USA Home Inspectors

14119 Kelli Ln
El Cajon, CA 92021
(619) 289-8387
www.usa-homeinspectors.com
sean@usa-homeinspectors.com
Inspected By: Sean Crane



Home Inspection Report

Prepared For:

jessica Raddatz

Property Address:

1947 Courage St
Vista, CA 92081

Inspected On:Thu, Mar 12 2026 at 9:00AM

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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:	Condo
Stories:	Two
Year Built:	1998
Bedrooms/Baths:	2/2.5
Door Faces:	South
Furnished:	Partially
Weather:	Sunny
Temperature:	Warm

(General continued)

Soil Condition:	Dry
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Client, Selling Agent
Inspection Fee:	$366.00

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

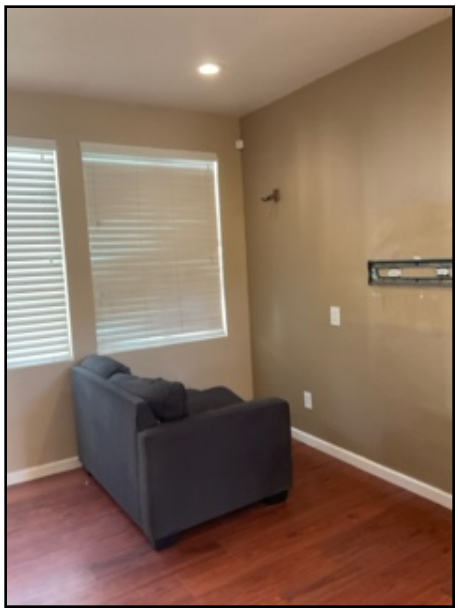

Figure 4-4

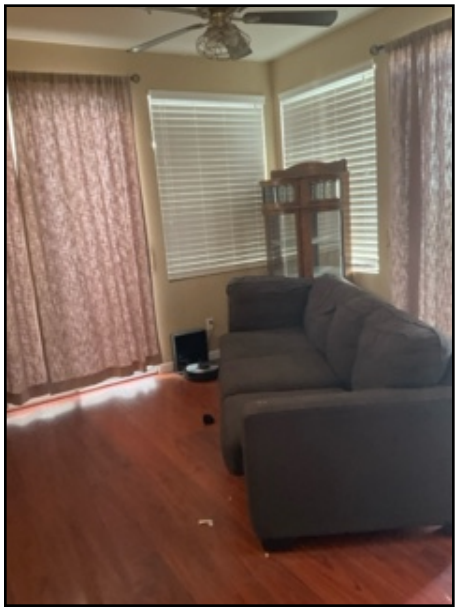

Figure 4-5

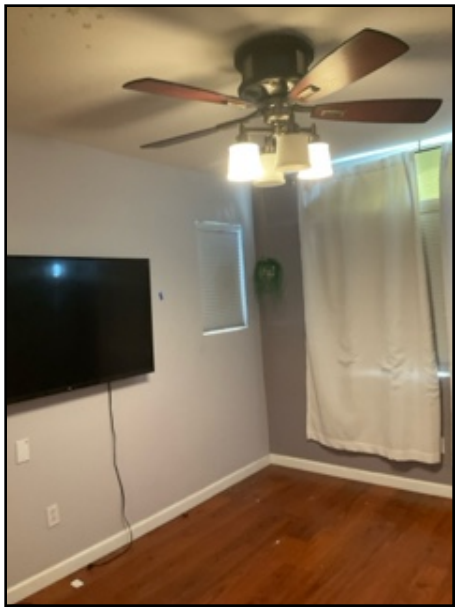

Figure 4-6

(General continued)

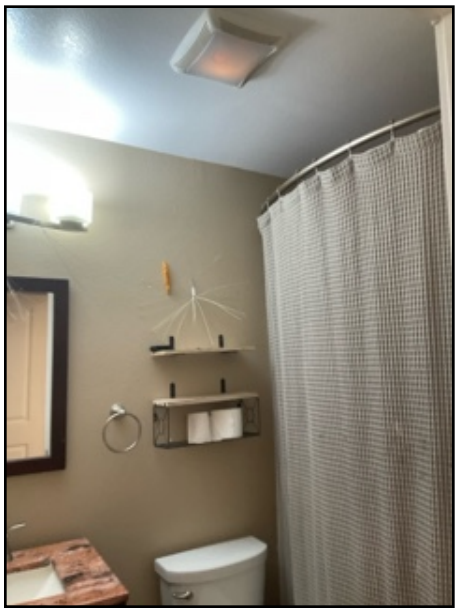

Figure 4-7



Figure 4-8

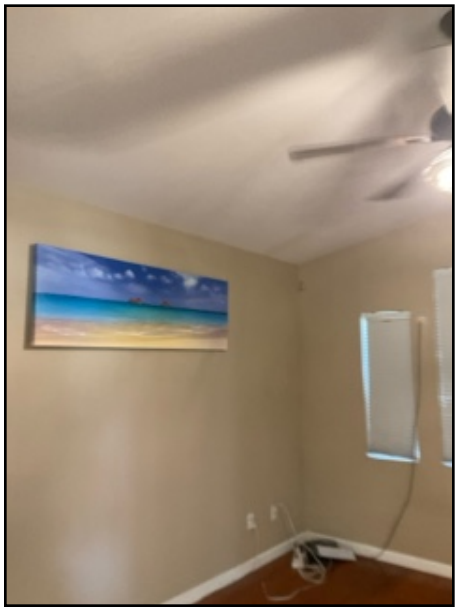

Figure 4-9

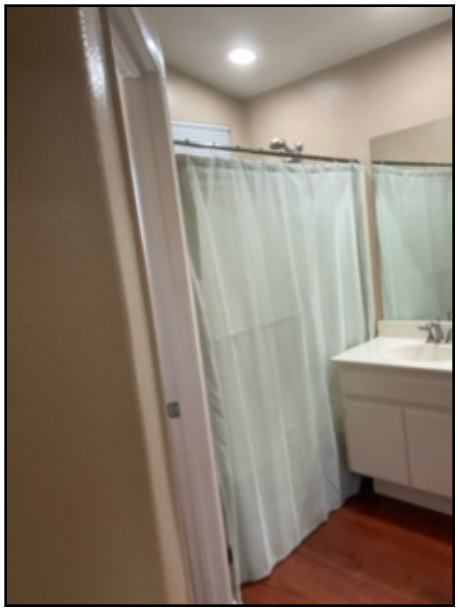

Figure 4-10

(General continued)



Figure 4-11

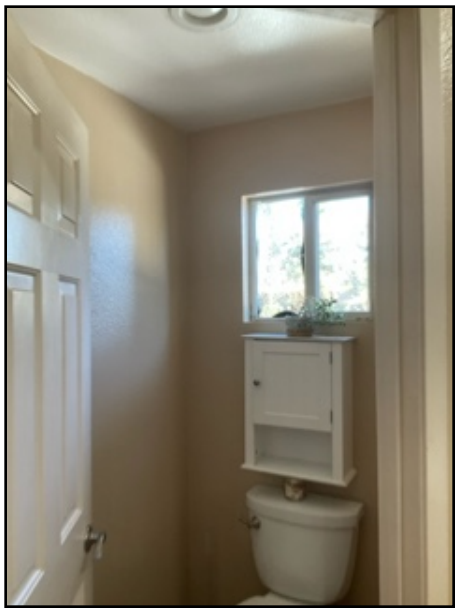

Figure 4-12



Figure 4-13



Figure 4-14

(General continued)



Figure 4-15



Figure 4-16

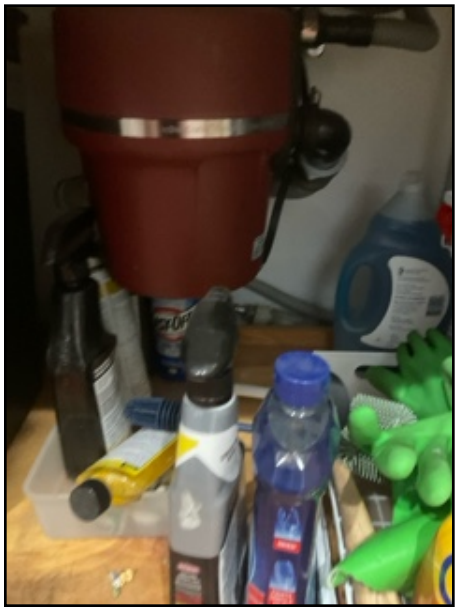

Figure 4-17

(General continued)

Comment 5:
This home is maintained by an HOA. Please check the rules and regulations regarding exterior and structural items shared in common with other homeowners. Components and systems that are generally maintained by an HOA (such as the roof, parking, foundation, landscaping, and exterior) are not inspected unless specifically requested by the client at the time of inspection. Some equipment associated with the subject property may be located in inaccessible areas controlled by the HOA and will be considered "inaccessible" at the time of the inspection if prior arrangements for access have not been made. Return trips to subject property to inspect such equipment may incur additional fees.

Comment 6:
Property is equipped with a general sprinkler system at time of inspection. It is outside the scope of a general home inspection to inspect a fire suppression system.



Figure 6-1

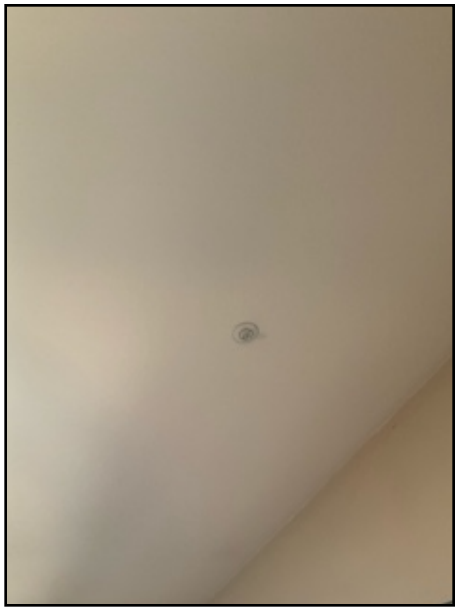

Figure 6-2

(General continued)

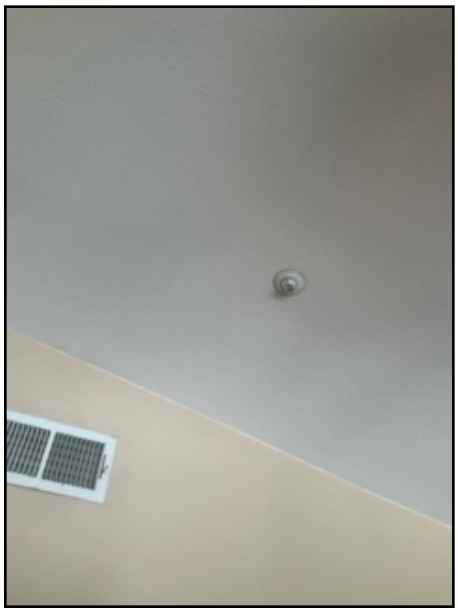

Figure 6-3

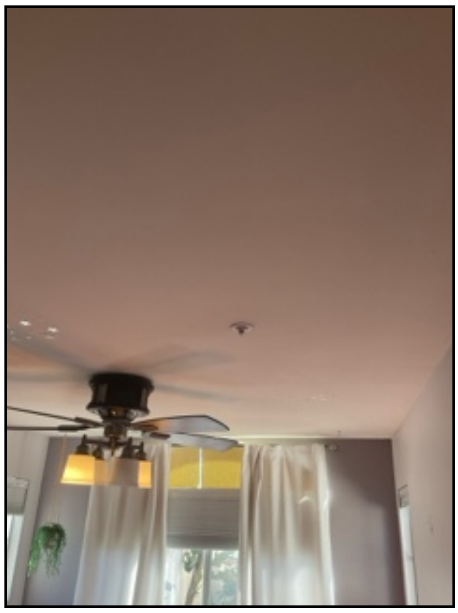

Figure 6-4

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:	Not Growing Against Structure Condition: Satisfactory
Retaining Walls:	Not Present
Driveway:	Concrete Condition: Satisfactory
Walkways:	Concrete Condition: Satisfactory

(Site continued)

Steps/Stoops:	Concrete Condition: Satisfactory
Patios/Decks:	Concrete Condition: Satisfactory
Steps/Stairs:	Not Present
Hand Rails:	Not Present
Patio Cover:	Not Present
Fence:	Wood, Concrete/Masonry , Vinyl Condition: Satisfactory
Perimeter Drains :	Not Present

Comment 7:
Cracks, stains and uneven surfaces noted at driveway, walkways and patio.



Figure 7-1



Figure 7-2

(Site continued)



Figure 7-3

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 Condition: Satisfactory
Exterior Trim Material:	Aluminum Condition: Satisfactory
Windows: Caulk, Glass:	Aluminum Condition: Further Evaluation Required
Windows Screens:	Aluminum Condition: Satisfactory
Patio Screen Doors:	Aluminum Condition: Repair or Replace

(Exterior continued)

Security Screen Doors:	Present Condition: Satisfactory
Entry Doors:	Wood Condition: Satisfactory
Vent Screens:	Present Condition: Satisfactory
Doorbell:	Video/Smart Condition: Further Evaluation Required
Hose Faucets:	Yes Condition: Satisfactory
Exterior Outlets:	Yes Condition: Satisfactory

Comment 8:
Defects such as peeling, holes, cracks, and patches noted at various places throughout exterior.



Figure 8-1



Figure 8-2

(Exterior continued)



Figure 8-3



Figure 8-4

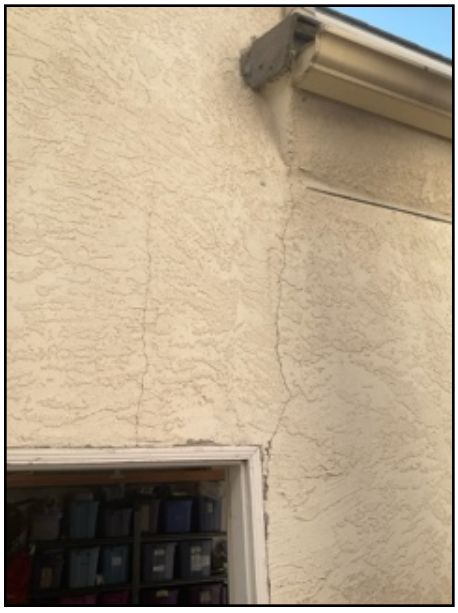

Figure 8-5



Figure 8-6

(Exterior continued)



Figure 8-7



Figure 8-8



Figure 8-9

(Exterior continued)

Comment 9:
Inspector notes smart doorbell is 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 smart devices.

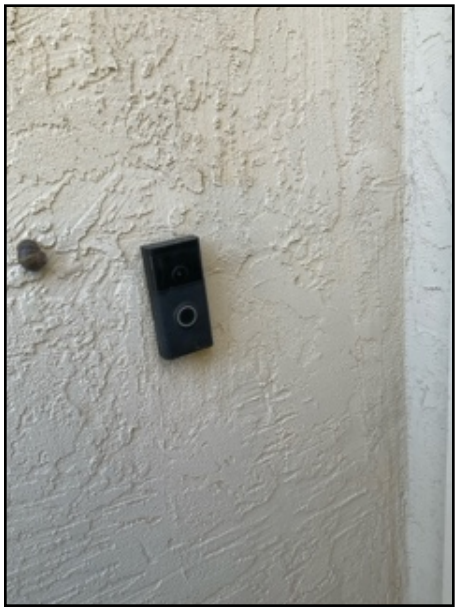

Figure 9-1

(Exterior continued)

Comment 10:
REPAIR OR REPLACE: Exterior lights noted as loose and not sealed.



Figure 10-1



Figure 10-2



Figure 10-3

(Exterior continued)

Comment 11:
REPAIR OR REPLACE: Patio screen door not as torn.



Figure 11-1

Comment 12:
REPAIR OR REPLACE: Patio screen door noted as off track.



Figure 12-1

(Exterior continued)

Comment 13:
FURTHER EVALUATION REQUIRED: black substance noted around fixed window in upstairs small bedroom.



Figure 13-1



Figure 13-2

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:	Belt Drive Condition: Satisfactory
Opener Safety Feature:	Light Beam Condition: Repair or Replace

(Garage continued)

Garge Entry Door:	Yes Condition: Satisfactory
Garage Side Door:	Yes Condition: Satisfactory
Vehicle Door:	Yes Condition: Satisfactory
Stem Wall:	Concrete Condition: Satisfactory
Visible Wall Structure:	Wood Frame Condition: Satisfactory
GFCI:	Yes Condition: Satisfactory
Firewall:	Present Condition: Repair or Replace
Weather Stripping :	Present Condition: Satisfactory

Comment 14:
Personal belongings stored in garage prevented inspection of some aspects of the garage.



Figure 14-1



Figure 14-2

(Garage continued)



Figure 14-3



Figure 14-4



Figure 14-5

(Garage continued)

Comment 15:
Cracks and stains noted at garage floor.

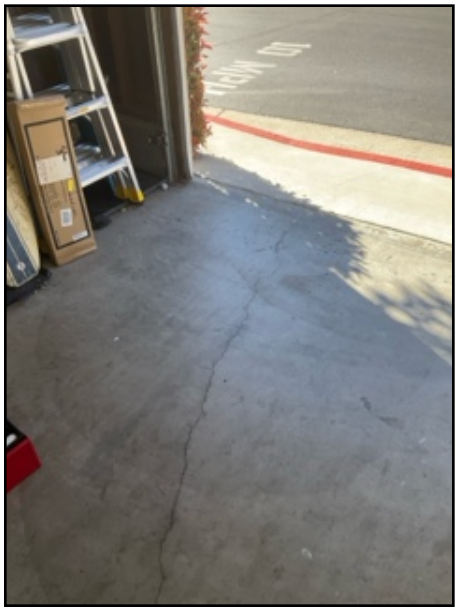

Figure 15-1



Figure 15-2

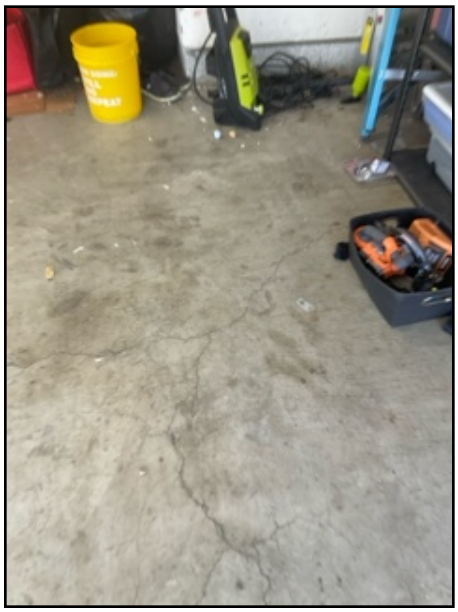

Figure 15-3

(Garage continued)

Comment 16:
REPAIR OR REPLACE: Exposed plumbing noted in garage. This breaches firewall in garage.



Figure 16-1

Comment 17:
REPAIR OR REPLACE: Minor drywall damage noted in garage at various locations.

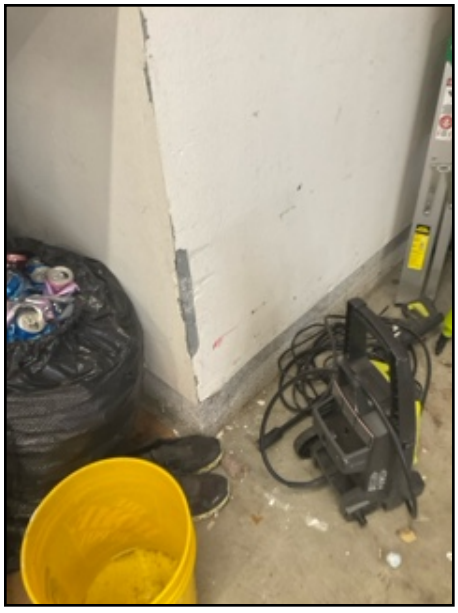

Figure 17-1



Figure 17-2

(Garage continued)



Figure 17-3



Figure 17-4

Comment 18:
REPAIR OR REPLACE: Light beam sensors for garage vehicle door noted as not operating at time of inspection. Garage vehicle door did not retract when light beam was crossed. Have a more qualified professional to evaluate and repair.

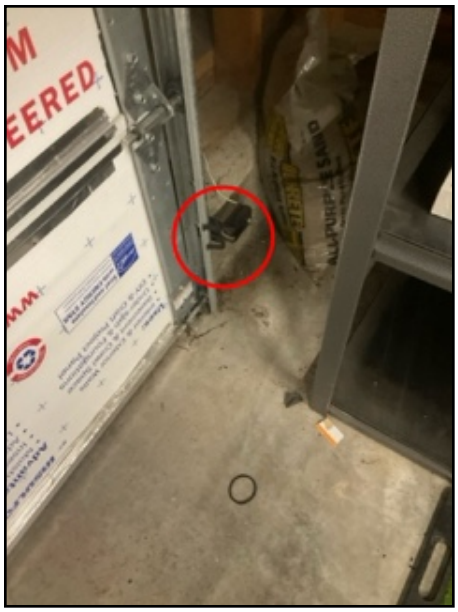

Figure 18-1



Figure 18-2

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:	Telescoping Pole/Camera
Roof Design:	Gable
Roof Covering:	Concrete Tile
	Condition: Repair or Replace
Ventilation Present:	Roof
	Condition: Satisfactory
Vent Stacks:	Metal, Plastic
	Condition: Satisfactory
Penetration Flashing:	Metal, Tar/Cault
	Condition: Satisfactory
Drip Edge Flashing:	Not Present
Sky Lights:	Not Present
Soffit and Fascia:	Enclosed
	Condition: Satisfactory
Gutters & Downspouts:	Metal
	Condition: Satisfactory

(Roofing continued)

Comment 19:
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

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Comment 20:
REPAIR OR REPLACE: Slipped concrete tiles noted at various locations on roof. Palm tree noted as growing over and on roof. Have a more qualified professional to evaluate and repair.

(Roofing continued)



Figure 20-1



Figure 20-2



Figure 20-3



Figure 20-4



Figure 20-5

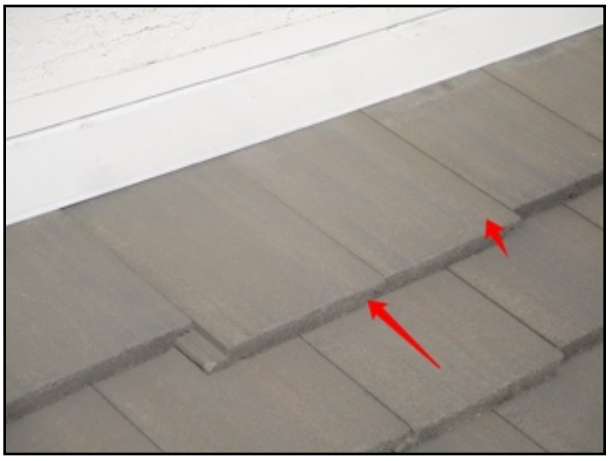

Figure 20-6

(Roofing continued)

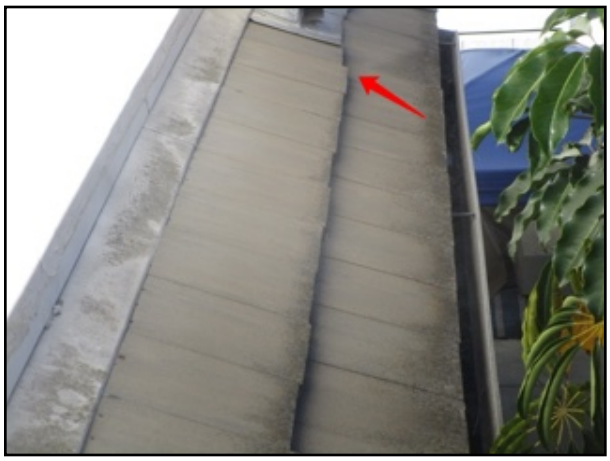

Figure 20-7



Figure 20-8



Figure 20-9



Figure 20-10



Figure 20-11



Figure 20-12

(Roofing continued)



Figure 20-13



Figure 20-14



Figure 20-15



Figure 20-16



Figure 20-17



Figure 20-18

(Roofing continued)



Figure 20-19



Figure 20-20



Figure 20-21



Figure 20-22



Figure 20-23



Figure 20-24

(Roofing continued)



Figure 20-25



Figure 20-26

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:	Underground
Main Disconnect Location:	Service Panel
Service Panel Location:	Exterior
Service Panel Manufacturer:	Challenger
	Condition: Satisfactory
Service Line Material:	Aluminum
	Condition: Satisfactory
Service Voltage:	240 volts
Service Amperage:	100 amps
Service Panel Ground:	Unknown Not Visible

(Electrical continued)

Branch Circuit Wiring:	Non-Metallic Shielded Copper Condition: Satisfactory
Overcurrent Protection:	Breakers Condition: Satisfactory
GFCI/AFCI Breakers:	Not Present
Smoke Detectors:	9 volt Battery Type, Lithium Battery Type, Hard Wired Interconnected Condition: Repair or Replace
Carbon Monoxide Detector:	Not Present Condition: Repair or Replace
Solar:	Not Present
Outlets :	Three Prong Condition: Satisfactory

Comment 21:
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.

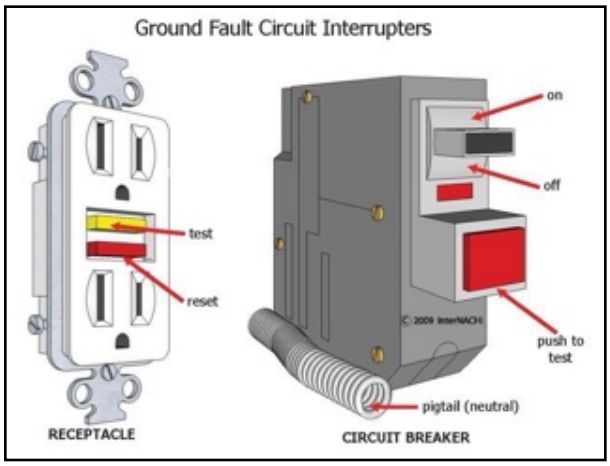

Figure 21-1

(Electrical continued)

Comment 22:
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.

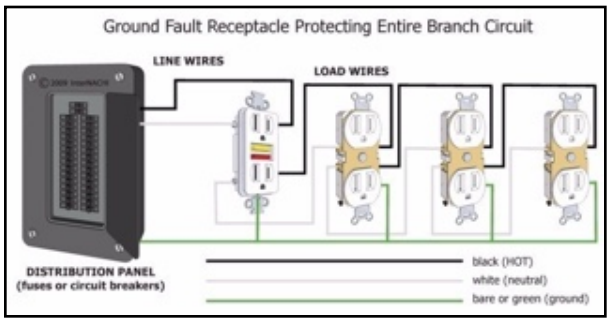

Figure 22-1

Comment 23:
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 23-1



Figure 23-2

(Electrical continued)

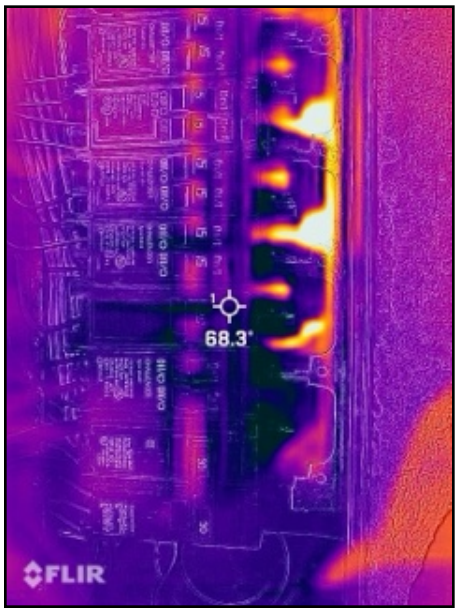

Figure 23-3



Figure 23-4

Comment 24:
REPAIR OR REPLACE: Smoke detectors noted as missing in upstairs small bedroom and hallway outside of bedrooms. Smoke detector noted as missing downstairs.

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 continued)

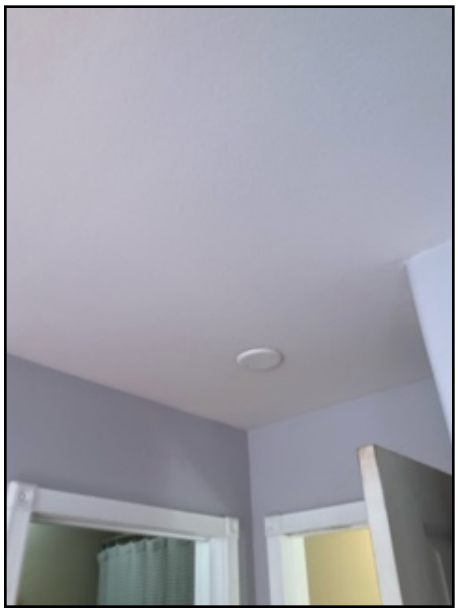

Figure 24-1

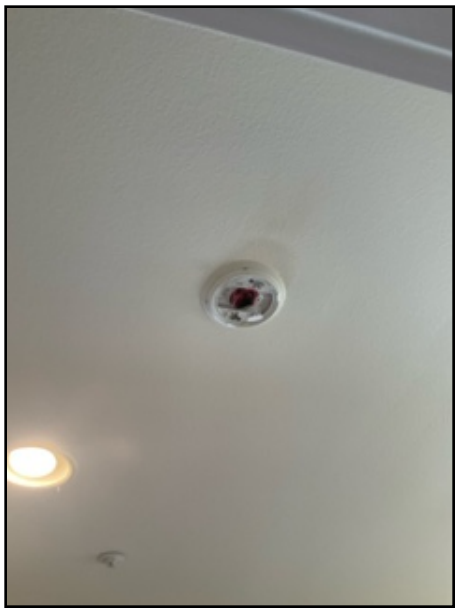

Figure 24-2

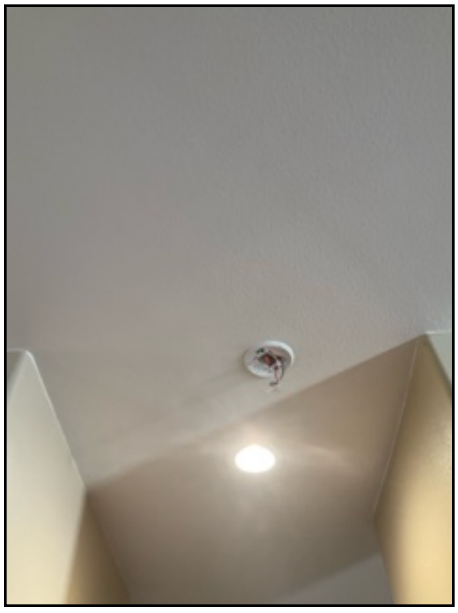

Figure 24-3

(Electrical continued)

Comment 25:
REPAIR OR REPLACE: CO detector not located.

Although it may not have been required at the time of original construction, carbon monoxide detector placements as needing to be placed in the immediate vicinity of bedrooms and on every occupiable level of the dwelling unit. Other locations, such as near the garage entry, are required by applicable laws and codes of standards.

For more information on carbon monoxide detector requirements, please visit https://osfm.fire.ca.gov/media/8417/13-006_sb745_smoke_alarm.pdf

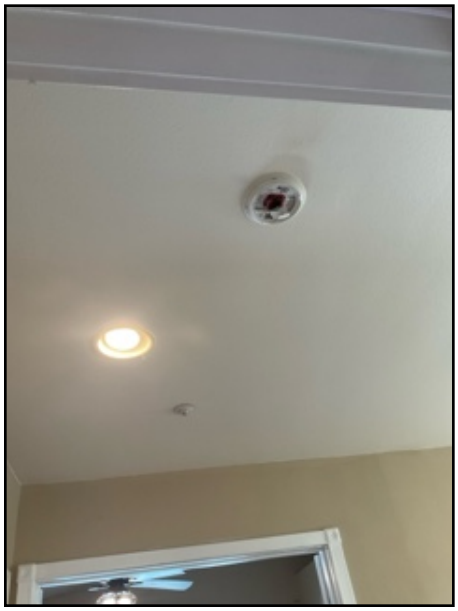

Figure 25-1

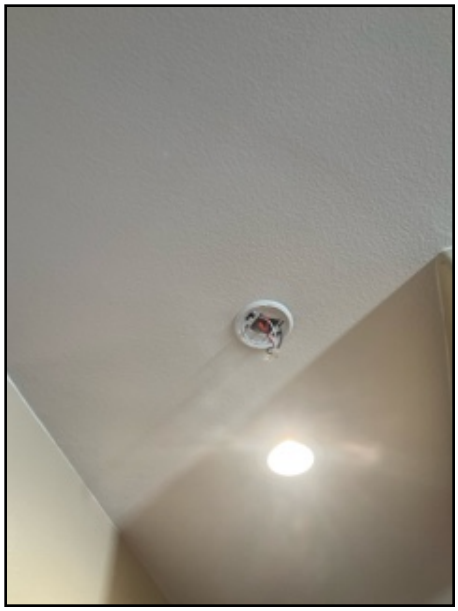

Figure 25-2

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.

HVAC

HVAC System Type: Central Split System
Thermostat: Smart
Condition: Further Evaluation Required

Comment 26:
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 27:
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.

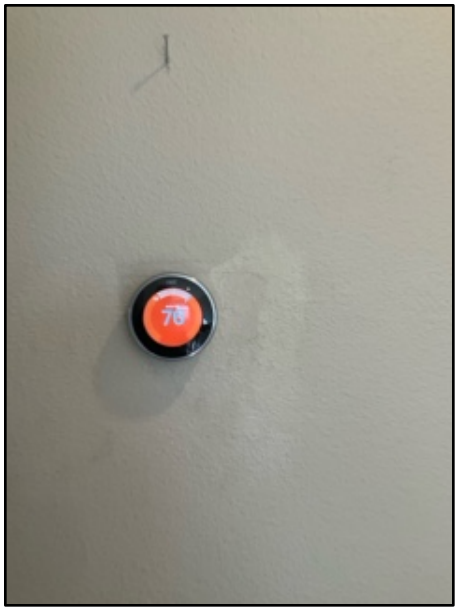

Figure 27-1

(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:	Hallway
Type of Equipment:	Forced Air Condition: Satisfactory
Manufacturer:	Comfortmaker
Heating Fuel:	Gas Condition: Satisfactory
Gas Line Sediment Trap :	Not Present
Filter Type:	Disposable Condition: Repair or Replace
Output Temperature:	115°F
Type of Distribution:	Metal Ducting, Flexible Ducting Condition: Satisfactory
Estimated Age:	20 - 30 years Condition: Satisfactory
Exhaust Flu and Draft Diverter:	Metal Condition: Satisfactory

Comment 28:
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)

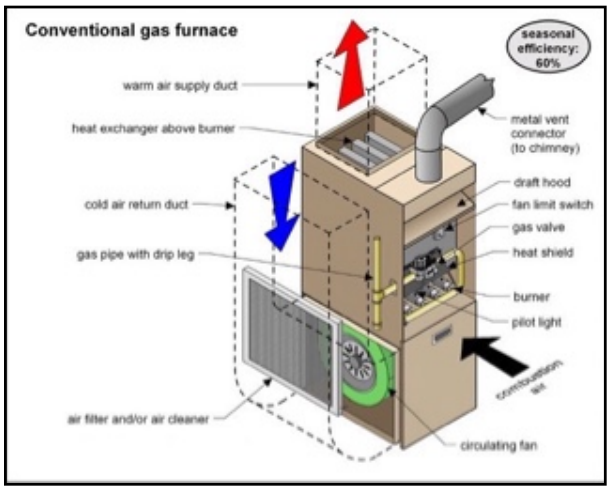

Figure 28-1

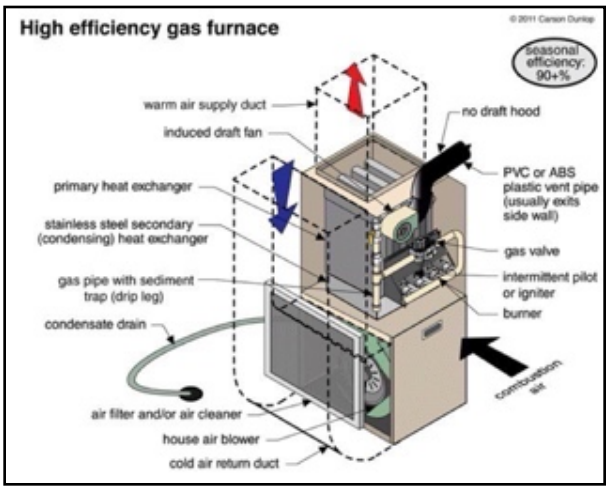

Figure 28-2

Comment 29:
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 30:
Heater data plate picture. 1999

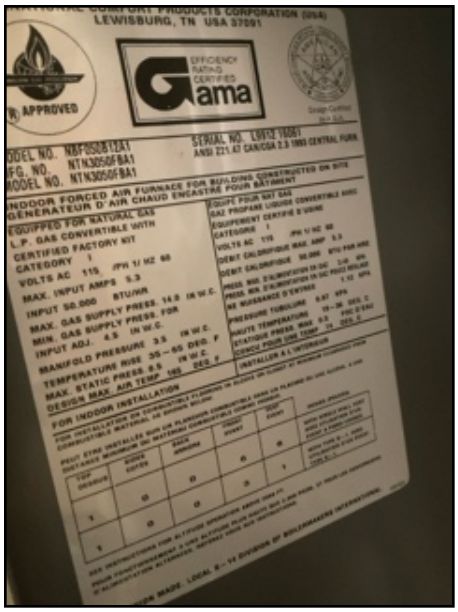

Figure 30-1

(Heating continued)

Comment 31:
Heater outputs.

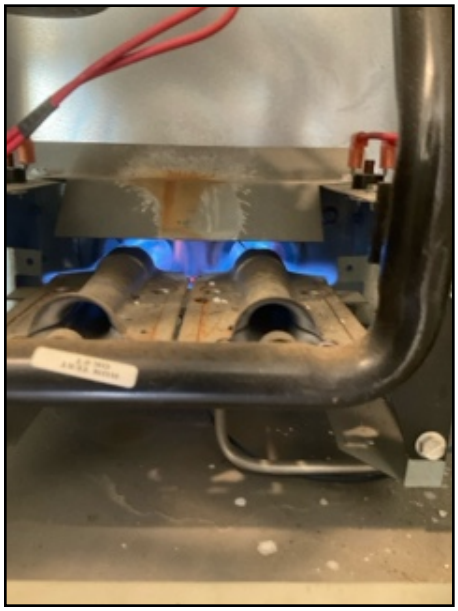

Figure 31-1

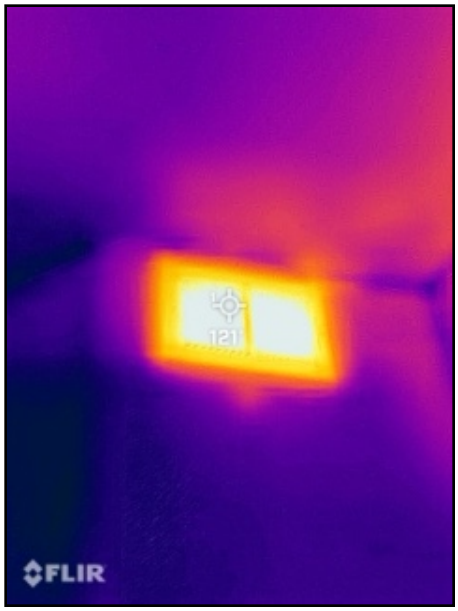

Figure 31-2

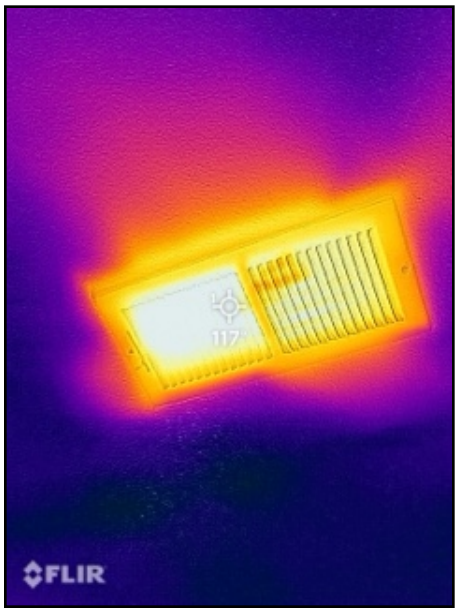

Figure 31-3

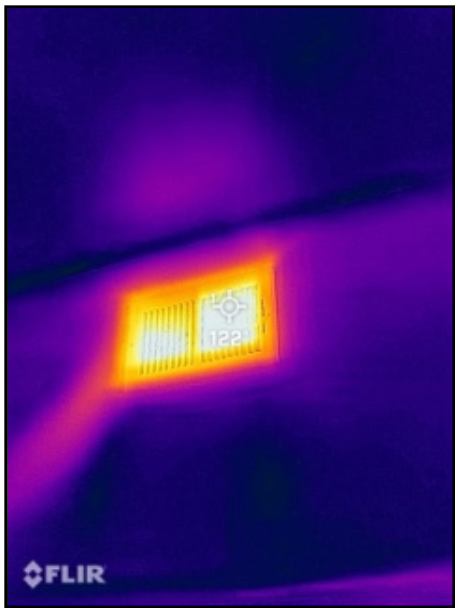

Figure 31-4

(Heating continued)

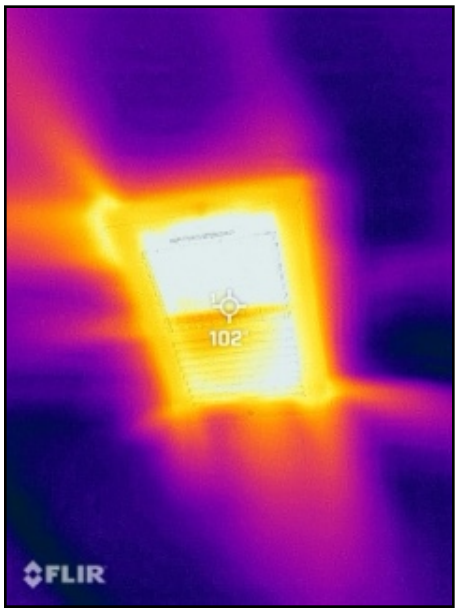

Figure 31-5



Figure 31-6



Figure 31-7

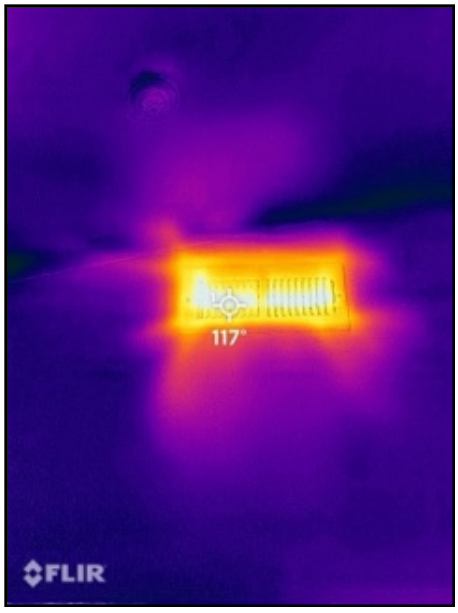

Figure 31-8

(Heating continued)

Comment 32:
Furnace noted in upstairs hallway closet.



Figure 32-1

Comment 33:
REPAIR OR REPLACE: Old ducting for furnace and AC refrigerant lines that are abandoned noted as not sealed in furnished cabinet.



Figure 33-1

(Heating continued)

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

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:	Rheem
Manufacture Date:	02/2010 Mfg Date
Condenser Pad:	Present Condition: Repair or Replace
Insulation :	Present Condition: Satisfactory
Wall Penetration :	Sealed Condition: Satisfactory
Condesate Drainage:	To Waste Drain Condition: Satisfactory
AC Supply Air Temp:	75°F
AC Return Air Temp:	47°F
AC Temperature Drop:	-27°F

(Cooling continued)

Comment 34:
Examples of a residential HVAC cooling system.

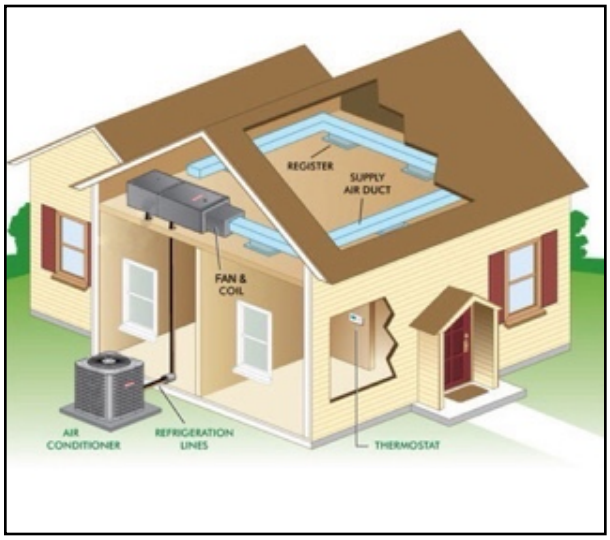

Figure 34-1

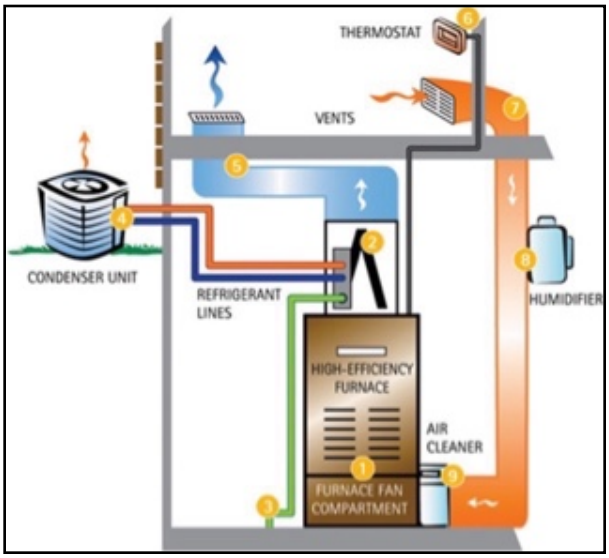

Figure 34-2

Comment 35:
AC supply and outputs.

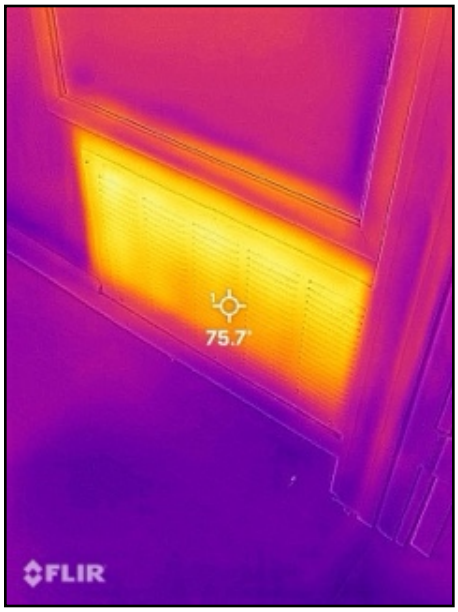

Figure 35-1

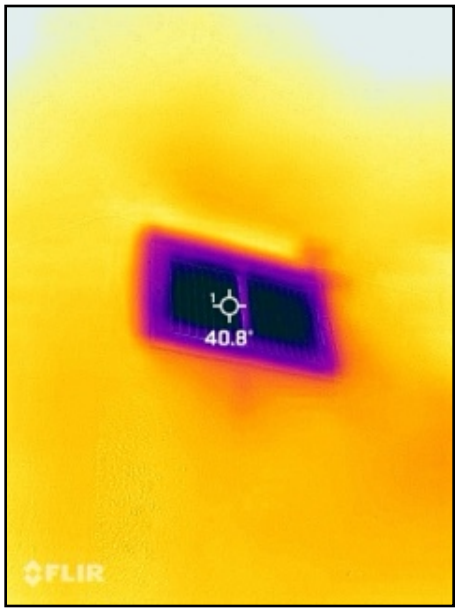

Figure 35-2

(Cooling continued)

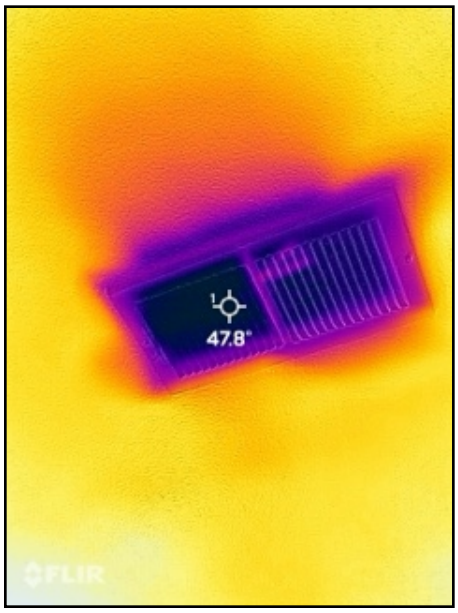

Figure 35-3

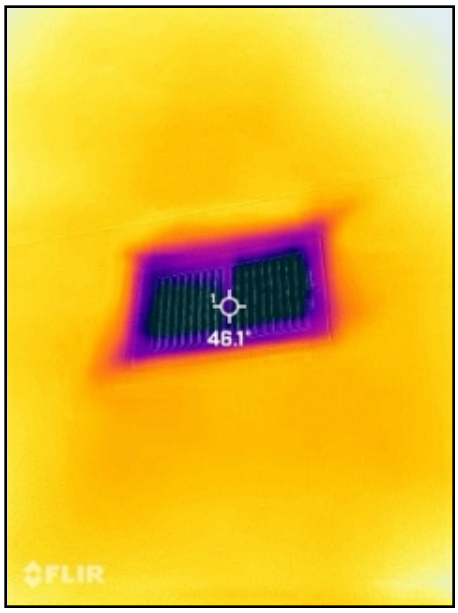

Figure 35-4

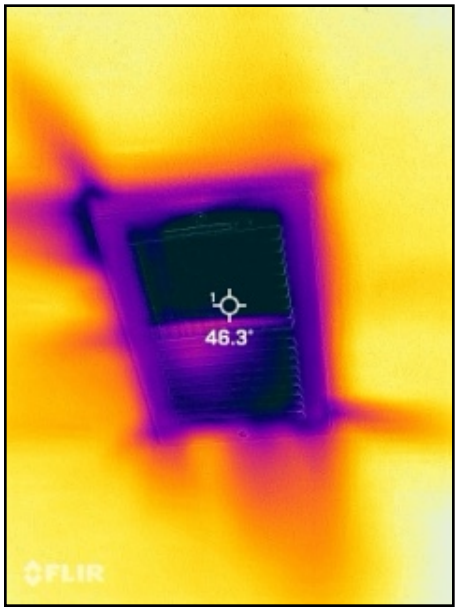

Figure 35-5

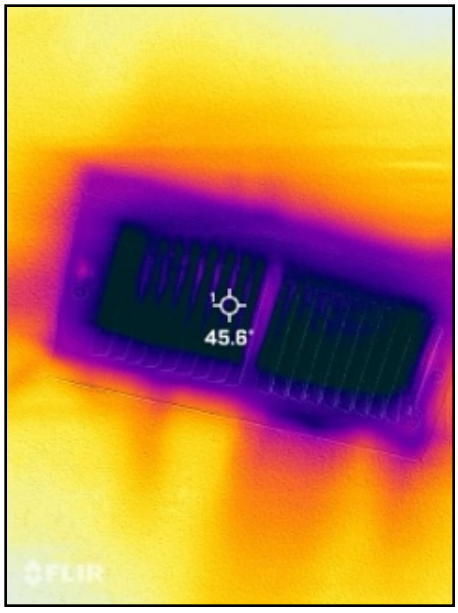

Figure 35-6

(Cooling continued)

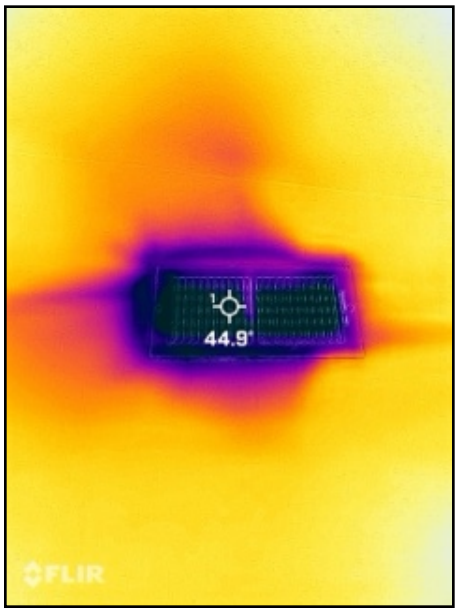

Figure 35-7

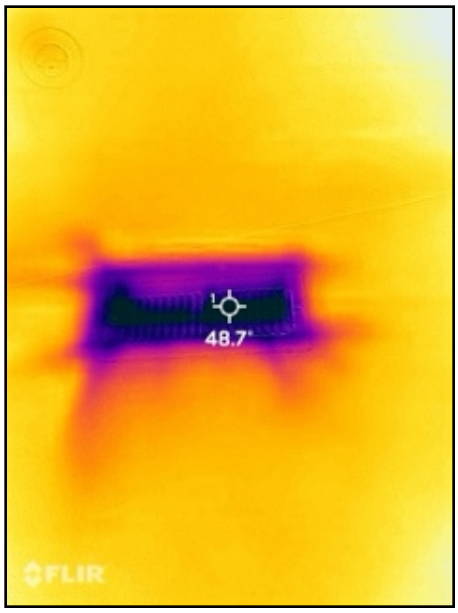

Figure 35-8

Comment 36:
Condenser Data Plate Picture:.



Figure 36-1

(Cooling continued)

Comment 37:
REPAIR OR REPLACE: AC condensing unit noted as not securely fastened to the pad.



Figure 37-1

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

(Plumbing continued)

Location of Gas Shutoff:	At Meter
Hot Water Temperature:	126°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 38:
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.



Figure 38-1

Comment 39:
Water temperature was 126°F. Most appliance manufacturers recommend a temperature of around 120°F. Generally temperatures above 130°F are considered unsafe.

(Plumbing continued)

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 39-1



Figure 39-2

Comment 40:
Main water meter with leak detector.



Figure 40-1

(Plumbing continued)

Comment 41:
Main water shut off.



Figure 41-1

Comment 42:
Main gas shut off.



Figure 42-1

(Plumbing continued)

Water Heater

Manufacturer:	Bradford White
Fuel:	Natural Gas
Capacity:	40 gal
Manufacture Date:	06/2023 Mfg Date
Temp & Pressure Relief Valve:	Present With Blow Off Leg Condition: Repair or Replace
Fuel Disconnect:	In Same Room
Seismic Straps Installed:	Yes Condition: Satisfactory
Gas Line Sediment Trap :	Present Condition: Satisfactory
Drip Pan:	Present Condition: Satisfactory
Expansion Tank:	Not Present
Flu and Draft Diverter :	Metal Condition: Satisfactory

Comment 43:
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.

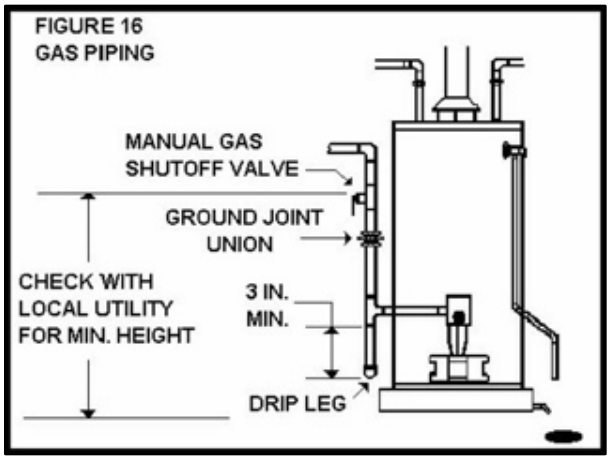

Figure 43-1

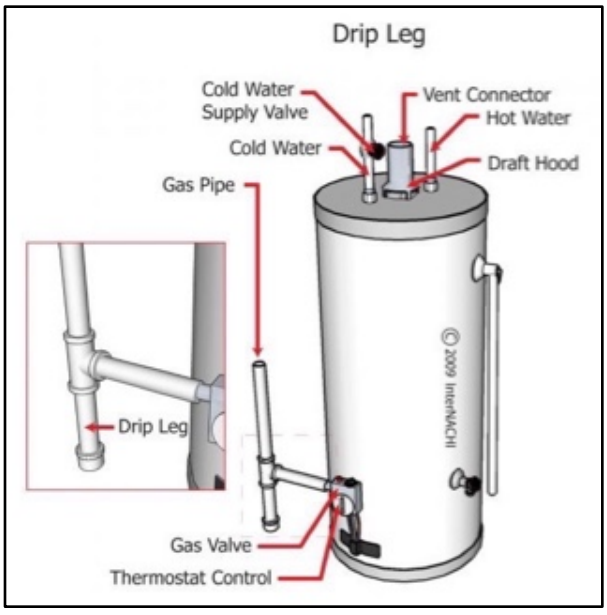

Figure 43-2

(Water Heater continued)

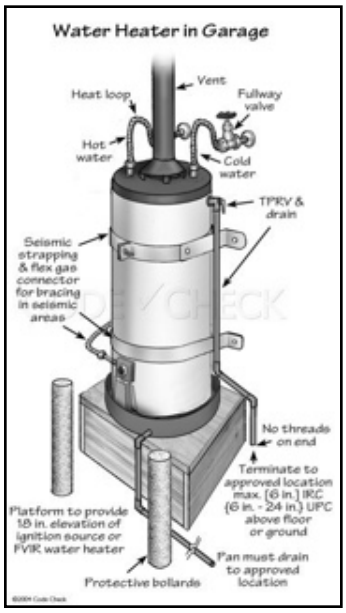

Figure 43-3

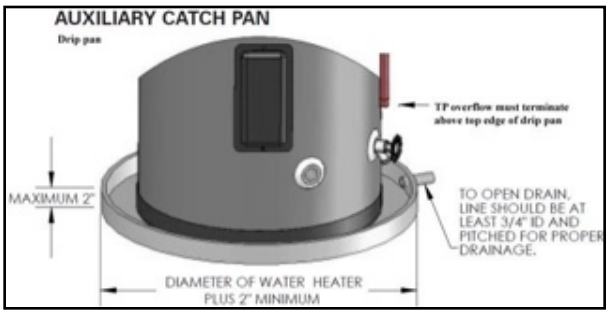

Figure 43-4

Comment 44:
Water Heater Data Plate Pictures:.

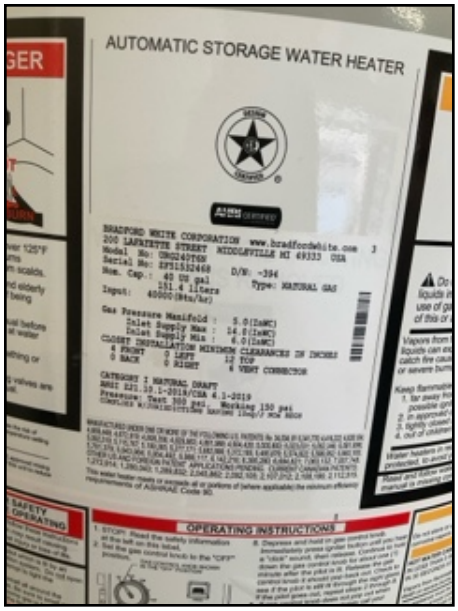

Figure 44-1

(Water Heater continued)

Comment 45:
REPAIR OR REPLACE: TPR valve deign does not comply with current standards. Pressure relief valve drain leg needs to terminate six inches or less from the ground.



Figure 45-1

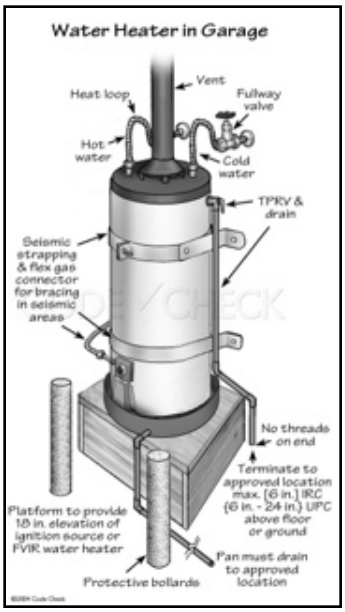

Figure 45-2

Water Pressure

Water Pressure :	90 Psi
Pressure Regulator:	Installed
	Condition: Repair or Replace

Comment 46:
REPAIR OR REPLACE: Water pressure is 90 psi. Most appliance manufacturers recommend pressure to be set between 40 and 80 psi.

(Water Pressure continued)



Figure 46-1

Bathrooms

Bathroom #1

Location:	Upstairs Primary
Bath Tub:	Recessed Condition: Repair or Replace
Shower:	In tub Condition: Satisfactory
Shower Walls:	Fiberglass Condition: Repair or Replace
Shower/Tub Fixtures:	Present Condition: Repair or Replace
Shower/Tub Plumbing :	Present Condition: Satisfactory
Grout/Caulking:	Cracked Condition: Repair or Replace
Sink(s):	Double Vanity Condition: Repair or Replace

(Bathroom #1 continued)

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

Comment 47:
REPAIR OR REPLACE: Bathtub finish not as stained and dirty.



Figure 47-1

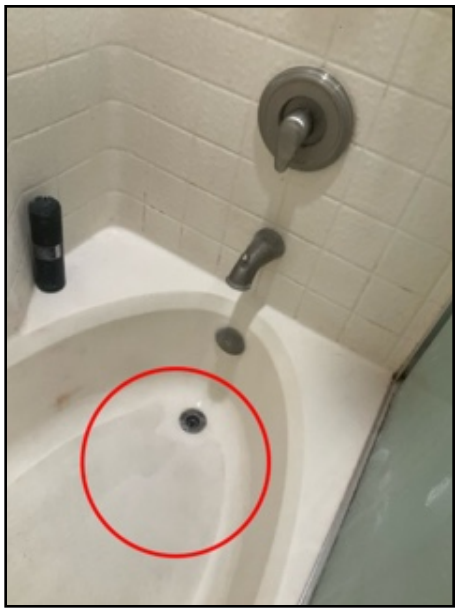

Figure 47-2

(Bathroom #1 continued)

Comment 48:
REPAIR OR REPLACE: Shower diverter lever noted as stuck and will not convert to shower.



Figure 48-1

Comment 49:
REPAIR OR REPLACE: Missing stopper/control.



Figure 49-1

(Bathroom #1 continued)

Comment 50:
REPAIR OR REPLACE: Caulking around countertop noted as cracked.



Figure 50-1

Comment 51:
REPAIR OR REPLACE: Small stress cracks noted around drains in sinks.



Figure 51-1



Figure 51-2

(Bathroom #1 continued)

Comment 52:
REPAIR OR REPLACE: Toilet bowl bolts noted as not installed.



Figure 52-1



Figure 52-2

Comment 53:
FURTHER EVALUATION REQUIRED: Possible organic growth noted.

MOLD: Your home inspection agreement outlines the scope and duties of your home inspector with regard to potentially hazardous molds and their possible discovery during your home inspection. You may elect to hire your inspector to collect air and swab samples for laboratory analysis. This is an additional cost and a separate inspection.

For more information regarding mold clean up, visit the EPA website at: https://www.epa.gov/mold/mold-cleanup-your-home

(Bathroom #1 continued)



Figure 53-1



Figure 53-2

Comment 54:
GFCI electrical outlet in garage noted as controlling all outlets in bathrooms.



Figure 54-1

(Bathrooms continued)

Bathroom #2

Location:	Upstairs Small Bedroom
Bath Tub:	Recessed Condition: Repair or Replace
Shower:	In tub Condition: Satisfactory
Shower Walls:	Fiberglass 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: Repair or Replace
Sink Fixtures:	Present Condition: Satisfactory
Under Sink Drain Line:	Plastic Condition: Satisfactory
Sink Shutoff Valves and Supply Lines:	Present Condition: Satisfactory
Toilet:	Standard Tank Condition: Repair or Replace
Floor:	Wood Laminate Condition: Satisfactory
Ventilation Type:	Ventilator Condition: Satisfactory
GFCI Protection:	Outlets Condition: Satisfactory

(Bathroom #2 continued)

Comment 55:
REPAIR OR REPLACE: Bathtub finish noted as stained and dirty.



Figure 55-1



Figure 55-2

Comment 56:
REPAIR OR REPLACE: Shower diverter allows water to leak by.



Figure 56-1

(Bathroom #2 continued)

Comment 57:
REPAIR OR REPLACE: Sink and countertop not as 30.



Figure 57-1



Figure 57-2

Comment 58:
REPAIR OR REPLACE: Toilet noted as missing toilet bolt cap.



Figure 58-1

(Bathroom #2 continued)

Comment 59:
GFCI electrical outlet in garage noted as controlling all outlets in bathrooms.



Figure 59-1

Bathroom #3

Location:	Downstairs Half Bath
Grout/Caulking:	Cracked Condition: Repair or Replace
Sink(s):	Pedestal Condition: Satisfactory
Sink Fixtures:	Present Condition: Satisfactory
Under Sink Drain Line:	Plastic Condition: Satisfactory
Sink Shutoff Valves and Supply Lines:	Present Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory
Floor:	Wood Laminate Condition: Satisfactory
Ventilation Type:	Ventilator Condition: Repair or Replace

(Bathroom #3 continued)

GFCI Protection:	Outlets Condition: Satisfactory

Comment 60:
REPAIR OR REPLACE: Caulking around countertop noted as cracked.



Figure 60-1

Comment 61:
REPAIR OR REPLACE: Ventilator is loud and potentially nearing the end of its serviceable life.

(Bathroom #3 continued)



Figure 61-1

Comment 62:
GFCI electrical outlet in garage noted as controlling all outlets in bathrooms.



Figure 62-1

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:	Wood Condition: Repair or Replace
Countertops:	Tile Condition: Repair or Replace
Sink:	Farm Condition: Repair or Replace

Comment 63:
REPAIR OR REPLACE: Kitchen cabinets noted as scratched and worn.



Figure 63-1

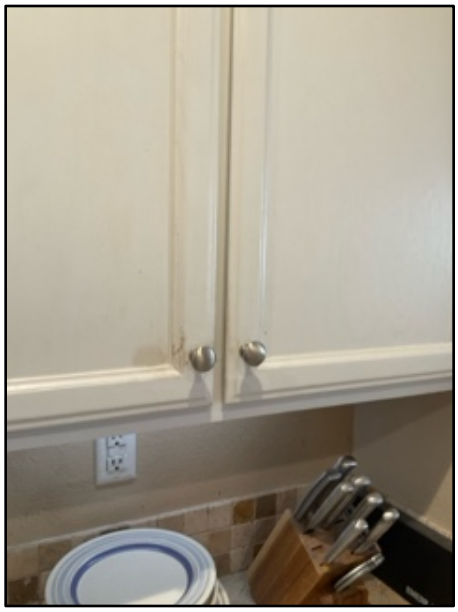

Figure 63-2

(Kitchen continued)



Figure 63-3

Comment 64:
REPAIR OR REPLACE: Grout around countertop noted as cracked and deteriorating.



Figure 64-1



Figure 64-2

(Kitchen continued)



Figure 64-3



Figure 64-4

Comment 65:
REPAIR OR REPLACE: Inside of sink noted as stained and dirty.



Figure 65-1



Figure 65-2

(Kitchen continued)

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.

Range:	Frigidaire Condition: Satisfactory
Range Hood:	Not Present
Refrigerator:	Frigidaire Condition: Satisfactory
Dishwasher:	Bosch Condition: Repair or Replace
Microwave:	General Electric Condition: Satisfactory
Disposal:	ISE Condition: Satisfactory

Comment 66:
As of 2012 anti-tip devices are required to be installed on all new range installations. Age of range is unknown. Anti tip device not installed at range.

(Appliances continued)

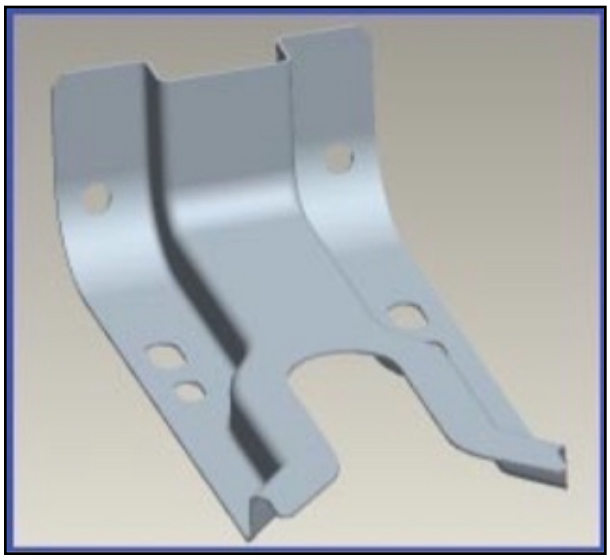

Figure 66-1



Figure 66-2

Comment 67:
REPAIR OR REPLACE: Dishwasher noted as not properly attached to countertop.

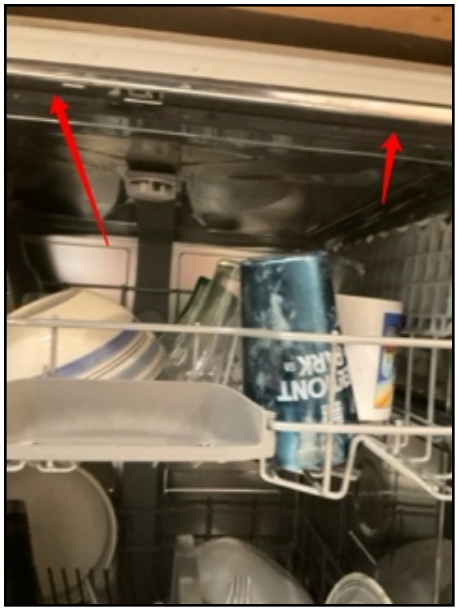

Figure 67-1

(Appliances continued)

Comment 68:
Range working.



Figure 68-1



Figure 68-2

Comment 69:
Refrigerator working.



Figure 69-1



Figure 69-2

NOTICE: Determining adequacy of washing and drying functions of

(Appliances continued)

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:	Not Present
Laundry Hook Ups:	Yes, Gas Dryer Connection Condition: Further Evaluation Required
Washer:	Not Present
Dryer:	Not Present

Comment 70:
Washer/dryer not present. Laundry hookups were visually inspected but not operated.

(Laundry continued)

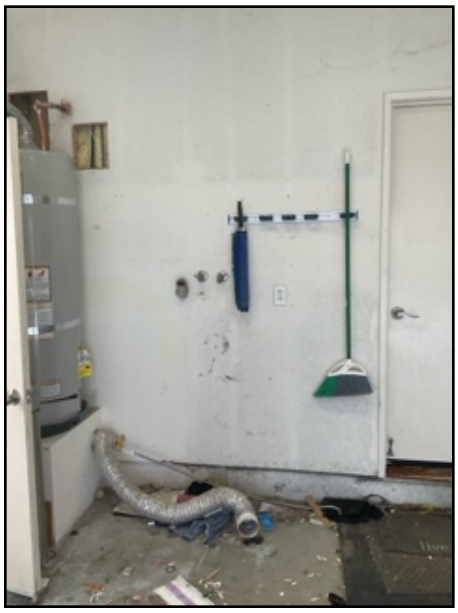

Figure 70-1

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:	Slab on Grade
Foundation Material:	Poured Concrete
	Condition: Satisfactory
Signs of Water Penetration:	Not Present
Prior Waterproofing:	Gutter type drain
	Condition: Further Evaluation Required
Floor Structure:	Concrete Slab, Wood Frame
	Condition: Satisfactory
Wall Structure:	Wood Frame
	Condition: Satisfactory

(Structure continued)

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

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: Further Evaluation Required
Interior Door Materials:	Wood
Stairways And Handrailings:	Wood Condition: Satisfactory
Light Switches:	Standard, Dimmer Condition: Satisfactory
Outlets:	Three prong Condition: Satisfactory
Smoke Detectors :	Present Condition: Repair or Replace
Carbon Monoxide Detectors :	Not Present Condition: Repair or Replace
Ceiling Fans :	Present Condition: Satisfactory

(Interior continued)

Comment 71:
Minor paint, drywall damage, burned out bulbs, broken/missing covers and other minor cosmetic defects noted at various locations throughout the home.



Figure 71-1

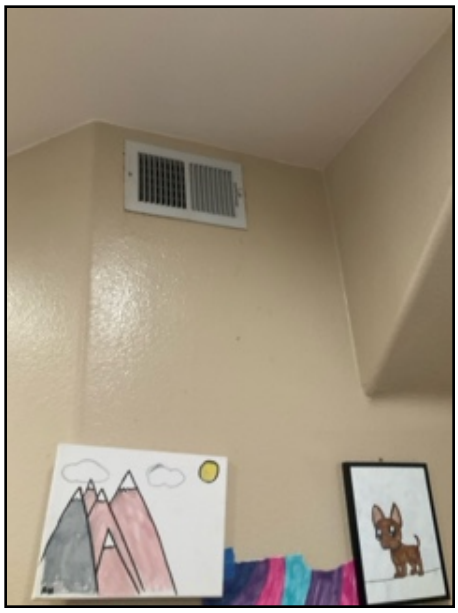

Figure 71-2



Figure 71-3

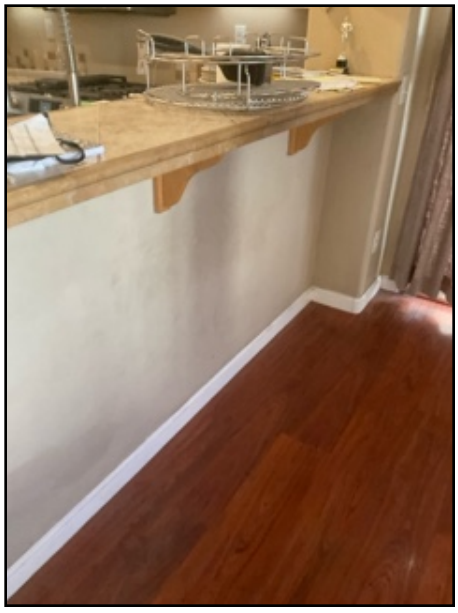

Figure 71-4

(Interior continued)

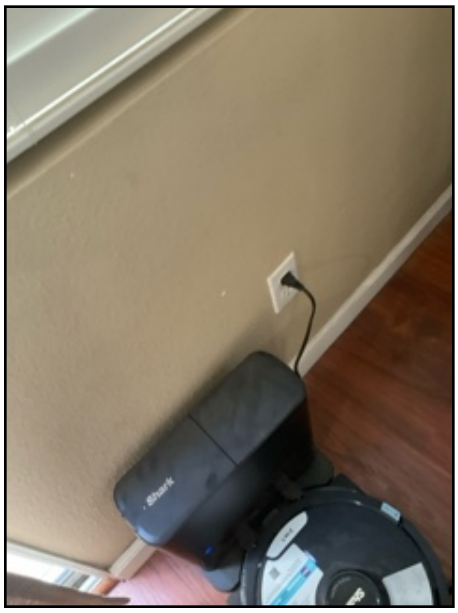

Figure 71-5

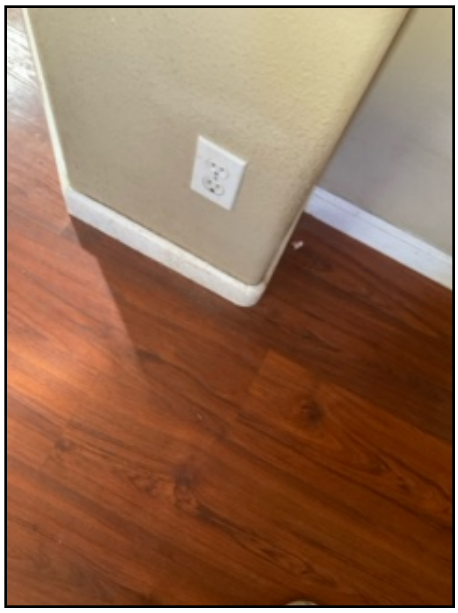

Figure 71-6

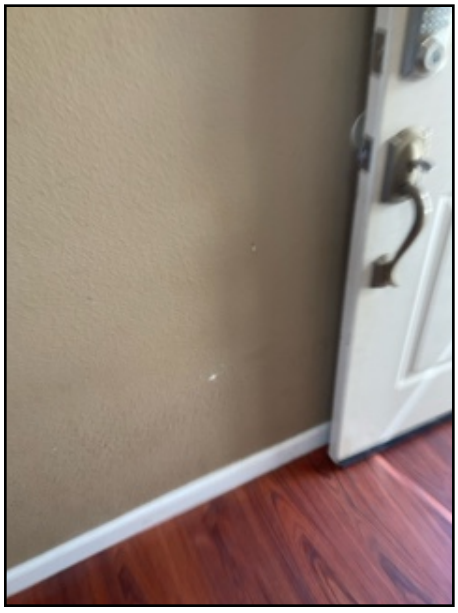

Figure 71-7

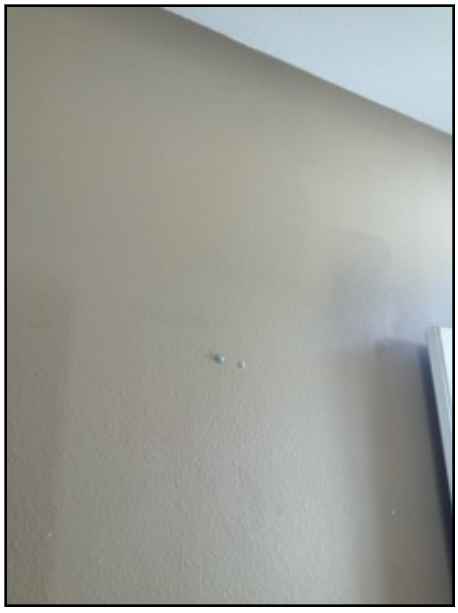

Figure 71-8

(Interior continued)



Figure 71-9



Figure 71-10



Figure 71-11



Figure 71-12

(Interior continued)



Figure 71-13



Figure 71-14

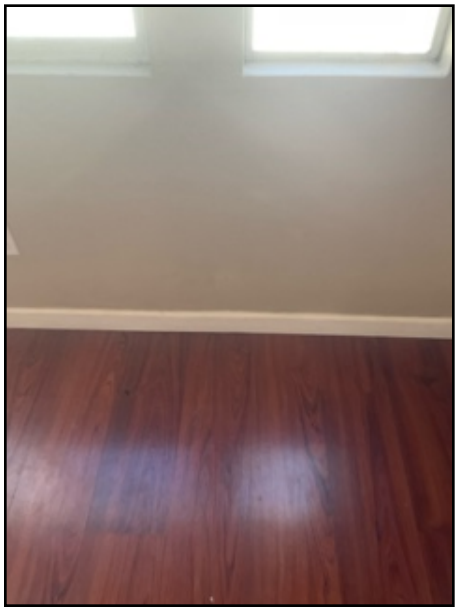

Figure 71-15



Figure 71-16

(Interior continued)

Comment 72:
FURTHER EVALUATION REQUIRED: Seal movement noted between window panes. This is called 'swiggle seal' and is a common defect in homes of this age. At least two windows noted to have a moderate to severe defect. It is beyond the scope of this inspection to use specialized test equipment and test each window for energy efficiency.



Figure 72-1



Figure 72-2

(Interior continued)

Comment 73:
REPAIR OR REPLACE: Flooring on stairs noted as damaged.



Figure 73-1

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.

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

Exterior

2) Comment 8: Defects such as peeling, holes, cracks, and patches noted at various places throughout exterior.

3) Comment 10: REPAIR OR REPLACE: Exterior lights noted as loose and not sealed.

4) Comment 11: REPAIR OR REPLACE: Patio screen door not as torn.

5) Comment 12: REPAIR OR REPLACE: Patio screen door noted as off track.

6) Comment 13: FURTHER EVALUATION REQUIRED: black substance noted around fixed window in upstairs small bedroom.

Garage

7) Comment 15: Cracks and stains noted at garage floor.

8) Comment 16: REPAIR OR REPLACE: Exposed plumbing noted in garage. This breaches firewall in garage.

9) Comment 17: REPAIR OR REPLACE: Minor drywall damage noted in garage at various locations.

10) Comment 18: REPAIR OR REPLACE: Light beam sensors for garage vehicle door noted as not operating at time of inspection. Garage vehicle door did not retract when light beam was crossed. Have a more qualified professional to evaluate and repair.

(Report Summary continued)

Roofing

11) Comment 20: REPAIR OR REPLACE: Slipped concrete tiles noted at various locations on roof. Palm tree noted as growing over and on roof. Have a more qualified professional to evaluate and repair.

Electrical

12) Comment 24: REPAIR OR REPLACE: Smoke detectors noted as missing in upstairs small bedroom and hallway outside of bedrooms. Smoke detector noted as missing downstairs.

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

13) Comment 25: REPAIR OR REPLACE: CO detector not located.

Although it may not have been required at the time of original construction, carbon monoxide detector placements as needing to be placed in the immediate vicinity of bedrooms and on every occupiable level of the dwelling unit. Other locations, such as near the garage entry, are required by applicable laws and codes of standards.

For more information on carbon monoxide detector requirements, please visit https://osfm.fire.ca.gov/media/8417/13-006_sb745_smoke_alarm.pdf

HVAC: Heating

14) Comment 33: REPAIR OR REPLACE: Old ducting for furnace and AC refrigerant lines that are abandoned noted as not sealed in furnished cabinet.

(Report Summary continued)

HVAC: Cooling

15) Comment 37: REPAIR OR REPLACE: AC condensing unit noted as not securely fastened to the pad.

Plumbing: Water Heater

16) Comment 45: REPAIR OR REPLACE: TPR valve deign does not comply with current standards. Pressure relief valve drain leg needs to terminate six inches or less from the ground.

Plumbing: Water Pressure

17) Comment 46: REPAIR OR REPLACE: Water pressure is 90 psi. Most appliance manufacturers recommend pressure to be set between 40 and 80 psi.

Bathrooms: Bathroom #1

18) Comment 47: REPAIR OR REPLACE: Bathtub finish not as stained and dirty.

19) Comment 48: REPAIR OR REPLACE: Shower diverter lever noted as stuck and will not convert to shower.

20) Comment 49: REPAIR OR REPLACE: Missing stopper/control.

21) Comment 50: REPAIR OR REPLACE: Caulking around countertop noted as cracked.

22) Comment 51: REPAIR OR REPLACE: Small stress cracks noted around drains in sinks.

23) Comment 52: REPAIR OR REPLACE: Toilet bowl bolts noted as not installed.

24) Comment 53: FURTHER EVALUATION REQUIRED: Possible organic growth noted.

MOLD: Your home inspection agreement outlines the scope and duties of your home inspector with regard to potentially hazardous molds and their possible discovery during your home inspection. You may elect to hire your inspector to collect air and swab samples for laboratory analysis. This is an additional cost and a separate inspection.

For more information regarding mold clean up, visit the EPA website at: https://www.epa.gov/mold/mold-cleanup-your-home

(Report Summary continued)

Bathrooms: Bathroom #2

25) Comment 55: REPAIR OR REPLACE: Bathtub finish noted as stained and dirty.

26) Comment 56: REPAIR OR REPLACE: Shower diverter allows water to leak by.

27) Comment 57: REPAIR OR REPLACE: Sink and countertop not as 30.

28) Comment 58: REPAIR OR REPLACE: Toilet noted as missing toilet bolt cap.

Bathrooms: Bathroom #3

29) Comment 60: REPAIR OR REPLACE: Caulking around countertop noted as cracked.

30) Comment 61: REPAIR OR REPLACE: Ventilator is loud and potentially nearing the end of its serviceable life.

Kitchen

31) Comment 63: REPAIR OR REPLACE: Kitchen cabinets noted as scratched and worn.

32) Comment 64: REPAIR OR REPLACE: Grout around countertop noted as cracked and deteriorating.

33) Comment 65: REPAIR OR REPLACE: Inside of sink noted as stained and dirty.

Kitchen: Appliances

34) Comment 67: REPAIR OR REPLACE: Dishwasher noted as not properly attached to countertop.

Interior

35) Comment 71: Minor paint, drywall damage, burned out bulbs, broken/missing covers and other minor cosmetic defects noted at various locations throughout the home.

36) Comment 72: FURTHER EVALUATION REQUIRED: Seal movement noted between window panes. This is called 'swiggle seal' and is a common defect in homes of this age. At least two windows noted to have a moderate to severe defect. It is beyond the scope of this inspection to use specialized test equipment and test each window for energy efficiency.

37) Comment 73: REPAIR OR REPLACE: Flooring on stairs noted as damaged.