



USA Home Inspectors

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Home Inspection Report

Prepared For:

Frankie Vignone

Property Address:

3254 S Bonita St

Spring Valley, CA 91977

Inspected On: Wed, Jul 23 2025 at 8:00AM

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Thank you for choosing USA Home Inspectors. We appreciate your business and want to ensure that you get the most out of your inspection and this inspection report. The function of this report is to assist you in understanding the condition of the property so you can make an informed purchase decision. This report is designed to be easily read and comprehended, however, it is important that you read this report in its entirety in order to obtain a full understanding of the scope, limitations, and exclusions of the inspection. Please read the ENTIRE inspection report and call us if you have any questions.

This report contains a review of the major components of the property including: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional components may or may not be included.

As technology advances, new data is gathered, new safety protocols are developed, and building codes are updated, a property's original construction methods or appliance installation may appear incorrect by modern-day standards. Most mandates or upgrade requirements only apply when an appliance or component is replaced. For the purpose of this report, older installations are considered 'satisfactory' so long as no immediate safety concern is noted.

In this report, you will find several comments to help you further understand the conditions of the property. Please read them all. Those marked by a blue icon are observational notes and are informative. Those marked by an orange icon note deficiencies found and are summarized at the bottom of each report section.

DEFINITION OF CONDITION TERMS

SATISFACTORY: At the time of inspection, the component was functional and without observed signs of a substantial defect. This may not mean 'perfect'.

MARGINAL: At the time of inspection, the component was functional but it is estimated to be nearing the end of its useful life. Operational maintenance is recommended and replacement anticipated.

REPAIR OR REPLACE: At the time of inspection, the component did not function as intended or it presents a safety hazard. Repair or replacement is recommended.

FURTHER EVALUATION REQUIRED: The component requires further technical or invasive evaluation by a qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action, and any associated cost.

Before this report may be published, payment must be received in full and both the 'Home Inspection Agreement' and 'Mold Disclosure Notice' must be signed.

Mold Disclosure

MOLD INSPECTIONS: The inspector may not be aware of any molds, fungi, mildew, and other living organisms that may exist in the property. These contaminants generally grow in places where there is excess moisture (such as a leak in the roof, pipes, walls, or where there has been flooding).

An inspector can only report 'possible organic growth', and only when suspicious substances are actually observed. When possible organic growth is observed, it is highly recommended that you, the client obtain a mold-specific inspection to fully understand the condition of the property and its environmental hazard status.

Your decision to purchase the property is independent of any representation by the inspector, who is not a party to the transaction. In the event that any mold is discovered at the property, you (the client) agree to indemnify and hold harmless USA Home Inspectors and its related independent contractors.

General

NOTICE: This is a limited inspection. It is impossible to inspect every square inch of every area of a home in a limited time frame. A home inspection is designed to reflect, as accurately as possible, the visible condition of the home at the time of the inspection only and does not reflect, anticipate, or predict future conditions.

Conditions of a home for sale can change radically in only a day or two. A home inspection is not a guarantee to what condition a home will be in when the transaction closes. It is not uncommon for conditions to change between the time of the inspection and the closing date.

During this inspection, your inspector did not dismantle equipment or any structural items, apply stress, or conduct destructive testing. Areas that are hidden, painted over, disguised and/or not readily visible are not inspected. Our report is not a guarantee or warranty on the condition of your property or its contents. This report provides an unbiased visual inspection only. Our inspections are performed with consideration to the age of the structure. Defects will be indicated and marked as such (even though the condition may be normal for its age) and should be inspected by an appropriate licensed contractor. Opinions vary from person to person and this report is the opinion of the inspector and must be considered as such. The inspector does not determine the age or remaining life of any system or building material during the inspection. Cosmetic items are considered obvious and often not included in the report. Please consult the National Association of Certified Home Inspectors 'Standard Operating Procedures' for further clarification on the components, procedures, and limitations of the home inspection.

By continuing reading, you, The Client, understands the terms, conditions and limitations of a home inspection as outlined above. This inspection report is VOID without a valid client signature.

| | |
|-----------------|---------------|
| Property Type: | Single Family |
| Stories: | Two |
| Year Built: | 1972 |
| Bedrooms/Baths: | 3/2 |
| Door Faces: | East |
| Furnished: | Partially |
| Weather: | Sunny |
| Temperature: | Warm |

(General continued)

| | |
|---------------------------------|--|
| Soil Condition: | Dry |
| Utilities On During Inspection: | Electric Service, Gas Service, Water Service |
| People Present: | Not Present |
| Inspection Fee: | \$494.95 |



Comment 1:

Although it may not have been required at the time of original construction windows with tempered glass are an important safety upgrade you may wish to consider.

2018 International Building Code (2406.4.3) specifies that tempered (safety) glass is required on new construction or when windows are replaced if any of these conditions exist:

The exposed area of an individual pane is greater than 9 square feet (0.84 m²).
The bottom edge of the glazing is less than 18 inches (457 mm) above the floor.
The top edge of the glazing is greater than 36 inches (914 mm) above the floor.
One or more walking surface(s) are within 36 inches (914 mm), measured horizontally and in a straight line, of the plane of the glazing.

Often times it is difficult for inspector to tell regular glass from tempered glass. If you have questions about tempered glass windows please contact a professional with more specific knowledge of the issue. No known retrofit requirements exist at time of inspection.



Comment 2:

Pictures: pictures are examples and may not include the entire scope of the defect or discrepancy discovered by the home inspector. Further evaluation of all discrepancies noted in this report by a more qualified professional who specializes in the area of the defect is recommended.

(General continued)



Comment 3:

Asbestos, lead-based paint and other hazardous materials: it is outside the scope of this report to test for hazardous materials. Inspector does not have training or mobile laboratory equipment to test for hazardous materials. Generally speaking, all homes, even new construction, are built using some type of hazardous material.



Comment 4:

Personal property present at time of inspection, some areas and systems are not fully visible due to current occupants personal items.



Figure 4-1



Figure 4-2

(General continued)



Figure 4-3

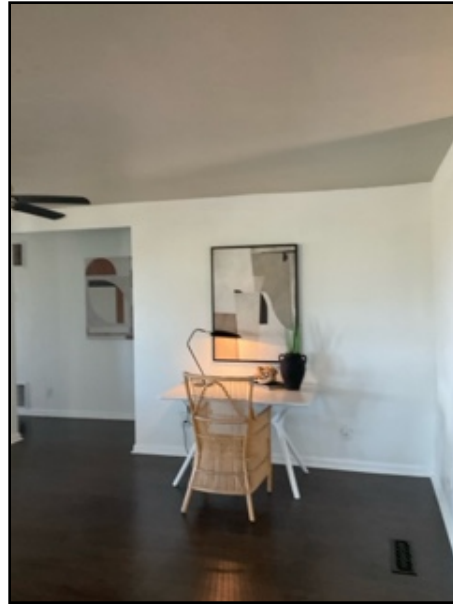


Figure 4-4



Figure 4-5

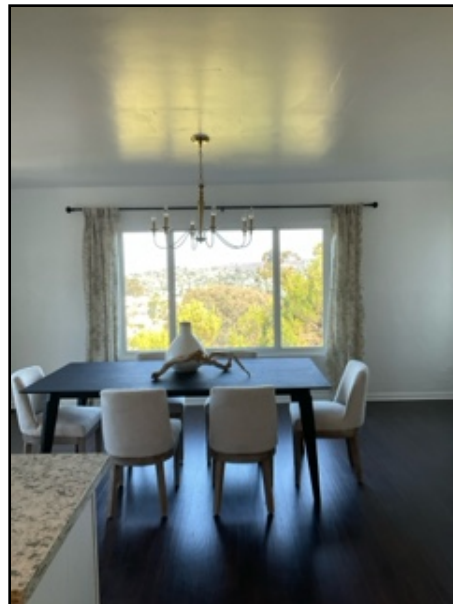


Figure 4-6

(General continued)



Figure 4-7



Figure 4-8



Figure 4-9



Figure 4-10

(General continued)



Figure 4-11



Figure 4-12



Figure 4-13



Figure 4-14

(General continued)



Figure 4-15

NOTICE: It is wise to check with your local building department for permit information; especially if additions, remodeling, or alterations are present. Verification of building permits, or whether compliance with the authority having jurisdiction over this home, is beyond the scope of this inspection.

Site

The following components adversely affect the building and are visually inspected by your inspector: vegetation, grading, surface drainage, retaining walls, adjacent walkways, patios, and driveways.

| | |
|----------------------------|---|
| Site Grading and Drainage: | Sloped Away From Structure Condition: Satisfactory |
| Vegetation: | Generally Maintained Condition: Satisfactory |
| Retaining Walls: | Masonry Condition: Satisfactory |
| Driveway: | Stamped Concrete Condition: Satisfactory |
| Walkways: | Concrete , Stepping Stones Condition: Satisfactory |

(Site continued)

| | |
|--------------------|---|
| Steps/Stoops: | Wood Condition: Satisfactory |
| Patios/Decks: | Wood Condition: Further Evaluation Required |
| Steps/Stairs: | Wood Condition: Repair or Replace |
| Hand Rails: | Wood Condition: Further Evaluation Required |
| Patio Cover: | Wood Condition: Further Evaluation Required |
| Fence: | Wood, Metal Condition: Repair or Replace |
| Perimeter Drains : | Present Condition: Further Evaluation Required |



Comment 5:

Cracks, stains and uneven surfaces noted at driveway, walkways and patio.



Figure 5-1

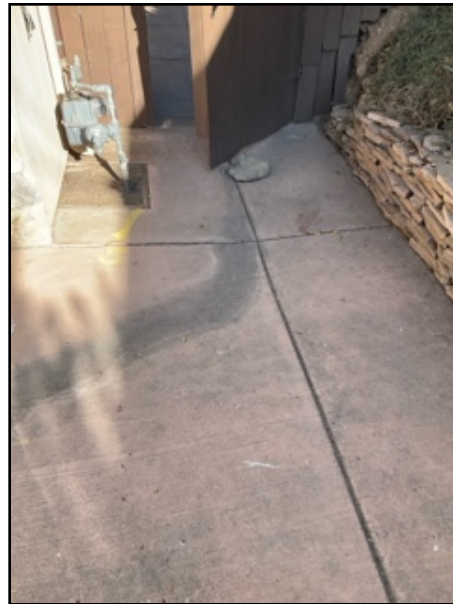


Figure 5-2

(Site continued)



Figure 5-3



Figure 5-4



Figure 5-5

(Site continued)

**Comment 6:**

Although it may not have been required the time of construction, areas with a drop-off greater than 30 inches or having four or more steps are required to have railings installed. Railings are to be non-climbable with balusters no more than 4 inches apart and no gap greater than 6 inches. No known retrofit requirement for this item is known at the time of inspection.

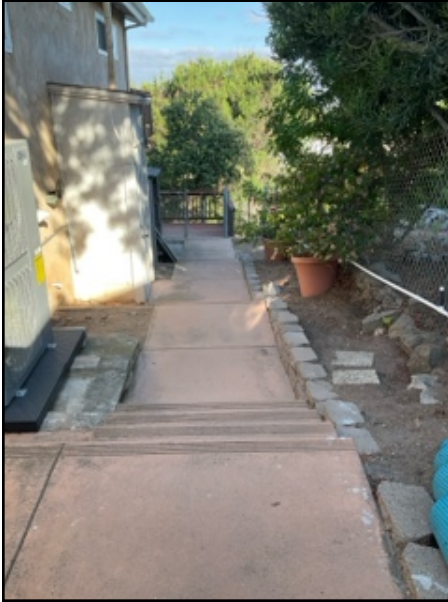


Figure 6-1

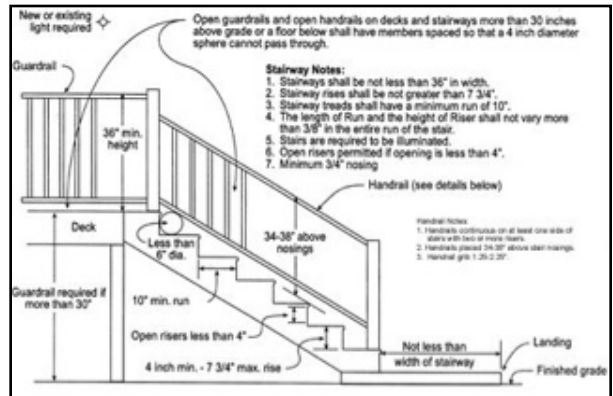


Figure 6-2

**Comment 7:**

FURTHER EVALUATION REQUIRED: Evidence of possible wood destroying organisms noted on front porch. Beam at front porch noted as recently installed with joist hanger. Have a more qualified professional to evaluate.

(Site continued)



Figure 7-1



Figure 7-2



Figure 7-3

(Site continued)



Comment 8:

REPAIR OR REPLACE: Evidence of dry rot and disintegrating wood steps off side yard. Handrail noted as loose.



Figure 8-1



Figure 8-2



Comment 9:

FURTHER EVALUATION REQUIRED: Evidence of possible wood destroying organisms/dry rot noted on wood railing on deck in backyard. Boards noted as not flush with deck.

(Site continued)



Figure 9-1



Figure 9-2



Figure 9-3

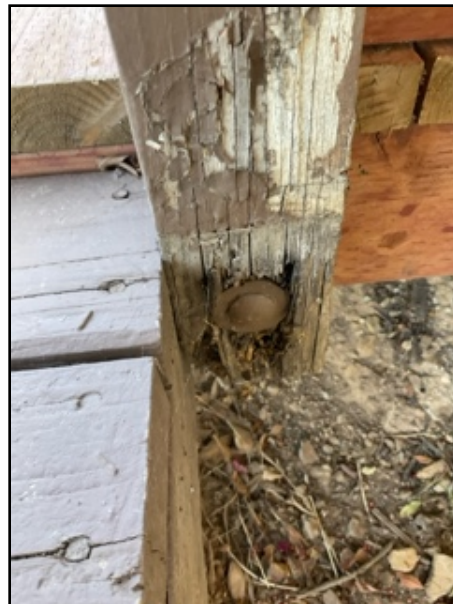


Figure 9-4

(Site continued)



Figure 9-5



Comment 10:

FURTHER EVALUATION REQUIRED: Evidence of possible wood, destroying organisms/dry rot noted on wood pergola off top deck.



Figure 10-1



Figure 10-2

(Site continued)



Figure 10-3



Figure 10-4



Figure 10-5



Figure 10-6

(Site continued)



Figure 10-7



Comment 11:

REPAIR OR REPLACE: Sunburn, peeling paint, damaged wood, wood-to-soil contact, and evidence of possible wood destroying organisms noted at various locations throughout fence.



Figure 11-1



Figure 11-2

(Site continued)



Figure 11-3



Figure 11-4



Figure 11-5



Figure 11-6

(Site continued)



Comment 12:

REPAIR OR REPLACE: Electrical outlet on right side in shed noted as open ground and covers are loose.

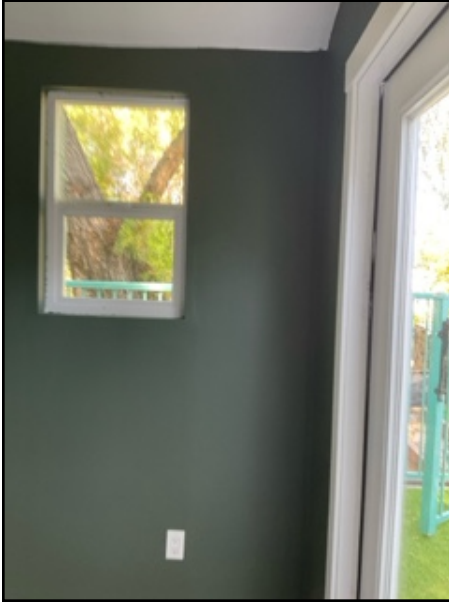


Figure 12-1

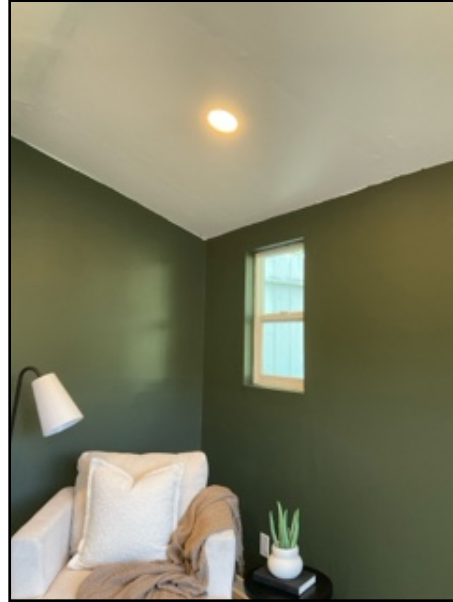


Figure 12-2

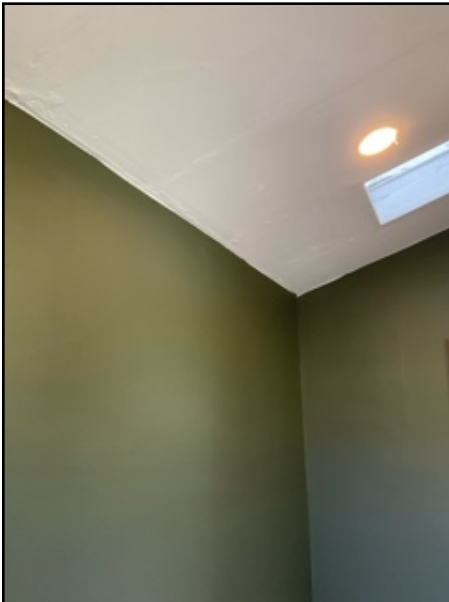


Figure 12-3



Figure 12-4

(Site continued)

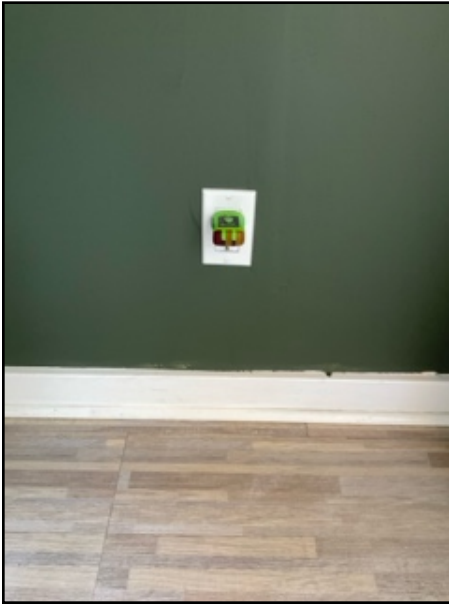


Figure 12-5

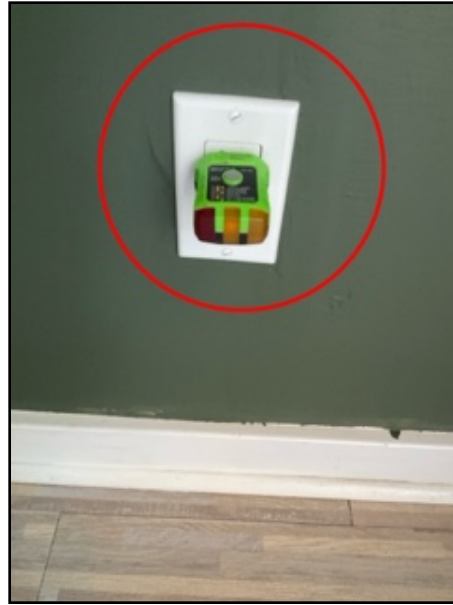


Figure 12-6



Comment 13:

REPAIR OR REPLACE: Outside electrical lights noted as loose and not sealed off shed.



Figure 13-1

Exterior

The visible condition of exterior coverings, trim, and entrances are inspected with respect to their effect on the condition of the building.

NOTICE: The type and value of wall insulation is not verified in this report. UFFI insulation or hazards are not identified; and conditions inside walls cannot be judged. Your home inspector does not test for lead paint. If walls are EIFS, this system should be evaluated by a qualified specialist.

| | |
|-------------------------|--|
| Exterior Covering: | Stucco, Wood Condition: Further Evaluation Required |
| Exterior Trim Material: | Vinyl, Aluminum Condition: Satisfactory |
| Windows: Caulk, Glass: | Vinyl, Aluminum Condition: Satisfactory |
| Windows Screens: | Aluminum Condition: Repair or Replace |
| Patio Screen Doors: | Aluminum Condition: Repair or Replace |
| Security Screen Doors: | Not Present |
| Entry Doors: | Wood Condition: Satisfactory |
| Vent Screens: | Present Condition: Satisfactory |
| Balconies: | Wood Condition: Further Evaluation Required |
| Balcony Railings: | Wood Condition: Further Evaluation Required |
| Doorbell: | Push button Condition: Satisfactory |
| Hose Faucets: | Yes Condition: Satisfactory |
| Exterior Outlets: | Yes Condition: Repair or Replace |

(Exterior continued)


 **Comment 14:**
Defects such as peeling, holes, cracks, and patches noted at various places throughout exterior.



Figure 14-1



Figure 14-2



Figure 14-3



Figure 14-4

(Exterior continued)



Figure 14-5



Figure 14-6



Figure 14-7



Figure 14-8

(Exterior continued)



Figure 14-9



Figure 14-10



Figure 14-11



Figure 14-12

(Exterior continued)



Comment 15:

REPAIR OR REPLACE: Exposed non-hot wires noted on exterior.



Figure 15-1



Figure 15-2



Figure 15-3

(Exterior continued)



Comment 16:

REPAIR OR REPLACE: Exposed cable wire noted on exterior.



Figure 16-1



Comment 17:

FURTHER EVALUATION REQUIRED: Exposed foundation noted in rear and side of home. So erosion noted.



Figure 17-1



Figure 17-2

(Exterior continued)



Figure 17-3



Figure 17-4



Comment 18:

REPAIR OR REPLACE: Window screen off garage noted as torn.



Figure 18-1

(Exterior continued)


-
-  **Comment 19:**
FURTHER EVALUATION REQUIRED: Evidence of possible wood, destroying organisms/dry rot noted on wood siding near front door.



Figure 19-1



Figure 19-2


-
-  **Comment 20:**
REPAIR OR REPLACE: Patio screen doors turned as not installed.



Figure 20-1



Figure 20-2

(Exterior continued)


 **Comment 21:**
FURTHER EVALUATION REQUIRED: Evidence of possible wooddestroying organisms/dry rot noted on wood balcony off master bedroom.



Figure 21-1



Figure 21-2

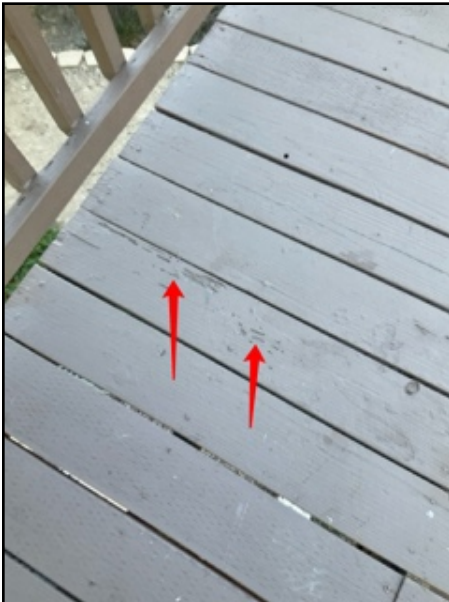


Figure 21-3



Figure 21-4

(Exterior continued)


 **Comment 22:**
REPAIR OR REPLACE: Exterior lights noted as loose and not sealed.



Figure 22-1



Figure 22-2



Figure 22-3



Figure 22-4

(Exterior continued)



Comment 23:

REPAIR OR REPLACE: Exterior outlet noted as missing cover, tape noted in holes and junction box not connected.

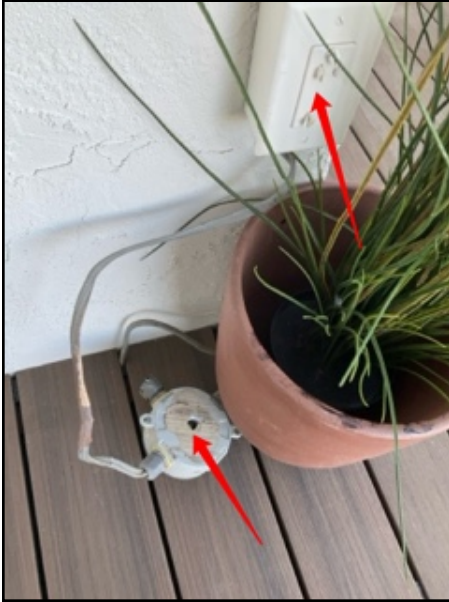


Figure 23-1



Comment 24:

REPAIR OR REPLACE: Window screens noted as not installed on any windows.



Figure 24-1



Figure 24-2

(Exterior continued)



Figure 24-3



Figure 24-4



Figure 24-5



Figure 24-6

NOTICE: Regarding all exterior wood and wood trim- this is not a wood destroying organism inspection. A wood destroying organism inspection should be performed by a professional who is licensed by the California State Structural Pest Control Board.

Garage

NOTICE: Determining the rating of firewalls is beyond the scope of this inspection. Framing, paneling, wiring, and piping covered with drywall cannot be inspected. The Inspector does not have or use an x-ray vision device.

| | |
|-------------------------|------------------------------|
| Garage Type: | Attached |
| | Condition: Satisfactory |
| Garage Size: | 2 Car |
| Door Opener: | Screw Drive |
| | Condition: Satisfactory |
| Opener Safety Feature: | Light Beam |
| | Condition: Satisfactory |
| Garge Entry Door: | Yes |
| | Condition: Repair or Replace |
| Garage Side Door: | Yes |
| | Condition: Repair or Replace |
| Vehicle Door: | Yes |
| | Condition: Satisfactory |
| Stem Wall: | Wood |
| | Condition: Satisfactory |
| Visible Wall Structure: | Wood Frame |
| | Condition: Satisfactory |
| Visible Roof Framing: | Joists and Rafters |
| | Condition: Satisfactory |
| Visible Roof Sheeting: | Plywood |
| | Condition: Satisfactory |
| GFCI: | Yes |
| | Condition: Satisfactory |
| Firewall: | Present |
| | Condition: Satisfactory |
| Weather Stripping : | Present |
| | Condition: Repair or Replace |

(Garage continued)



Comment 25:

Personal belongings stored in garage prevented inspection of some aspects of the garage.



Figure 25-1



Figure 25-2



Figure 25-3



Figure 25-4

(Garage continued)



Figure 25-5



Comment 26:
Cracks and stains noted at garage floor.



Figure 26-1



Figure 26-2

(Garage continued)



Figure 26-3



Comment 27:

REPAIR OR REPLACE: Exposed electrical wires under 7 feet in garage.



Figure 27-1



Figure 27-2

(Garage continued)



Figure 27-3



Comment 28:

REPAIR OR REPLACE: Junction box noted as missing cover.



Figure 28-1

(Garage continued)



Comment 29:

REPAIR OR REPLACE: Electrical strip noted as hardwired in wall and loose on ground.



Figure 29-1



Comment 30:

REPAIR OR REPLACE: Electrical outlet for garage vehicle door motor noted as missing cover.



Figure 30-1

(Garage continued)



Comment 31:

REPAIR OR REPLACE: Garage entry doors are required to have at least a 20-minute fire rating or be solid wood of at least 1-3/8 inches thick with a self-closing hinge.



Figure 31-1



Comment 32:

REPAIR OR REPLACE: Garage side door noted as hitting door jam and will not close without force.



Figure 32-1

(Garage continued)



Comment 33:

REPAIR OR REPLACE: Weatherstripping on bottom of garage vehicle door noted as torn and deteriorated.



Figure 33-1



Comment 34:

REPAIR OR REPLACE: Trim around garage window off side door noted as broken and seal is moving.



Figure 34-1



Figure 34-2

(Garage continued)



Comment 35:

REPAIR OR REPLACE: No weatherstripping noted as installed around garage entry door. Daylight noted as coming through bottom of door. This is a possible rodent entry point.



Figure 35-1



Figure 35-2

Roofing

This report is issued in consideration of the foregoing disclaimer:

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are visually inspected. A home inspection determines the roofs' general condition and does not determine its life expectancy. The inspector cannot, and does not, offer a guarantee or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leakage. The inspector does not have or use an x-ray vision device. Roofs, skylights and flashings are NOT water tested for leaks. Tenting a home for fumigation may cause damage to roofs and we recommend a reinspection for damage after tenting is completed. Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection.

NOTICE: The home's roof may be certified and warrantied by a licensed roofing contractor.

| | |
|-------------------------|--|
| Inspection Method: | Walked Roof/Arms Length |
| Roof Design: | Gable |
| Roof Covering: | Shingles |
| | Condition: Satisfactory |
| Ventilation Present: | Roof, Gable Ends |
| | Condition: Satisfactory |
| Vent Stacks: | Metal, Plastic |
| | Condition: Satisfactory |
| Chimney Exterior: | Metal |
| | Condition: Satisfactory |
| Chimney Spark Arrestor: | Present |
| | Condition: Satisfactory |
| Chimney Flashing: | Present |
| | Condition: Satisfactory |
| Penetration Flashing: | Metal, Tar/Cault |
| | Condition: Satisfactory |
| Drip Edge Flashing: | Present |
| | Condition: Satisfactory |
| Sky Lights: | No signs of leaking noted at time of inspection. |
| | Condition: Further Evaluation Required |
| Soffit and Fascia: | Wood |
| | Condition: Satisfactory |

(Roofing continued)

Gutters & Downspouts:

Metal

Condition: Satisfactory

**Comment 36:****Average Roof Shingle Lifespan**

Depending on the roof shingle type you have installed on your home and the extremities of the climate in your area you should be able to determine exactly how long your new roof replacement will last. Here is a list of all roof types and the lifespan you can expect for it to have before needing to be replaced:

Roof Shingle Types Lifespan

| | |
|--------------------------------|-----------------|
| Aluminum Coated | 3 to 7 years |
| Asphalt 3 Tab Shingles | 20 years |
| Asphalt Architectural Shingles | 30 years |
| Built Up Roofing (BUR) | 30 years |
| Clay Roofing Shingles | 100 years |
| Coal and Tar | 30 years |
| Copper Roofing | 70 years |
| Concrete Tile Roofing | 100 years |
| EPDM Rubber | 15 to 25 years |
| Fiber Cement | 25 years |
| Green Vegetation Roof. | 5 to 40 years |
| Imitation Slate Tiles | 10 to 35 years |
| Metal Roofs | 40 to 80 years |
| Modified Bitumen | 20 years |
| Slate Stone Tiles | 60 to 150 years |
| TPO Rubber Roof | 7 to 20 years |
| Wooden Shingles | 25 years |
| modernize.com | |

(Roofing continued)



Comment 37:
Roof inspection pictures.



Figure 37-1



Figure 37-2



Figure 37-3

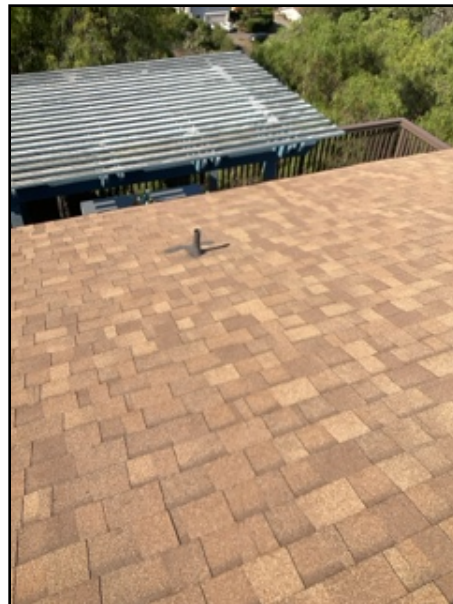


Figure 37-4

(Roofing continued)

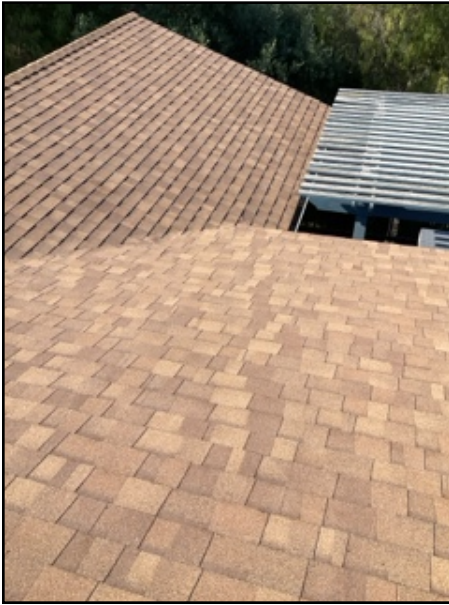


Figure 37-5



Figure 37-6



Figure 37-7



Figure 37-8

(Roofing continued)



Figure 37-9

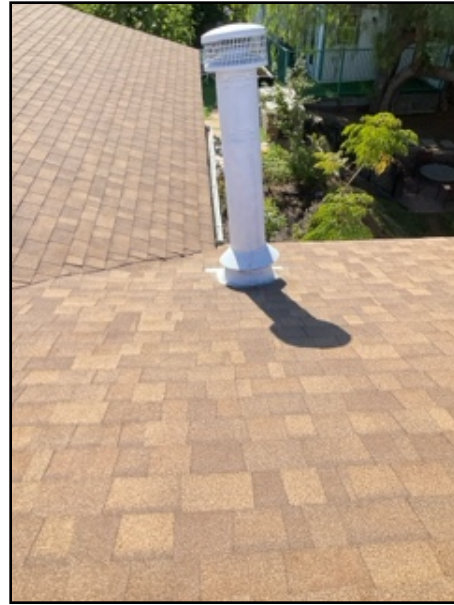


Figure 37-10



Figure 37-11

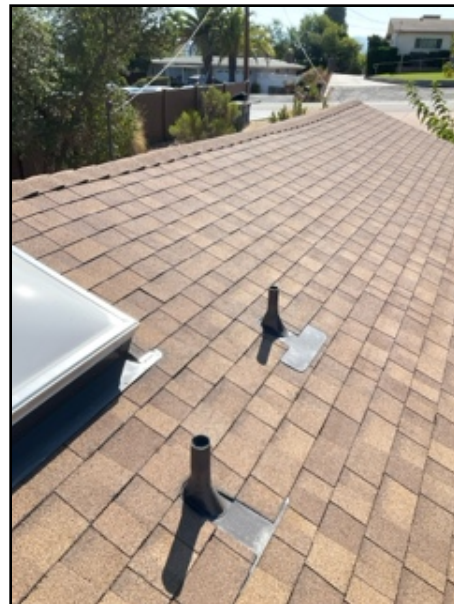


Figure 37-12

(Roofing continued)



Figure 37-13



Figure 37-14



Figure 37-15



Figure 37-16

(Roofing continued)



Figure 37-17

NOTICE: Gutters, skylights, and roof drain systems are not water tested for leakage or blockage. Regular maintenance of drainage systems are required in order to avoid water problems at the roof and foundation.

Electrical

The inspector can not inspect hidden wiring nor verify the number of outlets. A representative number of outlets, switches, and fixtures are tested for operation.

Inspectors are not allowed to move furniture, personnel items or unplug fixtures in order to inspect electrical outlets.

| | |
|-----------------------------|-------------------------|
| Type of Service: | Overhead |
| Main Disconnect Location: | Service Panel |
| Service Panel Location: | Exterior |
| Service Panel Manufacturer: | Murray |
| | Condition: Satisfactory |
| Service Line Material: | Copper |
| | Condition: Satisfactory |
| Service Voltage: | 240 volts |

(Electrical continued)

| | |
|---------------------------|--|
| Service Amperage: | 150 amps |
| Service Panel Ground: | Unknown Not Visible |
| Branch Circuit Wiring: | Non-Metallic Shielded Copper, Stranded Copper, Stranded Aluminum Condition: Satisfactory |
| Overcurrent Protection: | Breakers Condition: Satisfactory |
| GFCI/AFCI Breakers: | Not Present |
| Smoke Detectors: | 9 volt Battery Type, Lithium Battery Type Condition: Repair or Replace |
| Carbon Monoxide Detector: | Yes Condition: Satisfactory |
| Solar: | Not Present |
| Outlets : | Three Prong Condition: Repair or Replace |



Comment 38:

Although it may not have been required when this home was originally built, whenever outlets are replaced it is required to have GFCI outlets installed near water/ high humidity sources such as exterior, bathrooms and kitchens. It is beyond the scope of this report to check building code requirements for GFCI installation at each location. Client may choose to upgrade any non-protected outlets for additional safety.

(Electrical continued)

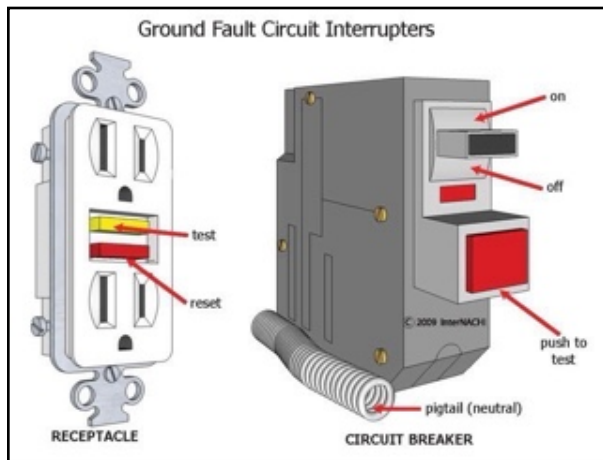


Figure 38-1

**Comment 39:**

GFCI outlets protect all downstream outlets in the circuit. A push button reset is NOT required at each location. It is outside the scope of this inspection to locate the push button reset for outlets that are required to be protected as set forth in the IRC.

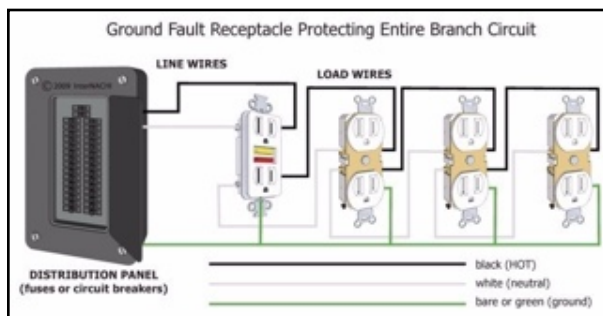


Figure 39-1

(Electrical continued)



Comment 40:

Service panel inspection pictures. A thermal scan was conducted and no significant hot spots were noted.

Several electric components appear to be the original configuration. Several advances in safety have been made since the original design was installed. The service panel appears to be functioning as designed.



Figure 40-1



Figure 40-2



Figure 40-3



Figure 40-4

(Electrical continued)



Figure 40-5



Figure 40-6

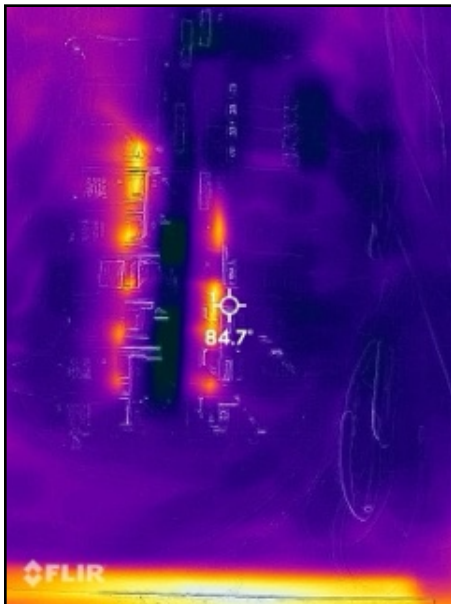


Figure 40-7

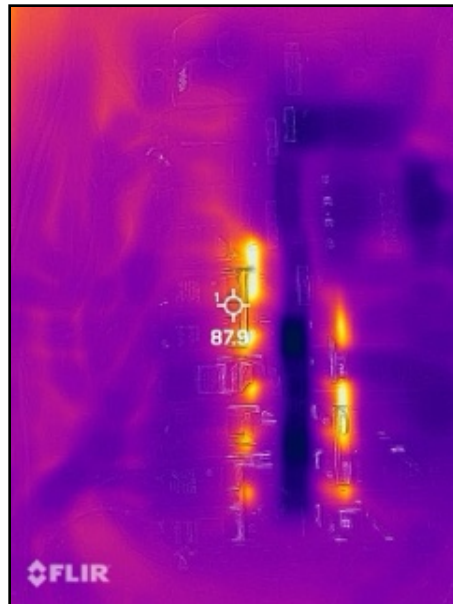


Figure 40-8

(Electrical continued)



Figure 40-9



Figure 40-10

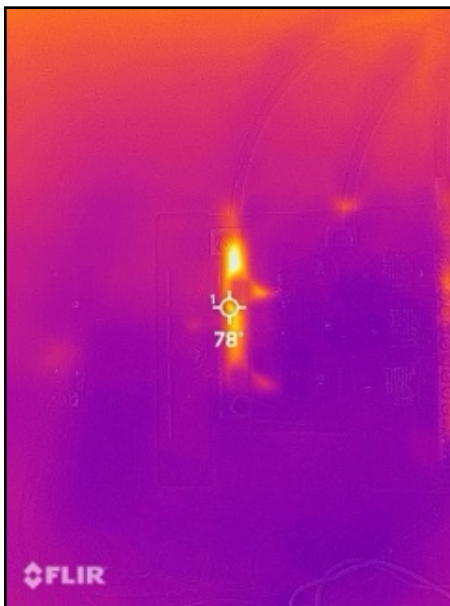


Figure 40-11

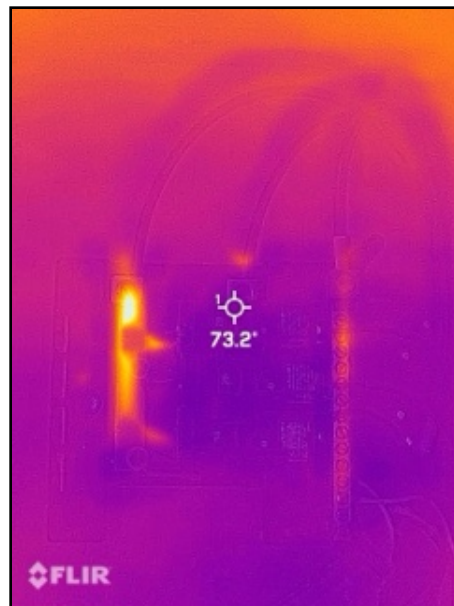



Figure 40-12

(Electrical continued)

 **Comment 41:**
REPAIR OR REPLACE: Smoke detectors noted as not installed in two small bedrooms.

Per Section 72 of the National Fire Protection Association (NFPA) National Fire Alarm Signaling Code, smoke alarms must be installed on each habitable level, in every sleep room, and outside each sleeping area.

For more information on smoke alarms requirements, please visit <https://osfm.fire.ca.gov/media/8428/updated-smoke-alarm-requirement-ib-september-2014.pdf>



Figure 41-1

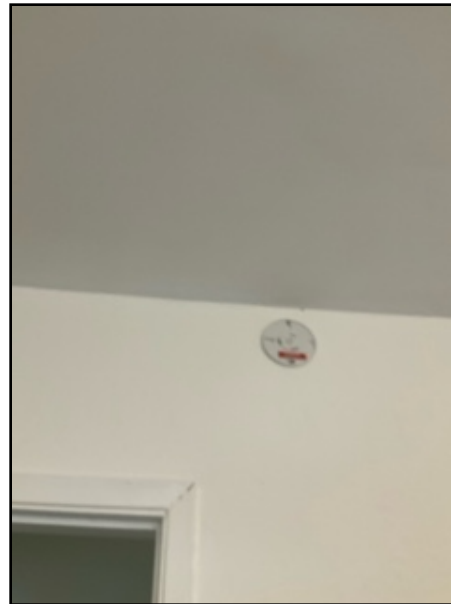


Figure 41-2

SOLAR SYSTEMS: It is outside the scope of the Standards of Practice to measure or test solar power generating systems. Solar related components (such as sub panels, switches, and wiring) are inspected when accessible. Your inspector will note solar output, time of day, and atmospheric conditions if the solar system has an active display. At the time of inspection, your inspector will also note whether or not the solar panels are dirty- as this significantly affects power generation output.

(Electrical continued)

Sub Panel

| | |
|-------------------------|--------------------------------|
| Location: | Master Bedroom Closet |
| Panel Manufacturer: | Murray |
| | Condition: Satisfactory |
| Service Line Material: | Aluminum |
| Overcurrent Protection: | Breakers |
| Branch Circuit Wiring: | Non-Metallic Shielded Copper |
| | Condition: Repair or Replace |
| GFCI/AFCI Breakers: | Not Present |
| Panel Adequacy: | Adequate , At maximum Capacity |



Comment 42:

REPAIR OR REPLACE: Copper wire noted as not connected to 20 amp 220 breaker top left.



Figure 42-1

(Electrical continued)

Sub Panel #2

| | |
|-------------------------|------------------------------|
| Location: | Shed |
| Panel Manufacturer: | Manufacturer Not Visible |
| | Condition: Repair or Replace |
| Service Line Material: | Copper |
| Overcurrent Protection: | Breakers |
| Branch Circuit Wiring: | Non-Metallic Shielded Copper |
| | Condition: Marginal |
| GFCI/AFCI Breakers: | Not Present |
| Panel Adequacy: | Adequate |



Comment 43:

REPAIR OR REPLACE: Missing block off plates noted at empty breaker spots inside service sub panel.



Figure 43-1

HVAC

HVAC System Type:

Central Split System

Thermostat:

Smart

Condition: Further Evaluation Required



Comment 44:

HVAC systems require annual maintenance to operate efficiently and prevent sanitary issues. Researching documentation regarding the most recent maintenance on this system is beyond the scope of this inspection and needs to be conducted by client.



Comment 45:

Inspector notes smart thermostat present at the home. Throughout this report, smart devices will be noted as 'FURTHER EVALUATION REQUIRED' due to the accompaniment of usernames and passwords often associated with these types of devices.



Figure 45-1

(HVAC continued)

Heating

The heating system is both visually inspected and operated by its normal controls in order to determine its general condition, not life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

| | |
|---------------------------------|------------------------------|
| Location: | Crawlspace |
| Type of Equipment: | Forced Air |
| | Condition: Satisfactory |
| Manufacturer: | ACPro |
| Heating Fuel: | Gas |
| | Condition: Satisfactory |
| Gas Line Sediment Trap : | Present |
| | Condition: Satisfactory |
| Filter Type: | Disposable |
| | Condition: Repair or Replace |
| Output Temperature: | 115°F |
| Type of Distribution: | Flexible Ducting |
| | Condition: Satisfactory |
| Estimated Age: | 0 - 10 years |
| | Condition: Satisfactory |
| Exhaust Flu and Draft Diverter: | Metal |
| | Condition: Satisfactory |



Comment 46:

Examples of modern furnace installation requirements. Your furnace may have none, some or all of these components depending on when it was installed. Gas pipe with drip leg has been required since 2012.

(Heating continued)

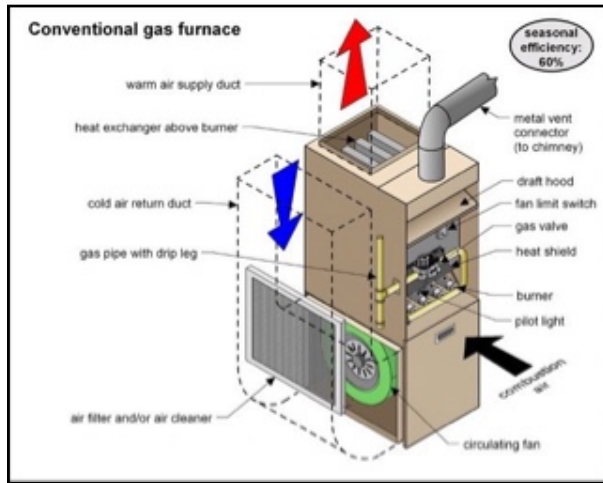


Figure 46-1

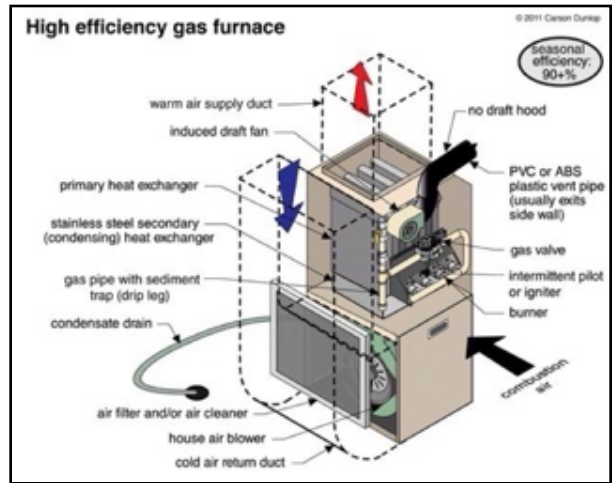


Figure 46-2



Comment 47:

For a more exhaustive examination of the furnace and other gas appliances the client may contact SDG&E for a free heater evaluation. 1-800-411-SDGE.



Comment 48:

Heater outputs.

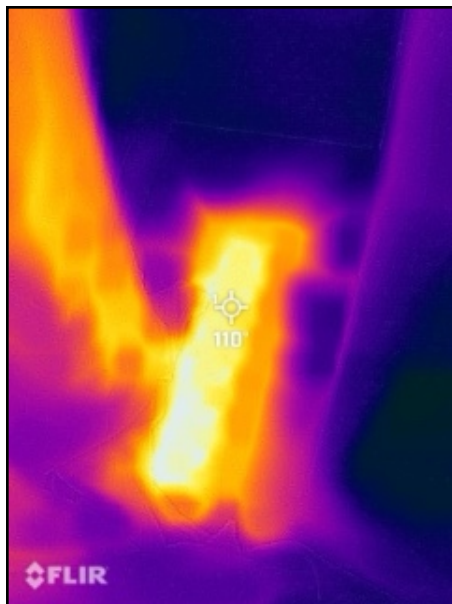


Figure 48-1

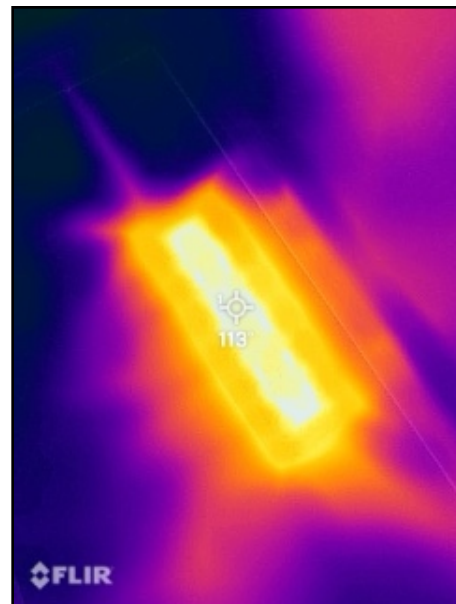


Figure 48-2

(Heating continued)

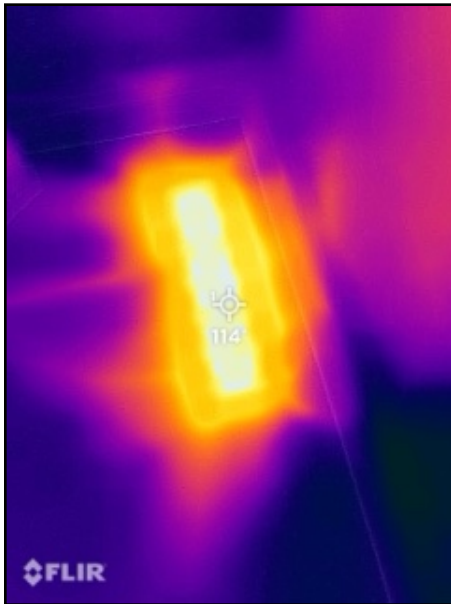


Figure 48-3

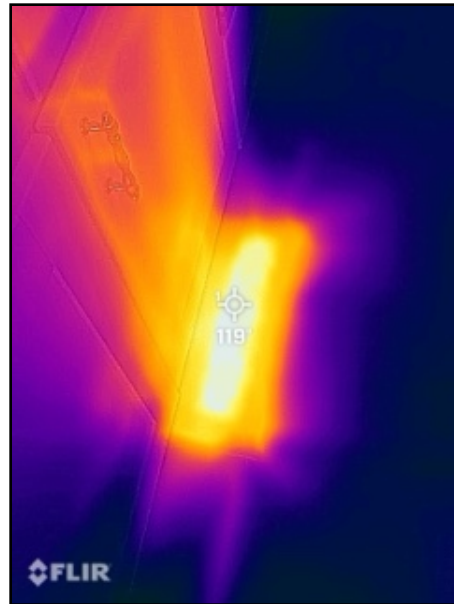


Figure 48-4

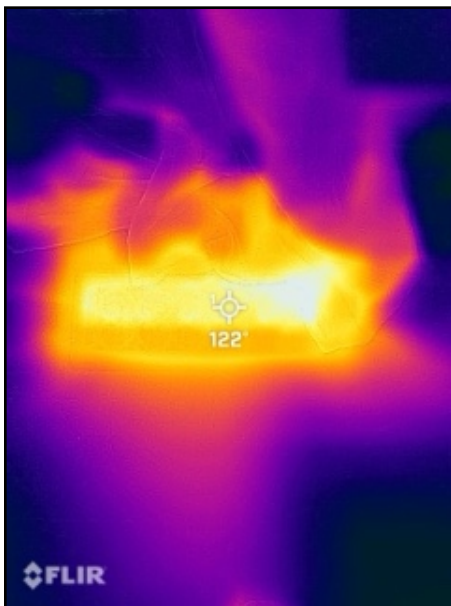


Figure 48-5

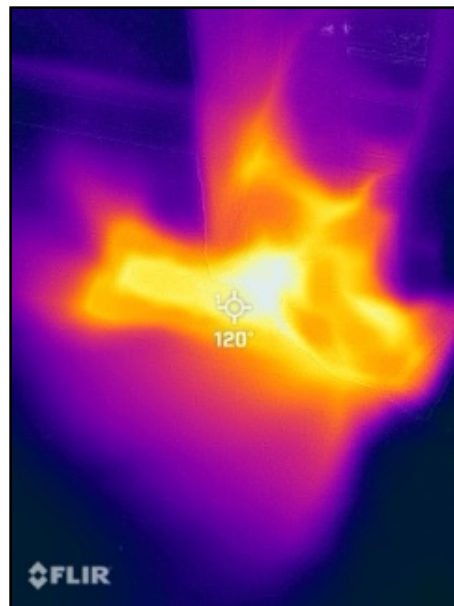


Figure 48-6

(Heating continued)

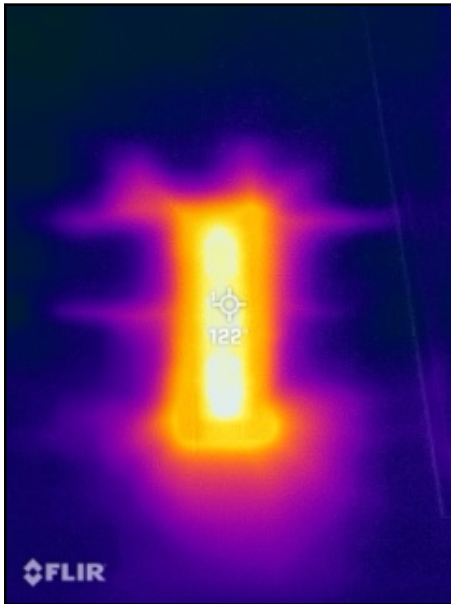


Figure 48-7

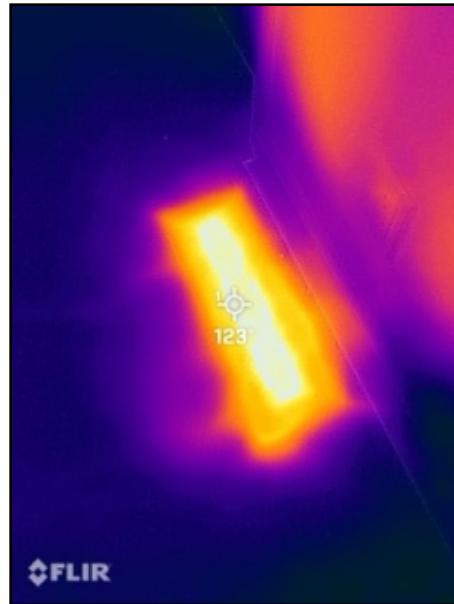


Figure 48-8

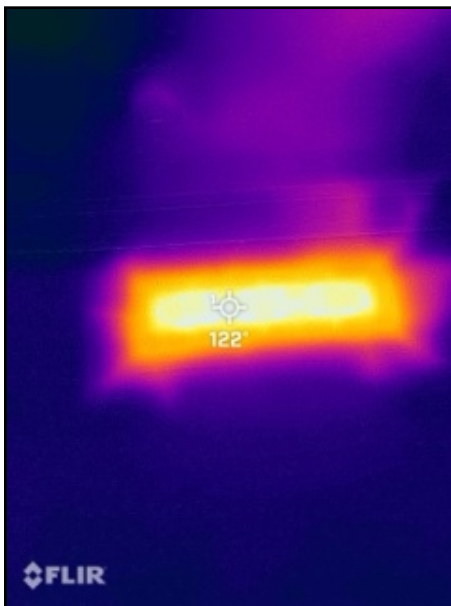


Figure 48-9

A licenced contractor should conduct an annual service and maintenance for furnaces over 10 years old.

(HVAC continued)

Cooling

The cooling system is both visually inspected and operated by its normal controls in order to determine its general condition, not life expectancy. The capacity or adequacy of the cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

| | |
|-------------------------|--|
| Energy Source: | Electric |
| Type of Equipment: | Split System |
| | Condition: Satisfactory |
| Condenser Manufacturer: | AC Pro |
| Manufacture Date: | 08/2024 Mfg Date |
| Condenser Pad: | Present |
| | Condition: Satisfactory |
| Insulation : | Present |
| | Condition: Satisfactory |
| Wall Penetration : | Sealed |
| | Condition: Satisfactory |
| Condensate Drainage: | To Exterior |
| | Condition: Further Evaluation Required |
| AC Supply Air Temp: | 80°F |
| AC Return Air Temp: | 58°F |
| AC Temperature Drop: | 22°F |

(Cooling continued)



Comment 49:
Examples of a residential HVAC cooling system.

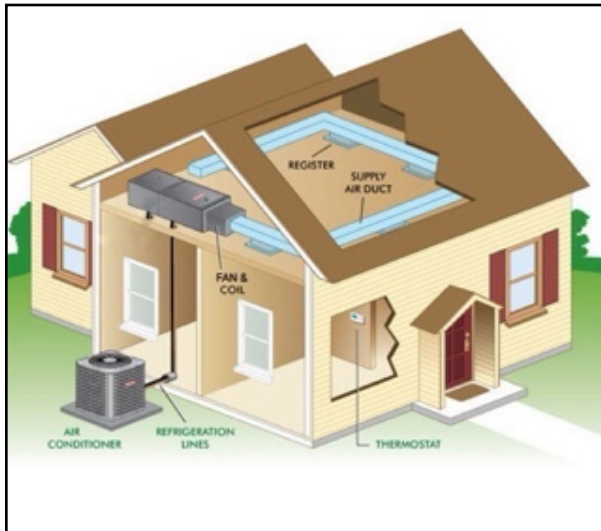


Figure 49-1

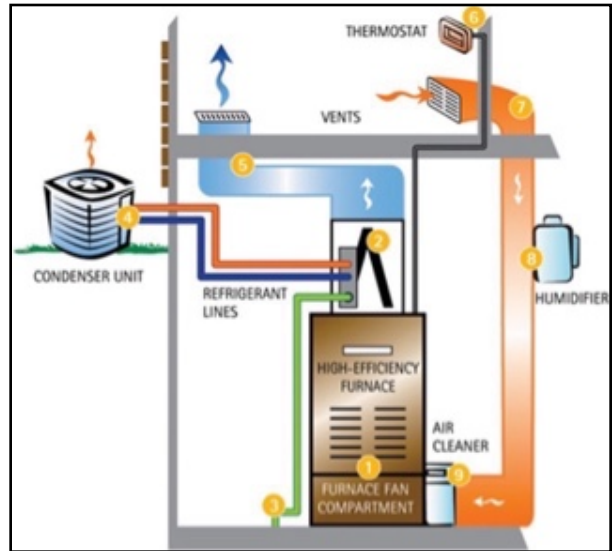


Figure 49-2



Comment 50:
AC supply and outputs.



Figure 50-1

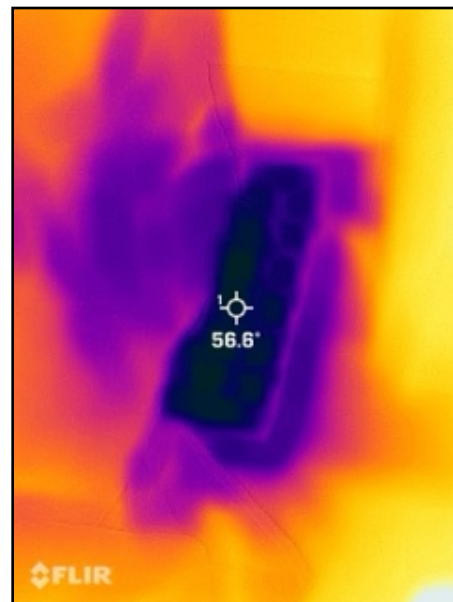


Figure 50-2

(Cooling continued)

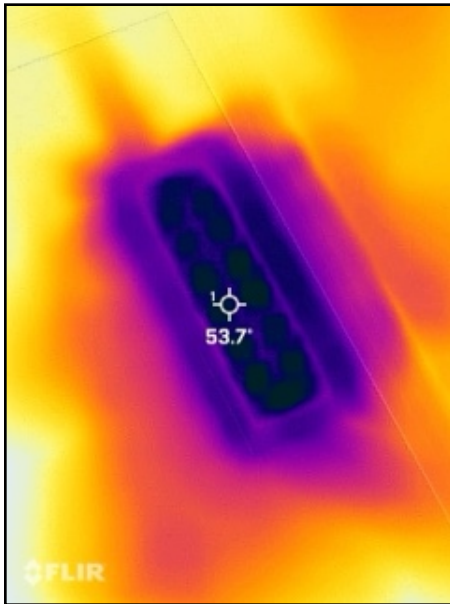


Figure 50-3

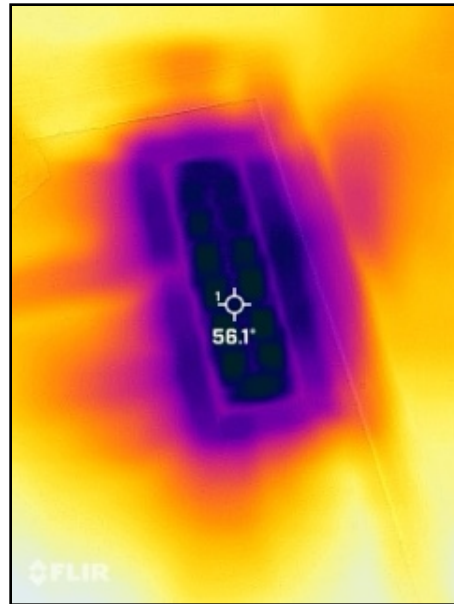


Figure 50-4

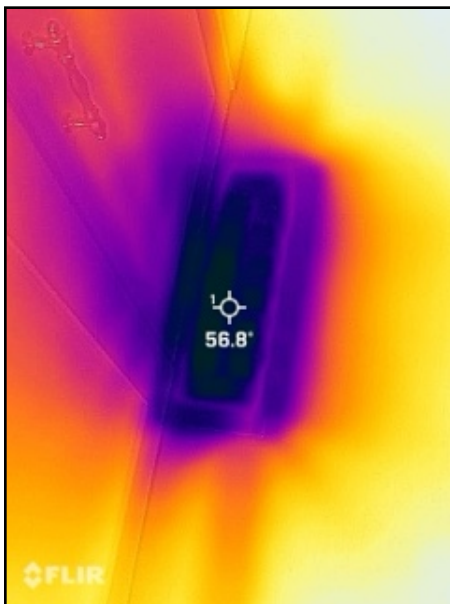


Figure 50-5

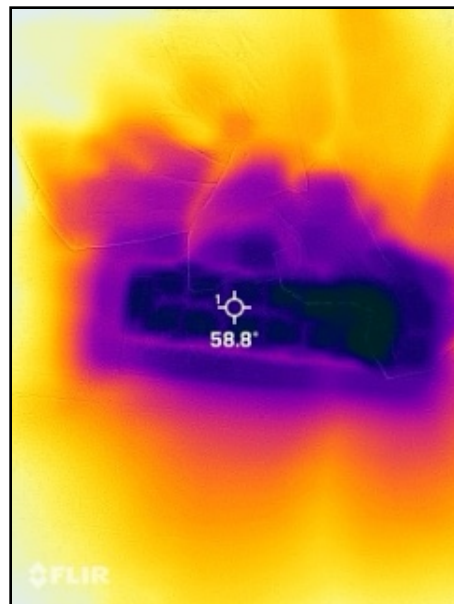


Figure 50-6

(Cooling continued)

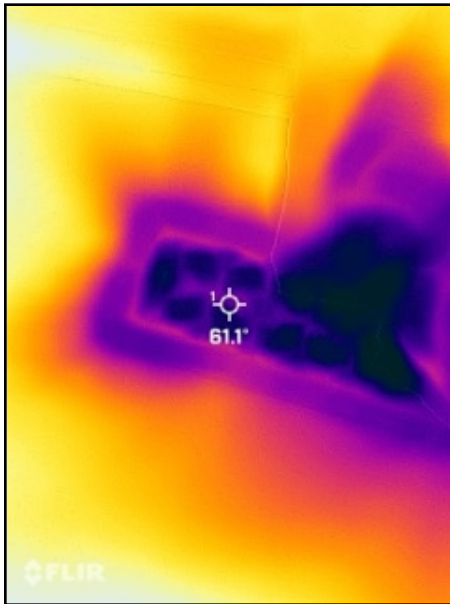


Figure 50-7

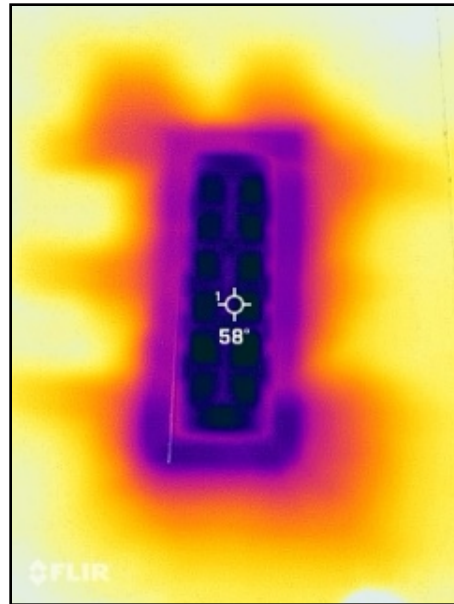


Figure 50-8

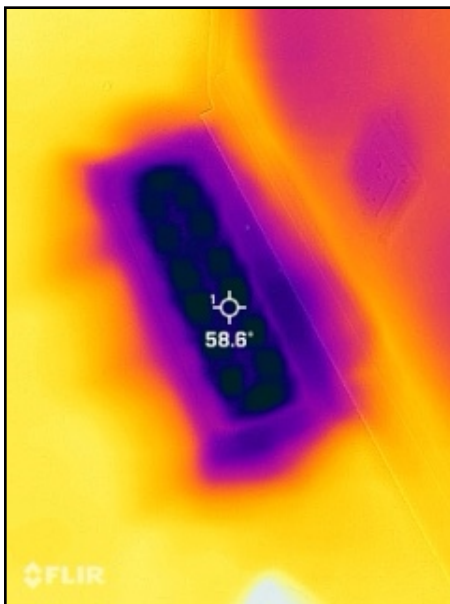


Figure 50-9

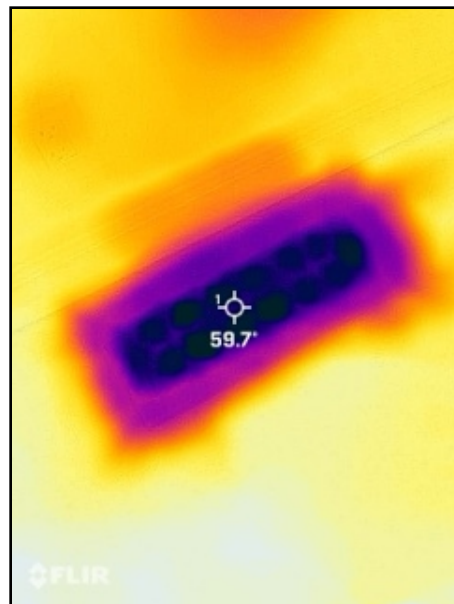


Figure 50-10

(Cooling continued)



Comment 51:

Condenser Data Plate Picture:.



Figure 51-1



Comment 52:

FURTHER EVALUATION REQUIRED: Condensation drain line for AC noted as draining on exterior dirt. Should be draining into gravel pit or drain.



Figure 52-1

(Cooling continued)

A licensed contractor should conduct an annual service and maintenance for all air conditioners over 10 years old and heat pumps over 5 years old.

Plumbing

The plumbing system is visually inspected and a representative number of fixtures and drains are operated. Private water and waste systems are beyond the scope of a home inspection.

| | |
|---------------------------------|---|
| Water Service: | Public |
| Supply Pipe Material: | Copper |
| | Condition: Satisfactory |
| Distribution Pipe Material: | Copper |
| | Condition: Satisfactory |
| Location of Main Water Shutoff: | Front of home |
| Sewer System: | Public |
| Waste Pipe Material: | ABS Plastic |
| | Condition: Further Evaluation Required |
| Location of Gas Shutoff: | At Meter |
| Hot Water Temperature: | 132°F |
| Water Meter And Leak Detector: | Rotating, No movement was detected at leak detector at time of inspection |
| | Condition: Satisfactory |
| Gas Meter Clearance: | Present |
| | Condition: Satisfactory |



Comment 53:

Visible and apparent leaks are noted under separate comments. In order to see the inside of drain lines the main sewer line may be inspected by a qualified technician with modern endoscopic video equipment.

(Plumbing continued)



Figure 53-1



Comment 54:

Water temperature was 132°F. Most appliance manufacturers recommend a temperature of around 120°F. Generally temperatures above 130°F are considered unsafe.

| TEMP (°F) | Approx TIME for 1st Deg Burn | Approx TIME for 3rd Deg Burn |
|-----------|---------------------------------|---------------------------------|
| 100 | Safe for bathing | Safe for bathing |
| 120 | 8 min | 10 min |
| 125 | 2 min | 4 min |
| 130 | 17 sec | 30 sec |
| 140 | 3 sec | 5 sec |
| 155 | Instant | 1 sec |
| 160 | Instant | 0.5 sec |
| 180 | Instant | Instant |

Figure 54-1



Figure 54-2

(Plumbing continued)



Comment 55:
Main water meter with leak detector.



Figure 55-1



Comment 56:
Main gas shut off.



Figure 56-1

(Plumbing continued)



Comment 57:
Main water shut off.

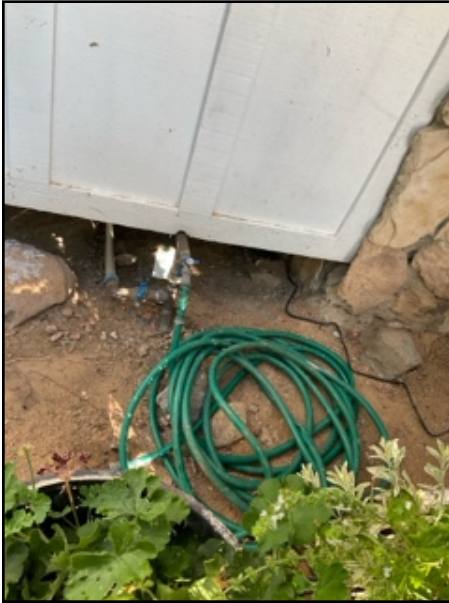


Figure 57-1

Water Heater

| | |
|-------------------------------|---------------------------|
| Manufacturer: | Rheem |
| Fuel: | Natural Gas |
| Capacity: | 29 gal |
| Manufacture Date: | 03/09/2020 Mfg Date |
| Temp & Pressure Relief Valve: | Present With Blow Off Leg |
| | Condition: Satisfactory |
| Fuel Disconnect: | In Same Room |
| Seismic Straps Installed: | Yes |
| | Condition: Satisfactory |
| Gas Line Sediment Trap : | Present |
| | Condition: Satisfactory |
| Drip Pan: | Not Present |
| Expansion Tank: | Present |
| | Condition: Satisfactory |
| Flu and Draft Diverter : | Metal |
| | Condition: Satisfactory |

(Water Heater continued)

**Comment 58:**

Examples of modern water heater installation requirements. Your water heater may have none, some or all of these components depending on when it was installed.

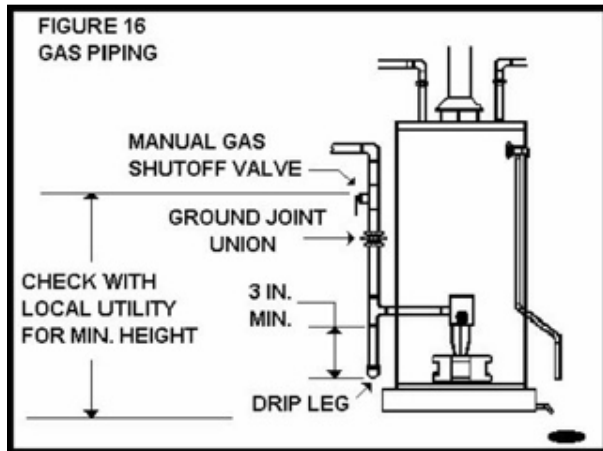


Figure 58-1

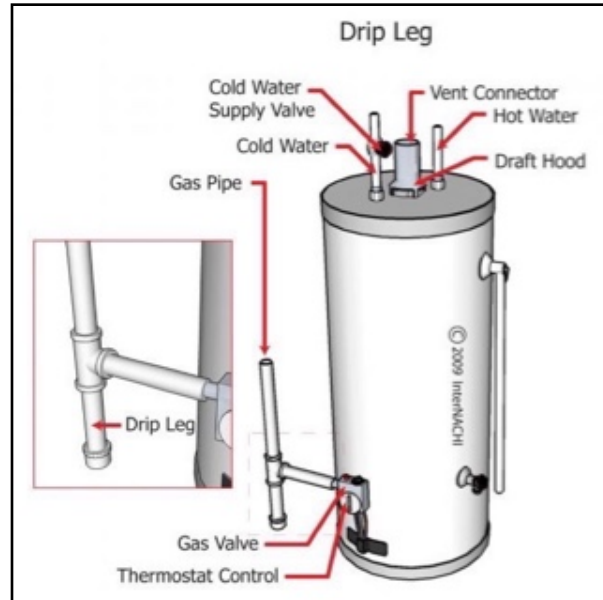


Figure 58-2

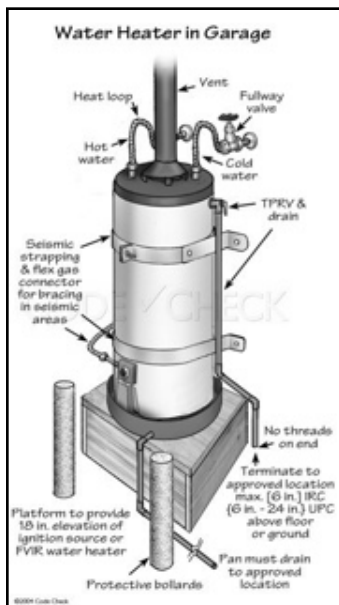


Figure 58-3

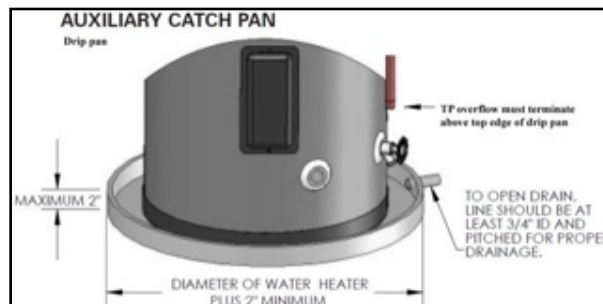


Figure 58-4

(Water Heater continued)



Comment 59: Water Heater Data Plate Pictures:.



Figure 59-1



Comment 60:
FURTHER EVALUATION REQUIRED: Thermostat on water heater noted as set to the A position. Water temperature reach 132°F. Inspector recommends turning down thermostat to recommended manufactured setting.



Figure 60-1

(Plumbing continued)

Water Pressure

| | |
|---------------------|-------------------------|
| Water Pressure : | 70 Psi |
| Pressure Regulator: | Installed |
| | Condition: Satisfactory |



Comment 61:

Water pressure is 70 psi. Most appliance manufacturers recommend pressure to be set between 50 and 80 psi.



Figure 61-1

Bathrooms

Bathroom #1

| | |
|-----------|-------------------------|
| Location: | Hallway |
| Bath Tub: | Recessed |
| | Condition: Satisfactory |
| Shower: | In tub |
| | Condition: Satisfactory |

(Bathroom #1 continued)

| | |
|---------------------------------------|---|
| Shower Walls: | Tile Condition: Satisfactory |
| Shower/Tub Fixtures: | Present Condition: Repair or Replace |
| Shower/Tub Plumbing : | Present Condition: Satisfactory |
| Grout/Caulking: | Clean and free of debris Condition: Satisfactory |
| Sink(s): | Single Vanity Condition: Satisfactory |
| Sink Fixtures: | Present Condition: Satisfactory |
| Under Sink Drain Line: | Plastic Condition: Repair or Replace |
| Sink Shutoff Valves and Supply Lines: | Present Condition: Satisfactory |
| Toilet: | Standard Tank Condition: Satisfactory |
| Floor: | Wood Laminate Condition: Satisfactory |
| Ventilation Type: | Not present Condition: Repair or Replace |
| GFCI Protection: | Outlets Condition: Satisfactory |

(Bathroom #1 continued)



Comment 62:

REPAIR OR REPLACE: Shower diverter allows water to leak by and is corroded.



Figure 62-1



Comment 63:

REPAIR OR REPLACE: Sink drains slowly.



Figure 63-1

(Bathroom #1 continued)



Comment 64:

REPAIR OR REPLACE: no ventilation noted as installed in hallway bathroom.



Figure 64-1

Bathroom #2

| | |
|-----------------------|------------------------------|
| Location: | Primary |
| Bath Tub: | Not Present |
| Shower: | Stall |
| | Condition: Satisfactory |
| Shower Walls: | Tile |
| | Condition: Marginal |
| Shower/Tub Fixtures: | Present |
| | Condition: Repair or Replace |
| Shower/Tub Plumbing : | Present |
| | Condition: Repair or Replace |
| Grout/Caulking: | Cracked |
| | Condition: Repair or Replace |
| Sink(s): | Single Vanity |
| | Condition: Satisfactory |
| Sink Fixtures: | Present |
| | Condition: Satisfactory |

(Bathroom #2 continued)

| | |
|---------------------------------------|--|
| Under Sink Drain Line: | Plastic Condition: Repair or Replace |
| Sink Shutoff Valves and Supply Lines: | Present Condition: Satisfactory |
| Toilet: | Standard Tank Condition: Satisfactory |
| Floor: | Wood Laminate Condition: Satisfactory |
| Ventilation Type: | Ventilator Condition: Satisfactory |
| GFCI Protection: | Outlets Condition: Satisfactory |



Comment 65:

REPAIR OR REPLACE: Shower extension cover plate noted as not installed. The plumbing noted is not sealed.



Figure 65-1

(Bathroom #2 continued)


-
-  **Comment 66:**
REPAIR OR REPLACE: Grout around shower wall tiles noted as cracked.



Figure 66-1


-
-  **Comment 67:**
REPAIR OR REPLACE: GFCI electrical outlet in primary bathroom noted as failed test and is open ground.



Figure 67-1

(Bathroom #2 continued)



Comment 68:

REPAIR OR REPLACE: Two leaks on drainage lines underneath primary bathroom. Have a more qualified professional to evaluate and repair.



Figure 68-1



Figure 68-2



Figure 68-3



Figure 68-4

(Bathroom #2 continued)



Figure 68-5

Kitchen

NOTICE: The home inspector cannot judge materials behind cabinets, inner cabinet coverings, and floors that are not readily accessible at the time of inspection.

| | |
|--------------|---|
| Cabinets: | Laminated Condition: Repair or Replace |
| Countertops: | Quartz Condition: Satisfactory |
| Sink: | Double Condition: Repair or Replace |

(Kitchen continued)



Comment 69:

REPAIR OR REPLACE: Kitchen cabinet drawers noted as misaligned and not closing flush. Scratches noted on outside of cabinets.



Figure 69-1

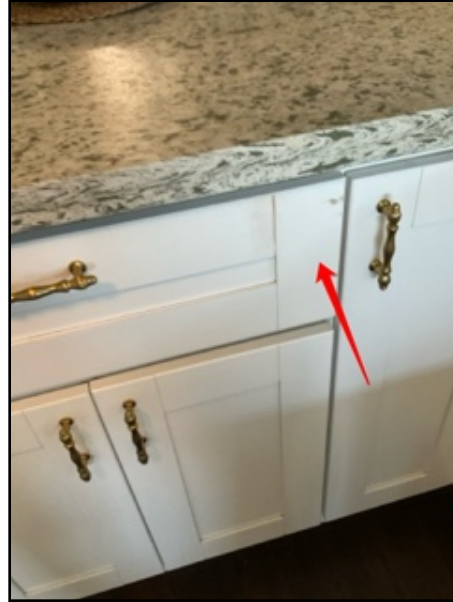


Figure 69-2



Figure 69-3

(Kitchen continued)



Comment 70:

REPAIR OR REPLACE: Kitchen faucet noted as loose.



Figure 70-1

Appliances

This is a cursory check of the specified appliances only. It is beyond the scope of this inspection to test the accuracy of timers, temperature, or power level controls. Self and/or continuous cleaning operation, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved.

| | |
|---------------|--|
| Oven: | Frigidaire Condition: Satisfactory |
| Cooktop: | Kitchen Aid Condition: Satisfactory |
| Range Hood: | Unknown Condition: Satisfactory |
| Refrigerator: | Samsung Condition: Satisfactory |
| Dishwasher: | Samsung Condition: Satisfactory |
| Microwave: | Not Present |

(Appliances continued)

Disposal:

ISE

Condition: Repair or Replace



Comment 71:
Cooktop working.



Figure 71-1

(Appliances continued)



Comment 72:
Refrigerator working.



Figure 72-1



Figure 72-2



Comment 73:
REPAIR OR REPLACE: Garbage disposal noted as not plugged in at time of inspection. Inspector plugged in unit to both top and bottom outlet and it would continuously run. The outlet is not connected to the switch on right side of sink. Have a more qualified professional to evaluate and repair.

(Appliances continued)

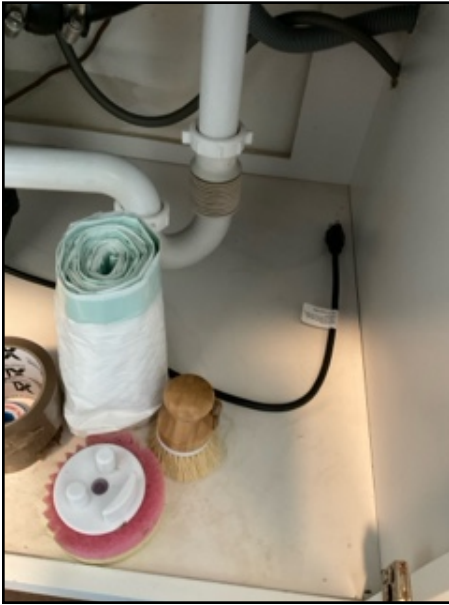


Figure 73-1



Figure 73-2

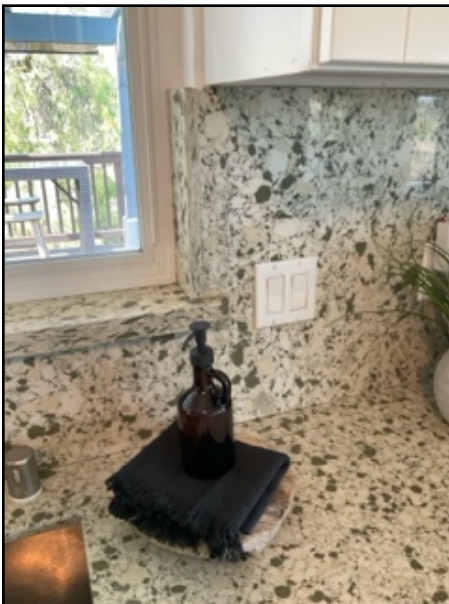


Figure 73-3

(Appliances continued)



Comment 74:
Double ovens working.



Figure 74-1



Figure 74-2

NOTICE: Determining adequacy of washing and drying functions of dishwashers is not part of this inspection.

Laundry

NOTICE: The inspector operates washing machines and dryers by their normal controls. It is outside the scope of this inspection to move appliances, or to inspect the condition of walls and flooring that is not readily visible at the time of inspection. Washing machine drains and supply valves are visually inspected. If turned, water supply valves may leak.

| | |
|--------------------|--|
| Built In Cabinets: | Not Present |
| Laundry Sink: | Not Present |
| Dryer Venting: | To Exterior |
| | Condition: Satisfactory |
| GFCI Protection: | Yes |
| | Condition: Marginal |
| Laundry Hook Ups: | Yes, Gas and Electric dryer connection present |
| | Condition: Satisfactory |

(Laundry continued)

Washer: LG
Condition: Satisfactory

Dryer: LG
Condition: Satisfactory



Comment 75:
Laundry is set up for 220 V or gas for dryer.



Figure 75-1



Figure 75-2



Figure 75-3

Structure

The visible conditions of the structural components are inspected. The determination of adequacy of structural components is beyond the scope of a home inspection; as are items not visible at the time of inspection. All slabs experience some degree of cracking due to shrinkage in the drying process. In most instances, floor coverings prevent recognition of cracks or settlement (except the most severe cases). The inspector may- at additional cost- conduct a reinspection provided the client removes floor covering and releases the inspector from damage caused by this process. Floor coverings are not removed during this inspection.

| | |
|-----------------------------|--|
| Foundation Types: | Crawl Space |
| Foundation Material: | Poured Concrete |
| | Condition: Satisfactory |
| Signs of Water Penetration: | Dampness |
| | Condition: Repair or Replace |
| Prior Waterproofing: | Perimeter Drain, Gutter type drain |
| | Condition: Further Evaluation Required |
| Floor Structure: | Wood Frame |
| | Condition: Satisfactory |
| Subflooring: | Plywood |
| | Condition: Satisfactory |
| Wall Structure: | Wood Frame |
| | Condition: Satisfactory |

NOTICE: This inspection does not include geological conditions or site stability information. For more information, consult a geologist or soils engineer.

Attic

NOTICE: Due to limited accessibility, poor lighting conditions, and/or insulation in the attic, not all components of the attic (including roof sheeting, framing, electrical, junction boxes, possible active leakage, and/or wood destroying organism activity) are fully visible. Areas not observed are outside the scope of this inspection.

| | |
|--------------------|-------------------------|
| Attic Entry: | Hallway |
| Roof Framing Type: | Joist and Rafters |
| | Condition: Satisfactory |

(Attic continued)

| | |
|----------------------|------------------------------|
| Roof Deck Material: | Plywood |
| | Condition: Satisfactory |
| Vent Risers: | Metal, Plastic |
| | Condition: Satisfactory |
| Insulation: | Fiberglass Batts |
| | Condition: Satisfactory |
| Ventilation Present: | Yes |
| | Condition: Satisfactory |
| Visible Plumbing: | Not Present |
| Attic Entry Cover: | Wood |
| | Condition: Repair or Replace |



Comment 76:

REPAIR OR REPLACE: Attic hatch cover is made of wood. Fire code requires the hatch to be made of fire-resistant material such as drywall or metal.

Attic Inspection Pictures:

Some areas of the attic were not inspected due to limited access.



Figure 76-1



Figure 76-2

(Attic continued)



Figure 76-3



Figure 76-4



Figure 76-5



Figure 76-6

(Attic continued)



Figure 76-7



Figure 76-8



Figure 76-9



Figure 76-10

(Attic continued)



Figure 76-11

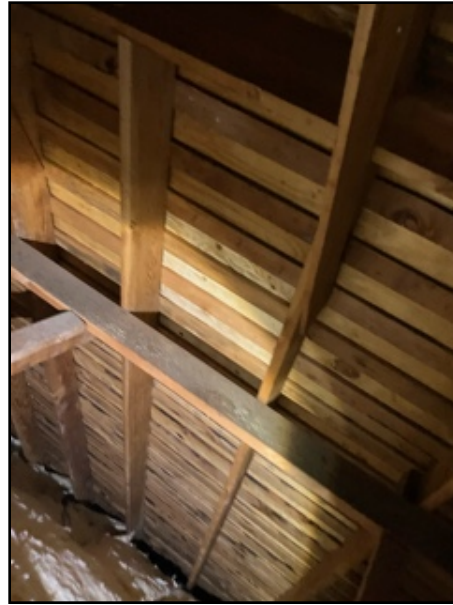


Figure 76-12



Figure 76-13

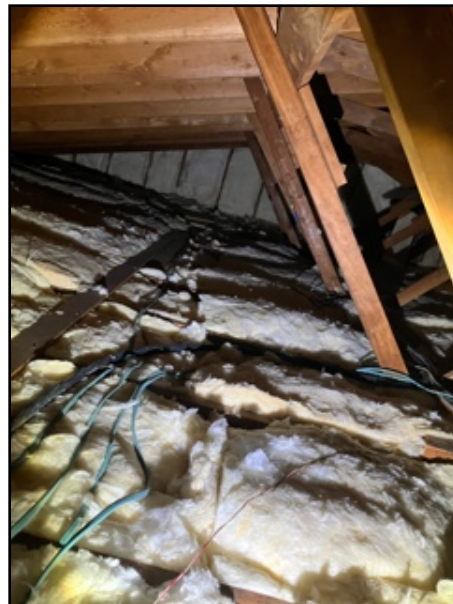


Figure 76-14

(Attic continued)



Figure 76-15



Figure 76-16

Crawl Space

If the clearance from the ground to the bottom of the joists is less than 18 inches, or if other adverse conditions exist, the inspector is not obligated to enter the crawl space. Items not readily visible at the time of inspection are outside the scope of this inspection.

| | |
|------------------------|------------------------------|
| Inspection Method: | From Access |
| Vapor Retarder: | Not Present |
| Underfloor Insulation: | Not Present |
| Ventilation Present: | Yes |
| | Condition: Satisfactory |
| Moisture Condition: | Damp |
| | Condition: Repair or Replace |

(Crawl Space continued)


 **Comment 77:**
REPAIR OR REPLACE: Two leaks noted on drain lines underneath primary bathroom. Evidence of rodents noted in crawlspace.



Figure 77-1



Figure 77-2



Figure 77-3



Figure 77-4

(Crawl Space continued)



Figure 77-5

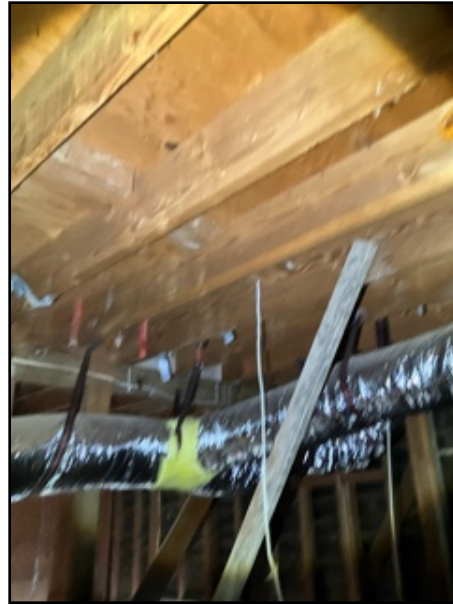


Figure 77-6



Figure 77-7

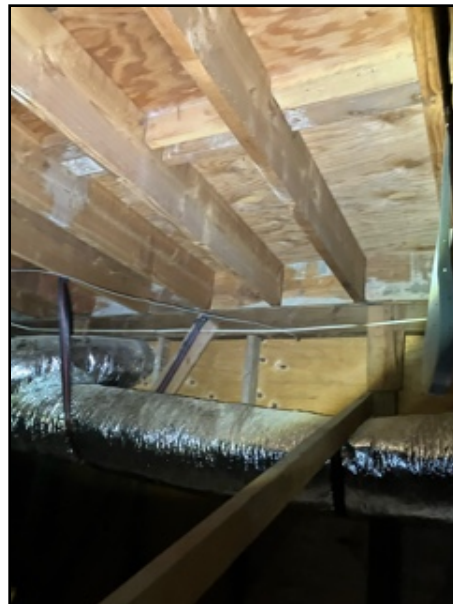


Figure 77-8

(Crawl Space continued)



Figure 77-9



Figure 77-10



Figure 77-11



Figure 77-12

(Crawl Space continued)



Figure 77-13



Figure 77-14



Figure 77-15



Figure 77-16

(Crawl Space continued)



Figure 77-17



Figure 77-18



Figure 77-19



Figure 77-20

(Crawl Space continued)



Figure 77-21



Figure 77-22



Figure 77-23



Figure 77-24

(Crawl Space continued)



Figure 77-25



Figure 77-26



Figure 77-27



Figure 77-28

(Crawl Space continued)



Figure 77-29



Figure 77-30

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings, personal belongings, or stored items. A representative number of windows, doors, outlets, and switches are tested.

| | |
|--|---|
| Floors: | Wood Laminate Condition: Repair or Replace |
| Walls: | Painted Drywall Condition: Satisfactory |
| Window: Operation, Locks, Seals: | Sliders, Fixed Condition: Satisfactory |
| Interior Door Materials: | Wood |
| Fireplace: | Wood Burning, Visually inspected but not lit. Condition: Further Evaluation Required |
| Fireplace Damper Clamp: | Not Present |
| Fireplace: Door, Screen Or Other Appropriate Barrier: | Present Condition: Satisfactory |
| Stairways And Handrailings: | Not Present |
| Light Switches: | Standard, Dimmer Condition: Satisfactory |

(Interior continued)

| | |
|-----------------------------|---|
| Outlets: | Three prong Condition: Repair or Replace |
| Smoke Detectors : | Present Condition: Repair or Replace |
| Carbon Monoxide Detectors : | Present Condition: Satisfactory |
| Ceiling Fans : | Present Condition: Satisfactory |



Comment 78:

Minor paint, drywall damage, burned out bulbs, broken/missing covers and other minor cosmetic defects noted at various locations throughout the home.



Figure 78-1

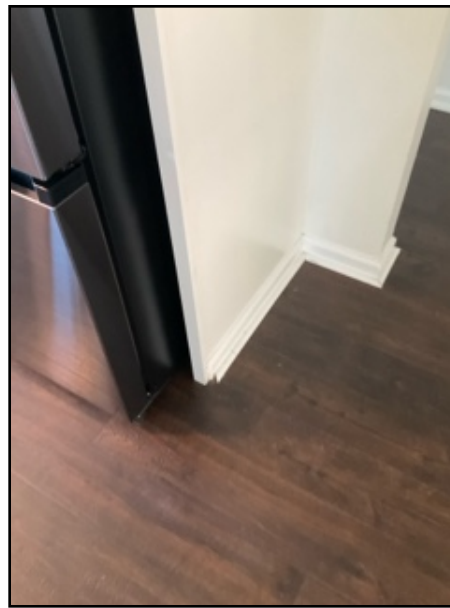


Figure 78-2

(Interior continued)



Figure 78-3

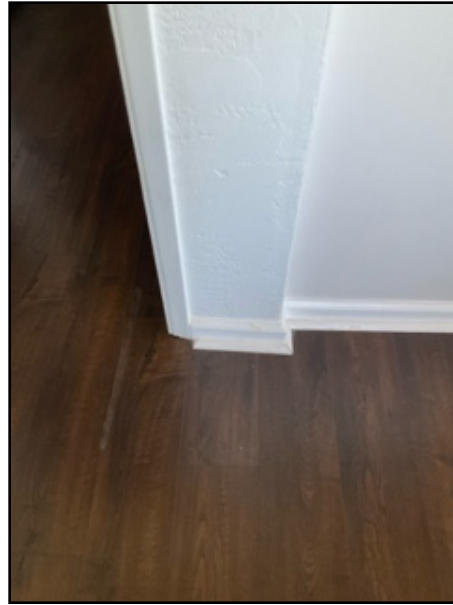


Figure 78-4



Figure 78-5

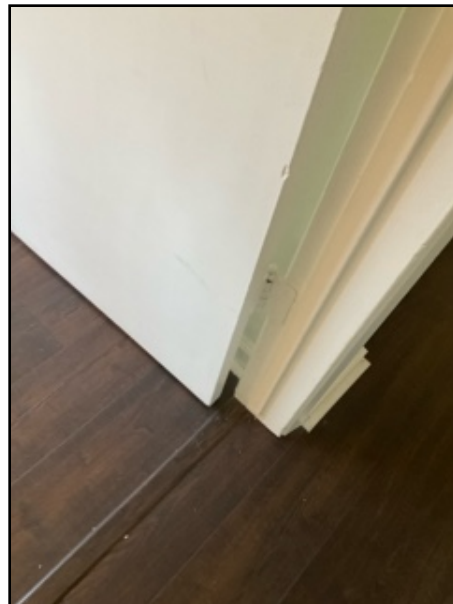


Figure 78-6

(Interior continued)



Figure 78-7

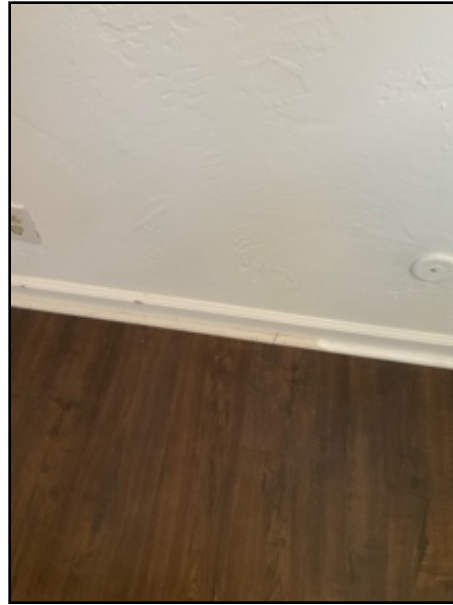


Figure 78-8

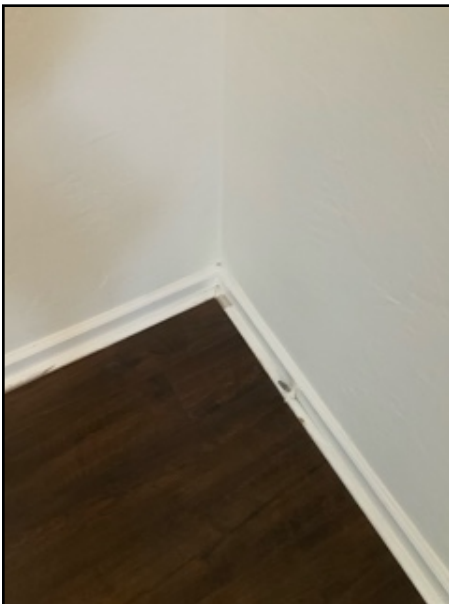


Figure 78-9

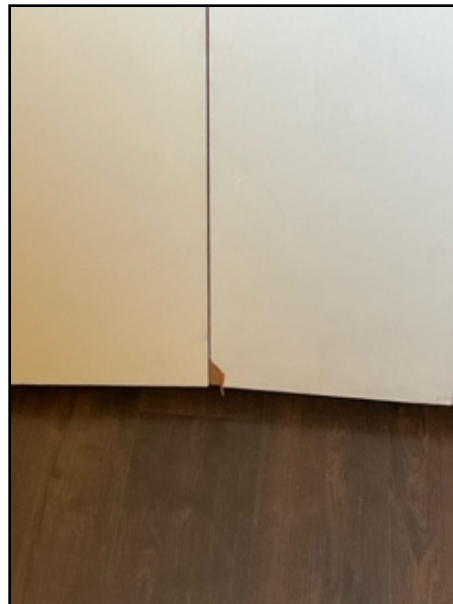


Figure 78-10

(Interior continued)

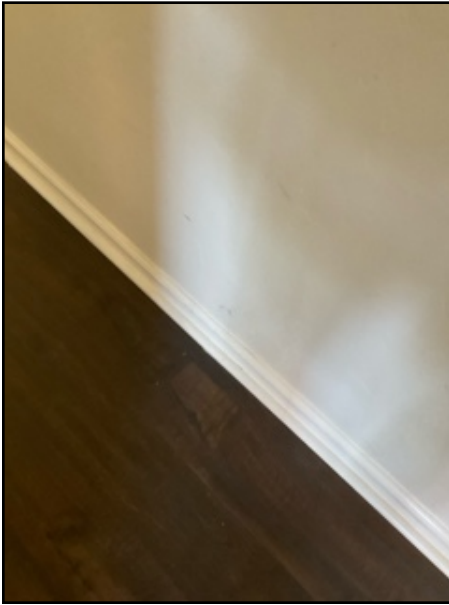


Figure 78-11



Figure 78-12



Figure 78-13



Figure 78-14

(Interior continued)


 **Comment 79:**
REPAIR OR REPLACE: Entry floor noted as squeaking when stepped on.



Figure 79-1

NOTICE: The condition of walls behind wallpaper, paneling, and furnishings can not be judged.

NOTICE: It is beyond the scope of this inspection to determine whether acoustic sprayed ceilings contain asbestos. Contract an asbestos specialist for further testing.

NOTICE: Flooring damage may be hidden by furniture or floor coverings. The condition of flooring below carpets and furniture is not inspected.

Lawn Sprinkler

We manually test visible and easily accessible irrigation valves and irrigation systems that are above ground. We do not turn on/off main supply valves; nor do we inspect timers, control units, or wiring. The inspector does not troubleshoot defects.

Due to the unreliable nature of residential irrigation systems, the client may experience different results when observing functionality after the time of inspection. No warranty, expressed or implied, is extend to the irrigation system, or any other component or system included in this report.

| | |
|-------------------------|--|
| Water Supply: | Municipal Condition: Further Evaluation Required |
| Valves: | Mechanical Condition: Further Evaluation Required |
| Sprinkler Heads: | Spray/Pop up Condition: Repair or Replace |
| Timer: | Electric Clock Condition: Further Evaluation Required |
| Visible Piping: | PVC Condition: Further Evaluation Required |
| Electrical Connections: | Conduit Condition: Further Evaluation Required |



Comment 80:

FURTHER EVALUATION REQUIRED: Water noted as turned off to sprinkler system at time of inspection. Some drip head sprinklers were not connected.

(Lawn Sprinkler continued)



Figure 80-1



Figure 80-2



Figure 80-3



Figure 80-4

(Lawn Sprinkler continued)



Figure 80-5

Report Summary

The summary below is not a complete list of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of this report carefully, as the summary alone does not explain all information of interest or concern to you. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Site

- 1) Comment 5: Cracks, stains and uneven surfaces noted at driveway, walkways and patio.
- 2) Comment 7: FURTHER EVALUATION REQUIRED: Evidence of possible wood destroying organisms noted on front porch. Beam at front porch noted as recently installed with joist hanger. Have a more qualified professional to evaluate.
- 3) Comment 8: REPAIR OR REPLACE: Evidence of dry rot and disintegrating wood steps off side yard. Handrail noted as loose.
- 4) Comment 9: FURTHER EVALUATION REQUIRED: Evidence of possible wood destroying organisms/dry rot noted on wood railing on deck in backyard. Boards noted as not flush with deck.
- 5) Comment 10: FURTHER EVALUATION REQUIRED: Evidence of possible wood, destroying organisms/dry rot noted on wood pergola off top deck.
- 6) Comment 11: REPAIR OR REPLACE: Sunburn, peeling paint, damaged wood, wood-to-soil contact, and evidence of possible wood destroying organisms noted at various locations throughout fence.
- 7) Comment 12: REPAIR OR REPLACE: Electrical outlet on right side in shed noted as open ground and covers are loose.
- 8) Comment 13: REPAIR OR REPLACE: Outside electrical lights noted as loose and not sealed off shed.

(Report Summary continued)

Exterior

- 9) Comment 14: Defects such as peeling, holes, cracks, and patches noted at various places throughout exterior.
- 10) Comment 15: REPAIR OR REPLACE: Exposed non-hot wires noted on exterior.
- 11) Comment 16: REPAIR OR REPLACE: Exposed cable wire noted on exterior.
- 12) Comment 17: FURTHER EVALUATION REQUIRED: Exposed foundation noted in rear and side of home. So erosion noted.
- 13) Comment 18: REPAIR OR REPLACE: Window screen off garage noted as torn.
- 14) Comment 19: FURTHER EVALUATION REQUIRED: Evidence of possible wood, destroying organisms/dry rot noted on wood siding near front door.
- 15) Comment 20: REPAIR OR REPLACE: Patio screen doors turned as not installed.
- 16) Comment 21: FURTHER EVALUATION REQUIRED: Evidence of possible wooddestroying organisms/dry rot noted on wood balcony off master bedroom.
- 17) Comment 22: REPAIR OR REPLACE: Exterior lights noted as loose and not sealed.
- 18) Comment 23: REPAIR OR REPLACE: Exterior outlet noted as missing cover, tape noted in holes and junction box not connected.
- 19) Comment 24: REPAIR OR REPLACE: Window screens noted as not installed on any windows.

Garage

- 20) Comment 26: Cracks and stains noted at garage floor.
- 21) Comment 27: REPAIR OR REPLACE: Exposed electrical wires under 7 feet in garage.
- 22) Comment 28: REPAIR OR REPLACE: Junction box noted as missing cover.
- 23) Comment 29: REPAIR OR REPLACE: Electrical strip noted as hardwired in wall and loose on ground.

(Report Summary continued)

24) Comment 30: REPAIR OR REPLACE: Electrical outlet for garage vehicle door motor noted as missing cover.

25) Comment 31: REPAIR OR REPLACE: Garage entry doors are required to have at least a 20-minute fire rating or be solid wood of at least 1-3/8 inches thick with a self-closing hinge.

26) Comment 32: REPAIR OR REPLACE: Garage side door noted as hitting door jam and will not close without force.

27) Comment 33: REPAIR OR REPLACE: Weatherstripping on bottom of garage vehicle door noted as torn and deteriorated.

28) Comment 34: REPAIR OR REPLACE: Trim around garage window off side door noted as broken and seal is moving.

29) Comment 35: REPAIR OR REPLACE: No weatherstripping noted as installed around garage entry door. Daylight noted as coming through bottom of door. This is a possible rodent entry point.

Electrical

30) Comment 41: REPAIR OR REPLACE: Smoke detectors noted as not installed in two small bedrooms.

Per Section 72 of the National Fire Protection Association (NFPA) National Fire Alarm Signaling Code, smoke alarms must be installed on each habitable level, in every sleep room, and outside each sleeping area.

For more information on smoke alarms requirements, please visit
<https://osfm.fire.ca.gov/media/8428/updated-smoke-alarm-requirement-ib-september-2014.pdf>

Electrical: Sub Panel

31) Comment 42: REPAIR OR REPLACE: Copper wire noted as not connected to 20 amp 220 breaker top left.

(Report Summary continued)

Electrical: Sub Panel #2

32) Comment 43: REPAIR OR REPLACE: Missing block off plates noted at empty breaker spots inside service sub panel.

HVAC: Cooling

33) Comment 52: FURTHER EVALUATION REQUIRED: Condensation drain line for AC noted as draining on exterior dirt. Should be draining into gravel pit or drain.

Plumbing

34) Comment 54: Water temperature was 132°F. Most appliance manufacturers recommend a temperature of around 120°F. Generally temperatures above 130°F are considered unsafe.

Plumbing: Water Heater

35) Comment 60: FURTHER EVALUATION REQUIRED: Thermostat on water heater noted as set to the A position. Water temperature reach 132°F. Inspector recommends turning down thermostat to recommended manufactured setting.

Bathrooms: Bathroom #1

36) Comment 62: REPAIR OR REPLACE: Shower diverter allows water to leak by and is corroded.

37) Comment 63: REPAIR OR REPLACE: Sink drains slowly.

38) Comment 64: REPAIR OR REPLACE: no ventilation noted as installed in hallway bathroom.

Bathrooms: Bathroom #2

39) Comment 65: REPAIR OR REPLACE: Shower extension cover plate noted as not installed. The plumbing noted is not sealed.

40) Comment 66: REPAIR OR REPLACE: Grout around shower wall tiles noted as cracked.

41) Comment 67: REPAIR OR REPLACE: GFCI electrical outlet in primary bathroom noted as failed test and is open ground.

(Report Summary continued)

42) Comment 68: REPAIR OR REPLACE: Two leaks on drainage lines underneath primary bathroom. Have a more qualified professional to evaluate and repair.

Kitchen

43) Comment 69: REPAIR OR REPLACE: Kitchen cabinet drawers noted as misaligned and not closing flush. Scratches noted on outside of cabinets.

44) Comment 70: REPAIR OR REPLACE: Kitchen faucet noted as loose.

Kitchen: Appliances

45) Comment 73: REPAIR OR REPLACE: Garbage disposal noted as not plugged in at time of inspection. Inspector plugged in unit to both top and bottom outlet and it would continuously run. The outlet is not connected to the switch on right side of sink. Have a more qualified professional to evaluate and repair.

Structure: Attic

46) Comment 76: REPAIR OR REPLACE: Attic hatch cover is made of wood. Fire code requires the hatch to be made of fire-resistant material such as drywall or metal.

Attic Inspection Pictures:

Some areas of the attic were not inspected due to limited access.

Structure: Crawl Space

47) Comment 77: REPAIR OR REPLACE: Two leaks noted on drain lines underneath primary bathroom. Evidence of rodents noted in crawlspace.

Interior

48) Comment 78: Minor paint, drywall damage, burned out bulbs, broken/missing covers and other minor cosmetic defects noted at various locations throughout the home.

49) Comment 79: REPAIR OR REPLACE: Entry floor noted as squeaking when stepped on.

Lawn Sprinkler

50) Comment 80: FURTHER EVALUATION REQUIRED: Water noted as turned off to sprinkler system at time of inspection. Some drip head sprinklers were not connected.