

**SAMPLE REPORT · SPECIMEN ONLY**

This is a redacted specimen of a report issued by this firm, provided so a prospective client can see the depth, structure and evidence standard of our work. **The client's name, the property address, the report number and the inspection date have been removed.** The findings, analysis, instrument readings and photographs are reproduced from a real inspection and are unaltered. Nothing in this specimen relates to any property offered for sale or inspection now, and no person may rely on it.

LIMITED-SCOPE PROPERTY CONDITION INSPECTION REPORT

Building Envelope, Foundation Perimeter, Sub-Area, Systems & Evidence of Wood-Destroying Organisms

Single-family residence · Northern California

Redacted specimen · 119 checklist points · 55-plate photographic record

PREPARED FOR

[Client name removed]Single-family residence
Northern California

INSPECTOR

InterNACHI Certified
Professional Inspector (CPI®)
InterNACHI ID NACHI26061702

INSTRUMENTS

General Tools MMD4E moisture meter
Klein Tools RT250 receptacle tester
HF96 thermal imager**NATURE AND LIMITS OF THIS INSPECTION**

This limited inspection was performed at the client's request to identify visible concerns within the selected areas listed in this report.

It was a **visual inspection**. Observations were made from accessible positions without dismantling, opening or removing any part of the building, with the single exception of the electrical panel deadfront, which was removed to view the interior and reinstated. Where this report describes probing, that means limited surface probing with a hand tool at the points stated. Systems and areas not listed in this report were not inspected and no opinion is offered on them.

Inspection coverage at a glance

119 individual checklist points were inspected across the areas within scope. Of those, 13 produced a finding recorded in this report and 106 were found without adverse condition at the time of inspection. **The itemized checklist behind these counts is retained in this firm's inspection records and is available on request;** the 13 findings below are grouped by condition, so a single finding may correspond to more than one checklist point. The distribution matters as much as the count: most of what was found is ordinary upkeep, and the weight sits in a small number of items.

119

Points inspected across site, foundation, sub-area, envelope, platform, electrical and bathroom

106

Found without adverse condition, or serviceable at the time of inspection

13

Findings recorded, each badged and tied to the plates that evidence it

4

Rated Safety or Priority — the items to act on first

FINDINGS BY RESPONSE REQUIRED

Safety — 1

Wood at the mudsill accepted a knife probe with little resistance

Priority — 3

Roof water at the foundation; corroded drain pan; detached tub valve handle

Investigate — 5

Perimeter voids; WDO evidence; framing staining; moisture; finish cracking

Maintenance — 4

Mineral deposits; enclosure grout; hardscape cracking; debris and cover plate

Two further points were inspected and expressly recorded as showing no defect — the electrical panel interior and sill anchorage where observed — because a report that lists only problems misrepresents a property. Counts exclude those two.

Inspector's overall assessment

The findings in this report share a common thread: **water is not being managed at the building perimeter, and conditions consistent with that appear at the foundation, in the sub-area and in the wood above.** That relationship is the most useful thing an owner can take from this report, and it is set out here as observed pattern rather than as established cause.

Roof water discharges at the wall base at more than one location, with soil scoured below the discharge point. Voids are open beneath the exterior finish along a substantial run of the perimeter. Mineral deposits mark the foundation below the mudsill in the sub-area. At those same locations a knife blade entered the mudsill with little resistance. **Each of these is an observation; the connection between them is an inference, and the underlying causes have not been verified.**

One practical consequence follows regardless of cause: **drainage should be corrected before soil is reinstated, stucco patched or wood replaced.** Repairs made while roof water still discharges at the base can be expected to fail in the same places.

WHAT THIS REPORT DOES NOT DETERMINE

Structural adequacy was not determined, and this report offers no opinion on whether the property is safe to occupy. Establishing either would require verification of the footing configuration and bearing condition, systematic probing of the wood framing, and evaluation by a licensed structural engineer — none of which forms part of a visual inspection. Nothing in this report should be read as clearing the structure, and nothing in it should be read as condemning it.

Given the conditions recorded at the foundation perimeter, the sub-area framing and the mudsill, **prompt evaluation by the specialists named in the recommendations is warranted, and should not be deferred pending other work.**

This report also makes no determination about seismic events. It neither attributes any observed condition to an earthquake nor rules one out as a contributing factor.

Summary of significant findings

Five conditions in this report warrant attention ahead of the rest. Each is set out in full in its own section, with the plates that record it.

- 1 Wood at the mudsill accepted a knife probe with little resistance.** At the locations shown in plates 27, 28 and 29 the blade entered the member easily. Softness of this kind commonly indicates deterioration below an outwardly intact surface, though **no strength loss was measured and the depth and extent of the softness were not established.** The observation carries weight because of the member involved: a mudsill transfers wall load to the foundation and carries the sill anchorage. Fungal decay and wood-destroying organism attack can both produce softness of this kind and probing does not distinguish them, so the cause requires evaluation by a licensed specialist.
- 2 A termite and wood-destroying organism inspection is strongly recommended, and evidence was observed at three separate points.** Insects concentrated at an open joint in exterior door trim (plate 49); a granular pellet-like deposit adhering to stucco at an arch head (plate 07); and the probe-soft mudsill above (plates 27–29). **No species identification is made and none should be inferred from this report.** A wood-destroying pests and organisms inspection is carried out through a registered structural pest control company, by a licensed Branch 3 operator or an appropriately licensed field representative. **I recommend strongly that one be engaged before any repair is scoped;** whether a report is required for a particular transaction is a matter for the parties to that transaction and their advisers.
- 3 Open voids and displaced soil were observed beneath portions of the exterior finish and adjacent to the visible foundation perimeter.** A nearby downspout discharges at the wall base and may contribute to erosion; however, the cause of the voids was not established. The footing configuration was not exposed, and this inspection did not determine whether the voids extend beneath the footing or affect bearing support. Confirm whether recent excavation occurred, correct roof-water discharge, and have the affected areas evaluated by a qualified foundation contractor or structural engineer before soil is reinstated. Plates 12–21, 50, 52–53.

- 4 Persistent moisture movement is recorded in the sub-area and at the equipment platform. Heavy crystalline deposits along the foundation below the mudsill in two framing bays, dark staining on floor framing at three separate locations, a stained and split area of plywood decking, and a drain pan rusted through much of its base. Plates 27–28, 38, 40, 43–44, 39, 41–42, 45.
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- 5 Cracking and staining were observed in the exterior finish at the porch beam and column-capital areas, with cracking also present in hardscape at several places. Concealed framing was not exposed, and its condition was not determined. Plates 03, 05–06, 09–11, 51, 54–55.
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Basis of this report

WHAT WAS DONE

Visual examination of accessible areas: site hardscape and drainage, the building perimeter at grade, porch beams, soffits and columns, the accessible sub-area, the water heater and air handler platform, one bathroom, and accessible interior surfaces. Three pin-type moisture readings. **Knife-probe testing of the mudsill at three locations.** One receptacle tested with a plug-in tester. Three thermal frames recorded. The electrical panel deadfront was removed to view the interior and reinstated. Fifty-five photographs taken.

WHAT WAS NOT DONE

No samples of any kind were collected — no mold, air, material or insect sampling, and no species identification. No surface was opened, no finish removed, and no concealed space entered beyond the accessible sub-area. **Probing was limited to the mudsill locations shown; no other wood member was probed or sounded.** No water was applied for testing. No appliance was dismantled. No excavation was measured or surveyed. No structural analysis or engineering calculation was performed.

1 • Foundation perimeter — exposure and open voids

This is the most extensive condition in the set. Multiple plates record the same class of observation at different points around the building: **the exterior finish and the visible foundation edge standing clear of the soil that would normally support and cover them, with open voids beneath.** What lies below and behind that finish was not exposed or examined.



Plate 12. Base coat overhanging open voids; soil removed from beneath the wall line.



Plate 18. Corner with lath reinforcement exposed and hanging free, concrete edge broken away.



Plate 52. Interior space with a bare soil floor; wall base above a broken, spalled foundation corner.



Plate 17. Downspout turning to discharge at the wall base; soil below scoured into a trench.



Plate 20. Base coat broken and crumbling at a corner; loose downspout section on the soil.



Plate 21. Soil and organic debris banked in direct contact with the wall base.

Further frames of the same condition at other points on the perimeter: plates 13, 14, 15, 16, 19, 50, 53.

TWO POSSIBLE EXPLANATIONS, AND WHY THE DIFFERENCE MATTERS

Two quite different situations produce these photographs, and **the correct response is opposite in each case.**

If this is open excavation for work in progress

Then it is a temporary construction condition. It still needs protection from rain while open, and the soil must be reinstated and compacted with grade sloped away on completion — but it is not a defect in the building. Loose downspout sections and debris in the trench (plates 20, 50) are consistent with work under way.

If this is erosion found in place

Then soil is being removed from beneath the perimeter and the cause is still running. Plate 17 shows a downspout discharging directly at the base with a scour trench below it, which is a mechanism capable of producing this. That calls for a licensed contractor and a structural evaluation to establish whether bearing support has in fact been affected.

WHICH IS MORE LIKELY, AND WHAT WOULD SETTLE IT

Several features of the record point away from recent excavation: the exposed concrete edges are spalled and rounded rather than freshly cut, the exposed lath is corroded, soil and organic debris have settled against the wall base, and no spoil, shoring or trench discipline appears anywhere in the fifty-five frames. **On that basis water-driven erosion is the more probable explanation, and plate 17 supplies a plausible mechanism** — a downspout turned to discharge at the wall base with the soil beneath it scoured into a trench.

This is stated as the more probable explanation, not as a determination, and it should not be relied upon as one. Gaps beneath an exterior finish do not by themselves establish that soil has been removed from beneath a footing: the footing configuration and depth were not verified, no soil or footing was probed, no excavation was measured, and the drainage termination was not traced. Confirming the cause requires those checks together with the owner's account of any recent work at the perimeter.

The sequence, however, does not depend on settling the question: **roof water should be carried away from the base before soil is reinstated or finishes are patched**, since work completed while water still discharges there can be expected to fail in the same places.

On either reading, three things hold: soil in direct contact with wall base and framing (plates 21, 53) is a moisture and pest path and should be cut back; the exposed lath at plate 18 should be protected before it corrodes further; and roof water must be carried away from the base rather than discharged at it.

2 • Termite and wood-destroying organisms — evidence observed

STATUS OF THIS SECTION — READ BEFORE THE FINDINGS

This is **not a Structural Pest Control report**. In California a wood-destroying pests and organisms inspection report is prepared through a registered structural pest control company by an appropriately licensed Branch 3 operator or field representative, on the prescribed form. **This section records evidence observed during a limited visual property inspection and does nothing more.** It identifies no species, asserts no active infestation, estimates no extent of damage, and recommends no treatment. Those determinations require a registered structural pest control company, working through a licensed Branch 3 operator or an appropriately licensed field representative, and I recommend strongly that one be engaged.



Plate 49 • Exterior door frame. A substantial number of small insects on and around the painted frame and jamb, concentrated at an open joint in the trim. Dirt streaking runs below the joint. Photographed as found; no specimen was collected.



Plate 07 • Stucco at an arch head, below a gutter end. A dark granular deposit adhering to the wall face in a small cluster, individual particles pellet-like at this magnification.

Both surface observations are recorded because of **where they are, not what they might be**. The insects at plate 49 are not simply present on a wall; they are concentrated at an open joint in wood trim, which is the point at which an insect would enter a wall assembly. The deposit at plate 07 sits on a vertical face below a roof drainage outlet, where loose material would not normally accumulate and stay.

THIRD LOCATION — PROBE TESTING AT THE MUDSILL, PLATES 27–29

At the mudsill locations shown in plates 27, 28 and 29 **a knife blade was pressed into the wood and entered easily, with little resistance.** This is the single most significant piece of evidence in this report, and it is worth being precise about why.

Sound structural softwood normally resists a blade, and softness of this kind is commonly associated with deterioration below the surface — which can look entirely normal, as it does in these plates, where the visible condition is the mineral bloom on the concrete rather than anything obvious about the timber. **The softness is the observation; deterioration is its likely explanation, and neither its depth nor its extent was measured.**

Possible causes include moisture-related deterioration, wood-destroying organisms, naturally soft material, or other conditions. Limited probing did not determine the cause. Mineral deposits at these same locations record that water has moved through this foundation, and wood-destroying organisms can hollow wood from within leaving a shell that yields similarly — but distinguishing between these and other explanations requires a licensed specialist opening the member. **This report does not choose between them and does not assert termite damage.**

The extent was not established. Probing tested discrete points; how far the affected wood runs along the mudsill, and whether adjoining framing or the sill anchorage is affected, requires systematic probing along the member and in the bays either side. The anchor bolt recorded as correctly fitted at plate 29 is fitted *into* this member, so **the value of that anchorage now depends on the soundness of the wood it passes through**, and it should be re-assessed as part of the same investigation.

No species determination is offered, and none can honestly be made from these photographs. Several common ants and the winged reproductive stage of subterranean termites are not reliably distinguishable at this image resolution, and pellet-like debris can be insect frass, weathered stucco aggregate, or ordinary windblown detritus. Reporting a species here on appearance alone would be indefensible, and a homeowner acting on a wrong identification would spend money on the wrong treatment. What the report can properly say is that the evidence is sufficient to require a licensed inspection, and that the locations are recorded so the operator knows where to start.

CONDITIONS FOUND ELSEWHERE IN THIS REPORT THAT BEAR ON PEST RISK

Independently of the two observations above, several conditions recorded in other sections are the conditions that attract and sustain wood-destroying organisms. They are listed here so the licensed specialist has them together: **soil in direct contact with wall base and framing** (plates 21, 52–53); **an open path beneath the wall line into the sub-area** (plates 12, 15, 18); **roof water discharging at the foundation** (plate 17); **a bare soil floor beneath occupied space** (plate 52); **persistent moisture in sub-area framing** (plates 27–28, 38, 40, 44); and **wood debris and offcuts left on the ground and on the platform** (plates 20, 37). Correcting these is ordinary good practice whatever the licensed inspection concludes.

3 • Sub-area — framing, foundation and moisture evidence



Plate 27. Mudsill on the foundation top with a heavy white crystalline bloom on the concrete below it.



Plate 28. The same deposit in an adjacent framing bay, extending onto the soil.



Plate 29. Screened foundation vent, mudsill, and an anchor bolt with nut and washer in place.

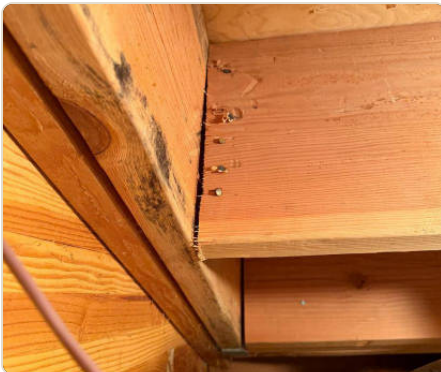


Plate 38. Black patchy staining along a beam edge at a framing bearing point.

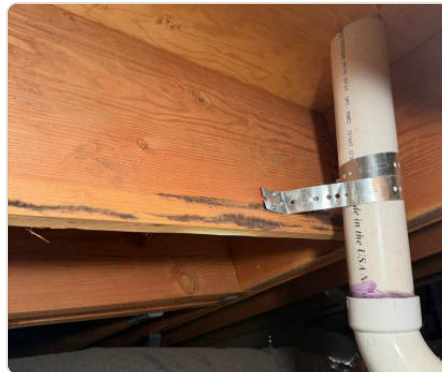


Plate 40. Dark staining running along a joist edge next to a strapped PVC line passing through framing.



Plate 44. Plywood deck with a defined stained patch and a split running from it along the grain.

Two distinct kinds of evidence are present here and they should not be conflated.

The white bloom on the concrete (plates 27–28) is a mineral deposit, not growth. Deposits of this kind form where water passes through concrete or masonry, dissolves salts within it, and evaporates at the face leaving the salts behind. Its significance is that it is a record of water having moved through that foundation repeatedly — it does not indicate that the concrete is wet now, and no moisture reading was taken at these locations.

The dark staining on framing (plates 38, 40, 43) is on wood, and its appearance is consistent with fungal growth on material that has been wet. No sampling was performed, so this report does not identify it as mold, does not name any organism, and offers no opinion on air quality or health. The pattern is worth noting: it appears at bearing points and alongside a pipe penetration, which are the places water collects and sits. The stained and split decking at plate 44 is a separate location again.

Plate 29 records a **screened foundation vent intact and a visible anchor bolt with nut and washer in place** at that location. **This describes what was visible only.** Bolt size, embedment, spacing, torque and compliance with any standard were not evaluated, and no opinion is offered on the adequacy of the anchorage. It should also be read alongside the probe result below: the bolt passes through a member that accepted a knife blade with little resistance.

PROBE TESTING AT THE MUDSILL — PLATES 27, 28, 29

A knife blade pressed into the mudsill at these locations **entered the wood easily, with little resistance**. Sound structural softwood normally resists a blade. No strength loss was measured, and the depth and extent of the softness were not established.

This bears on how the rest of this section reads. The mineral bloom in plates 27–28 records water movement at the foundation, and **the probe softness occurs at those same locations** — a relationship worth investigating, though this report does not establish that one caused the other. The mudsill transfers wall load to the foundation and carries the sill anchorage, which is why softness there warrants evaluation that the same condition in a non-bearing member might not.

Cause and extent are dealt with in section 2, because fungal decay and wood-destroying organism attack both produce this result and probing cannot separate them.

4 • Water heater and air handler platform

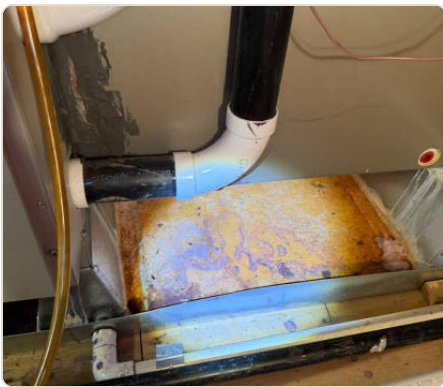


Plate 42. The pan base is rusted and stained across most of its area; black ABS elbow and white PVC enter above it.



Plate 39. Close view inside the pan: heavy orange rust, dark deposits, cobweb and debris.



Plate 37. Platform deck: loose insulation fragments, pipe offcuts and metal debris left in place.

A drain pan exists to catch a leak and carry it away, and its condition is a record of what has passed through it. **Rust across most of the pan base means water has stood in it, and stood long enough and often enough to corrode the metal.** That is evidence of a past or ongoing discharge, not of a pan defect in itself. Two things follow that this inspection did not establish: whether the discharge is still occurring, and whether the pan — now corroded — would still hold and drain a leak rather than pass it through to the deck below.

No moisture reading was taken at the platform deck, the appliances were not operated for the purpose of testing the pan, the pan drain line was not traced to its termination, and the appliance identity and age were not recorded. The construction debris at plate 37 is a separate and minor matter, but debris of that kind on a platform obstructs the pan and hides the early signs of a leak, and should be cleared.

5 • Porch beams, soffits, columns and hardscape



Plate 10. Crack down a beam face beside a column, with amber-brown staining along its full length.



Plate 51. Beam over a column; a crack passes through the capital block at the bearing point.



Plate 11. Long open crack along a soffit-to-beam junction, running the length of the frame.

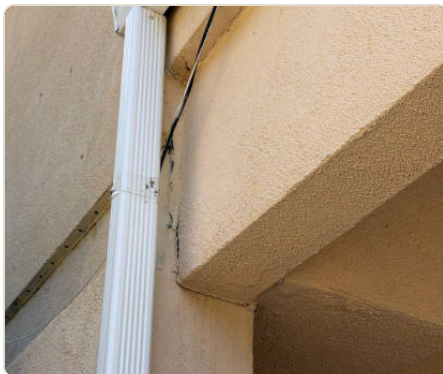


Plate 09. Vertical crack in stucco alongside a downspout, descending from the beam end.



Plate 03. Stone-clad step, tread cracked through and separating at the wall junction.

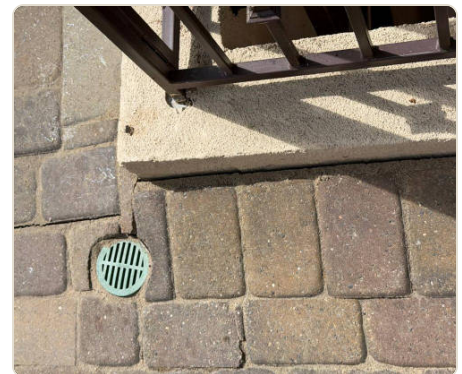


Plate 05. Round area drain set in pavers beside a step; pavers cracked at the grate.

Related frames: plates 08 (column capital joint open at the soffit), 54 and 55 (beam corner crack, two views), 02 (planter curb cracked through), 04 (open joint between wall base and pavers), 06 (line of opened paver joints), 01 (driveway general view).

Cracking in stucco and cement finishes is common and most of it is cosmetic. Shrinkage, thermal movement and seasonal soil movement all produce it, and its presence alone is not evidence of a structural problem. Three of these frames are worth separating from that general case.

Plate 10 is the one to look at first. The crack itself is unremarkable; the amber-brown staining following it for its whole length is not. Staining along a crack indicates that water has been running in it and carrying dissolved material out to the face, which means the crack is a water path into the assembly rather than a surface blemish. **Plate 51 is the second,** because a crack passing through a capital block at a beam bearing point sits where load is transferred, and that location gives it a significance the same crack elsewhere would not have. **Plate 09 is the third,** being immediately adjacent to a downspout.

No crack was measured for width or monitored for movement, no cover was removed to view the framing behind any of them, and no structural analysis was performed. **Whether any of this cracking is progressive was not determined** — that requires monitoring over time, or a structural engineer.

6 • Moisture readings

General Tools MMD4E pin-type meter, WOOD scale on all three readings, manufacturer's stated accuracy $\pm 2\%$.

PLATE	READING	INDICATOR	POSITION AS PHOTOGRAPHED
24	17.0%	HIGH	Pins at a wall-to-ceiling junction above a tiled surface. Highest instrument output recorded.
25	15.3%	MID	Same junction detail as plate 24, adjacent position.
23	14.0%	MID	At a plumbing fitting or valve beneath a fixture.

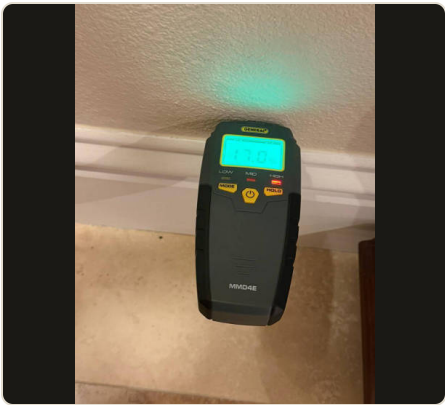


Plate 24 — 17.0%. Red HIGH lamp lit.

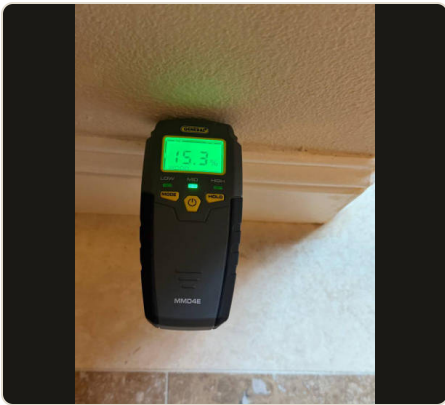


Plate 25 — 15.3%. MID lamp lit.



Plate 23 — 14.0%. MID lamp lit, at a plumbing fitting.

HOW MUCH WEIGHT THESE THREE READINGS CARRY

Because the substrate was not recorded and the meter was set to its wood scale, these readings cannot be interpreted as the moisture content of the tested material unless that material is confirmed as solid wood. The readings and differences between them are recorded as instrument outputs only. **No elevated-moisture condition is established from these measurements.** Re-test using the appropriate material setting and comparison readings from unaffected material of the same type.

For completeness on the instrument itself: the manufacturer specifies the WOOD scale for solid wood and provides a separate building-material setting for drywall, plaster, masonry and similar substrates, and states an accuracy of $\pm 2\%$ on the wood scale. The HIGH indicator reflects the instrument's own threshold on the selected scale, not a determination about the material tested.

7 • Thermal imaging

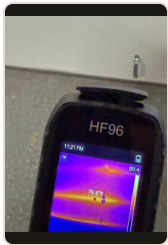


Plate 46
79.6 °F



Plate 47
81.6 °F



Plate 48
80.0 °F

Three thermal frames were recorded with an HF96 imager, all at 9.6 ft range and emissivity 0.91, at 11:21, 11:25 and 11:28 PM. Centre-spot temperatures were 79.6 °F, 81.6 °F and 80.0 °F, with the full span across all three frames running from 75.6 °F to 83.3 °F.

No conclusion is drawn from these frames and none should be.

The target surface for each was not recorded at the time of inspection, and a thermal image without a stated target and a known reference temperature cannot support a finding. The total spread across all three is under 8 °F, which is within the range ordinary surface and material variation produces and is not by itself an anomaly.

They are reproduced for completeness of the record, and because thermal imaging is a useful tool once it is aimed at a specific question — a suspected leak path, a missing insulation area, a wet assembly. Should any of the matters in this report need that, the frames should be retaken with targets identified and a dry reference surface in the same image for comparison.

8 • Electrical

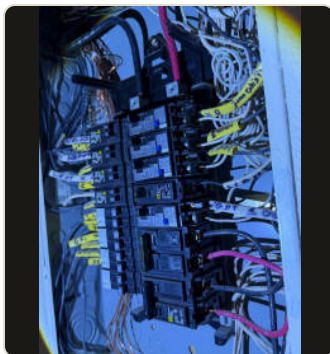


Plate 35. Panel interior,
deadfront removed.

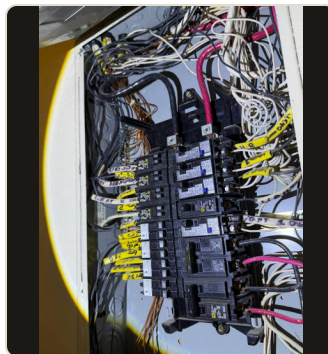


Plate 36. Same panel, second view.

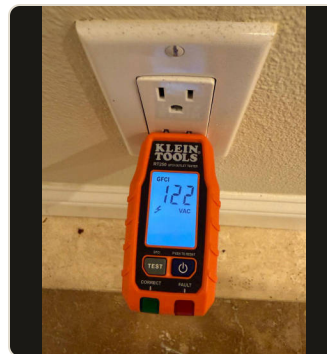


Plate 22. RT250 tester, 122 VAC.



Plate 32. Cover plate
cracked through.

The panel deadfront was removed to view the interior and reinstated afterwards. A two-pole main breaker and branch breakers rated 15 to 30 amps were present, **including several AFCI devices**, with neutral and equipment bars to both sides and hand-written circuit identification tags on the conductors. **No defect is recorded at the panel:** no scorching, melted insulation, corrosion or water staining was visible on the interior, breakers appeared seated, and the enclosure was dry. Circuit tagging being present is a point in the installation's favor.

One receptacle was tested and the instrument displayed **122 VAC**. The CORRECT and FAULT indicator lamps are not legible in the photograph, so **the wiring configuration at that receptacle is recorded as not determined**. A voltage reading in the normal range does not establish that a receptacle is correctly wired — a reversed polarity

or open ground condition delivers normal voltage — so nothing here should be read as clearing that receptacle. It should be re-tested and the field result recorded. **One receptacle was tested out of an unknown total; the wiring of the property as a whole was not assessed.**

The cracked cover plate at plate 32 is a genuine if minor defect: a broken plate leaves an opening into the device box and should be replaced. No conductor was disconnected, no circuit traced, no conductor material determined, and no receptacle other than the one shown was tested.

9 • Bathroom

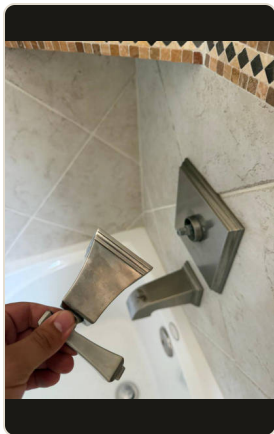


Plate 33. Tub and shower valve with the handle detached; stem and escutcheon remain on the wall.



Plate 34. Tub deck at the spout. Grout and tile substantially discolored throughout this enclosure.

The tub and shower valve handle is detached from the valve stem. A control that comes away in the hand is a defect in service: the fixture cannot be reliably shut off by an occupant, and the exposed stem invites the use of pliers, which damages the valve. It should be refitted or replaced by a plumber, and the valve checked for the cause — a stripped handle broach or a corroded stem — rather than simply pushed back on.

The tile and grout in this enclosure are **substantially discolored across the field, not merely at the joints**. Discoloration of this extent in a wet enclosure is consistent with prolonged surface moisture and with a grout and sealant system at or past the end of its service life. **No sampling was performed and this report does not identify the discoloration as mold**; it records appearance only. No moisture reading was taken in this enclosure, the shower was not flood-tested, and no water was applied for testing, so nothing here establishes whether water is passing behind the finish.

A tape measure appears in plate 34. **The purpose and result of that measurement were not recorded and it is therefore not reported as a finding.**

Findings

Badged by the response each calls for. **Safety** — address before occupancy or use. **Priority** — address promptly; deterioration is likely to continue. **Investigate** — a specialist must establish the facts before a repair decision. **Maintenance** — ordinary upkeep. **No defect** — inspected, nothing adverse found.

SAFETY

Wood at the mudsill accepted a knife probe with little resistance at the locations shown in plates 27, 28 and 29. Sound structural softwood normally resists a blade. **No strength loss was measured and the depth and extent of the softness were not established.** The observation matters because a mudsill transfers wall load to the foundation and carries the sill anchorage. Cause was not determined — fungal decay and wood-destroying organism attack can both produce softness of this kind and probing does not separate them. A registered structural pest control company and, where support is affected, a structural engineer should assess before any repair is scoped.

INVESTIGATE

Open voids and displaced soil were observed beneath portions of the exterior finish and adjacent to the visible foundation perimeter. A nearby downspout discharges at the wall base and may contribute to erosion; however, **the cause of the voids was not established.** The footing configuration was not exposed, and this inspection did not determine whether the voids extend beneath the footing or affect bearing support. Confirm whether recent excavation occurred, correct roof-water discharge, and have the affected areas evaluated by a qualified foundation contractor or structural engineer before soil is reinstated. Plates 12–21, 50, 52–53.

INVESTIGATE

Evidence consistent with termite or other wood-destroying organism activity at three locations, and a termite and wood-destroying organism inspection is strongly recommended. Insects concentrated at an open joint in exterior door trim (plate 49); a granular pellet-like deposit adhering to stucco at an arch head (plate 07); wood at the mudsill accepting a knife probe with little resistance (plates 27–29). No species identified, no active infestation asserted or excluded, no treatment recommended. Inspection by a registered structural pest control company — a licensed Branch 3 operator or an appropriately licensed field representative — is strongly recommended for those determinations.

PRIORITY

Roof water discharges at the foundation and soil is banked in direct contact with the wall base. A downspout turns to discharge at the base with a scour trench beneath it (plate 17); a loose downspout section lies on the ground (plate 20); soil and organic debris sit against the wall base at several points (plates 21, 53). This is the mechanism most likely to be driving the perimeter condition above, and it is correctable independently of resolving its cause.

PRIORITY

The appliance drain pan is rusted across most of its base. Rust and dark deposits over the majority of the pan area (plates 39, 41–42, 45), indicating water has stood in it repeatedly. Whether a discharge is ongoing, and whether the corroded pan would still contain and drain a leak, were not established. The pan, its drain line and the appliance above it should be assessed by a plumber or HVAC contractor.

INVESTIGATE

Dark staining on sub-area floor framing at three locations, and a stained, split area of plywood decking. At beam bearing points and alongside a pipe penetration (plates 38, 40, 43), and on decking (plate 44). Appearance is consistent with fungal growth on material that has been wet. No sampling was performed; this report does not identify it as mold and offers no opinion on air quality or health. Source of the wetting was not determined.

INVESTIGATE

Moisture meter readings of 17.0% with the HIGH indicator lit, and 15.3% adjacent, recorded at a wall-to-ceiling junction (plates 24–25). Both were taken on the meter's wood scale. **The substrate was not recorded and cannot be established from the photographs, so neither the readings nor the difference between them can be relied upon.** The manufacturer specifies the wood scale for solid wood and a separate building-material setting for drywall, plaster and similar substrates; a wood-scale value returned on a non-wood material is not that material's moisture content, and two such values are not a valid comparison. These are reported as instrument output only. Re-check with the material identified, the appropriate setting selected, and readings taken at comparable unaffected locations for reference.

INVESTIGATE

Cracking in the exterior finish at a porch beam, carrying amber-brown staining along its length, and cracking in the finish at a column capital where a beam bears. Plates 10 and 51. **These are observations of the finish material; the framing behind it was not exposed and its condition is unconfirmed.** The staining suggests water is present in the crack, which would be a reason to look behind the finish, but the significance of the staining was not established. Neither crack was measured or monitored, so whether either is progressing is unknown. Have the beam and the column bearing point evaluated, with the finish opened where necessary.

PRIORITY

The tub and shower valve handle is detached from the valve stem (plate 33). The fixture cannot be reliably operated or shut off by an occupant. Refit or replace, and establish the cause at the valve rather than simply refitting the handle.

MAINTENANCE

Crystalline mineral deposits along the foundation below the mudsill in two framing bays (plates 27–28). A record of water having moved through the concrete repeatedly. It does not establish that the foundation is wet now — no moisture reading was taken there — but it corroborates the drainage findings above and the bays should be re-checked once perimeter drainage is corrected.

MAINTENANCE

Tile and grout substantially discolored throughout the bathroom enclosure (plate 34), consistent with a grout and sealant system at or past the end of its service life. Appearance recorded only; no sampling performed and no organism identified. Regrouting and resealing is ordinary upkeep, but should follow rather than precede any moisture testing of the enclosure.

MAINTENANCE

Cracking in hardscape, soffits, stucco and a planter curb at several locations (plates 02–06, 08–09, 11, 54–55). Cracking of this kind is common and largely cosmetic. Sealing open cracks and joints keeps water out of the assemblies behind them; the joint between wall base and pavers (plate 04) and the stucco crack beside the downspout (plate 09) are the two to attend to first.

MAINTENANCE

Construction debris and offcuts left on the equipment platform and on the ground at the perimeter (plates 37, 20), and a **cracked receptacle cover plate** (plate 32). Debris on a platform obstructs the drain pan and conceals the early signs of a leak; wood debris on soil against a building is a pest attractant; a broken cover plate leaves an opening into the device box. All three are quick corrections.

NO DEFECT

Electrical panel interior — no defect observed in the components visible with the deadfront removed. This is limited to what was visible; it is not a clearance of the electrical system, and the receptacle result below remains undetermined. No scorching, corrosion or water staining; enclosure dry; breakers appeared seated; AFCI devices present and circuits tagged (plates 35–36). Conductor material was not determined and cannot be determined from photographs, so this is not a statement that no aluminum branch wiring is present. Supply voltage at the one receptacle tested was normal at 122 VAC, though the wiring configuration there was not determined (plate 22).

NO DEFECT

Foundation vent intact and an anchor bolt visible with nut and washer. At the location shown (plate 29), recorded as a visual observation for completeness. **No opinion is offered on the adequacy of the anchorage:** bolt size, embedment, spacing and torque were not evaluated, anchorage elsewhere around the perimeter was not examined, no seismic evaluation was performed, and the bolt passes through a member that accepted a knife probe.

Recommended next steps, in order

1. Have the mudsill probed systematically along its length and in the bays either side, to establish how far the softened wood extends and whether adjoining framing or the sill anchorage is affected. This is placed first because the member is load-bearing and the extent of the softness is unknown. It is not the only condition in this report bearing on structure — the perimeter voids and the beam and column cracking also require evaluation, and those should proceed in parallel rather than after it.
 2. Engage a registered structural pest control company — working through an appropriately licensed Branch 3 operator or field representative — for a termite and wood-destroying organisms inspection, directing them to plates 07, 27–29 and 49 and to the conditions listed in section 2. Their findings should settle whether the mudsill damage is decay, organism attack, or both.
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3. Establish whether the open voids at the perimeter result from recent excavation or from erosion, and have the footing configuration, depth and bearing condition verified along with the drainage termination. Every other decision about the foundation depends on those answers.
4. Correct roof water discharge at the foundation, refit the loose downspout section, and cut soil and organic debris back from the wall base. This addresses the most likely driver of several findings at once and is inexpensive relative to what it prevents.
5. Have the drain pan, its drain line and the appliance above it assessed, and clear the platform of debris.
6. Re-read the three moisture positions with the substrate identified and the correct instrument scale, with comparison readings in sound material nearby, and re-test the receptacle at plate 22.
7. Have the beam crack at plate 10 and the column capital crack at plate 51 evaluated, and the sub-area framing staining assessed for source and extent. Refit the tub valve handle. Seal open cracks and joints once the water sources above have been dealt with.

Matters not established by this report

NOT ESTABLISHED	WHO CAN ESTABLISH IT
Whether the perimeter exposure is open excavation or active erosion, and whether footing bearing has been lost	The owner or contractor on site; structural engineer if support has been lost
Whether the mudsill damage is fungal decay, wood-destroying organism attack, or both; how far it extends; and whether sill anchorage or adjoining framing is affected	Registered structural pest control company, with systematic probing; structural engineer where support is affected
Species of any insect present, whether infestation is active, extent of any damage, and treatment	A registered structural pest control company — a licensed Branch 3 operator or an appropriately licensed field representative
Nature of the granular deposit at plate 07 — frass, aggregate, or debris	Licensed operator, on physical examination of the material
Whether mold is present anywhere, of what kind, and whether it affects air quality	Accredited laboratory; no samples of any kind were taken
The substrate at the three moisture positions and their true moisture content	Re-reading on the correct instrument scale once the material is identified
Source of the sub-area framing staining, and whether the material is wet now	Moisture survey of the sub-area; plumber if a leak is suspected

Whether the drain pan discharge is ongoing, and whether the corroded pan still functions	Plumber or HVAC contractor, with the appliance operated
Whether any cracking is progressive, and the condition of framing behind it	Monitoring over time, or a structural engineer
Wiring configuration at the receptacle tested, and whether any branch wiring is aluminum	Licensed electrician; re-test with a receptacle tester
Condition of the roof, attic, chimney, water heater, HVAC equipment, kitchen appliances, windows, garage separation and alarms	Not inspected on this visit — see Scope below; a further visit can cover them

Scope & limitations

This was a limited, non-invasive visual inspection of the areas and components identified in this report, carried out on the date stated. **It is not a comprehensive inspection of the whole property.** The following were not inspected and no opinion is offered on them: the roof covering and flashings, the attic and its framing, insulation and ventilation, any chimney or fireplace, the water heater and its venting and seismic restraint, the furnace and air conditioning equipment and their operation, the supply and waste plumbing systems, kitchen appliances, windows and exterior doors, garage fire separation and door operation, stairs, handrails and guardrails, site retaining walls, swimming pools or spas, low-voltage and security systems, and all concealed spaces other than the accessible sub-area.

This report is not a wood-destroying pests and organisms inspection report and must not be relied upon as one. No species was identified, no infestation was confirmed or excluded, no damage was quantified, and no treatment was recommended. Knife-probe testing was carried out at the three mudsill locations stated and nowhere else; **limited probing identified localized softness but did not establish strength loss, cause, depth or extent, and does not distinguish moisture-related deterioration from organism attack or from naturally soft material.** No wood elsewhere was probed or sounded and no specimen was collected. Those determinations require a registered structural pest control company, working through a licensed Branch 3 operator or an appropriately licensed field representative. Whether a wood-destroying pests and organisms report is required for any particular transaction is a matter for the parties and their advisers, not a determination of this report.

No samples of any kind were collected. No mold, air, material, soil or insect sampling was performed, no species identification or spore count was carried out, and **no assessment of air quality or of occupant health exposure is offered or implied.** Descriptions of staining, deposits and discoloration record appearance only.

A pin-type moisture meter measures electrical resistance between two pins at the surface it is applied to. Absolute values vary with material, temperature and calibration, and the manufacturer states $\pm 2\%$ accuracy on the wood scale. **All three readings were taken on the WOOD scale, which the manufacturer specifies for solid wood; the substrate at each position was not recorded and values returned on a non-wood material are not that material's moisture content.** Readings characterize only the points tested, and their locations are identified by photograph rather than by survey measurement.

Thermal imaging records apparent surface temperature and is affected by emissivity, reflection, air movement and recent solar gain. The three frames reproduced here **have no recorded target and support no finding**; they are included for completeness of the record only. No water was applied to any surface for testing and no shower or fixture was flood-tested. No surface, finish, tile or floor covering was opened or removed, and no excavation was measured, probed or surveyed.

At the electrical panel no circuit was traced, no conductor disconnected, and conductor material was not determined. One receptacle was tested out of an unknown total. Nothing in this report constitutes a structural assessment, an engineering opinion, a geotechnical opinion, or a code-compliance determination. Photographs are reproduced whole and uncropped; unaltered original files are available on request.

This report reflects conditions observed at the property on the inspection date. **Plate numbers cited in the text refer to the full 55-plate photographic record; a representative selection of those plates is reproduced here, and the complete record is available on request.** It is not a warranty or guarantee, express or implied, and it contains no legal opinion or conclusion of law. **No estimate of repair cost is offered anywhere in this report, and none should be inferred; costing is a matter for contractors' quotations.**

Validity, use and rights

PERIOD OF VALIDITY — 90 DAYS

This report describes conditions **as observed on the inspection date and speaks only to that date.** It does not represent that any condition remains unchanged afterwards. For administrative purposes the report is issued for use in connection with this property for **90 days from the inspection date**; beyond that date it should be treated as a historical record and re-inspection obtained. Building conditions change — moisture, drainage and pest activity in particular move with weather, occupancy and any work under way. After that period the report should not be relied upon without re-inspection, and Bay Area Inspection Services LLC accepts no responsibility for conditions arising, worsening, or being remedied after the inspection date.

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This inspection was non-invasive and limited to what was visible and accessible on the date stated. **No liability is accepted for concealed conditions** that could not be observed without opening a surface, entering an inaccessible space, moving stored contents, or dismantling equipment, nor for conditions arising after the inspection date, nor for any condition within a system expressly listed as not inspected in the Scope above. Where this report states that a matter was not established, that statement is part of the findings and the matter remains open.

Any question or dispute about the content of this report should be raised with this firm in writing within the validity period, so it can be addressed while conditions remain as inspected; the firm reserves the right to re-inspect before responding to any claim. Where a finding is disputed after conditions have been altered, repaired or built over, this firm's record of the condition as photographed on the inspection date stands as its account of that condition. All rights reserved.

Certification

I certify that:

- I personally attended the subject property on the inspection date and made the observations, measurements and probe tests described in this report. *(In an issued report this line names the property and the date.)*
- The photographs are unaltered images taken by me during that visit, reproduced whole and uncropped, and each caption describes what the image shows. **Plate numbers cited throughout refer to the complete 55-plate photographic record made at the inspection; the plates reproduced in this report are a representative selection of that record, chosen to evidence the findings without duplication.** The complete record, and the unaltered original files, are available on request.
- All instrument values reported are as displayed at the time of reading and are legible in the corresponding plate.
- Where this report expresses an opinion, the observation it rests on is stated alongside it, and the limits of that opinion are stated. Where a matter was not established, the report says so rather than inferring it.
- I have no financial interest in the subject property and no relationship with any party other than the engagement to perform this inspection.

Signature and printed name withheld on this specimen

Signature · InterNACHI Certified Professional Inspector (CPI®)

InterNACHI ID NACHI26061702 · Bay Area Inspection Services LLC

Date

Withheld

ABOUT THIS SPECIMEN

Every report we issue is signed, carries the client and property on each page, and reproduces the instrument readings and photographs the findings rest on — including the ones that limit what we are willing to conclude.

Where a cause was not established, our reports say so. To discuss an inspection of your own property, contact us on (628) 230-0357 or at renoveraba@gmail.com.