



Buyers Protection Group



**6405 Enterprise Road
Glen Ellen CA 95442**

**Client(s): Delaney
Inspection Date: 5/15/2018**

The Best Inspectors. Anywhere.

Inspector: Paul Brand #

Table Of Contents

Cover Page	1
Table of Contents	2
Key Findings Introduction.....	3
Action Items	4
Consideration Items	7
Items Inspected.....	14
General Information	16
ADDITIONAL INFORMATION.....	17
EXTERIOR.....	17
Porch.....	21
Deck.....	21
ROOF.....	22
ATTIC.....	24
FOUNDATION / CRAWLSPACE / BASEMENT	25
GARAGE/CARPORT	30
HEATING & AIR CONDITIONING.....	31
PLUMBING	31
WATER HEATER	33
ELECTRICAL.....	34
SMOKE & CARBON MONOXIDE DETECTORS.....	36
FIREPLACE	36
INTERIOR COMMON AREAS & BEDROOMS.....	36
KITCHEN & APPLIANCES	37
LAUNDRY AREA	38
1/2 Bathroom.....	39
The Left Guest Bathroom.....	40
Master Bathroom.....	40
GENERAL DISCLAIMERS.....	41

Thank you for choosing BPG for your property inspection. We value your business and are available should you have any follow-up questions regarding your report.

This report represents our professional opinion regarding conditions of the property as they existed on the day of our inspection. We adhere to the Standards of Practices as outlined in the Standards of Practice of the American Society of Home Inspectors (ASHI) or your specific state standards.

Your **INSPECTION REPORT** includes three sections: **1) Key Findings**, **2) Property Information**, and **3) Inspection Agreement**. It is important to evaluate all three sections in order to fully understand the property and general conditions. The following definitions may be helpful in reviewing your reports.

 Action Items may include:

- Items that are no longer functioning as intended
- Conditions that present safety issues
- Items or conditions that may require repair, replacement, or further evaluation by a specialist
- Items that were inaccessible

 Consideration Items may include:

- Conditions that may require repair due to normal wear and the passage of time.
- Conditions that have not significantly affected usability or function- but may if left unattended.

SECTION I. KEY FINDINGS

This section is designed to summarize the findings and conditions that may require your immediate attention. Typically, the Key Findings Summary is used to help prioritize issues with other parties involved in the real estate transaction (home buyer, home seller, and real estate agents). *It is important to review carefully all sections of your report and not rely solely on the Key Findings summary.*

SECTION II. PROPERTY INFORMATION

This section contains our detailed findings on all items inspected. Component locations, system types and details, maintenance tips, and other general information about the property will be included as appropriate.

SECTION III. INSPECTION AGREEMENT

This section details the scope of the inspection. BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report.

To retrieve your full PROPERTY INSPECTION REPORT (all 3 sections) from our Web site:

- Point your web browser to <http://www.bpginspections.com>
- Click on **View Your Inspection Report**
- Enter the **Report Id** and **Client Last Name** (shown below)
 - Report Id: 696282
 - Client's Last Name: Delaney
- Follow the instructions to either view the report online or download it to your computer.

Again, thank you for selecting us as your inspection company. Please contact our Customer Service Center at 800-285-3001 should you have any questions about your reports or desire additional assistance.

Action Items

ADDITIONAL INFORMATION

Additional Information

1. **NOTICE TO THIRD PARTIES:** *This inspection was performed for the current property owner in accordance with the terms outlined in our Inspection Agreement, and is subject to all terms and conditions contained in this Agreement. This report is the confidential property of client named above and is not intended benefit any person not a party to this Agreement. By accepting and using this inspection report, client accepts all provisions of said Agreement. Inspector assumes no liability for third party interpretation or use of the report. As property conditions can change after the date of our inspection it is suggested that the interested parties use this report for reference, only and review property personally, themselves.*

This report is intended for the property owner however other persons interested in this report may be viewing this report. Any reference to consult with the property owner is intended for these persons.

2. This home has undergone significant alterations, upgrades and remodeling since its original construction. Determining the extent of this work or whether permits were completed is beyond the scope of our inspection. We suggest client consult with the homeowner for disclosures on work done to this home.

EXTERIOR

Driveway & Walkways

3. The steps at the left side of the structure are uneven and not safe. We suggest consulting with a licensed landscape professional for repairs as needed.



Item 3 - Picture 1

Exterior Electrical

4. When tested, the ground fault interrupter breaker (GFI) on the right side deck behind the gas barbecue failed to re-set. This type of problem is typically due to improper wiring or a faulty device. We suggest correction or replacement, as necessary, to provide the recommended protection.

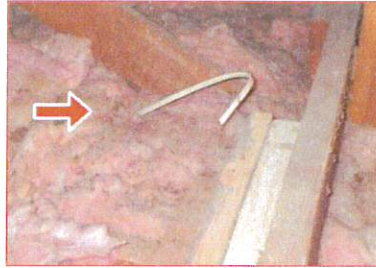
ATTIC

Attic Electrical

5. Terminated wiring with exposed leads noted above the hall. This is a safety concern. Whenever a wire is cut, the end should be enclosed in a junction box. We recommend correction or removal of these wires.

Action Items

ATTIC



Item 5 - Picture 1

FOUNDATION / CRAWLSPACE / BASEMENT

Sub Area Electrical

- ⊗ 6. Terminated romex wiring with exposed leads noted under the left front guest bedroom. This is a safety concern. Wire ends should be properly capped and enclosed in a junction box. We recommend correction or removal of these wires.



Item 6 - Picture 1

Other Sub Area Items

- ⊗ 7. Although identification of termites is beyond the scope of a general home inspection, mud tubes indicative of possible termite infestation were observed under the left rear bedroom of the dwelling. We are unable to determine if it is currently active. We suggest consulting with the homeowner regarding any past history of treatment and arranging for further review by a licensed structural pest inspector.



Item 7 - Picture 1



Item 7 - Picture 2

WATER HEATER

Earthquake Strapping

- ⊗ 8. No earthquake straps were installed on this tank at the time of our inspection. We suggest the installation of earthquake straps, per State Office of Architecture guidelines, for seismic safety.

Action Items

KITCHEN & APPLIANCES

Kitchen Cooktop

- 9. The igniters are inoperable on several of this cooktop's burners. The left front and rear burners, the middle rear burner and the front right burner.

All burners were manually lit. The middle rear burner did not burn normally.

We suggest repairs as needed for safety.