds	Covered by mats and shoes
Lap siding in the gables: material and condition	Seen from the ground at a distance
Flashing at trim-band tops and window and door heads	Concealed
Sealing at wall penetrations, fixtures and the air-conditioning line set	Not resolvable from the ground
Rafter tails and fascia, up close	Seen from the ground, not at close range
Damper position at the right-wall exhaust hoods	Not resolvable from the ground at that height
Brick veneer base and its weep openings	Buried in the rock bed
Wall bases along the right side and at the rear-right corner	Hidden by stored items
Whether exterior painting or repairs are planned or recent	Not established from the paint swatches and grey base band seen
Operation and locking of the windows and exterior doors	Not reported in this sample — the inspector's decision (26 Sep 2026)

SECTION 4 — DECKS, PORCHES & STEPS

4.1 Description

Front entry: recessed porch at walk level

Rear: patio on grade, with a timber pergola that appears free-standing

Not present: a deck; guards at an elevated walking surface; exterior stairs, stair landings and stair handrails; a landing at an out-swinging door; a balcony; exposed deck or porch framing.

4.2 Inspected — functional

INSPECTED — FUNCTIONAL

Examined and in place; (operated) and (tested) mark what was run:

front entry porch and rear patio.



Photo 21 — Front entry: recessed porch at walk level

4.3 Findings

No finding is reported in this section.

4.4 Limitations

Item	Reason
Timber pergola: post bases, beam and rafter connections, any fastening to the house	Outside the scope of this inspection; seen at a distance

SECTION 5 — ROOF SURFACES

5.1 Description

Roofing: hip roof, flat low-profile concrete tile in broken-bond pattern; clay not formally ruled out visually

Caps: rounded barrel-profile hip and ridge caps along the hips and the ridge

Method: from ground level by elevated pole-mounted camera and views up at the eaves; not walked or accessed

Solar array: solar photovoltaic array in bands on rails and standoff feet across several slopes

Not present: composition shingle roofing; wood shake or shingle roofing; metal roofing; a low-slope or flat membrane roof; a chimney or parapet; skylights; roof-mounted equipment other than the solar array.

5.2 Inspected — functional

INSPECTED — FUNCTIONAL

Examined and in place; (operated) and (tested) mark what was run:

low-profile metal roof vent over the garage; second low-profile attic exhaust vent, left-centre slope; open metal valley on the entry roof; ridge and hip lines and course alignment; hip and ridge caps, except the terminals; tiles intact, right-centre slope and front-right lower roof.



Photo 22 — Front-centre main hip: broken-bond concrete tile

5.3 Findings

REPAIR — Hip-cap terminals: fractured closures and open voids — see Action Item 5.

MONITOR — Pale deposit at the left-front eave edge

Condition: A large pale-grey chalky deposit sits at the left-front eave edge above the side yard; what it is, and the surface beneath it, were not determined.

Recommendation: Recommend monitoring, and that a qualified tile roofing contractor identify the deposit and the surface beneath it when next at the property.



Photo 23 — Left-front eave edge: pale-grey chalky deposit

MONITOR — Roof-to-wall corner at the front-right elevation

Condition: Where the two-storey stucco wall lands on the lower tile roof, a tan mass the colour of the wall stucco sits proud of the tile, and no counterflashing could be separated along the junction.

Recommendation: Recommend monitoring, and that a qualified tile roofing contractor establish at close range whether the tan mass is bonded or loose, and address it.



Photo 24 — Front-right roof-to-wall corner: tan mass proud of tile

5.4 Limitations

Item	Reason
Walking the roof	Foot traffic can damage concrete tile
Fine surface detail across the tile field	Below what was visible at the distances available
Tile beneath and around the modules; array mounting feet and their flashing	Concealed by the solar equipment
Solar modules, racking, roof penetrations, inverters, disconnects and monitoring	Outside the scope of this inspection
Colour-dependent observations: left-rear slope, porch and garage-entrance roofs	Viewed in low evening sun or in the shade of the walls and the array

Photographs of the obstacles named in the table:



Photo 25 — Rear-centre slope: array bands conceal the tile



Photo 26 — Left-rear slope in low evening sun

SECTION 6 — CHIMNEYS, VENTS & ROOF DRAINAGE

6.1 Description

Roof vents: two low-profile attic exhaust vents: over the garage entrance and below the ridge, left-centre slope

Gutters: painted sheet-metal gutters along the eaves, including the lower roofs, entry porch and garage

Downspouts: square painted sheet-metal downspouts taken off at the corners, with offset elbows and wall straps

Vent pipes: plumbing vent pipes through the tile on flashing pans, front-centre and rear-centre slopes

Not present: a chimney.

6.2 Inspected — functional

INSPECTED — FUNCTIONAL

Examined and in place; (operated) and (tested) mark what was run:

metal dome exhaust hood on the left-centre slope; apron flashing at the right-front roof-to-wall termination; gutters at the tile edge and corner downspouts; downspout discharge onto the apron flashing.



Photo 27 — Right-front elevation: downspout outlet over apron flashing

6.3 Findings

MONITOR — Debris at the valley outlet and at the eave

Condition: Dark granular debris has collected beside the valley outlet at the entry roof eave, and a light-coloured deposit lies at the front hip corner where the eaves meet (see 5.3).

Recommendation: Recommend a qualified gutter-cleaning or roofing contractor clear the debris and the outlets as routine maintenance, with the roof, valleys and gutters inspected and cleared annually.

6.4 Limitations

Item	Reason
Gutter interiors	The trough lies in shadow below the tile edge, seen from above
Ground-level discharge of the lower-roof downspouts	The downspouts run out of view
Eave undersides	Not visible from the pole camera above the roof
Attic intake ventilation — present or not, not determined	The eave undersides, where intake openings would be, were not visible from above
Apron flashing upstand lap at the wall	Concealed by the wall covering
Flashing at the other roof-to-wall junctions	They lie in the wall's shadow
Vent-pipe base collars and pan-edge fastener seating	Below what could be resolved at the height and distance available
Up-slope edges of the vent flashing pans	Concealed by the tile course above

Photographs of the obstacles named in the table:



Photo 28 — Entry roof eave: gutter trough in shadow



Photo 29 — Front-right lower roof: wall junction in shadow



Photo 30 — Front-centre slope: pan edges beneath tile course

SECTION 7 — GARAGE

7.1 Description

Garage: attached; three bays, the third curtained off for storage

Vehicle door: two white sectional steel vehicle doors on vertical and horizontal track

Opener: LiftMaster opener on each of the two vehicle doors

Entrapment protection: automatic reverse and photo-eye sensors not reported in this sample (Appendix A)

Finishes: drywall walls and ceiling

Equipment: wall-hung gas tankless water heater and water-treatment equipment on the rear wall; two recessed electrical sub-panels

Not present: a detached garage.

7.2 Inspected — functional

INSPECTED — FUNCTIONAL

Examined and in place; (operated) and (tested) mark what was run:

vehicle door track, rollers, hinges and top brackets; opener supply cords at ceiling receptacles; emergency release cord on the opener trolley; opener wall control beside the house door; drywall walls and ceiling, except at the openings; water heater position and combustion air; rated house-to-garage door, latch and spring hinge.



Photo 31 — Vehicle door from inside: panels, hinges, track

7.3 Findings

REPAIR — Drywall left open at the gas pipe and ragged around both sub-panels — see Action Item 6.

MONITOR — Fuel and motor oil stored in the garage

Condition: A red fuel container stands on the floor beside the house door, and boxed motor oil is stored in the garage.

Recommendation: Recommend the occupant keep fuel in small, closed containers away from the water heater and other appliances, and monitor the storage.

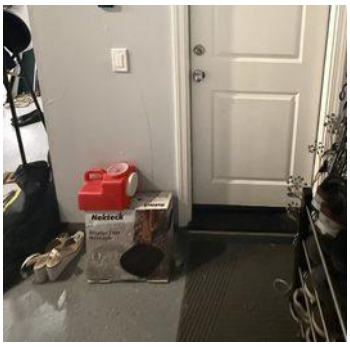


Photo 32 — Beside house door: red fuel container on floor

7.4 Limitations

Item	Reason
Most of the floor slab and lower walls	Covered by stored goods in all three bays
Operation of the vehicle doors and openers, their balance, auto-reverse and photo-eyes	Not reported in this sample — the inspector's decision (26 Sep 2026)

SECTION 8 — INTERIOR ROOMS (SAMPLE BEDROOM)

8.1 Description

Sample: one bedroom, upper floor at the street side; other rooms outside this sample

Finishes: textured painted walls and ceiling; wood-look plank flooring

Window and door: one single-hung window; hinged closet door

Fixtures: ceiling fan with lights, two ceiling light fixtures, ceiling smoke alarm; round covers consistent with fire-sprinkler heads

Not present in the bedroom examined: an acoustic (popcorn) ceiling finish; a stair and its three-way switches; a skylight; floor outlets. **Looked for and not seen:** a floor slope at a suspect location; a stained or suspect area calling for a moisture reading.

8.2 Inspected — functional

INSPECTED — FUNCTIONAL

Examined and in place; (operated) and (tested) mark what was run:

ceiling, walls and corners of openings; plank flooring; single-hung window, sash lock and screen (operated); bedroom receptacles: two (tested), third by voltage pen; AFCI breakers listed in the panel directory; ceiling fan, ceiling lights and wall switch (operated); bedroom ceiling smoke alarm (present); closet shelf, rod and enclosed ceiling light; room surfaces (pest evidence looked for).

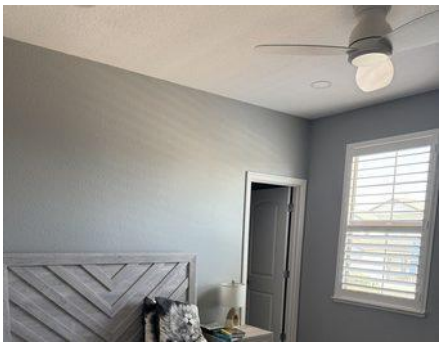


Photo 33 — Street-side bedroom: walls, fan, closet door, window

8.3 Findings

No finding is reported in this section.

8.4 Limitations

Item	Reason
Walls, floor and closet floor	Concealed in part by the bed, desk, chair, backpack and closet items
Smoke alarm age and power source	Not visible from the front of the alarm
Interior sprinkler system and its test valve	Operating a test valve can leave it seeping; a monitored system can trigger an alarm
Wiring and ground of the third receptacle, behind the backpack	Checked with a voltage pen alone, which does not show wiring or ground
AFCI breaker test buttons	Not operated, as the home was occupied
Bedroom smoke alarm test button	Alarm test buttons are not operated during a home inspection
Carbon monoxide alarms: presence and locations	Not reported in this sample — the inspector's decision (26 Sep 2026)
Operation and latching of the entry and closet doors	Not reported in this sample — the inspector's decision (26 Sep 2026)

Photographs of the obstacles named in the table:



Photo 34 — Bedroom floor: bed, desk, chair and backpack

SECTION 9 — KITCHEN & APPLIANCES

9.1 Description

Cooking: five-burner gas cooktop under a ducted under-cabinet range hood; electric wall oven with microwave-combination oven above

Appliances: French-door refrigerator; built-in dishwasher; food waste disposer

Sink and counters: stainless undermount sink, pull-down faucet; stone-look counters, full-height slab backsplash

Manufacture dates: refrigerator August 2020, wall oven April 2025 (data plates)

Not present: no component on this section's checklist was recorded as absent.

9.2 Inspected — functional

INSPECTED — FUNCTIONAL

Examined and in place; (operated) and (tested) mark what was run:

five cooktop burners (operated); cooktop flexible gas connector and shut-off valve; wall oven in Bake setting (operated); microwave-combination oven, cavity light and turntable (operated); refrigerator and its displays; sink faucet and basin (operated); food waste disposer (operated); range hood lights and display (operated); counters and backsplash; countertop GFCI receptacle (tested).



Photo 35 — Gas cooktop under the range hood

9.3 Findings

SAFETY — Power strip below the sink trap — see Action Item 2.

REPAIR — Torn tape and openings at the range hood duct joint — see Action Item 7.

MONITOR — Dried stain in the sink-base cabinet

Condition: A dried stain outline with an amber edge lies on the sink-base cabinet floor below the trap, which carries what appears to be tape; the floor was dry when checked with a moisture meter.

Recommendation: Recommend monitoring the cabinet floor and asking the seller about any past leak; contact a licensed plumber if moisture or dripping appears.

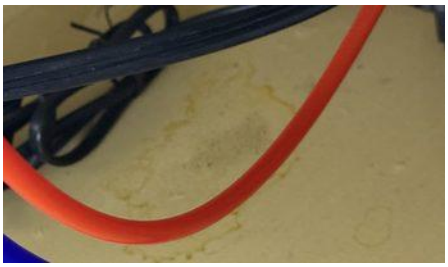


Photo 36 — Sink-base cabinet floor: dried stain below trap

REPAIR — Water-treatment drain connected after the trap — see Action Item 8.

MONITOR — Metal conduit through a rough hole in the sink-base cabinet

Condition: In the upper left of the sink-base cabinet, flexible metal conduit runs along the side panel and enters the back panel through a rough, ragged hole with no bushing or trim visible.

Recommendation: Recommend monitoring the conduit entry; contact a licensed electrician if the conduit is disturbed or damaged at the hole.

9.4 Limitations

Item	Reason
Dishwasher operation	Loaded with the occupant's dishes
Refrigerator water line and any shut-off	Behind the refrigerator
Floor in front of the dishwasher	Under a runner rug
Oven thermostat calibration, clocks, timers and self-cleaning	Outside the scope of a home inspection
Microwave-combination oven heating of a load	Run briefly without a load; heating performance is not measured in a home inspection
Refrigerator ice maker	It was switched off
Range hood fan operation	Not recorded on this visit, so not reported in this sample (the inspector's rule for samples, 26 Sep 2026)

Photographs of the obstacles named in the table:



Photo 37 — Dishwasher loaded with the occupant's dishes

SECTION 10 — BATHROOMS (SAMPLE BATHROOM)

10.1 Description

Bathroom examined: upper floor at the front

Fixtures: double vanity with two basins; toilet

Tub and shower: combination, one-piece moulded surround, two-panel sliding glass door

Ventilation: ceiling exhaust fan and a hung window

Not present in the bathroom examined: a whirlpool tub; a separate shower pan (the tub and shower are combined).

10.2 Inspected — functional

INSPECTED — FUNCTIONAL

Examined and in place; (operated) and (tested) mark what was run:

basin faucets, tub spout, shower, toilet and drains (operated); vanity supply stops, supply lines and drain traps; one-piece surround and sliding door glass label; toilet base, tank and supply; GFCI receptacle beside the basin (tested); vanity and ceiling lights (operated), fan, window (present).



Photo 38 — Upper-floor front bathroom: tub, shower, sliding door

10.3 Findings

REPAIR — Shower door drip sweep and the base moulding behind the toilet — see Action Item 9.

MONITOR — Cracked sealant along the tub apron

Condition: The sealant along the tub apron where it meets the floor is cracked along its length and separated at the rounded corner.

Recommendation: Recommend the occupant renew the sealant as routine maintenance and monitor the joint; contact a licensed plumber, then a qualified carpenter, if staining or softness appears.



Photo 39 — Tub apron at floor: cracked sealant

10.4 Limitations

Item	Reason
Supply and waste piping within walls and floors	Concealed
Exhaust fan operation	Not reported in this sample — the inspector's decision (26 Sep 2026)
Window operation	Not recorded on this visit, so not reported in this sample (the inspector's rule for samples, 26 Sep 2026)
Tub-shower sliding door operation	Not recorded on this visit, so not reported in this sample (the inspector's rule for samples, 26 Sep 2026)

SECTION 13 — ATTIC, INSULATION & VENTILATION

13.1 Description

Access: hatch in a bedroom wardrobe ceiling, by ladder; examined from the central part and around the equipment

Framing and sheathing: prefabricated wood trusses with metal plate connectors; OSB sheathing

Insulation: blown fibreglass loose-fill over the ceiling, approximately 14 to 16 inches by the installer's depth cards

Vapor retarder: not observed — the insulation was not disturbed

Radiant barrier: factory foil radiant-barrier face on the underside of the OSB sheathing

Ventilation: exhaust by screened sheathing openings and two low-profile roof vents; intake at the eaves not established

Not present: a metal flue in the attic; a chimney chase. **Looked for and not seen:** stained sheathing; painted or whitewashed framing.

13.2 Inspected — functional

INSPECTED — FUNCTIONAL

Examined and in place; (operated) and (tested) mark what was run:

roof sheathing and truss framing, except broken webs; loose-fill fibreglass insulation over the ceiling; screened exhaust-vent openings high on the slope; attic floor and framing surfaces; attic receptacle, zone-control panel and junction boxes; rigid metal bathroom exhaust-fan duct to the roof.



Photo 40 — Attic from the access: trusses, foil-faced sheathing

13.3 Findings

REPAIR — Broken truss web members — see Action Item 10.

MONITOR — Underlayment hanging into an exhaust-vent opening

Condition: At one screened exhaust-vent opening in the sheathing, the cut edges are ragged and a dark sheet material, apparently roofing underlayment, hangs into the lower part of the opening.

Recommendation: Recommend monitoring the opening; contact a qualified roofing contractor if the material comes further loose or obstructs more of it.



Photo 41 — Exhaust-vent opening: dark sheet material hanging in

13.4 Limitations

Item	Reason
Eave ends of the attic, intake vents and baffles	Not reached: low edges beyond the examined area, over deep loose-fill insulation
Any recessed-light housings	Covered by the loose-fill insulation, which was not disturbed
Vapor retarder	The insulation was not disturbed

SECTION 16 — ELECTRICAL — SERVICE, PANEL & DEVICES

16.1 Description

Service: 200 A, 120/240 V single-phase, per the meter-main label

Main disconnect and panels: no single main breaker: six two-pole breakers in the exterior meter-main; two garage-wall sub-panels

Sub-panels: Square D Homeline main-lug load centres, 24-space and 12-space, side by side in a garage wall

Branch wiring: non-metallic sheathed cable, bare copper grounds; conductors in raceway; aluminium on at least one meter-main feeder

Overcurrent protection: breakers in the meter-main and both sub-panels

Knob-and-tube and solid aluminium: no knob-and-tube, cloth-covered or solid aluminium branch wiring observed in the three panels

Not present: a multi-unit service gutter; overhead power leads to a garage or outbuilding; armoured cable at the panels; flexible metal conduit at the panels; fuse equipment. **Looked for and not seen:** wiring in soil contact in a crawl space; an ungrounded receptacle among those tested.

16.2 Inspected — functional

INSPECTED — FUNCTIONAL

Examined and in place; (operated) and (tested) mark what was run:

meter-main enclosure, door, hood and dead front; six-handle service disconnect; sub-panel enclosures, covers, directories; sub-panel breakers and interiors, except the coated breaker; combination AFCI breakers in both sub-panels; conductor colours, cable connectors and knockouts; sub-panel breaker handle positions; sub-panels: no neutral-to-ground bonding screw; sub-panel ground bars and grounding conductors; opener ceiling receptacles, three garage receptacles (tested).



Photo 42 — Exterior-wall meter-main, door open: six breakers

16.3 Findings

REPAIR — Electrical panels — see Action Item 11.

FURTHER EVALUATION — Meter-main: breaker loading and service rating to be confirmed — see Action Item 13 (a).

FURTHER EVALUATION — Conductor size at the larger breakers — see Action Item 13 (b).

16.4 Limitations

Item	Reason
Meter section, meter base and seal, and the service conductors	The utility's sealed compartment, not opened
Service conductor entries	Hidden behind the conductor bundle
Electric-vehicle charging equipment at the side yard and in the garage	Outside the scope of this inspection
Wiring in walls, ceilings, floors and raceway	Concealed
Storage-bay ceiling-fan support box	Not visible
Accuracy of each sub-panel directory entry	Individual circuits are not traced in a home inspection
AFCI breaker test buttons	Not operated, as the home was occupied

SECTION 17 — WATER HEATER

17.1 Description

Type: wall-hung gas-fired tankless (on-demand), sealed direct-vent, Takagi model AT-H3-DV-N, on the garage rear wall

Energy source: natural gas

Data plate: input 15,000 to 199,000 BTU per hour; 120 V controls; manufacture date consistent with 2016

Estimated age: nine to ten years at the date of inspection

Not present: a storage tank; combustion-air openings (the unit draws its air from outdoors); a draft hood; an electric water heater. **Looked for and not seen:** a burner open to the garage air near the floor.

17.2 Inspected — functional

INSPECTED — FUNCTIONAL

Examined and in place; (operated) and (tested) mark what was run:

unit mounting and clearances on the garage wall; unit position relative to the parking area; isolation valves, drain ports and hot-line insulation; pressure relief valve in the outlet assembly; gas shut-off, appliance connector and sediment trap; bottom panel, jacket and vent connections; two plastic direct-vent pipes; control display and temperature setting; hot-water temperature at the bathroom fixtures (tested); rear-wall cream pipe end: not seen releasing water.



Photo 43 — Tankless water heater on the garage wall

17.3 Findings

No finding is reported in this section.

17.4 Limitations

Item	Reason
Relief valve line and second drain line terminations	Both run inside the wall; neither traced to an outside outlet
Direct-vent pipe run	Concealed within finished construction
Exterior direct-vent termination	Not photographed on this visit, so not reported in this sample (the inspector's rule for samples, 26 Sep 2026)

Photographs of the obstacles named in the table:



Photo 44 — Beside water-treatment filter: second pipe into wall

SECTION 18 — HEATING (ATTIC-MOUNTED EQUIPMENT)

18.1 Description

System type: forced air, zoned

Energy source: natural gas, per the manufacturer's literature at the unit

Vent system: not reported in this sample; the furnace cabinet and its vent piping are listed in Appendix A

Equipment: in the attic; appears to be a Carrier gas forced-air furnace, model 59SC2B080S171216, per literature hung beside it

Zoning: Honeywell HZ311 zone-control panel, three zones, motorised dampers on the supply ducts

Distribution: insulated flexible supply ducts, black outer jackets, hung on metal straps, from a duct-board plenum

Not present: no component on this section's checklist was recorded as absent. **Looked for and not seen:** a return-air opening in a closet or garage with the furnace.

18.2 Inspected — functional

INSPECTED — FUNCTIONAL

Examined and in place; (operated) and (tested) mark what was run:

flexible supply ducts, straps and outer jackets; flexible duct and duct-board materials.



Photo 45 — Supply ducts on straps at the plenum

18.3 Findings

MONITOR — Duct insulation exposed at a connection to the plenum

Condition: Where one zoned supply duct joins the duct-board plenum, its black outer jacket stops short and the pink duct insulation is exposed around the joint.

Recommendation: Recommend the occupant monitor the joint; contact a qualified heating and cooling contractor to seal and jacket it if condensation or damp insulation appears.



Photo 46 — Plenum joint: jacket stops short, pink insulation shows

18.4 Limitations

Item	Reason
Heating operation from the thermostat	Not reported in this sample — the inspector's decision (26 Sep 2026)
Zone dampers and zone-control operation	Not recorded on this visit, so not reported in this sample (the inspector's rule for samples, 26 Sep 2026)
Furnace cabinet: data plate, venting, gas connection, burners, heat exchanger	Not reported in this sample — the inspector's decision (26 Sep 2026)

SECTION 19 — COOLING (ATTIC-MOUNTED EQUIPMENT AND CONDENSER)

19.1 Description

Energy source: electric

Cooling method: central split system: condenser on the rear patio, rear-left corner; evaporator coil above the attic furnace

Distribution: air delivered through the zoned supply ducts of Section 18

Coil: ADP (Advanced Distributor Products) model C60H210P196, refrigerant R-410A

Condenser: model CA16NW060-A, R-410A; manufactured February 2016; estimated 5-ton capacity; maximum breaker or fuse 40 A

Not present: no component on this section's checklist was recorded as absent.

19.2 Inspected — functional

INSPECTED — FUNCTIONAL

Examined and in place; (operated) and (tested) mark what was run:

condenser, pad, fins, cabinet and fan guard; condenser disconnect within sight, with conduit; suction refrigerant line insulation in the attic; cooling start-up and bedroom supply-register temperature (operated).



Photo 47 — Condenser on its pad, rear patio

19.3 Findings

REPAIR — Deteriorated insulation on the refrigerant line at the condenser — see Action Item 12.

19.4 Limitations

Item	Reason
Evaporator coil	Inside its cabinet

APPENDIX A — LIMITATIONS BY SECTION

Every limitation row of every section, in section order; the reason is the one given in the section.

§	Item	Reason
2	Buried drain lines, their route and discharge	The lines are buried
2	Irrigation spray at the walls	Irrigation was not observed running
2	The pool and its equipment, operation and water chemistry, apart from the safety features	Outside the scope of this inspection
3	Front door and rear slider thresholds	Covered by mats and shoes
3	Lap siding in the gables: material and condition	Seen from the ground at a distance
3	Flashing at trim-band tops and window and door heads	Concealed
3	Sealing at wall penetrations, fixtures and the air-conditioning line set	Not resolvable from the ground
3	Rafter tails and fascia, up close	Seen from the ground, not at close range
3	Damper position at the right-wall exhaust hoods	Not resolvable from the ground at that height
3	Brick veneer base and its weep openings	Buried in the rock bed
3	Wall bases along the right side and at the rear-right corner	Hidden by stored items
3	Whether exterior painting or repairs are planned or recent	Not established from the paint swatches and grey base band seen
3	Operation and locking of the windows and exterior doors	Not reported in this sample — the inspector's decision (26 Sep 2026)
4	Timber pergola: post bases, beam and rafter connections, any fastening to the house	Outside the scope of this inspection; seen at a distance
5	Walking the roof	Foot traffic can damage concrete tile
5	Fine surface detail across the tile field	Below what was visible at the distances available
5	Tile beneath and around the modules; array mounting feet and their flashing	Concealed by the solar equipment
5	Solar modules, racking, roof penetrations, inverters, disconnects and monitoring	Outside the scope of this inspection
5	Colour-dependent observations: left-rear slope, porch and garage-entrance roofs	Viewed in low evening sun or in the shade of the walls and the array
6	Gutter interiors	The trough lies in shadow below the tile edge, seen from above
6	Ground-level discharge of the lower-roof downspouts	The downspouts run out of view
6	Eave undersides	Not visible from the pole camera above the roof
6	Attic intake ventilation — present or not, not determined	The eave undersides, where intake openings would be, were not visible from above
6	Apron flashing upstand lap at the wall	Concealed by the wall covering
6	Flashing at the other roof-to-wall junctions	They lie in the wall's shadow
6	Vent-pipe base collars and pan-edge fastener seating	Below what could be resolved at the height and distance available
6	Up-slope edges of the vent flashing pans	Concealed by the tile course above

§	Item	Reason
7	Most of the floor slab and lower walls	Covered by stored goods in all three bays
7	Operation of the vehicle doors and openers, their balance, auto-reverse and photo-eyes	Not reported in this sample — the inspector's decision (26 Sep 2026)
8	Walls, floor and closet floor	Concealed in part by the bed, desk, chair, backpack and closet items
8	Smoke alarm age and power source	Not visible from the front of the alarm
8	Interior sprinkler system and its test valve	Operating a test valve can leave it seeping; a monitored system can trigger an alarm
8	Wiring and ground of the third receptacle, behind the backpack	Checked with a voltage pen alone, which does not show wiring or ground
8	AFCI breaker test buttons	Not operated, as the home was occupied
8	Bedroom smoke alarm test button	Alarm test buttons are not operated during a home inspection
8	Carbon monoxide alarms: presence and locations	Not reported in this sample — the inspector's decision (26 Sep 2026)
8	Operation and latching of the entry and closet doors	Not reported in this sample — the inspector's decision (26 Sep 2026)
9	Dishwasher operation	Loaded with the occupant's dishes
9	Refrigerator water line and any shut-off	Behind the refrigerator
9	Floor in front of the dishwasher	Under a runner rug
9	Oven thermostat calibration, clocks, timers and self-cleaning	Outside the scope of a home inspection
9	Microwave-combination oven heating of a load	Run briefly without a load; heating performance is not measured in a home inspection
9	Refrigerator ice maker	It was switched off
9	Range hood fan operation	Not recorded on this visit, so not reported in this sample (the inspector's rule for samples, 26 Sep 2026)
10	Supply and waste piping within walls and floors	Concealed
10	Exhaust fan operation	Not reported in this sample — the inspector's decision (26 Sep 2026)
10	Window operation	Not recorded on this visit, so not reported in this sample (the inspector's rule for samples, 26 Sep 2026)
10	Tub-shower sliding door operation	Not recorded on this visit, so not reported in this sample (the inspector's rule for samples, 26 Sep 2026)
13	Eave ends of the attic, intake vents and baffles	Not reached: low edges beyond the examined area, over deep loose-fill insulation
13	Any recessed-light housings	Covered by the loose-fill insulation, which was not disturbed
13	Vapor retarder	The insulation was not disturbed
16	Meter section, meter base and seal, and the service conductors	The utility's sealed compartment, not opened
16	Service conductor entries	Hidden behind the conductor bundle
16	Electric-vehicle charging equipment at the side yard and in the garage	Outside the scope of this inspection
16	Wiring in walls, ceilings, floors and raceway	Concealed

§	Item	Reason
16	Storage-bay ceiling-fan support box	Not visible
16	Accuracy of each sub-panel directory entry	Individual circuits are not traced in a home inspection
16	AFCI breaker test buttons	Not operated, as the home was occupied
17	Relief valve line and second drain line terminations	Both run inside the wall; neither traced to an outside outlet
17	Direct-vent pipe run	Concealed within finished construction
17	Exterior direct-vent termination	Not photographed on this visit, so not reported in this sample (the inspector's rule for samples, 26 Sep 2026)
18	Heating operation from the thermostat	Not reported in this sample — the inspector's decision (26 Sep 2026)
18	Zone dampers and zone-control operation	Not recorded on this visit, so not reported in this sample (the inspector's rule for samples, 26 Sep 2026)
18	Furnace cabinet: data plate, venting, gas connection, burners, heat exchanger	Not reported in this sample — the inspector's decision (26 Sep 2026)
19	Evaporator coil	Inside its cabinet

Not reported in this sample

The following are part of every client inspection. On the visits that produced this sample they were not operated, measured, opened or recorded, so they are not reported here and are not counted in the Summary: the slope of the ground along the walls (Section 2); the left side wall between its two corners — its walls, windows, penetrations and grade (Section 3); operation and locking of the windows and exterior doors, and the inside of the exterior doors (Section 3); the safety-glazing marking on the rear sliding-door glass (Section 3); operation of the vehicle doors and their openers, with their balance, automatic reverse and photo-eye sensors (Section 7); the counterbalance springs of the second vehicle door (Section 7); measurement of the bedroom's emergency escape opening (Section 8); operation and latching of the bedroom's entry and closet doors (Section 8); airflow at the bedroom's ceiling supply register (Section 8); the smoke and carbon monoxide alarms, other than the bedroom's ceiling smoke alarm (Section 8); the dishwasher's drain connection at the disposer, and any air-gap fitting (Section 9); an overall view of the kitchen (Section 9); the kitchen ceiling lighting (Section 9); the windows and the sliding door in the adjoining family area (Section 9); the two receptacles beside the cooktop (Section 9); the circuits serving the counter receptacles (Section 9); the kitchen cabinet doors and drawers (Section 9); moisture-meter readings at the tub, the surround and the moulding behind the toilet (Section 10); the reach of the hand-shower head and its backflow protection (Section 10); the toilet's attachment to the floor (Section 10); the bathroom exhaust fan's operation (Section 10); filling the tub and operating its stopper (Section 10); the shower head and diverter (Section 10); the basin stoppers (Section 10); the plain receptacle on the bathroom's left wall (Section 10); the attic hatch and its insulation and weatherstripping (Section 13); a route or walkway from the hatch to the equipment, and any attic light (Section 13); the ends of the other exhaust and dryer ducts in the attic (Section 13); the plumbing vent piping in the attic (Section 13); the neutral-bar terminations in both sub-panels, and the grounding conductor with each sub-panel feeder (Section 16); the route of the service to the meter-main, overhead or underground, and the working space in front of it (Section 16); the grounding electrode conductor and its connection, the main bonding, and the water and gas bonding (Section 16); the pool equipment sub-panel (Section 16); the ratings of the disconnects beside the garage charger and beside the air-conditioning condenser (Section 16); the exterior receptacle behind the in-use cover (Section 16);

ground-fault (GFCI) trip tests in the garage, at the exterior receptacles, in the laundry and in the bathrooms not presented (Section 16); any exterior lighting timer (Section 16); tamper-resistant markings and ground-pin orientation at the receptacles (Section 16); the panel covers as re-installed (Section 16); operation of the heating system from the thermostat (Section 18); the furnace cabinet — its data plate, age, venting, gas connection, service switch, filter, blower compartment, burners and heat exchanger — and a combustible-gas check (Section 18); the condensate drain pan, float switch and lines at the attic equipment (Section 18); the supply registers and return grilles in the rooms, for heating (Section 18); the condenser while the system ran — the compressor and fan starting, their sound, and the refrigerant lines at the unit while it ran (Section 19); the supply air at registers in other rooms, and the return air (Section 19); the breaker serving the condenser, compared with the 40 A maximum on its data plate (Section 19); the condenser's clearance to the wall and the sealing of the line-set wall entry (Section 19). The rear-yard doors were examined for pool-safety devices on a return visit; their operation and locking remain not reported. Also not reported in this sample, and shown as rows in their sections: the range hood fan's operation (Section 9); the operation of the bathroom window and of the tub-shower sliding door (Section 10); the exterior direct-vent termination (Section 17); the operation of the zone dampers (Section 18).

APPENDIX B — STANDING STATEMENTS

Section 8 — Interior Rooms (Sample Bedroom)

At transfer of a California residence the seller is generally responsible for providing operable smoke alarms and carbon monoxide alarms in the currently recommended locations (smoke alarms in each sleeping room and the hallway serving them, on each level; carbon monoxide alarms on each level of a home with fuel-burning appliances or an attached garage) and for completing a Statement of Compliance. Recommend the client verify compliance with the agent prior to close.

Alarms were not operated during this inspection. Pressing the test button on a smoke or carbon monoxide alarm confirms that the battery has charge and the horn sounds; it does not test the sensing element. Recommend batteries be replaced twice a year and the alarms replaced at about ten years from the date on the back of the unit.

An operational check of every window, door, light switch and receptacle was not performed; a representative number of the windows, light switches and receptacles was operated in the room examined; door operation is not reported in this sample.

Section 16 — Electrical — Service, Panel & Devices

This inspection of the electrical system is visual. Wiring concealed within walls, ceilings and floors, and the interiors of devices and fixtures, were not inspected. Low-voltage systems — security and alarm, data, audio and irrigation controls — are outside the scope of this inspection and were not evaluated.

A solar photovoltaic system and battery equipment are connected to the electrical system at the meter-main. Solar equipment — panels, racking, roof penetrations, inverters, disconnects, batteries and monitoring — is outside the scope of this inspection and was not evaluated. No opinion is offered on its condition, output, ownership or lease status. Recommend the seller disclose the system's condition, operation and any lease or power-purchase agreement, and that a qualified solar contractor be consulted if further information is desired.

Electrical conditions can present a shock or fire hazard. Every electrical item in Section 16 that carries a recommendation is referred to a licensed electrician.

Section 17 — Water Heater

The pressure relief valve was visually inspected and was not operated; testing this valve is outside the scope of a home inspection.

A tankless water heater has an inlet screen on the cold water side that calls for periodic cleaning, and the unit calls for periodic flushing (descaling) per the manufacturer's instructions. Recommend the service history be requested from the current owner. Tankless units do not produce hot water below a minimum flow rate and may deliver brief pockets of cooler water on repeated short draws; this is normal operation and is noted for the client's information.

The water-treatment equipment beside the water heater is outside the scope of this inspection and was not evaluated.

Section 18 — Heating (Attic-Mounted Equipment)

Recommend annual servicing of all heating equipment by a qualified heating contractor.

Filters protect the blower and the cooling coil. A 1-inch disposable filter is typically changed monthly; a 4-inch media filter once or twice a year.

Section 19 — Cooling (Attic-Mounted Equipment and Condenser)

Recommend annual servicing of the cooling equipment by a qualified heating and cooling contractor. The same filter serves the heating and the cooling (Section 18).

Cooling adequacy and the balance of airflow between the zones and rooms are outside the scope of this inspection.

Report-wide statements

Low-voltage systems. Low-voltage systems are outside the scope of this inspection and were not evaluated. These include security and alarm systems and their wiring, intercoms, fire and life-safety monitoring systems, built-in audio and speaker wiring, telephone and data wiring, landscape lighting, and irrigation controls. Recommend the buyer verify the presence, operation and serviceability of any such system directly with the seller before the end of the inspection contingency period.

Site and soil stability. This inspection does not include an analysis of site or soil stability, which requires technical evaluation beyond the scope of a visual inspection. No opinion is offered on slope stability, settlement potential, expansive soils, or earth movement. Recommend a qualified geotechnical or soils engineer be consulted if confirmation of site stability is desired.

Hazardous materials and environmental conditions. This inspection does not address environmental or hazardous materials of any kind, including mold, asbestos, radon, lead-based paint, formaldehyde, contaminated soil, or underground storage tanks. No air or surface sampling was performed and no opinion is offered on indoor air quality. Recommend a qualified environmental testing firm be engaged if evaluation of any of these conditions is desired.

Household pests and odors. Household pests — including rodents, insects, bees, and birds — are outside the scope of this inspection except where their activity has produced an observable condition affecting a system or component, which is reported as such. Odors are not evaluated and no comment is offered on them.

Wood-destroying organisms. Identification of wood-destroying organisms, and of the damage they cause, is a separately licensed trade in California. This inspection is not licensed to inspect that condition; therefore refer to the structural pest control report, provided by others.

Pool and pergola. The pool and its equipment, and the timber pergola, are outside the scope of this inspection and were not evaluated, apart from the drowning prevention safety features identified in Section 2.

Newer construction. If this home was completed within the last ten years, some items noted in this report may be covered by the builder's warranty and by the statutory right-to-repair process that California law provides for newer homes, which can set notice requirements and time limits. In that case, recommend the client notify the builder in writing of the conditions reported here, and ask the current owner for the builder's warranty documents, before the end of any inspection contingency period.

APPENDIX C — GLOSSARY

Terms used in this report, in plain words. A definition describes the component in general; it says nothing about the one at this property.

Apron flashing — Sheet metal along the base of a wall where it meets a roof below, lapped over the roofing so water runs away from the wall.

AWG — American Wire Gauge, the size of an electrical conductor. A smaller number is a larger conductor.

Brick veneer — A single layer of brick fixed to the face of a framed wall. It is a wall covering, not the structure that holds the house up.

Circuit breaker — A switch in an electrical panel that shuts off its circuit automatically when the circuit is overloaded or shorted.

Condenser — The outdoor unit of a split air-conditioning system.

Conductor — A wire that carries electrical current.

Direct-vent appliance — An appliance that takes its combustion air from outdoors and sends its exhaust outdoors through its own sealed pipes.

Disconnect — A switch that cuts the power to a piece of equipment so it can be serviced.

Downspout — The vertical pipe that carries water down from a gutter.

Drip sweep — The flexible strip along the bottom of a shower door that keeps water in the shower.

Duct-board — Rigid fibreglass board with a foil face, formed into boxes that carry heated or cooled air.

Eave — The lower edge of a roof, where it overhangs the wall.

Evaporator coil — The indoor coil of an air-conditioning system, where the air is cooled.

Fascia — The board along the outer edge of the eave.

Flashing — Sheet metal or membrane that covers a joint, such as a wall meeting a roof, so water is shed over it rather than into it.

GFCI — Ground-fault circuit interrupter: a device that shuts off power in a fraction of a second when current leaks to ground, protecting against shock in wet locations.

Grade — The level of the ground surface around the house.

Hip — The sloping line where two roof slopes meet at an outside corner.

Hip and ridge caps — The rounded tiles that cover the hips and the ridge of a tile roof.

Line set — The pair of copper refrigerant pipes that connect the outdoor condenser to the indoor coil.

Meter-main — One enclosure that holds the electric meter and the main disconnect or disconnects for the house.

OSB — Oriented strand board: a sheathing panel made of wood strands pressed together with resin.

Plenum — The box on a furnace or air handler from which the supply ducts branch.

Pressure relief valve — A valve that opens to release water if the pressure or temperature in a water heater rises too high.

Radiant barrier — A reflective foil layer, usually on the underside of the roof sheathing, that reduces the heat radiated into the attic.

Rafter tails — The exposed ends of the roof framing at the eave.

Ridge — The highest horizontal line of a roof.

Saddle clamp — A fitting clamped onto the outside of a pipe, with a hole through the pipe wall, to connect a smaller line to it.

Sheathing — The panels fastened over the roof framing, which the roofing is laid on.

Soffit — The underside of the eave.

Stucco — A cement plaster wall finish applied over lath.

Sub-panel — An electrical panel fed from the main panel, serving a group of circuits.

Suction line — The larger, insulated refrigerant pipe of the line set. It runs cold while the system is cooling.

Tankless water heater — A water heater that heats water as it flows through, with no storage tank; also called on-demand.

Trap — The curved section of drain pipe below a fixture that holds water to block sewer gas. The trap arm is the pipe from the trap to the wall.

Truss — A factory-built frame of wood members joined by metal plates that carries the roof. Each member is engineered, and none is cut or repaired without an engineer's direction.

Underlayment — The water-resistant sheet laid beneath the roofing.

Valley — The channel where two roof slopes meet at an inside corner.

Web member — One of the inner vertical or diagonal members of a truss.

Weep screed — The metal strip at the base of a stucco wall that lets water drain out from behind the stucco.

Zone damper — A motorised plate in a duct that opens and closes to send air to one zone of the house.

APPENDIX D — TERMS OF THIS REPORT

This inspection was a visual examination of the readily accessible systems and components of the property, performed in general accordance with the ASHI Standards of Practice. It is not technically exhaustive: components were not dismantled, concealed areas were not opened, and conditions hidden behind finishes, furnishings or stored items could not be observed. A copy of the Standards is available on request.

Every client inspection is performed under a pre-inspection agreement signed by the client before the inspection begins, and its scope, limitations and terms apply to the report. This sample is not a client report, and no agreement is named or reproduced in it.

This sample names no client; in a client report the following paragraph applies.

This report was prepared for the sole and exclusive use of the client named on the cover, under the pre-inspection agreement between the client and Black Belt Inspections. It is not intended for use or reliance by any other person. The client may share a copy with the parties to this transaction, such as the client's agent, for information; anyone else considering this property is advised to obtain their own inspection.

Many items in this report can be judged against current building standards; however, this is not a code compliance inspection. This inspection is designed to report on the serviceability of the components and systems of the property. If code compliance is a concern, recommend a code compliance inspection be performed by the local jurisdiction prior to close of escrow.

Throughout this report, the location of a component is described as being at the left or right side, or the front or rear, of the building. These designations assume the reader is facing the building from the street.

Recommend the buyer perform an independent visual review of the property as soon as practical after contract. A final walk-through immediately after the seller's belongings are removed is strongly recommended, as items concealed by furnishings or storage at the time of this inspection may then be visible.

Before any condition reported here — or any condition the client believes was not reported — is repaired, replaced or altered, recommend the client contact Black Belt Inspections and allow the condition to be examined. Once a condition has been changed, it can no longer be evaluated as it was on the inspection date.

Standing note

This report describes the conditions observed at the property on the date of inspection. It is not a warranty, guarantee or insurance policy for the property or for any system or component, and it does not predict how any of them will perform in the future. Where evaluation or repair by a contractor is recommended, it is recommended that this be arranged before the end of any inspection contingency period.