



USA Home Inspectors

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Inspected By: Sean Crane



Home Inspection Report

Prepared For:

Ashley & Justin Kliskey

Property Address:

782 W Renette Ave

El Cajon, CA 92020

Inspected On: Wed, Feb 25 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:	Single Family
Stories:	One
Year Built:	1948
Bedrooms/Baths:	3/2
Door Faces:	South
Furnished:	Yes
Weather:	Sunny
Temperature:	Warm

(General continued)

Soil Condition:	Damp
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Client, Selling Agent
Inspection Fee:	\$495.60



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.

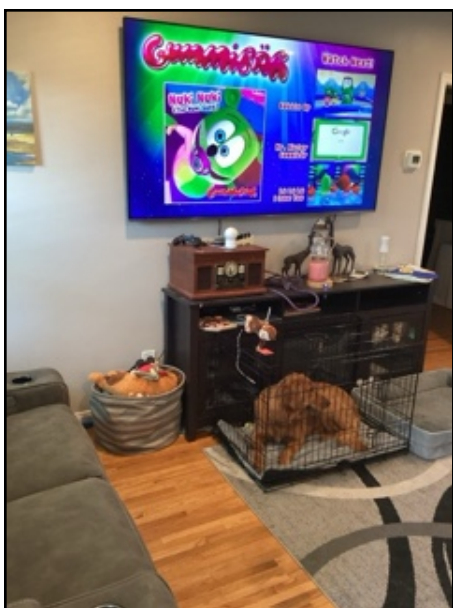


Figure 4-1



Figure 4-2

(General continued)



Figure 4-3



Figure 4-4



Figure 4-5



Figure 4-6

(General continued)



Figure 4-7

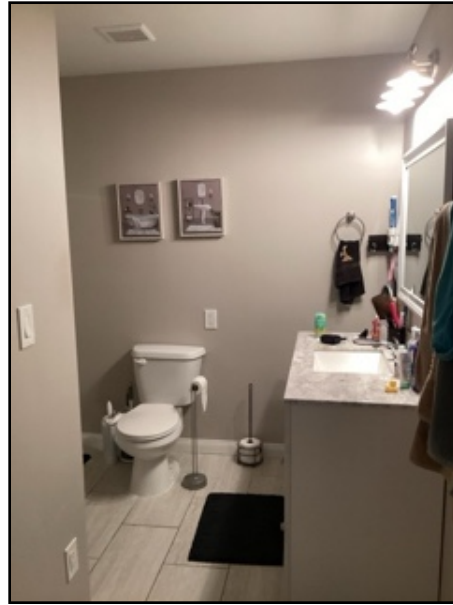


Figure 4-8



Figure 4-9



Figure 4-10

(General continued)



Figure 4-11



Figure 4-12

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:	Mostly Level Condition: Satisfactory
Vegetation:	Generally Maintained Condition: Satisfactory
Retaining Walls:	Not Present
Driveway:	Concrete Condition: Repair or Replace
Walkways:	Concrete Condition: Repair or Replace

(Site continued)

Steps/Stoops:	Concrete Condition: Satisfactory
Patios/Decks:	Wood, Trex Condition: Repair or Replace
Steps/Stairs:	Not Present
Hand Rails:	Wood Condition: Repair or Replace
Patio Cover:	Wood Condition: Repair or Replace
Fence:	Wood, Concrete/Masonry 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



Comment 6:

REPAIR OR REPLACE: Lifted concrete and holes in concrete noted in various places in driveway/walkway. This is a possible trip hazard.



Figure 6-1



Figure 6-2

(Site continued)



Figure 6-3



Comment 7:

REPAIR OR REPLACE: Earth-to-wood contact, corroded hardware, loose and leaning sections, warped boards, previous repairs, peeling/damaged paint, evidence of possible wood destroying organisms/dry rot, vegetation growing against fence and other damage noted at various locations throughout fence.

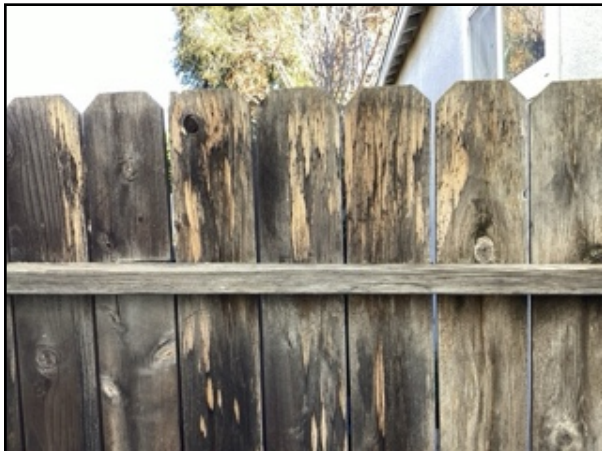


Figure 7-1



Figure 7-2

(Site continued)



Figure 7-3



Figure 7-4



Figure 7-5



Figure 7-6

(Site continued)



Figure 7-7



Figure 7-8



Figure 7-9



Figure 7-10

(Site continued)



Figure 7-11



Comment 8:

REPAIR OR REPLACE: Handrails and guardrails at back yard deck noted as loose.



Figure 8-1

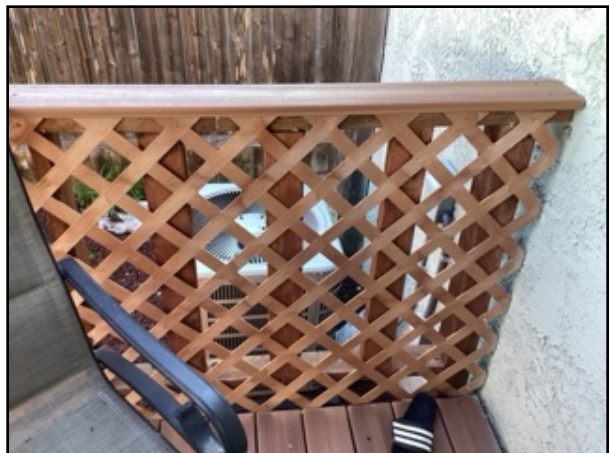


Figure 8-2

(Site continued)



Comment 9:

REPAIR OR REPLACE: Evidence of possible wood destroying organism/dry rot noted in various places throughout back patio cover. Previous repairs noted in various places. Support beams noted as twisted.



Figure 9-1



Figure 9-2



Figure 9-3



Figure 9-4

(Site continued)



Figure 9-5



Figure 9-6



Comment 10:

FURTHER EVALUATION REQUIRED: Perimeter drains noted as installed around the property. Inspector notes it is not raining at time of inspection so he's unable to validate if drainage is working properly.



Figure 10-1



Figure 10-2

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:	Not Present
Windows: Caulk, Glass:	Vinyl
	Condition: Satisfactory
Windows Screens:	Aluminum
	Condition: Satisfactory
Patio Screen Doors:	Aluminum
	Condition: Repair or Replace
Security Screen Doors:	Present
	Condition: Repair or Replace
Entry Doors:	Wood
	Condition: Repair or Replace
Vent Screens:	Present
	Condition: Repair or Replace
Balconies:	Not Present
Balcony Railings:	Not Present
Doorbell:	Video/Smart
	Condition: Further Evaluation Required
Hose Faucets:	Yes
	Condition: Satisfactory
Exterior Outlets:	Yes
	Condition: Satisfactory

(Exterior continued)

 **Comment 11:**
Defects such as peeling, holes, cracks, and patches noted at various places throughout exterior.



Figure 11-1



Figure 11-2

 **Comment 12:**
REPAIR OR REPLACE: Backyard screen door noted as damaged, and unable to stay on track.



Figure 12-1



Figure 12-2

(Exterior continued)



Comment 13:

REPAIR OR REPLACE: Gable end vent screens noted as deteriorated.



Figure 13-1



Figure 13-2



Comment 14:

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.

(Exterior continued)



Figure 14-1



Comment 15:

REPAIR OR REPLACE: Front door light noted as loose and not sealed at wall.



Figure 15-1

(Exterior continued)

-
-  **Comment 16:**
REPAIR OR REPLACE: Front security screen door latch noted as installed backwards, unable to stay latched.



Figure 16-1

-
-  **Comment 17:**
REPAIR OR REPLACE: Front door noted as scratched/worn, striker plates noted as missing at door frame.



Figure 17-1



Figure 17-2

(Exterior continued)

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:	Detached
	Condition: Satisfactory
Garage Size:	2 Car
Door Opener:	Belt Drive
	Condition: Satisfactory
Opener Safety Feature:	Light Beam
	Condition: Satisfactory
Garge Entry Door:	Not Present
Garage Side Door:	Yes
	Condition: Satisfactory
Vehicle Door:	Yes
	Condition: Satisfactory
Stem Wall:	Concrete
	Condition: Satisfactory
Visible Wall Structure:	Wood Frame
	Condition: Further Evaluation Required
Visible Roof Framing:	Joists and Rafters
	Condition: Further Evaluation Required
Visible Roof Sheeting:	Solid Wood Plank
	Condition: Further Evaluation Required
GFCI:	Not Present
Firewall:	Not Present
Weather Stripping :	Present
	Condition: Repair or Replace

(Garage continued)



Comment 18:

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

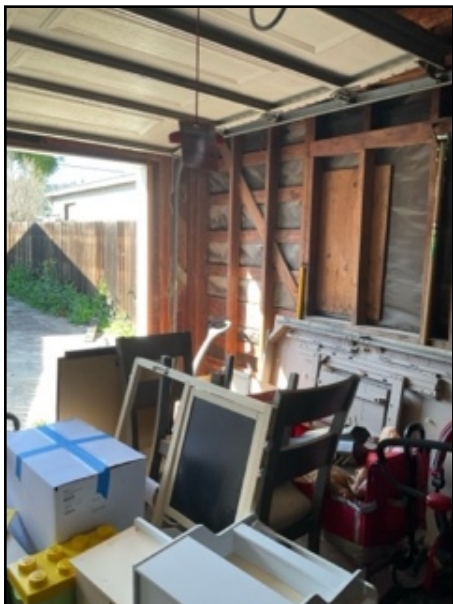


Figure 18-1



Figure 18-2



Figure 18-3



Figure 18-4

(Garage continued)



Figure 18-5



Figure 18-6



Figure 18-7

(Garage continued)



Comment 19:
Cracks and stains noted at garage floor.



Figure 19-1



Comment 20:
FURTHER EVALUATION REQUIRED: Evidence of possible wood destroying organisms/dry rot noted around garage trim, and framing in garage at various locations.



Figure 20-1



Figure 20-2

(Garage continued)



Figure 20-3



Figure 20-4



Figure 20-5



Figure 20-6

(Garage continued)



Comment 21:

FURTHER EVALUATION REQUIRED: Water stains noted at various locations on roof sheeting in garage. Inspector notes roof is at the end of its life and is torn and missing shingles. Inspector notes it is not raining at time of inspection. Have a more qualified professional to evaluate.



Figure 21-1



Figure 21-2

(Garage continued)



Comment 22:

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



Figure 22-1



Comment 23:

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



Figure 23-1

(Garage continued)



Comment 24:

FURTHER EVALUATION REQUIRED: Active knob and tube wiring noted in garage. Have a more qualified professional to evaluate.



Figure 24-1



Figure 24-2

Roof - House

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: Repair or Replace
Ventilation Present:	Roof, Gable Ends
	Condition: Satisfactory
Vent Stacks:	Metal, Plastic
	Condition: Satisfactory
Chimney Exterior:	Not Present
Chimney Spark Arrestor:	Not Present
Chimney Flashing:	Not Present
Penetration Flashing:	Metal, Tar/Cault
	Condition: Repair or Replace
Drip Edge Flashing:	Present
	Condition: Satisfactory
Sky Lights:	Not Present
Soffit and Fascia:	Wood
	Condition: Further Evaluation Required
Gutters & Downspouts:	Not Present

(Roof - House continued)

**Comment 25:****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	

**Comment 26:**

REPAIR OR REPLACE: Fiberglass noted as showing around edges of asphalt shingles on north side. Metal flashing noted as incorrectly installed over ducting. Metal flashing noted as lifting up. Rolled roofing over patio cover noted as delaminating. Previous repairs noted on patio cover. Have a more qualified professional to evaluate and repair.

(Roof - House continued)

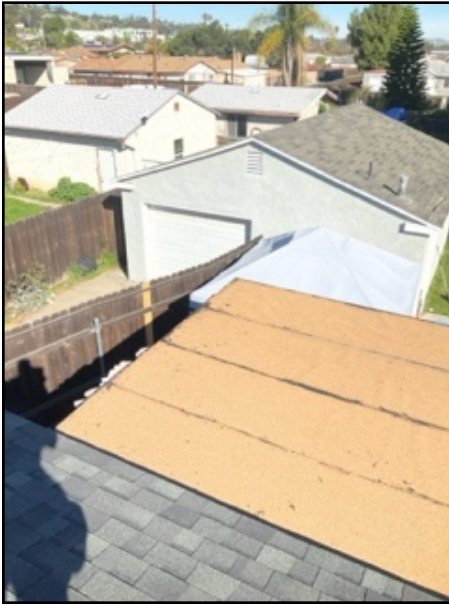


Figure 26-1



Figure 26-2



Figure 26-3



Figure 26-4

(Roof - House continued)

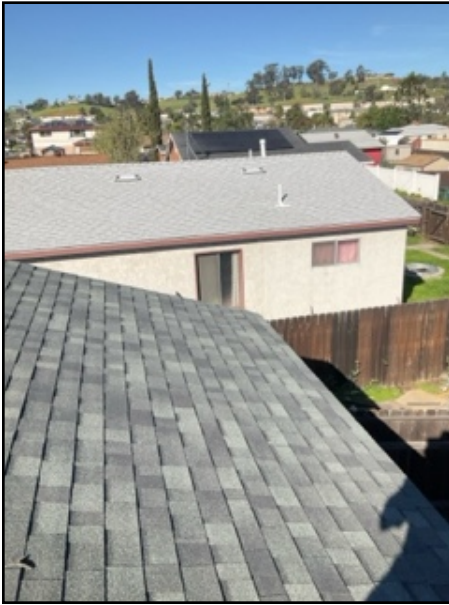


Figure 26-5

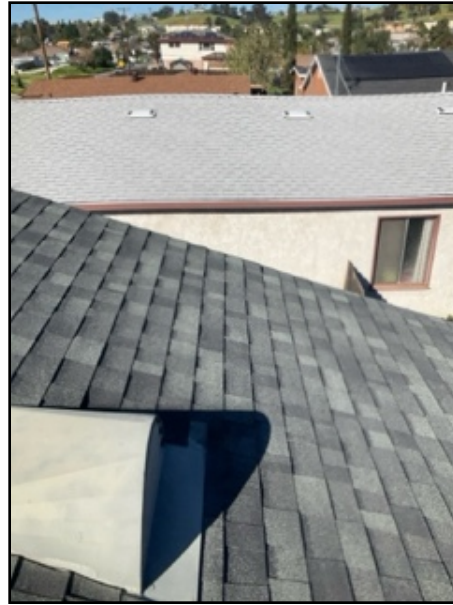


Figure 26-6

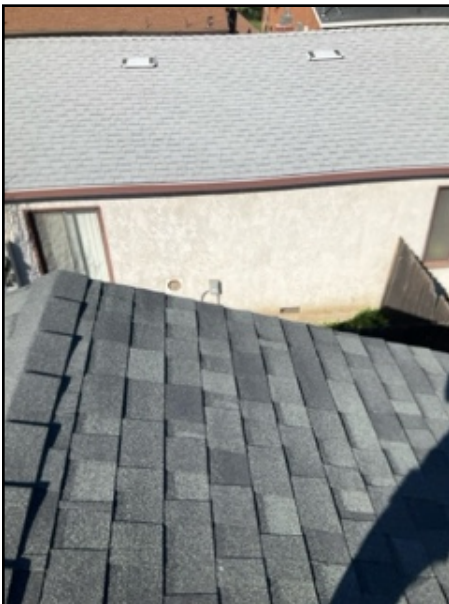


Figure 26-7

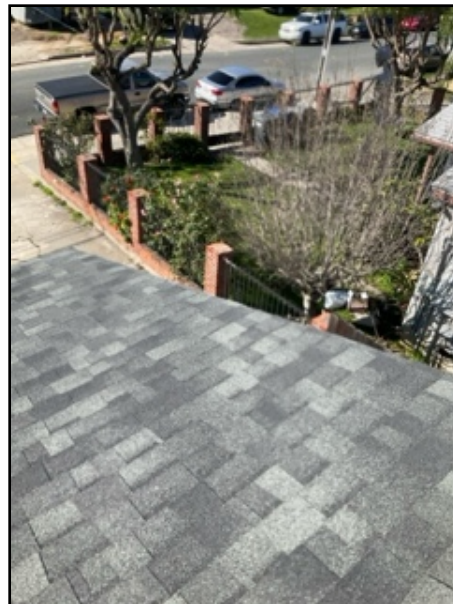


Figure 26-8

(Roof - House continued)



Figure 26-9



Figure 26-10



Figure 26-11



Figure 26-12

(Roof - House continued)



Figure 26-13

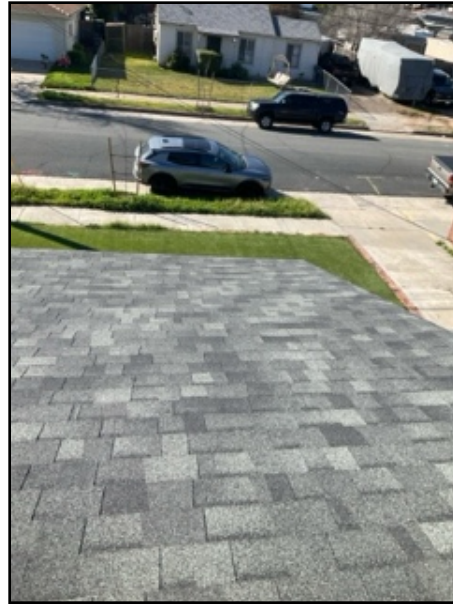


Figure 26-14

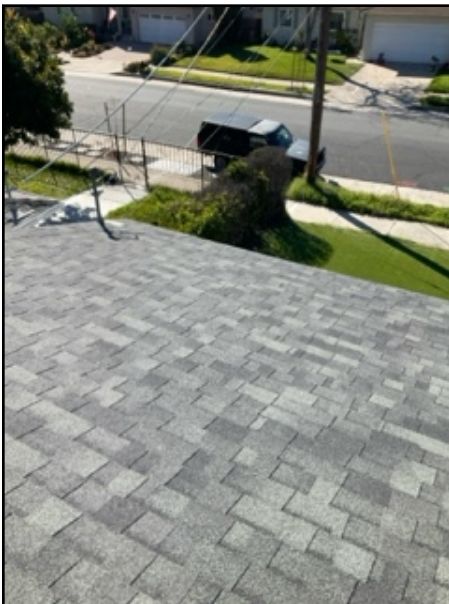


Figure 26-15

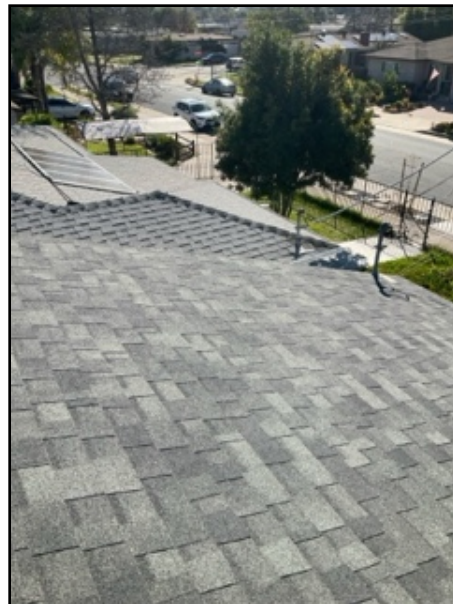


Figure 26-16

(Roof - House continued)



Figure 26-17

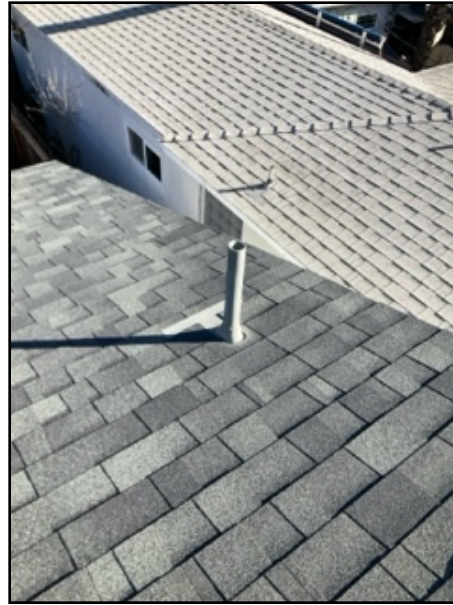


Figure 26-18



Figure 26-19



Figure 26-20

(Roof - House continued)



Comment 27:

REPAIR OR REPLACE: Asphalt shingles over roof at garage noted as torn and deteriorated. Multiple shingles noted as missing. Asphalt granular loss noted on shingles. Fiberglass noted as showing around edges. Asphalt shingles noted as brittle. Exposed nails noted at various locations. Have a more qualified professional to evaluate and repair.



Figure 27-1

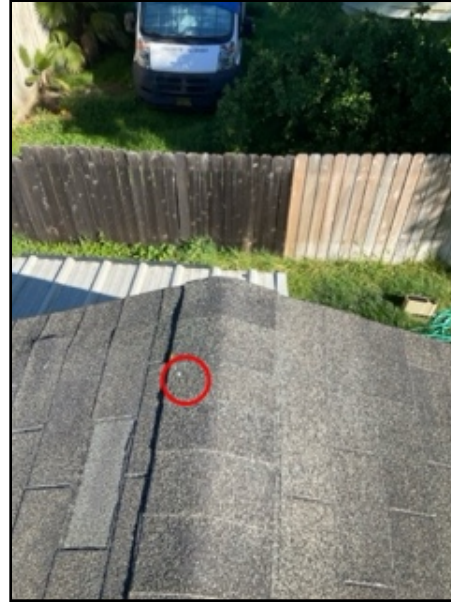


Figure 27-2

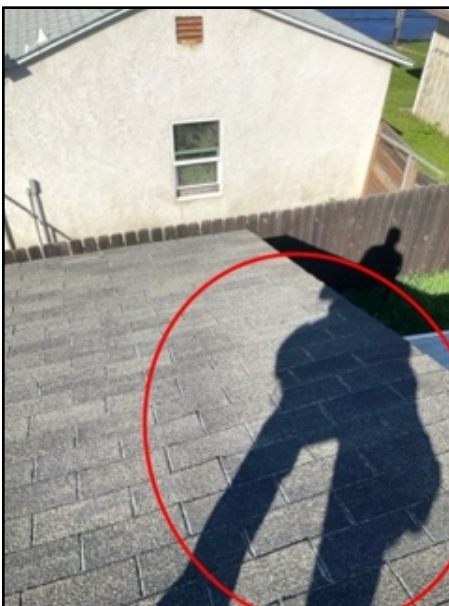


Figure 27-3

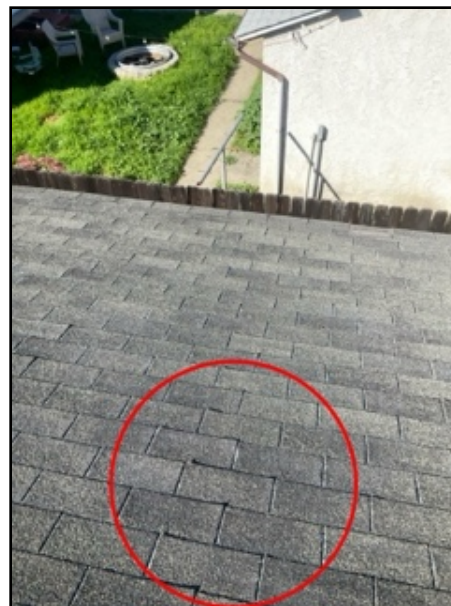


Figure 27-4

(Roof - House continued)



Figure 27-5



Figure 27-6

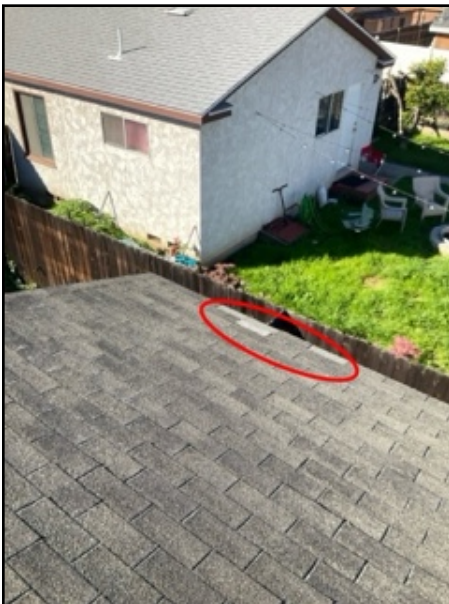


Figure 27-7



Figure 27-8

(Roof - House continued)

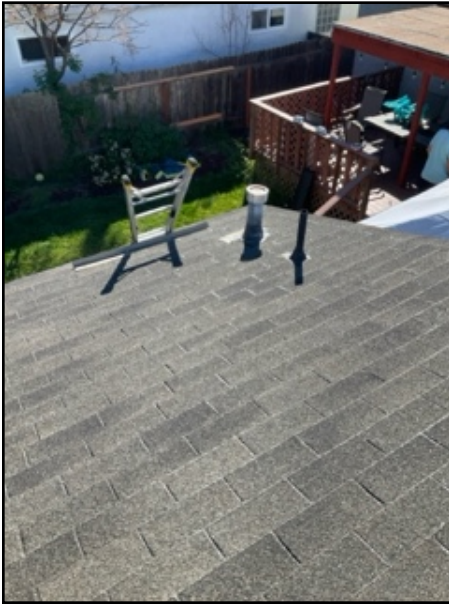


Figure 27-9

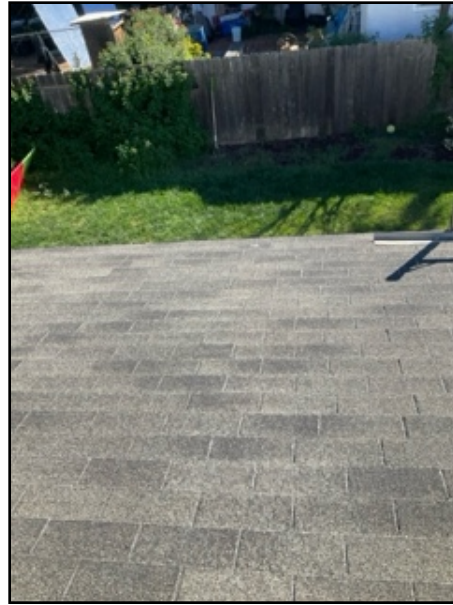


Figure 27-10



Figure 27-11



Figure 27-12

(Roof - House continued)



Figure 27-13



Comment 28:

FURTHER EVALUATION REQUIRED: Evidence of possible wood destroying organisms/dry rot noted on soffit and/or fascia.



Figure 28-1



Figure 28-2

(Roof - House continued)



Figure 28-3



Comment 29:

FURTHER EVALUATION REQUIRED: Shingles noted as lifting at the front of the house above support post.



Figure 29-1

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

(Roof - House continued)

water problems at the roof and foundation.

Roof - Garage

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: Repair or Replace
Ventilation Present:	Gable Ends
	Condition: Satisfactory
Vent Stacks:	Metal, Plastic
	Condition: Satisfactory
Chimney Exterior:	Not Present
Chimney Spark Arrestor:	Not Present
Chimney Flashing:	Not Present
Penetration Flashing:	Metal, Tar/Cault
	Condition: Repair or Replace
Drip Edge Flashing:	Present
	Condition: Satisfactory
Sky Lights:	Not Present

(Roof - Garage continued)

Soffit and Fascia:

Wood

Condition: Further Evaluation Required

Gutters & Downspouts:

Not Present



Comment 30:

REPAIR OR REPLACE: Asphalt shingles over roof at garage noted as torn and deteriorated. Multiple shingles noted as missing. Asphalt granular loss noted on shingles. Fiberglass noted as showing around edges. Asphalt shingles noted as brittle. Exposed nails noted at various locations. Mastic around vent pipes noted as cracked and deteriorated. Have a more qualified professional to evaluate and repair.



Figure 30-1



Figure 30-2

(Roof - Garage continued)



Figure 30-3



Figure 30-4

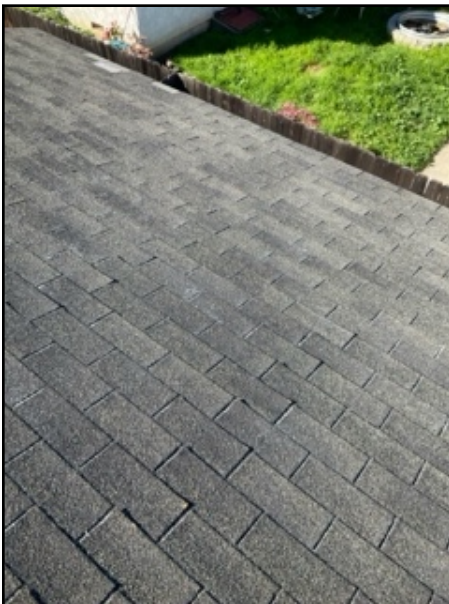


Figure 30-5



Figure 30-6

(Roof - Garage continued)

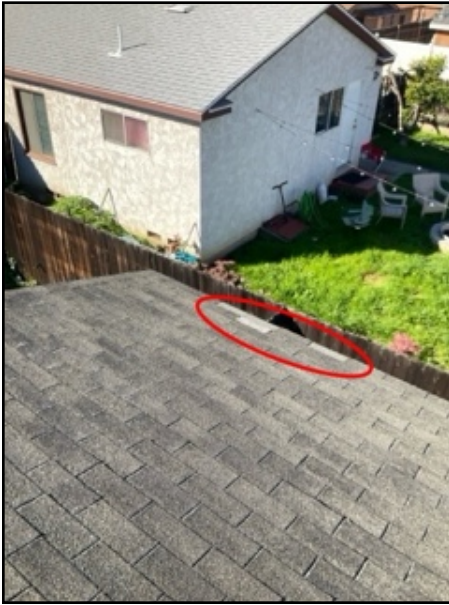


Figure 30-7



Figure 30-8

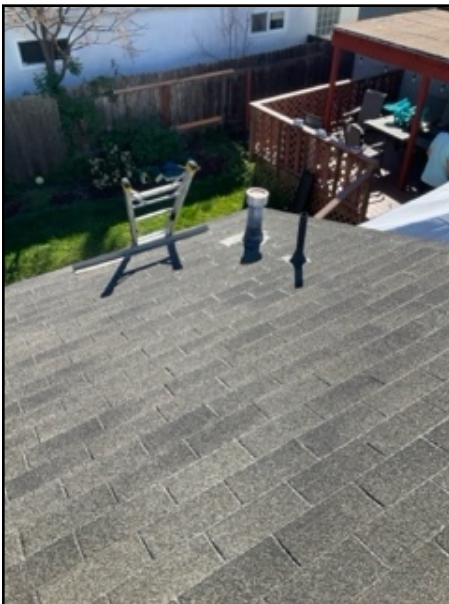


Figure 30-9

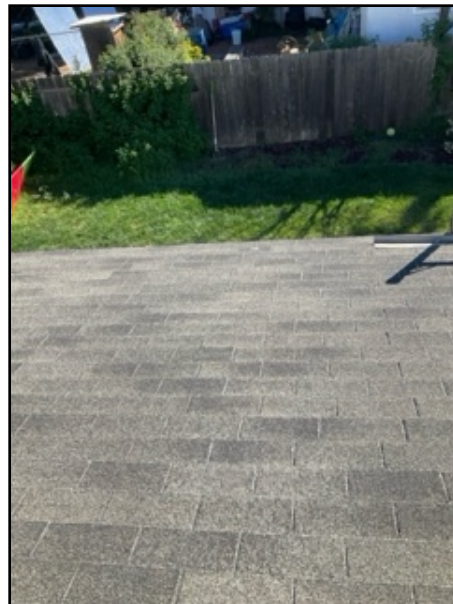


Figure 30-10

(Roof - Garage continued)



Figure 30-11



Figure 30-12



Figure 30-13

(Roof - Garage continued)

 **Comment 31:**
FURTHER EVALUATION REQUIRED: Evidence of possible wood destroying organisms/dry rot noted on soffit and/or fascia.



Figure 31-1



Figure 31-2

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:	Challenger
	Condition: Satisfactory

(Electrical continued)

Service Line Material:	Aluminum
	Condition: Satisfactory
Service Voltage:	240 volts
Service Amperage:	100 amps
Service Panel Ground:	Ground Rod
Branch Circuit Wiring:	Non-Metallic Shielded Copper, Stranded Copper
	Condition: Repair or Replace
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: Repair or Replace
Outlets :	Three Prong
	Condition: Repair or Replace

**Comment 32:**

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)

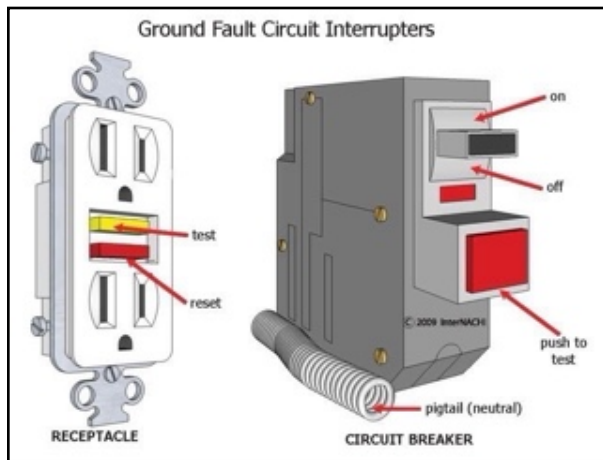


Figure 32-1

**Comment 33:**

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.

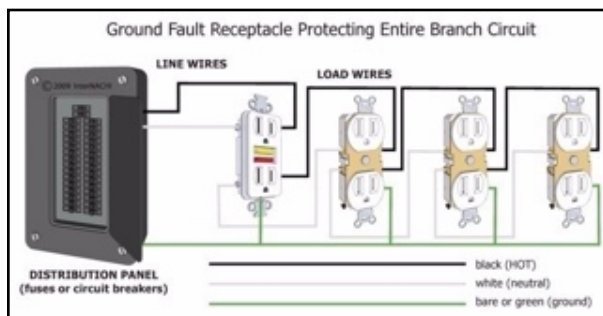


Figure 33-1

(Electrical continued)

 **Comment 34:**
Service panel inspection pictures. A thermal scan was conducted and no significant hot spots were noted.



Figure 34-1



Figure 34-2



Figure 34-3

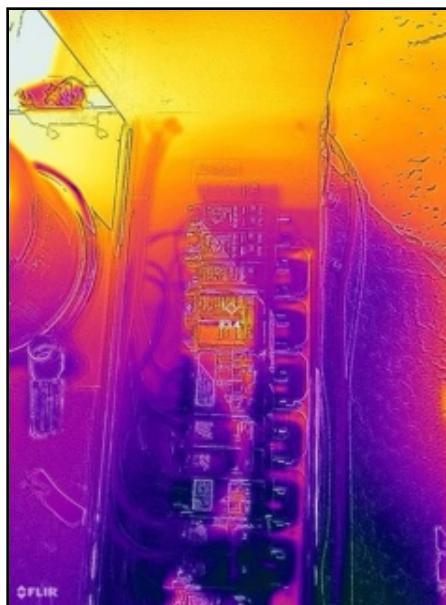


Figure 34-4

(Electrical continued)



Figure 34-5



Figure 34-6



Figure 34-7

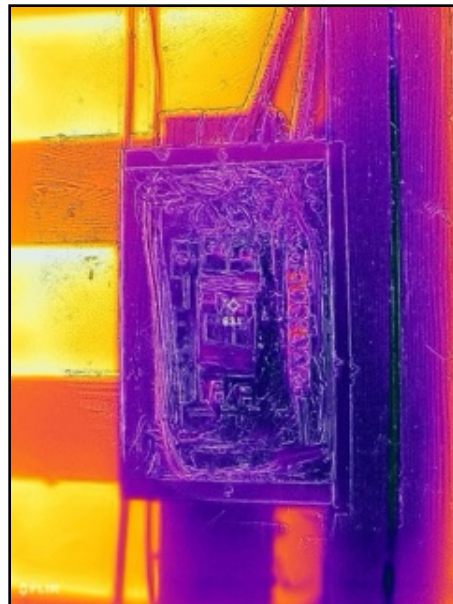


Figure 34-8

(Electrical continued)

-
-  **Comment 35:**
REPAIR OR REPLACE: Individual circuit breaker labels noted as incomplete.



Figure 35-1

-
-  **Comment 36:**
REPAIR OR REPLACE: Several minor electrical discrepancies (such as missing or burned-out lightbulbs, missing covers, loose fixtures, exposed romex, improperly installed outlets, and other easily reparable defects) noted at various locations throughout the property. Shock hazards, exposed conductors, and fire hazards will be labeled separately in their own individual comments.

(Electrical continued)



Figure 36-1

**Comment 37:**

REPAIR OR REPLACE: No two or more neutral wires should generally not be terminated under the same screw on a busbar in a panel. While some panels may allow for multiple ground wires to be terminated under one screw, this is not typically the case for neutral wires. Electrical codes and professionals suggest that each neutral wire should have its own individual terminal to prevent potential issues like overheating, arcing, or voltage fluctuations.

Most electrical codes, like the National Electrical Code (NEC), specify that each grounded conductor (neutral) should terminate in an individual terminal on the panel.

* **Overheating and Arcing:** If multiple neutral wires are connected under a single screw, it can create a hotspot due to the increased current flow through that connection, potentially leading to overheating or arcing.

* **Voltage Fluctuations:** A loose connection or a wire not properly secured under the screw can cause voltage fluctuations in the affected circuit, potentially impacting the performance of connected devices.

* **Neutral Imbalance:** In a multi-wire branch circuit, two hot wires sharing a neutral can lead to neutral imbalance, especially if the loads on each hot wire are not equal. This can cause the neutral to carry more current than it is designed for, leading to

(Electrical continued)

issues.

Exceptions:

- * Panel Manufacturer Specifications: Some panel manufacturers may specify that their panels allow for a certain number of grounding (earth) conductors to be terminated under one screw, but this generally does not apply to neutral conductors.

- * Main Panel Bonding: In a main service panel, the neutral and ground conductors are often bonded together, and in some cases, multiple grounding conductors may be terminated under a single screw. However, even in this case, it's best to consult with a qualified electrician to ensure proper installation.

Best Practice:

- * Always refer to the panel manufacturer's instructions for proper termination of neutral and grounding conductors.
- * If you are unsure about the proper wiring practices, consult with a qualified electrician.
- * If you need to terminate more neutral wires than available terminals, consider using a pigtail (a short piece of wire) to connect multiple neutral wires together and then terminate the pigtail to the busbar.

Have a qualified electrician to evaluate and repair.



Figure 37-1



Figure 37-2

(Electrical continued)



Comment 38:

Parts of the electrical system are not grounded. While grounding may not have been required at the time of construction, ungrounded outlets must match the panel configuration in order to ensure that adequate safety precautions have been taken. Two-pronged outlets, individual grounding at three-pronged outlets, or the installation of GFCI protection is adequate in the appropriate circumstances.



Figure 38-1



Comment 39:

REPAIR OR REPLACE: Bedroom hallway noted as missing smoke detector.

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 39-1



Figure 39-2



Comment 40:

REPAIR OR REPLACE: CO detector noted as not installed in the immediate vicinity of the bedrooms.

Although it may not have been required at the time of original construction, section 9.4.1 of the NFPA 720 outlines 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

(Electrical continued)



Figure 40-1

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.

Sub Panel - Garage

Location:	Garage
Panel Manufacturer:	Zinsco
	Condition: Further Evaluation Required
Service Line Material:	Copper
Overcurrent Protection:	Breakers
Branch Circuit Wiring:	Non-Metallic Shielded Copper
	Condition: Repair or Replace
GFCI/AFCI Breakers:	Not Present
Panel Adequacy:	At maximum Capacity

(Sub Panel - Garage continued)



Comment 41:

FURTHER EVALUATION REQUIRED: The sub panel for this home was manufactured by Zinsco. Some reports have noted that the circuit breakers for these panels can fail under certain conditions and design flaws may exist throughout the panel system. It is noted that all breakers for this panel carry an Underwriters Laboratories certification sticker. Have a more qualified professional to evaluate.



Figure 41-1

(Sub Panel - Garage continued)



Comment 42:

REPAIR OR REPLACE: Knockouts noted as missing covers.



Figure 42-1



Comment 43:

REPAIR OR REPLACE: No two or more neutral wires should generally not be terminated under the same screw on a busbar in a panel. While some panels may allow for multiple ground wires to be terminated under one screw, this is not typically the case for neutral wires. Electrical codes and professionals suggest that each neutral wire should have its own individual terminal to prevent potential issues like overheating, arcing, or voltage fluctuations.

Most electrical codes, like the National Electrical Code (NEC), specify that each grounded conductor (neutral) should terminate in an individual terminal on the panel.

* **Overheating and Arcing:** If multiple neutral wires are connected under a single screw, it can create a hotspot due to the increased current flow through that connection, potentially leading to overheating or arcing.

* **Voltage Fluctuations:** A loose connection or a wire not properly secured under the screw can cause voltage fluctuations in the affected circuit, potentially impacting the performance of connected devices.

* **Neutral Imbalance:** In a multi-wire branch circuit, two hot wires sharing a neutral

(Sub Panel - Garage continued)

can lead to neutral imbalance, especially if the loads on each hot wire are not equal. This can cause the neutral to carry more current than it is designed for, leading to issues.

Exceptions:

- * Panel Manufacturer Specifications: Some panel manufacturers may specify that their panels allow for a certain number of grounding (earth) conductors to be terminated under one screw, but this generally does not apply to neutral conductors.

- * Main Panel Bonding: In a main service panel, the neutral and ground conductors are often bonded together, and in some cases, multiple grounding conductors may be terminated under a single screw. However, even in this case, it's best to consult with a qualified electrician to ensure proper installation.

Best Practice:

- * Always refer to the panel manufacturer's instructions for proper termination of neutral and grounding conductors.

- * If you are unsure about the proper wiring practices, consult with a qualified electrician.

- * If you need to terminate more neutral wires than available terminals, consider using a pigtail (a short piece of wire) to connect multiple neutral wires together and then terminate the pigtail to the busbar.

Have a qualified electrician to evaluate and repair.



Figure 43-1

HVAC

HVAC System Type: Central Split System
 Thermostat: Digital
 Condition: Satisfactory



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.

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:	Attic
Type of Equipment:	Forced Air
	Condition: Satisfactory
Manufacturer:	AC Pro
Heating Fuel:	Gas
	Condition: Satisfactory
Gas Line Sediment Trap :	Not Present
	Condition: Repair or Replace
Filter Type:	Disposable
	Condition: Repair or Replace
Output Temperature:	136°F
Type of Distribution:	Flexible Ducting
	Condition: Satisfactory
Estimated Age:	0 - 10 years
	Condition: Satisfactory
Exhaust Flu and Draft Diverter:	Metal
	Condition: Satisfactory

(Heating continued)



Comment 45:

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.

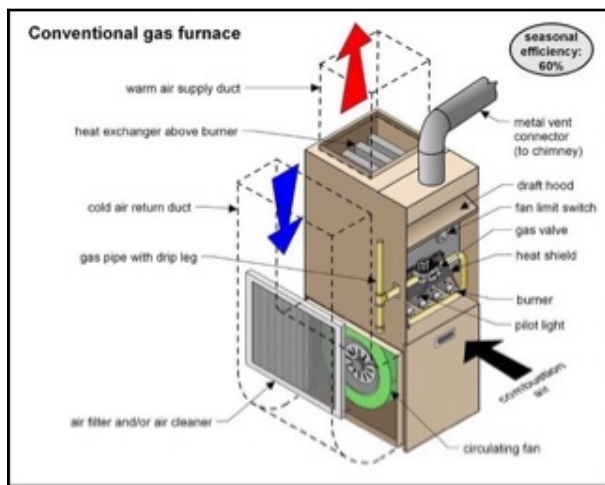


Figure 45-1

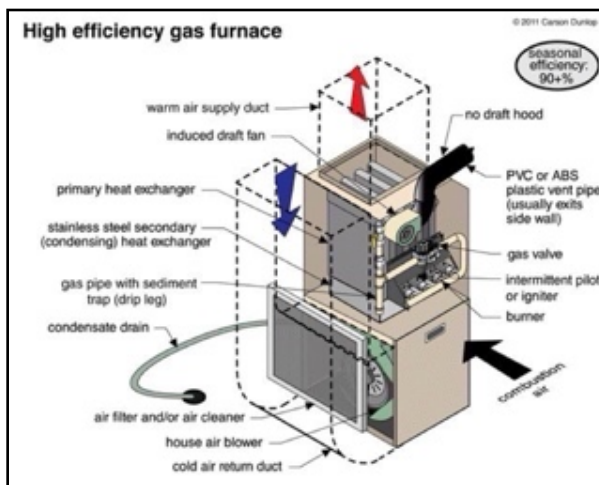


Figure 45-2



Comment 46:

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.

(Heating continued)



Comment 47:
Heater data plate picture.



Figure 47-1

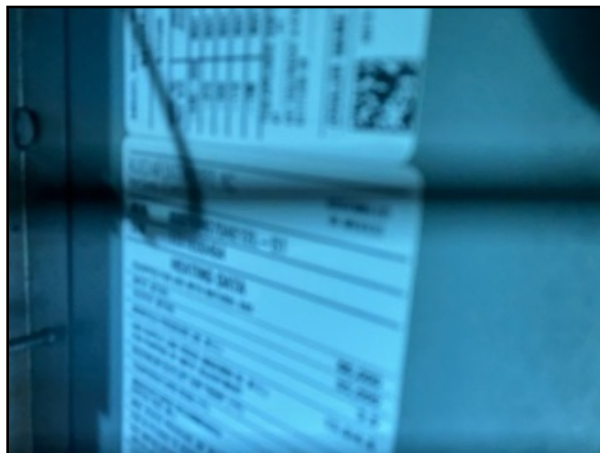


Figure 47-2

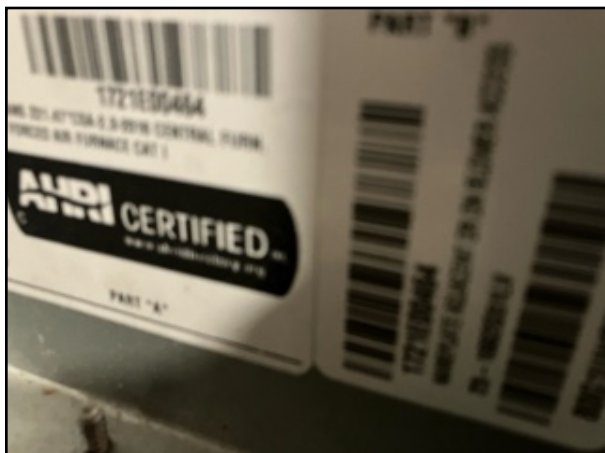


Figure 47-3

(Heating continued)



Comment 48:
Heater outputs.

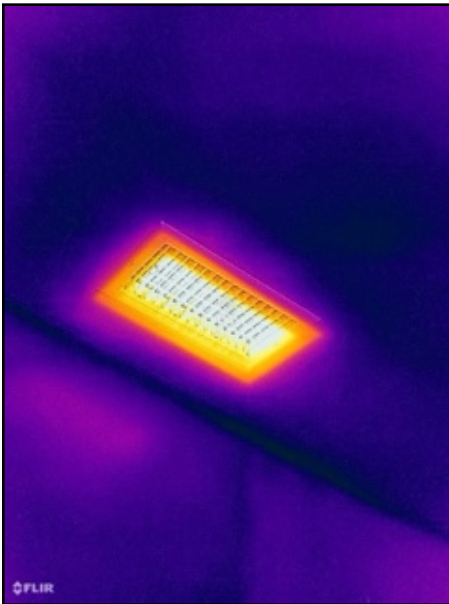


Figure 48-1

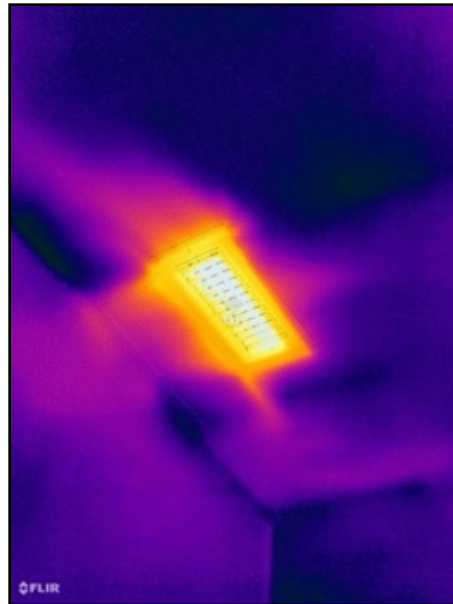


Figure 48-2

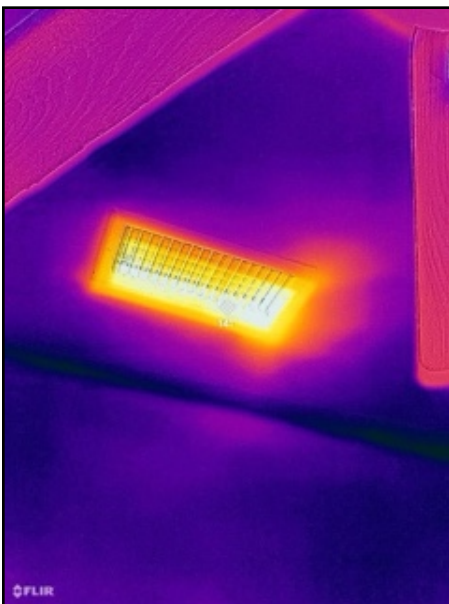


Figure 48-3

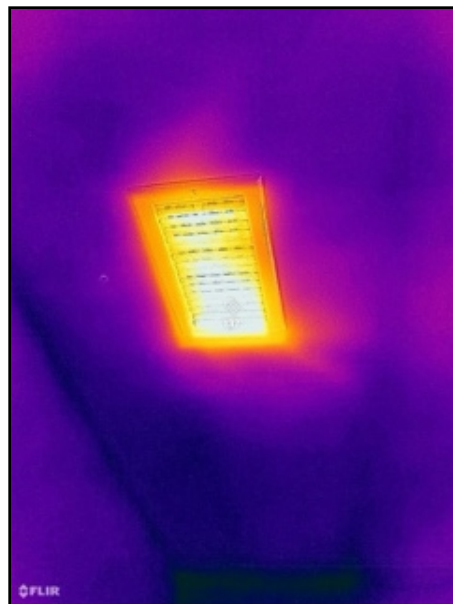


Figure 48-4

(Heating continued)

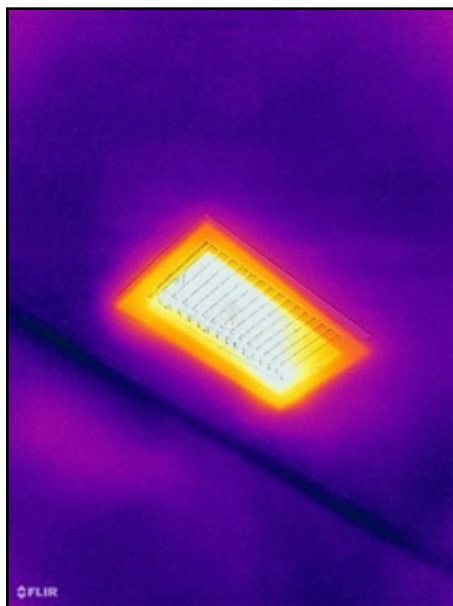


Figure 48-5



Comment 49:

REPAIR OR REPLACE: Gas drip leg noted as not installed on 2021 furnace.



Figure 49-1



Figure 49-2

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:	02/2021
Condenser Pad:	Present
	Condition: Repair or Replace
Insulation :	Present
	Condition: Repair or Replace
Wall Penetration :	Sealed
	Condition: Satisfactory
Condensate Drainage:	To Exterior
	Condition: Satisfactory
AC Supply Air Temp:	62°F
AC Return Air Temp:	47°F
AC Temperature Drop:	-15°F

(Cooling continued)



Comment 50:
Examples of a residential HVAC cooling system.

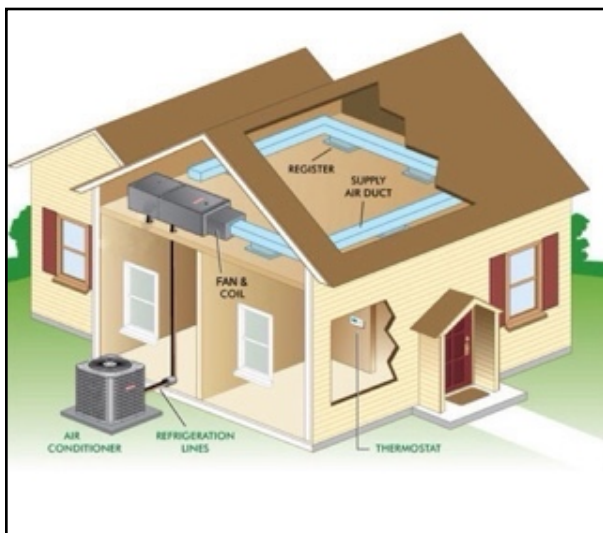


Figure 50-1

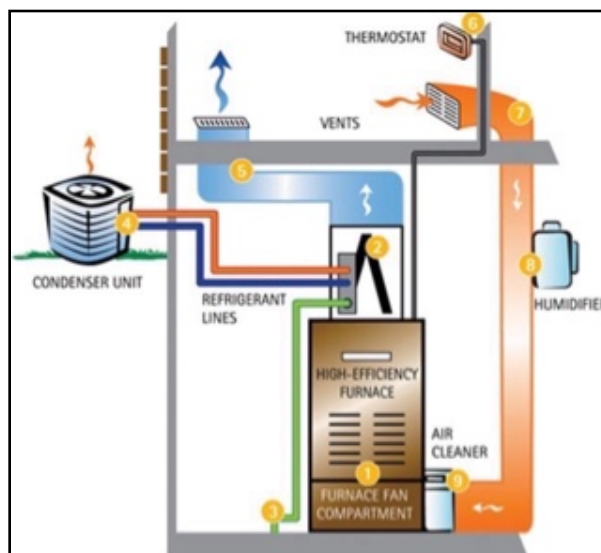


Figure 50-2



Comment 51:
AC supply and outputs.

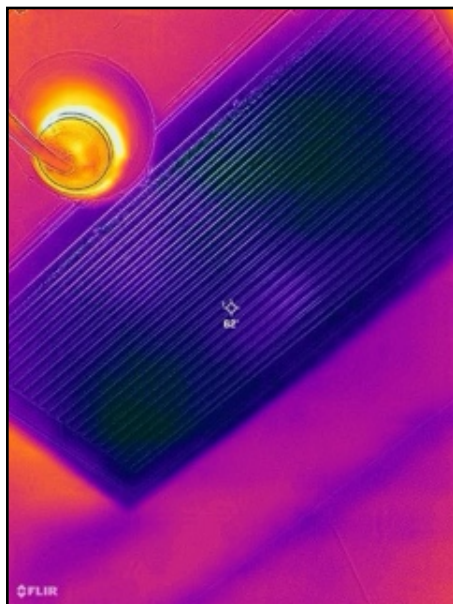


Figure 51-1

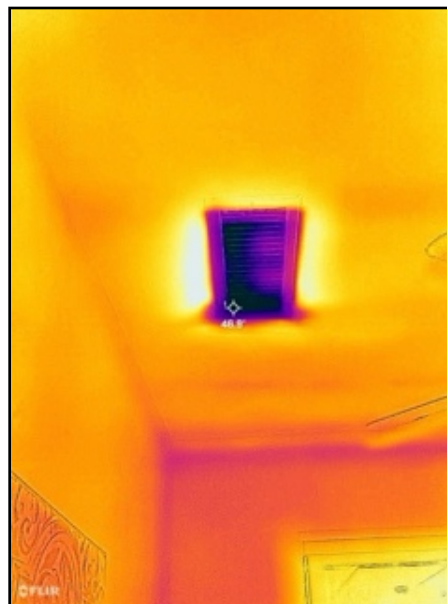


Figure 51-2

(Cooling continued)

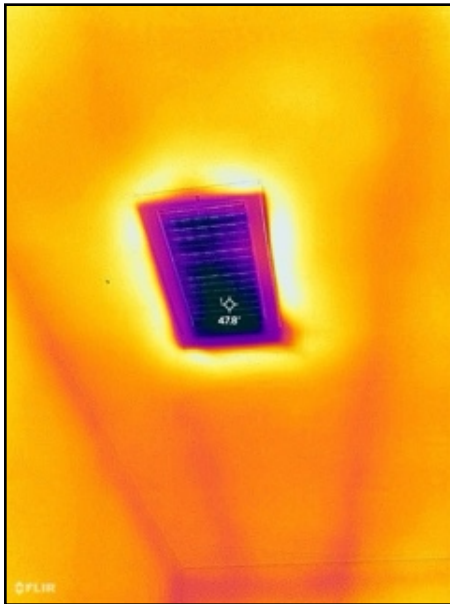


Figure 51-3

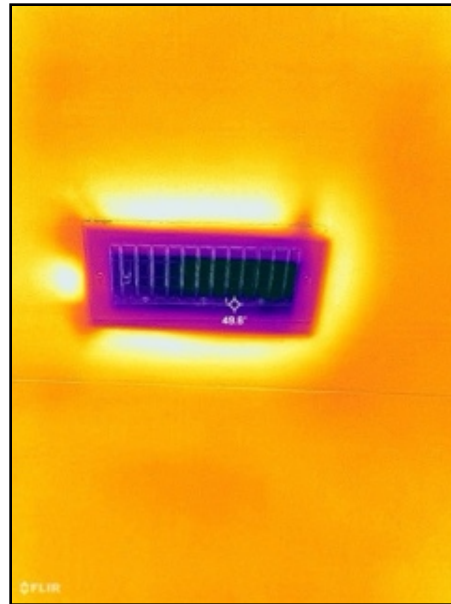


Figure 51-4

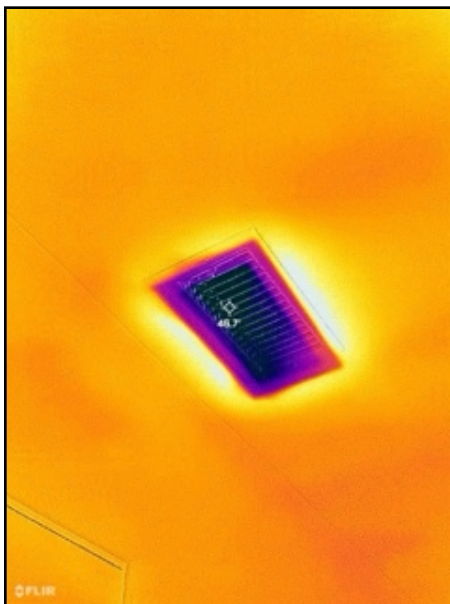


Figure 51-5

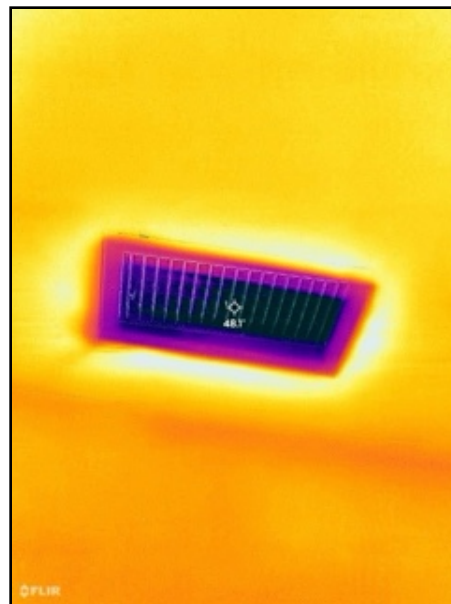


Figure 51-6

(Cooling continued)

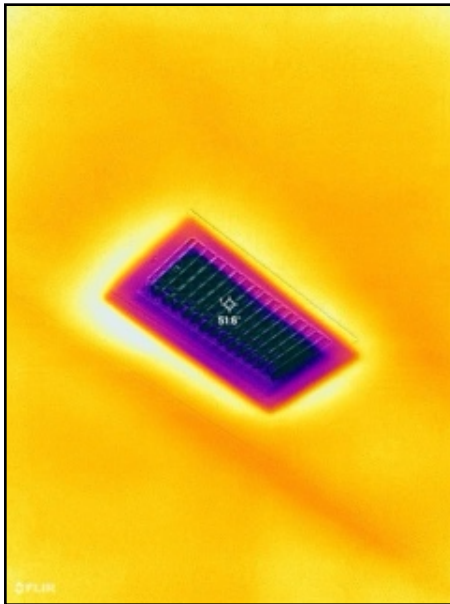


Figure 51-7



Comment 52:

Condenser Data Plate Picture:.



Figure 52-1

(Cooling continued)



Comment 53:

REPAIR OR REPLACE: AC refrigerator line insulation noted as partially missing and deteriorated, and condenser unit is not strapped down to the pad.



Figure 53-1



Figure 53-2



Figure 53-3



Figure 53-4

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: Further Evaluation Required
Location of Main Water Shutoff:	Front of home
Sewer System:	Public
Waste Pipe Material:	Cast Iron, ABS Plastic
	Condition: Further Evaluation Required
Location of Gas Shutoff:	At Meter
Hot Water Temperature:	122°F
Water Meter And Leak Detector:	Rotating
	Condition: Satisfactory
Gas Meter Clearance:	Present
	Condition: Satisfactory



Comment 54:

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 54-1



Comment 55:

Water temperature was 122°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 55-1



Figure 55-2

(Plumbing continued)



Comment 56:
Main water meter with leak detector.



Figure 56-1



Comment 57:
Main water shut off.



Figure 57-1

(Plumbing continued)



Comment 58:
Main gas shut off.



Figure 58-1



Comment 59:
FURTHER EVALUATION REQUIRED: Inspector notes, old abandoned copper plumbing lines in crawlspace. Home appears to have been re-plumbed at some point.

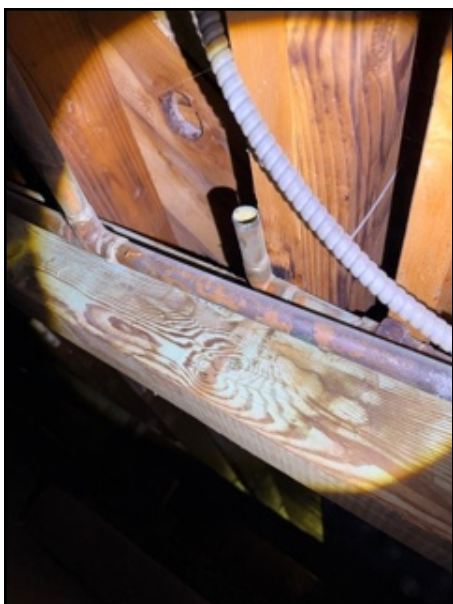


Figure 59-1

(Plumbing continued)

Water Heater

Manufacturer:	General Electric
Fuel:	Natural Gas
Capacity:	Unknown
Manufacture Date:	Unknown
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 :	Not Present
Drip Pan:	Not Present
Expansion Tank:	Not Present
Flu and Draft Diverter :	Metal
	Condition: Satisfactory



Comment 60:

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.

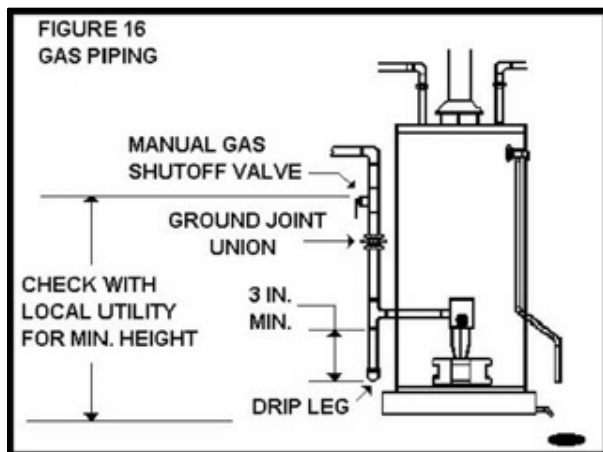


Figure 60-1

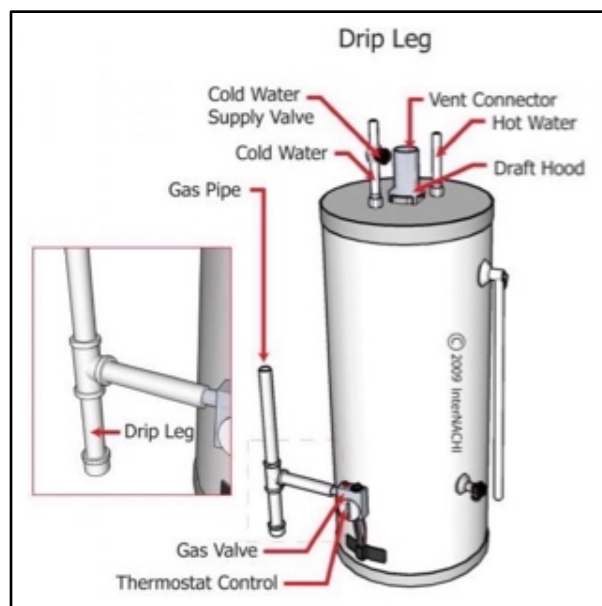


Figure 60-2

(Water Heater continued)

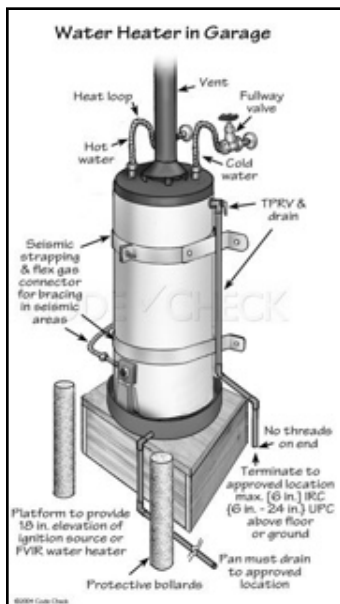


Figure 60-3

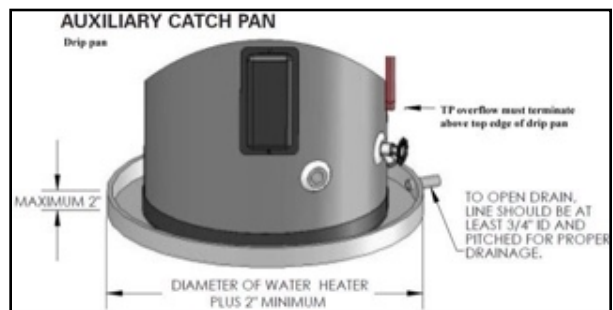


Figure 60-4



Comment 61:

Water heater has an insulating blanket installed. Data plate was inaccessible and some basic information could not be obtained.



Figure 61-1

(Plumbing continued)

Water Pressure

Water Pressure :	89psi
Pressure Regulator:	Not installed
	Condition: Repair or Replace



Comment 62:

REPAIR OR REPLACE: Water pressure is 89psi. Most appliance manufacturers recommend pressure to be set between 50 and 80 psi.



Figure 62-1



Comment 63:

FURTHER EVALUATION REQUIRED: Inspector notes there is currently no pressure reducing valve installed at time of inspection.

(Water Pressure continued)



Figure 63-1

Bathrooms

Bathroom - Hallway

Location:	Hallway
Bath Tub:	Recessed
	Condition: Satisfactory
Shower:	In tub
	Condition: Satisfactory
Shower Walls:	Tile
	Condition: Satisfactory
Shower/Tub Fixtures:	Present
	Condition: Repair or Replace
Shower/Tub Plumbing :	Present
	Condition: Satisfactory
Grout/Caulking:	Cracked, Deteriorated
	Condition: Repair or Replace
Sink(s):	Single Vanity
	Condition: Satisfactory

(Bathroom - Hallway continued)

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



Comment 64:

REPAIR OR REPLACE: Under sink plumbing lines noted as not sealed at wall.

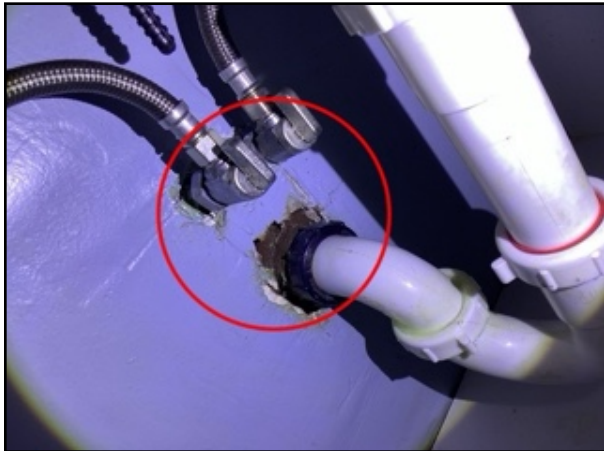


Figure 64-1

(Bathroom - Hallway continued)



Comment 65:

REPAIR OR REPLACE: Vanity light fixtures noted as corroded.



Figure 65-1



Comment 66:

REPAIR OR REPLACE: Bath faucet and showerhead noted as loose and not sealed. Shower diverter allows water to leak by.



Figure 66-1



Figure 66-2

(Bathroom - Hallway continued)



Comment 67:

REPAIR OR REPLACE: Toilet angle stopped noted as corroded.

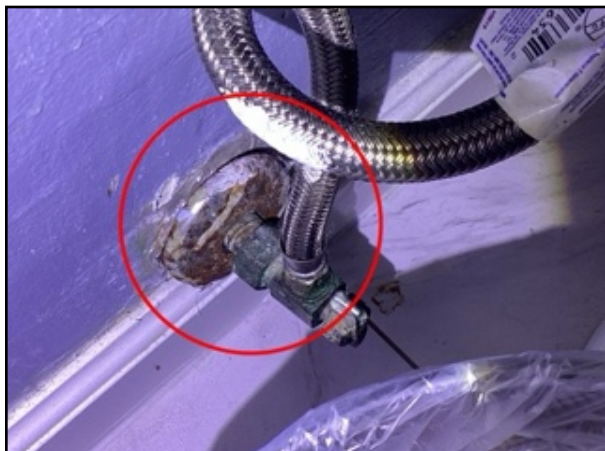


Figure 67-1



Comment 68:

REPAIR OR REPLACE: Caulking noted as cracked deteriorated in various locations.



Figure 68-1

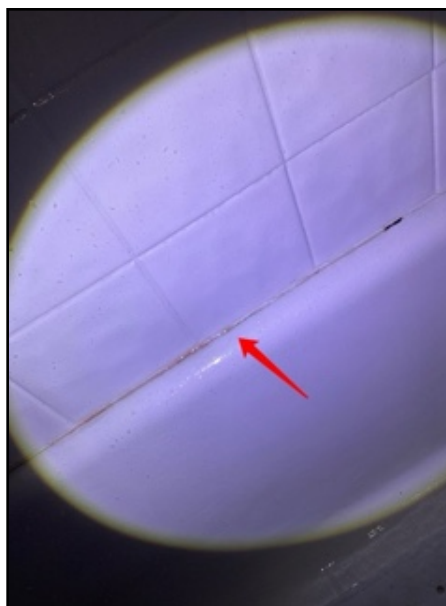


Figure 68-2

(Bathroom - Hallway continued)

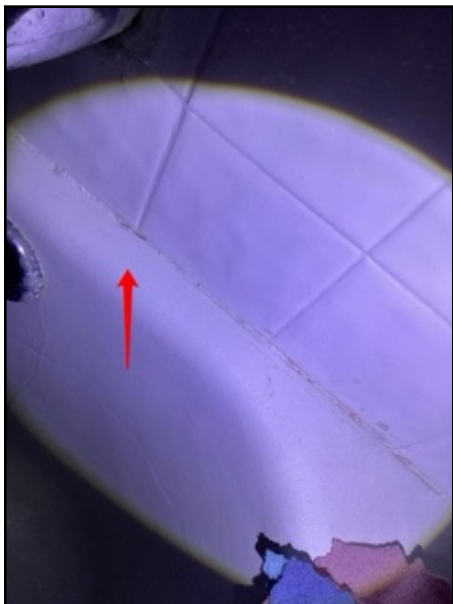


Figure 68-3

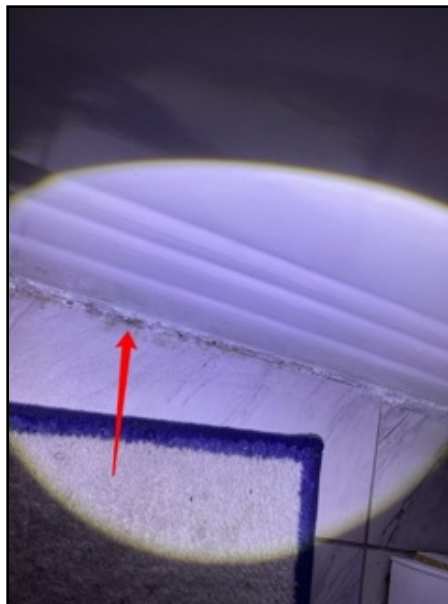


Figure 68-4



Comment 69:

REPAIR OR REPLACE: Bathroom window noted as missing trim.

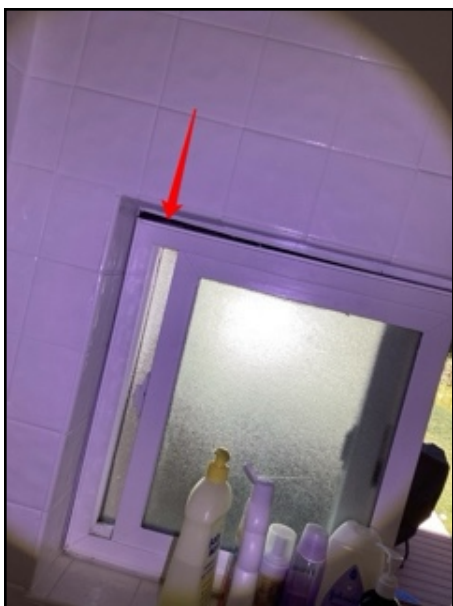


Figure 69-1

(Bathroom - Hallway continued)



Comment 70:

REPAIR OR REPLACE: Sink faucet noted as loose, stains noted around drain.



Figure 70-1

Bathroom - Primary

Location:	Primary
Bath Tub:	Not Present
Shower:	Stall
	Condition: Satisfactory
Shower Walls:	Fiberglass & Glass
	Condition: Repair or Replace
Shower/Tub Fixtures:	Present
	Condition: Repair or Replace
Shower/Tub Plumbing :	Present
	Condition: Satisfactory
Grout/Caulking:	Cracked, Deteriorated
	Condition: Repair or Replace
Sink(s):	Single Vanity
	Condition: Satisfactory
Sink Fixtures:	Present
	Condition: Repair or Replace

(Bathroom - Primary continued)

Under Sink Drain Line:	Plastic Condition: Satisfactory
Sink Shutoff Valves and Supply Lines:	Present Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory
Floor:	Tile Condition: Satisfactory
Ventilation Type:	Ventilator Condition: Satisfactory
GFCI Protection:	Outlets Condition: Satisfactory



Comment 71:

REPAIR OR REPLACE: Showerhead, shower controls, shower frame/door, and drain noted as stained/corroded. Shower controls noted as loose and not sealed at wall.

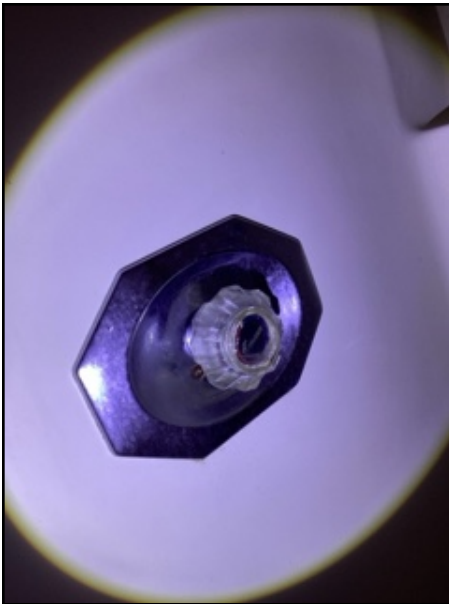


Figure 71-1



Figure 71-2

(Bathroom - Primary continued)



Figure 71-3



Figure 71-4

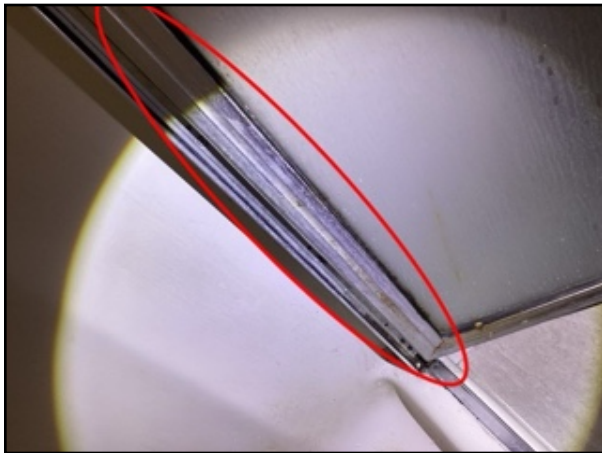


Figure 71-5

(Bathroom - Primary continued)



Comment 72:

REPAIR OR REPLACE: Grout and caulking noted as cracked/deteriorated in various locations.

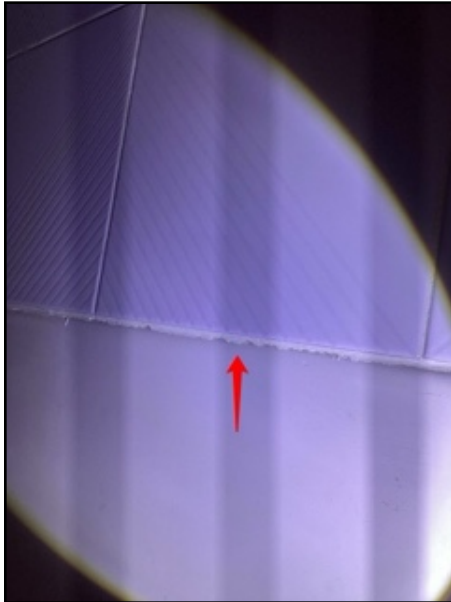


Figure 72-1

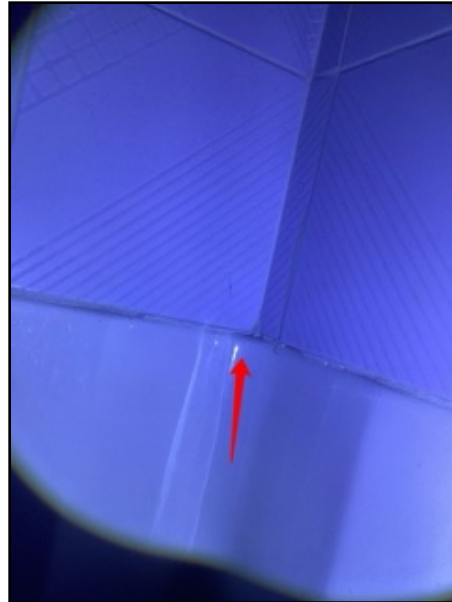


Figure 72-2



Figure 72-3

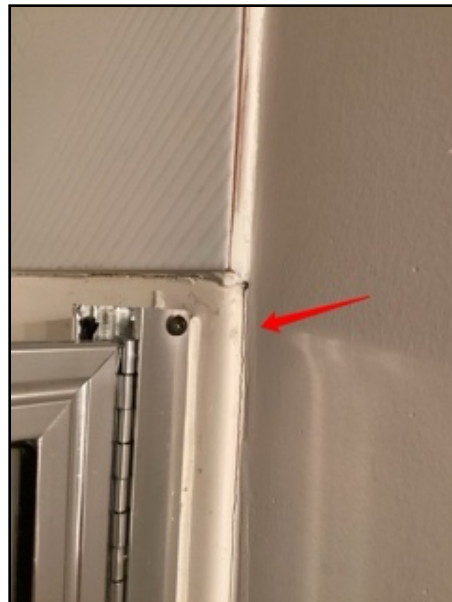


Figure 72-4

(Bathroom - Primary continued)

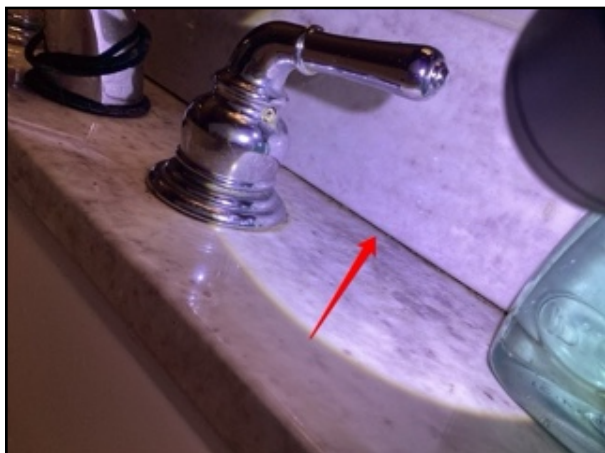


Figure 72-5



Comment 73:

REPAIR OR REPLACE: Sink drains slowly, drain noted as stained/corroded, and broken stopper/control. Push button stopper noted as installed and is clogged.



Figure 73-1



Figure 73-2

(Bathroom - Primary continued)

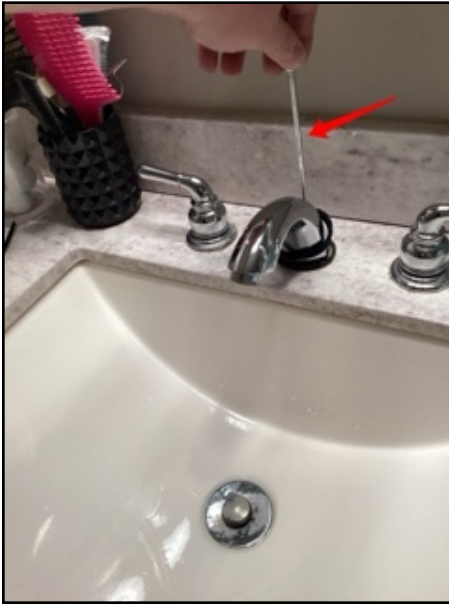


Figure 73-3



Comment 74:

MARGINAL: Vanity cabinets noted as worn.



Figure 74-1

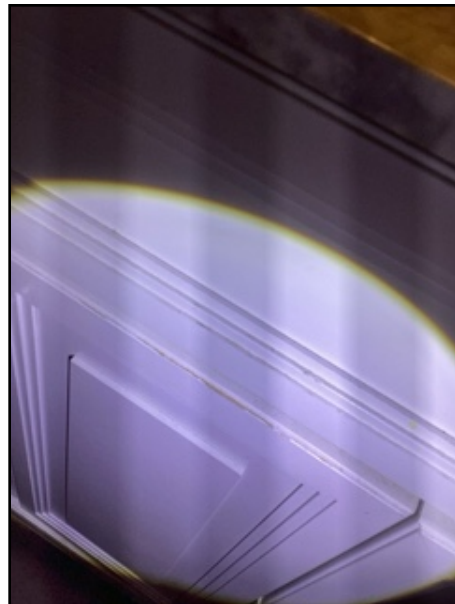


Figure 74-2

(Bathroom - Primary continued)

-
-  **Comment 75:**
REPAIR OR REPLACE: Glass shower door noted as opening up into toilet.



Figure 75-1

-
-  **Comment 76:**
REPAIR OR REPLACE: Toilet angle stop noted as corroded and missing cover plate trim.



Figure 76-1

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:	Laminated Condition: Repair or Replace
Countertops:	Granite Condition: Satisfactory
Sink:	Single Condition: Repair or Replace



Comment 77:

REPAIR OR REPLACE: Incorrect cover plate noted as installed at under sink outlet.

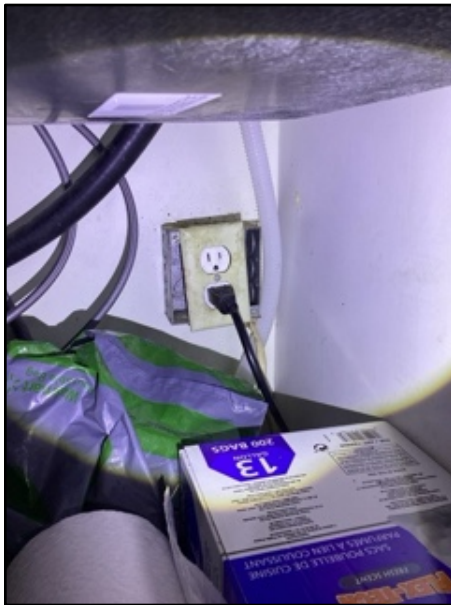


Figure 77-1

(Kitchen continued)



Comment 78:

REPAIR OR REPLACE: Cabinets noted as misaligned, worn and unable to stay shut all the way in various locations.



Figure 78-1



Figure 78-2



Figure 78-3

(Kitchen continued)



Comment 79:

REPAIR OR REPLACE: Caulking and grout noted as cracked/deteriorated in various places around sink and backsplash.



Figure 79-1



Figure 79-2



Figure 79-3



Figure 79-4

(Kitchen continued)



Figure 79-5



Comment 80:

REPAIR OR REPLACE: Faucet noted as loose and not sealed.



Figure 80-1

(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:	General Electric Condition: Satisfactory
Refrigerator:	General Electric Condition: Satisfactory
Dishwasher:	Whirlpool Condition: Satisfactory
Microwave:	General Electric Condition: Satisfactory
Disposal:	Moen Condition: Satisfactory



Comment 81:

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.

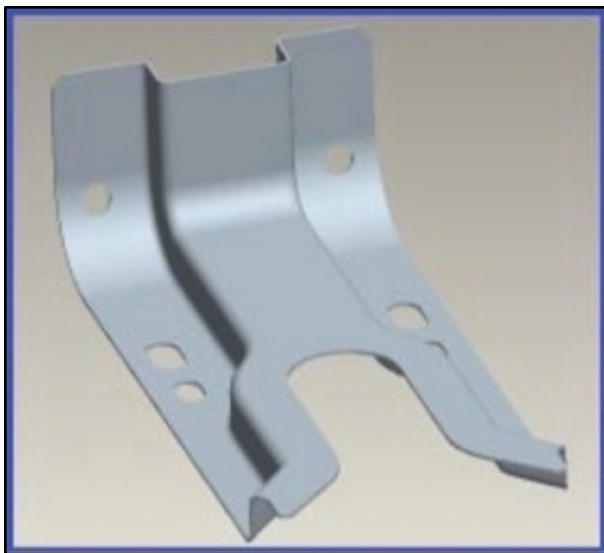


Figure 81-1



Figure 81-2

(Appliances continued)



Comment 82:
Disposal working.



Figure 82-1



Comment 83:
Range working.



Figure 83-1



Figure 83-2

(Appliances continued)



Comment 84:
Microwave working.



Figure 84-1



Comment 85:
Refrigerator working.



Figure 85-1



Figure 85-2

(Appliances continued)



Figure 85-3



Comment 86:
Dishwasher working.



Figure 86-1

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:	Yes
	Condition: Satisfactory
Dryer Venting:	To Exterior
	Condition: Repair or Replace
GFCI Protection:	Not Present
Laundry Hook Ups:	Yes, Gas Dryer Connection
	Condition: Satisfactory
Washer:	Samsung
	Condition: Satisfactory
Dryer:	Samsung
	Condition: Satisfactory



Comment 87:
Laundry noted in garage.



Figure 87-1



Figure 87-2

(Laundry continued)



Comment 88:

REPAIR OR REPLACE: Dryer vent cover noted as not securely fastened to exterior.



Figure 88-1

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:

Crawl Space

Foundation Material:

Poured Concrete

Condition: Further Evaluation Required

Signs of Water Penetration:

Dampness, Efflorescence

Condition: Further Evaluation Required

Prior Waterproofing:

Perimeter Drain

Condition: Further Evaluation Required

(Structure continued)

Floor Structure:	Wood Frame
	Condition: Further Evaluation Required
Subflooring:	Solid Wood Plank
	Condition: Further Evaluation Required
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
Roof Deck Material:	Solid Wood Plank
	Condition: Satisfactory
Vent Risers:	Metal, Plastic
	Condition: Satisfactory
Insulation:	Blown In Fiberglass, Blown In Cellulose
	Condition: Satisfactory
Ventilation Present:	Yes
	Condition: Satisfactory
Visible Plumbing:	Not Present
Attic Entry Cover:	Wood
	Condition: Repair or Replace

(Attic continued)



Comment 89:

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

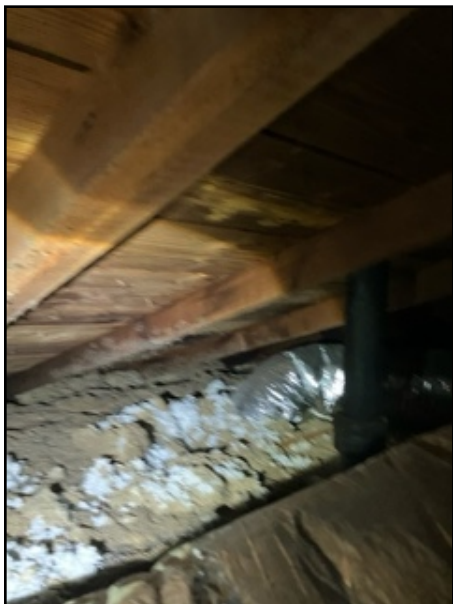


Figure 89-1



Figure 89-2

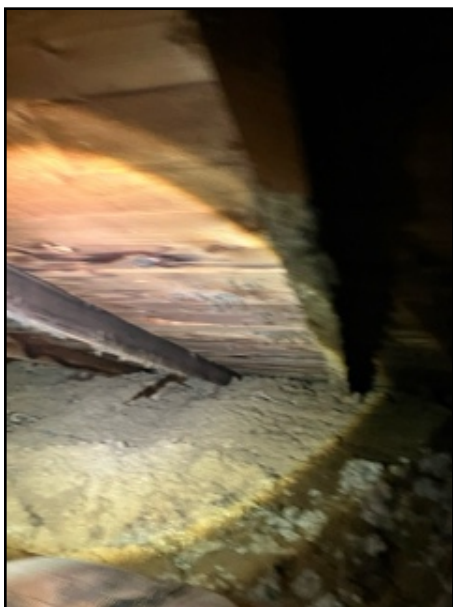


Figure 89-3



Figure 89-4

(Attic continued)



Figure 89-5



Figure 89-6



Figure 89-7



Figure 89-8

(Attic continued)



Figure 89-9



Figure 89-10



Figure 89-11



Figure 89-12

(Attic continued)



Figure 89-13



Figure 89-14



Figure 89-15



Figure 89-16

(Attic continued)



Figure 89-17

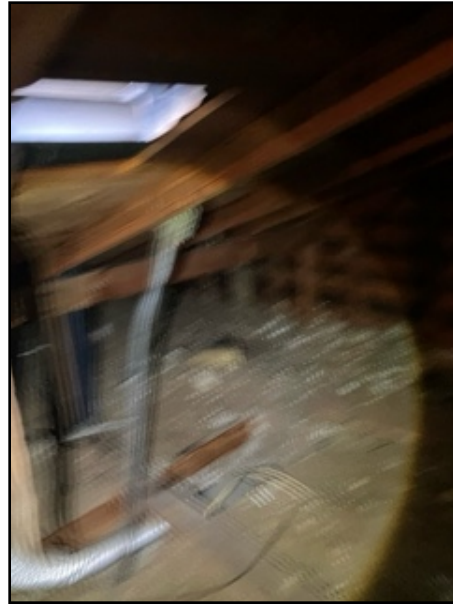


Figure 89-18



Figure 89-19



Figure 89-20

(Attic continued)



Figure 89-21



Figure 89-22



Figure 89-23

(Attic continued)



Comment 90:

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.



Figure 90-1

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: Further Evaluation Required

(Crawl Space continued)



Comment 91:

REPAIR OR REPLACE: Trash, debris and old abandoned plumbing lines noted in crawlspace. Wood support post noted as split. Various places noted as damp at time of inspection. No active plumbing leak noted at time of inspection.

Crawl Space Inspection Pictures:

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



Figure 91-1



Figure 91-2



Figure 91-3



Figure 91-4

(Crawl Space continued)



Figure 91-5



Figure 91-6



Figure 91-7



Figure 91-8

(Crawl Space continued)



Figure 91-9



Figure 91-10



Figure 91-11

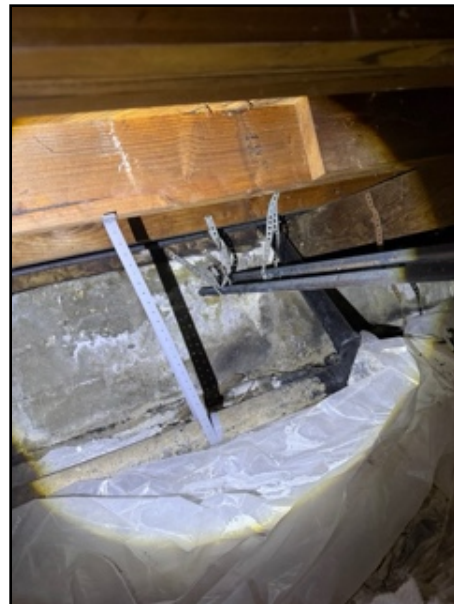


Figure 91-12

(Crawl Space continued)



Figure 91-13



Figure 91-14



Figure 91-15



Figure 91-16

(Crawl Space continued)



Figure 91-17



Figure 91-18



Figure 91-19



Figure 91-20

(Crawl Space continued)



Figure 91-21



Figure 91-22



Figure 91-23



Figure 91-24

(Crawl Space continued)



Figure 91-25



Figure 91-26



Figure 91-27



Comment 92:

FURTHER EVALUATION REQUIRED: Previous repairs, efflorescence and minor cracking noted at exposed portions of foundation.

Generally, cracks less than 1/4 inch in size and with no deviation are no cause for concern. Questions about structural integrity should be evaluated by a more qualified professional (such as a licensed engineer).

(Crawl Space continued)



Figure 92-1



Figure 92-2



Figure 92-3



Figure 92-4

(Crawl Space continued)



Figure 92-5



Comment 93:

FURTHER EVALUATION REQUIRED: Evidence of previous water stains and wood destroying organisms/dry rot noted in various places through subfloor and floor framing.



Figure 93-1



Figure 93-2

(Crawl Space continued)



Figure 93-3



Figure 93-4



Figure 93-5



Figure 93-6

(Crawl Space continued)



Figure 93-7



Figure 93-8

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:	Tile, Wood Condition: Repair or Replace
Walls:	Painted Drywall Condition: Satisfactory
Window: Operation, Locks, Seals:	Single Hung, Sliders Condition: Satisfactory
Interior Door Materials:	Masonite
Fireplace:	Not Present
Stairways And Handrailings:	Not Present
Light Switches:	Standard Condition: Satisfactory
Outlets:	Two Prong, Three prong Condition: Repair or Replace
Smoke Detectors :	Present Condition: Repair or Replace
Carbon Monoxide Detectors :	Present Condition: Repair or Replace

(Interior continued)

Ceiling Fans : Present
Condition: Satisfactory



Comment 94:

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



Figure 94-1



Figure 94-2



Figure 94-3



Figure 94-4

(Interior continued)



Figure 94-5



Figure 94-6



Figure 94-7



Figure 94-8

(Interior continued)



Comment 95:

REPAIR OR REPLACE: Wood flooring noted as worn in various places throughout.



Figure 95-1

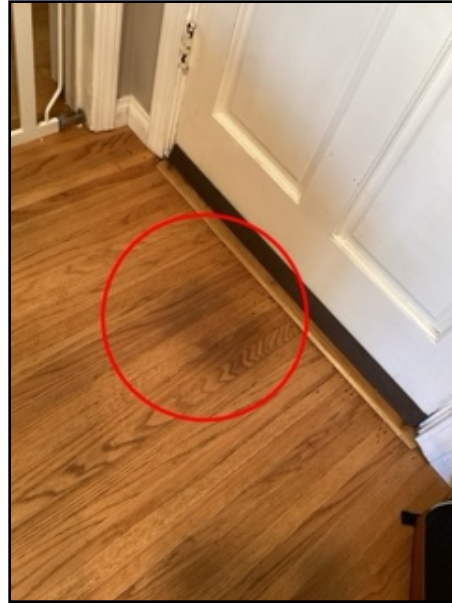


Figure 95-2



Figure 95-3

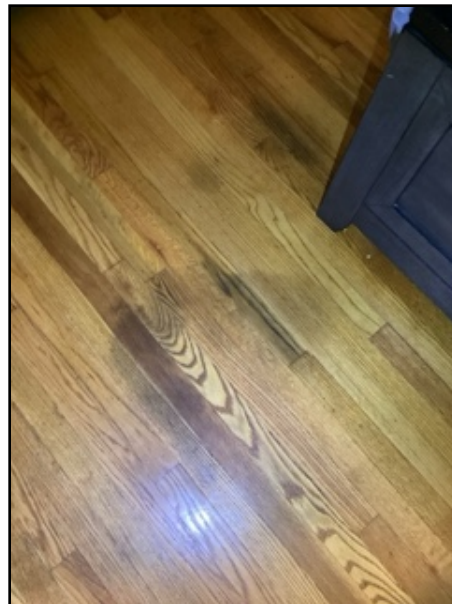


Figure 95-4

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

(Interior continued)

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 5: Cracks, stains and uneven surfaces noted at driveway, walkways and patio.
- 2) Comment 6: REPAIR OR REPLACE: Lifted concrete and holes in concrete noted in various places in driveway/walkway. This is a possible trip hazard.
- 3) Comment 7: REPAIR OR REPLACE: Earth-to-wood contact, corroded hardware, loose and leaning sections, warped boards, previous repairs, peeling/damaged paint, evidence of possible wood destroying organisms/dry rot, vegetation growing against fence and other damage noted at various locations throughout fence.
- 4) Comment 8: REPAIR OR REPLACE: Handrails and guardrails at back yard deck noted as loose.
- 5) Comment 9: REPAIR OR REPLACE: Evidence of possible wood destroying organism/dry rot noted in various places throughout back patio cover. Previous repairs noted in various places. Support beams noted as twisted.
- 6) Comment 10: FURTHER EVALUATION REQUIRED: Perimeter drains noted as installed around the property. Inspector notes it is not raining at time of inspection so he's unable to validate if drainage is working properly.

Exterior

- 7) Comment 11: Defects such as peeling, holes, cracks, and patches noted at various places throughout exterior.
- 8) Comment 12: REPAIR OR REPLACE: Backyard screen door noted as damaged, and unable to stay on track.

(Report Summary continued)

9) Comment 13: REPAIR OR REPLACE: Gable end vent screens noted as deteriorated.

10) Comment 15: REPAIR OR REPLACE: Front door light noted as loose and not sealed at wall.

11) Comment 16: REPAIR OR REPLACE: Front security screen door latch noted as installed backwards, unable to stay latched.

12) Comment 17: REPAIR OR REPLACE: Front door noted as scratched/worn, striker plates noted as missing at door frame.

Garage

13) Comment 19: Cracks and stains noted at garage floor.

14) Comment 20: FURTHER EVALUATION REQUIRED: Evidence of possible wood destroying organisms/dry rot noted around garage trim, and framing in garage at various locations.

15) Comment 21: FURTHER EVALUATION REQUIRED: Water stains noted at various locations on roof sheeting in garage. Inspector notes roof is at the end of its life and is torn and missing shingles. Inspector notes it is not raining at time of inspection. Have a more qualified professional to evaluate.

16) Comment 22: REPAIR OR REPLACE: Weatherstripping on bottom of vehicle door noted as torn.

17) Comment 23: REPAIR OR REPLACE: Exposed wires in garage noted under 7 feet.

18) Comment 24: FURTHER EVALUATION REQUIRED: Active knob and tube wiring noted in garage. Have a more qualified professional to evaluate.

(Report Summary continued)

Roof - House

19) Comment 26: REPAIR OR REPLACE: Fiberglass noted as showing around edges of asphalt shingles on north side. Metal flashing noted as incorrectly installed over ducting. Metal flashing noted as lifting up. Rolled roofing over patio cover noted as delaminating. Previous repairs noted on patio cover. Have a more qualified professional to evaluate and repair.

20) Comment 27: REPAIR OR REPLACE: Asphalt shingles over roof at garage noted as torn and deteriorated. Multiple shingles noted as missing. Asphalt granular loss noted on shingles. Fiberglass noted as showing around edges. Asphalt shingles noted as brittle. Exposed nails noted at various locations. Have a more qualified professional to evaluate and repair.

21) Comment 28: FURTHER EVALUATION REQUIRED: Evidence of possible wood destroying organisms/dry rot noted on soffit and/or fascia.

22) Comment 29: FURTHER EVALUATION REQUIRED: Shingles noted as lifting at the front of the house above support post.

Roof - Garage

23) Comment 30: REPAIR OR REPLACE: Asphalt shingles over roof at garage noted as torn and deteriorated. Multiple shingles noted as missing. Asphalt granular loss noted on shingles. Fiberglass noted as showing around edges. Asphalt shingles noted as brittle. Exposed nails noted at various locations. Mastic around vent pipes noted as cracked and deteriorated. Have a more qualified professional to evaluate and repair.

24) Comment 31: FURTHER EVALUATION REQUIRED: Evidence of possible wood destroying organisms/dry rot noted on soffit and/or fascia.

Electrical

25) Comment 35: REPAIR OR REPLACE: Individual circuit breaker labels noted as incomplete.

26) Comment 36: REPAIR OR REPLACE: Several minor electrical discrepancies (such as missing or burned-out lightbulbs, missing covers, loose fixtures, exposed romex, improperly installed outlets, and other easily repairable defects) noted at various locations throughout the property. Shock hazards, exposed conductors, and fire hazards will be labeled separately in their own individual comments.

(Report Summary continued)

27) Comment 37: REPAIR OR REPLACE: No two or more neutral wires should generally not be terminated under the same screw on a busbar in a panel. While some panels may allow for multiple ground wires to be terminated under one screw, this is not typically the case for neutral wires. Electrical codes and professionals suggest that each neutral wire should have its own individual terminal to prevent potential issues like overheating, arcing, or voltage fluctuations.

Most electrical codes, like the National Electrical Code (NEC), specify that each grounded conductor (neutral) should terminate in an individual terminal on the panel.

- * Overheating and Arcing: If multiple neutral wires are connected under a single screw, it can create a hotspot due to the increased current flow through that connection, potentially leading to overheating or arcing.

- * Voltage Fluctuations: A loose connection or a wire not properly secured under the screw can cause voltage fluctuations in the affected circuit, potentially impacting the performance of connected devices.

- * Neutral Imbalance: In a multi-wire branch circuit, two hot wires sharing a neutral can lead to neutral imbalance, especially if the loads on each hot wire are not equal. This can cause the neutral to carry more current than it is designed for, leading to issues.

Exceptions:

- * Panel Manufacturer Specifications: Some panel manufacturers may specify that their panels allow for a certain number of grounding (earth) conductors to be terminated under one screw, but this generally does not apply to neutral conductors.

- * Main Panel Bonding: In a main service panel, the neutral and ground conductors are often bonded together, and in some cases, multiple grounding conductors may be terminated under a single screw. However, even in this case, it's best to consult with a qualified electrician to ensure proper installation.

Best Practice:

- * Always refer to the panel manufacturer's instructions for proper termination of neutral and grounding conductors.

- * If you are unsure about the proper wiring practices, consult with a qualified electrician.

- * If you need to terminate more neutral wires than available terminals, consider using a pigtail (a short piece of wire) to connect multiple neutral wires together and then terminate the pigtail to the busbar.

Have a qualified electrician to evaluate and repair.

(Report Summary continued)

28) Comment 39: REPAIR OR REPLACE: Bedroom hallway noted as missing smoke detector.

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>

29) Comment 40: REPAIR OR REPLACE: CO detector noted as not installed in the immediate vicinity of the bedrooms.

Although it may not have been required at the time of original construction, section 9.4.1 of the NFPA 720 outlines 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

Electrical: Sub Panel - Garage

30) Comment 41: FURTHER EVALUATION REQUIRED: The sub panel for this home was manufactured by Zinsco. Some reports have noted that the circuit breakers for these panels can fail under certain conditions and design flaws may exist throughout the panel system. It is noted that all breakers for this panel carry an Underwriters Laboratories certification sticker. Have a more qualified professional to evaluate.

31) Comment 42: REPAIR OR REPLACE: Knockouts noted as missing covers.

(Report Summary continued)

32) Comment 43: REPAIR OR REPLACE: No two or more neutral wires should generally not be terminated under the same screw on a busbar in a panel. While some panels may allow for multiple ground wires to be terminated under one screw, this is not typically the case for neutral wires. Electrical codes and professionals suggest that each neutral wire should have its own individual terminal to prevent potential issues like overheating, arcing, or voltage fluctuations.

Most electrical codes, like the National Electrical Code (NEC), specify that each grounded conductor (neutral) should terminate in an individual terminal on the panel.

- * Overheating and Arcing: If multiple neutral wires are connected under a single screw, it can create a hotspot due to the increased current flow through that connection, potentially leading to overheating or arcing.

- * Voltage Fluctuations: A loose connection or a wire not properly secured under the screw can cause voltage fluctuations in the affected circuit, potentially impacting the performance of connected devices.

- * Neutral Imbalance: In a multi-wire branch circuit, two hot wires sharing a neutral can lead to neutral imbalance, especially if the loads on each hot wire are not equal. This can cause the neutral to carry more current than it is designed for, leading to issues.

Exceptions:

- * Panel Manufacturer Specifications: Some panel manufacturers may specify that their panels allow for a certain number of grounding (earth) conductors to be terminated under one screw, but this generally does not apply to neutral conductors.

- * Main Panel Bonding: In a main service panel, the neutral and ground conductors are often bonded together, and in some cases, multiple grounding conductors may be terminated under a single screw. However, even in this case, it's best to consult with a qualified electrician to ensure proper installation.

Best Practice:

- * Always refer to the panel manufacturer's instructions for proper termination of neutral and grounding conductors.

- * If you are unsure about the proper wiring practices, consult with a qualified electrician.

- * If you need to terminate more neutral wires than available terminals, consider using a pigtail (a short piece of wire) to connect multiple neutral wires together and then terminate the pigtail to the busbar.

Have a qualified electrician to evaluate and repair.

(Report Summary continued)

HVAC: Heating

33) Comment 49: REPAIR OR REPLACE: Gas drip leg noted as not installed on 2021 furnace.

HVAC: Cooling

34) Comment 53: REPAIR OR REPLACE: AC refrigerator line insulation noted as partially missing and deteriorated, and condenser unit is not strapped down to the pad.

Plumbing

35) Comment 59: FURTHER EVALUATION REQUIRED: Inspector notes, old abandoned copper plumbing lines in crawlspace. Home appears to have been re-plumbed at some point.

Plumbing: Water Pressure

36) Comment 62: REPAIR OR REPLACE: Water pressure is 89psi. Most appliance manufacturers recommend pressure to be set between 50 and 80 psi.

37) Comment 63: FURTHER EVALUATION REQUIRED: Inspector notes there is currently no pressure reducing valve installed at time of inspection.

Bathrooms: Bathroom - Hallway

38) Comment 64: REPAIR OR REPLACE: Under sink plumbing lines noted as not sealed at wall.

39) Comment 65: REPAIR OR REPLACE: Vanity light fixtures noted as corroded.

40) Comment 66: REPAIR OR REPLACE: Bath faucet and showerhead noted as loose and not sealed. Shower diverter allows water to leak by.

41) Comment 67: REPAIR OR REPLACE: Toilet angle stopped noted as corroded.

42) Comment 68: REPAIR OR REPLACE: Caulking noted as cracked deteriorated in various locations.

43) Comment 69: REPAIR OR REPLACE: Bathroom window noted as missing trim.

44) Comment 70: REPAIR OR REPLACE: Sink faucet noted as loose, stains noted around drain.

(Report Summary continued)

Bathrooms: Bathroom - Primary

45) Comment 71: REPAIR OR REPLACE: Showerhead, shower controls, shower frame/door, and drain noted as stained/corroded. Shower controls noted as loose and not sealed at wall.

46) Comment 72: REPAIR OR REPLACE: Grout and caulking noted as cracked/deteriorated in various locations.

47) Comment 73: REPAIR OR REPLACE: Sink drains slowly, drain noted as stained/corroded, and broken stopper/control. Push button stopper noted as installed and is clogged.

48) Comment 74: MARGINAL: Vanity cabinets noted as worn.

49) Comment 75: REPAIR OR REPLACE: Glass shower door noted as opening up into toilet.

50) Comment 76: REPAIR OR REPLACE: Toilet angle stop noted as corroded and missing cover plate trim.

Kitchen

51) Comment 77: REPAIR OR REPLACE: Incorrect cover plate noted as installed at under sink outlet.

52) Comment 78: REPAIR OR REPLACE: Cabinets noted as misaligned, worn and unable to stay shut all the way in various locations.

53) Comment 79: REPAIR OR REPLACE: Caulking and grout noted as cracked/deteriorated in various places around sink and backsplash.

54) Comment 80: REPAIR OR REPLACE: Faucet noted as loose and not sealed.

Laundry

55) Comment 88: REPAIR OR REPLACE: Dryer vent cover noted as not securely fastened to exterior.

(Report Summary continued)

Structure: Attic

56) Comment 90: 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.

Structure: Crawl Space

57) Comment 91: REPAIR OR REPLACE: Trash, debris and old abandoned plumbing lines noted in crawlspace. Wood support post noted as split. Various places noted as damp at time of inspection. No active plumbing leak noted at time of inspection.

Crawl Space Inspection Pictures:

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

58) Comment 92: FURTHER EVALUATION REQUIRED: Previous repairs, efflorescence and minor cracking noted at exposed portions of foundation.

Generally, cracks less than 1/4 inch in size and with no deviation are no cause for concern. Questions about structural integrity should be evaluated by a more qualified professional (such as a licensed engineer).

59) Comment 93: FURTHER EVALUATION REQUIRED: Evidence of previous water stains and wood destroying organisms/dry rot noted in various places through subfloor and floor framing.

Interior

60) Comment 94: Minor paint, drywall damage, burned out bulbs, broken/missing covers and other minor cosmetic defects noted at various locations throughout the home.

61) Comment 95: REPAIR OR REPLACE: Wood flooring noted as worn in various places throughout.