



USA Home Inspectors

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Inspected By: Sean Crane



Home Inspection Report

Prepared For:

John Stratton

Property Address:

4011 Marron St

San Diego, CA 92115

Inspected On: Mon, Sep 28 2026 at 8:00AM

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

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

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

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

DEFINITION OF CONDITION TERMS

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

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

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

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

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

Mold Disclosure

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

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

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

General

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

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

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

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

Property Type:	Single Family
Stories:	One
Year Built:	1951
Bedrooms/Baths:	3/1
Door Faces:	West
Furnished:	Partially
Weather:	Overcast
Temperature:	Warm

(General continued)

Soil Condition:	Dry
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Selling Agent
Inspection Fee:	\$357.00



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

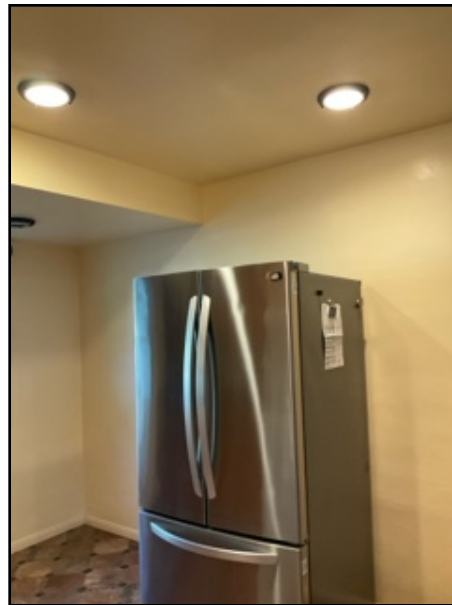


Figure 4-2

(General continued)



Figure 4-3

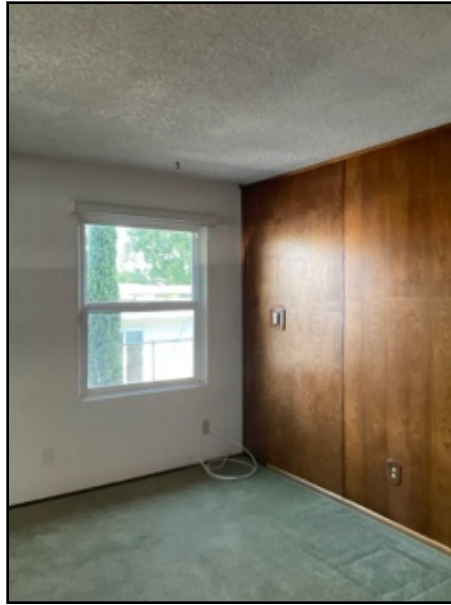


Figure 4-4



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

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

Site

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

Site Grading and Drainage:	Sloped Away From Structure Condition: Satisfactory
Vegetation:	Generally Maintained Condition: Satisfactory
Retaining Walls:	Masonry Condition: Satisfactory
Driveway:	Concrete Condition: Satisfactory
Walkways:	Concrete Condition: Satisfactory

(Site continued)

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



Comment 5:

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



Figure 5-1



Figure 5-2

(Site continued)



Figure 5-3



Figure 5-4



Figure 5-5

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

(Exterior continued)

 **Comment 6:**
Defects such as peeling, holes, cracks, and patches noted at various places throughout exterior.



Figure 6-1



Figure 6-2



Figure 6-3

(Exterior continued)



Comment 7:

FURTHER EVALUATION REQUIRED: Large crack noted on north side of home. Evidence a possible movement in this corner. Have a more qualified professional to evaluate.

Possible old ficas tree on this side of yard.



Figure 7-1

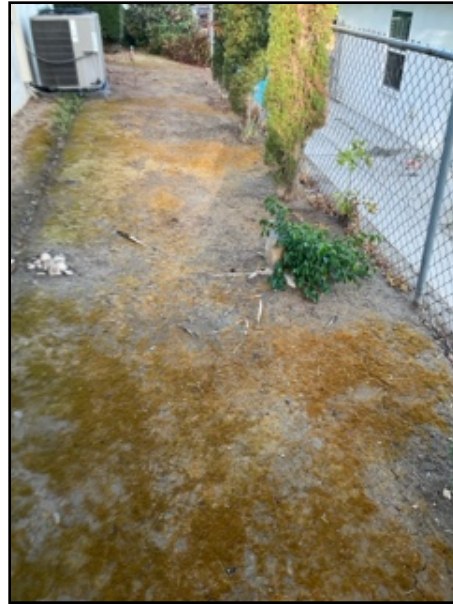


Figure 7-2



Comment 8:

FURTHER EVALUATION REQUIRED:

Evidence of possible wood destroying organisms / dry rot noted at the exterior wood around garage door.

(Exterior continued)



Figure 8-1



Figure 8-2



Comment 9:

FURTHER EVALUATION REQUIRED:

Evidence of possible wood destroying organisms / dry rot noted at the exterior.



Figure 9-1

(Exterior continued)



Comment 10:

REPAIR OR REPLACE: Exterior outlet noted as missing cover.



Figure 10-1

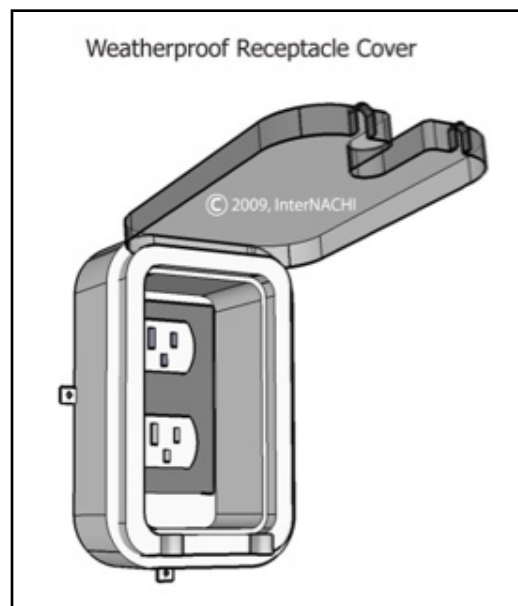


Figure 10-2



Comment 11:

REPAIR OR REPLACE: Patio screen door noted is torn.



Figure 11-1

(Exterior continued)

 **Comment 12:**
REPAIR OR REPLACE: Water noted as leaking out of water faucet handle on exterior.

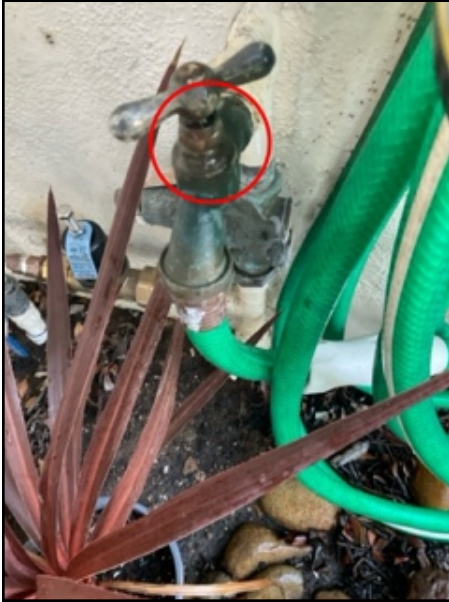


Figure 12-1

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:	1 Car
Door Opener:	Belt Drive
	Condition: Satisfactory
Opener Safety Feature:	Light Beam
	Condition: Satisfactory

(Garage continued)

Garge Entry Door:	Yes Condition: Repair or Replace
Garage Side Door:	Yes Condition: Satisfactory
Vehicle Door:	Yes Condition: Satisfactory
Stem Wall:	Wood Condition: Further Evaluation Required
Visible Wall Structure:	Full Masonry Condition: Further Evaluation Required
Visible Roof Framing:	Joists and Rafters Condition: Satisfactory
Visible Roof Sheeting:	Solid Wood Plank Condition: Satisfactory
GFCI:	Not Present
Firewall:	Present Condition: Satisfactory
Weather Stripping :	Present Condition: Satisfactory



Comment 13:

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

(Garage continued)



Figure 13-1



Figure 13-2



Figure 13-3

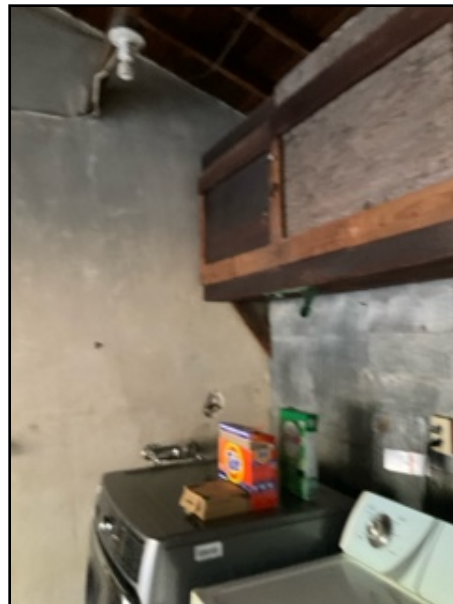


Figure 13-4

(Garage continued)



Figure 13-5



Comment 14:
Cracks and stains noted at garage floor.



Figure 14-1



Figure 14-2

(Garage continued)

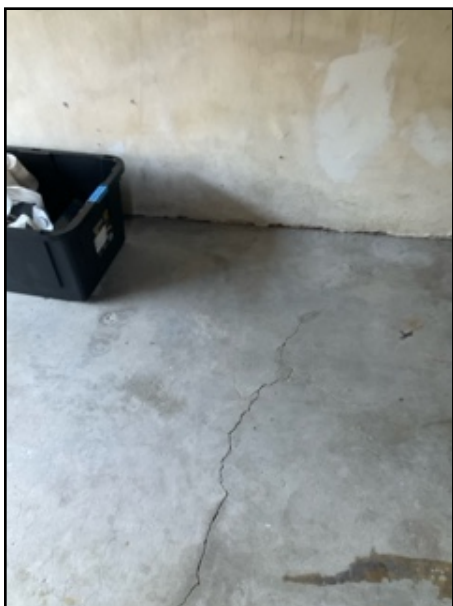


Figure 14-3



Comment 15:

REPAIR OR REPLACE: Garage entry doors are required to have at least a 20-minute fire rating or be solid wood of at least 1-3/8 inches thick with a self-closing hinge that closes the door completely against weatherstripping and the door latches secure for fire safety compliance.



Figure 15-1

(Garage continued)

-
-  **Comment 16:**
FURTHER EVALUATION REQUIRED: Evidence of possible wood destroying organisms noted at various locations on garage, wood framing.



Figure 16-1



Figure 16-2

-
-  **Comment 17:**
FURTHER EVALUATION REQUIRED: Exposed wires under 7 feet noted in garage.



Figure 17-1

Roofing

This report is issued in consideration of the foregoing disclaimer:

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

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

Inspection Method:	Walked Roof/Arms Length
Roof Design:	Hip, Flat
Roof Covering:	Shingles, Gravel , Roll Roofing
	Condition: Repair or Replace
Ventilation Present:	Roof
	Condition: Satisfactory
Vent Stacks:	Metal, Plastic
	Condition: Repair or Replace
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

(Roofing continued)

**Comment 18:****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 19:**

REPAIR OR REPLACE: Asphalt shingles noted as deteriorated at various locations. Torn shingle noted on ridge cap. Expose nails noted on ridge cap. Mastic around vent pipes noted as cracked and deteriorated. Fiberglass noted is showing around. Edges on southside. Tree debris noted on roof at various locations. As vouching goes noted as brittle. Have a more qualified professional to evaluate.

(Roofing continued)



Figure 19-1

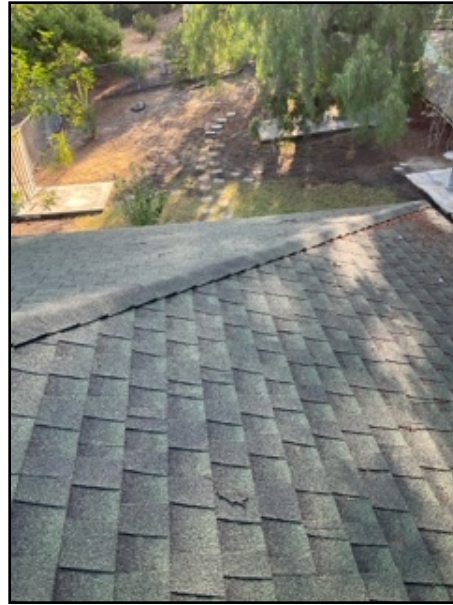


Figure 19-2

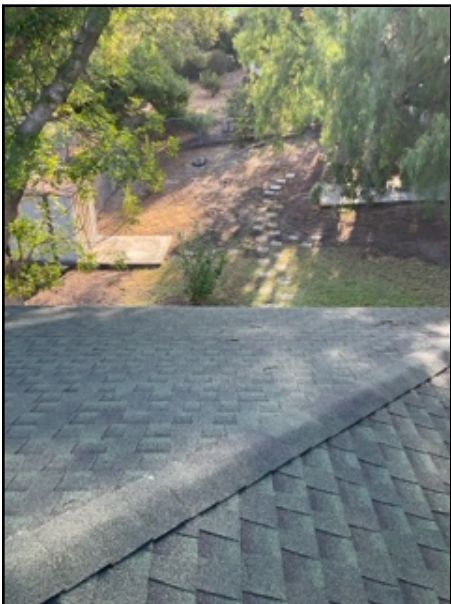


Figure 19-3

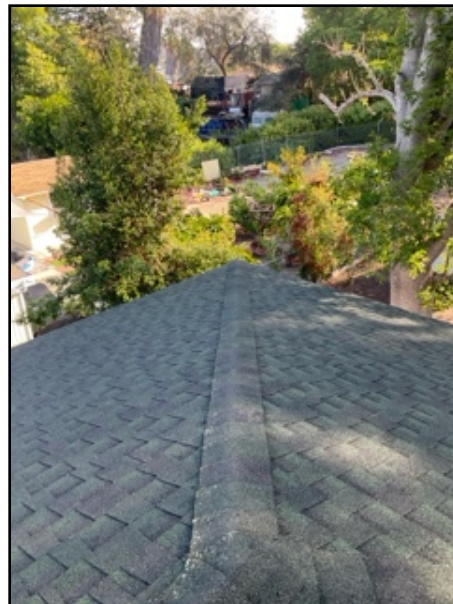


Figure 19-4

(Roofing continued)



Figure 19-5

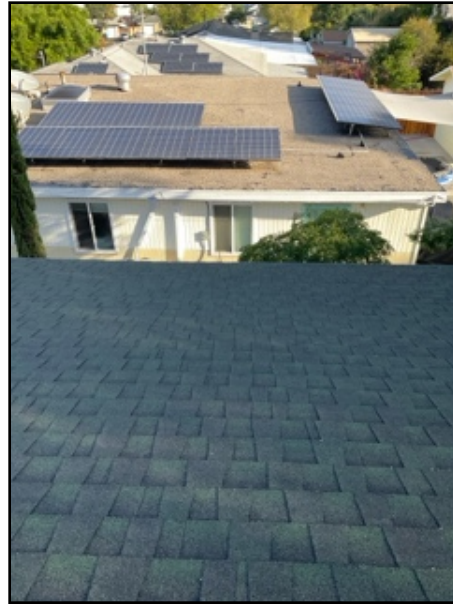


Figure 19-6

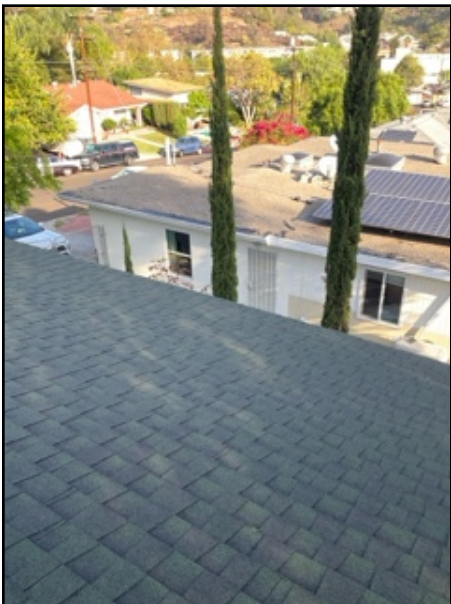


Figure 19-7



Figure 19-8

(Roofing continued)

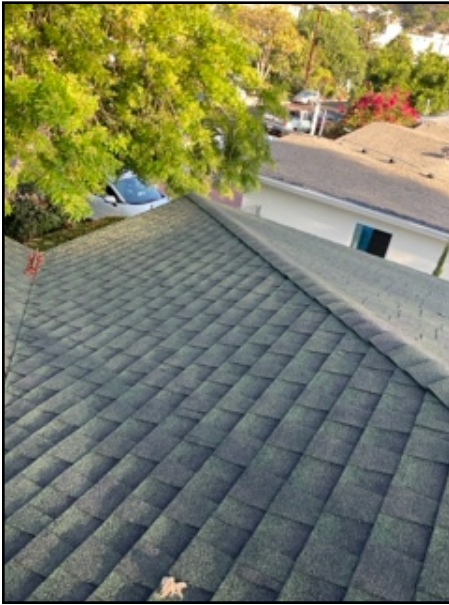


Figure 19-9



Figure 19-10



Figure 19-11



Figure 19-12

(Roofing continued)



Figure 19-13



Figure 19-14

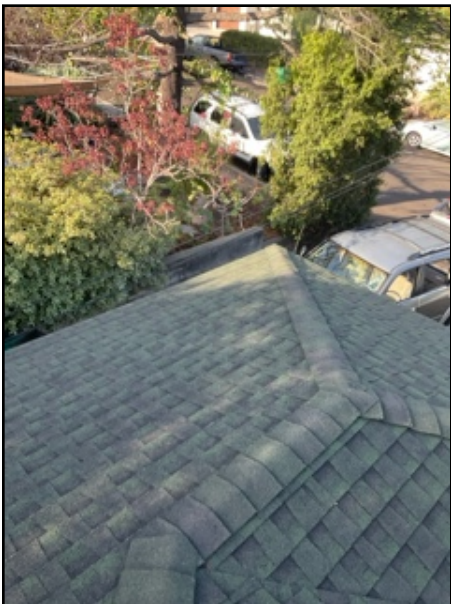


Figure 19-15



Figure 19-16

(Roofing continued)



Figure 19-17



Figure 19-18



Figure 19-19



Figure 19-20

(Roofing continued)



Figure 19-21



Figure 19-22



Comment 20:

REPAIR OR REPLACE: Rain cap top over ducting for furnace noted as missing on roof.



Figure 20-1

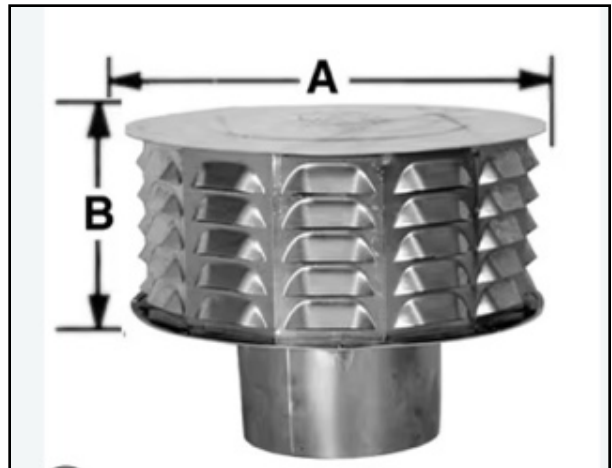


Figure 20-2

(Roofing continued)

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



Figure 21-1



Figure 21-2



Figure 21-3

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

Electrical

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

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

Type of Service:	Overhead
Main Disconnect Location:	Service Panel
Service Panel Location:	Exterior
Service Panel Manufacturer:	Murray
	Condition: Satisfactory
Service Line Material:	Copper
	Condition: Satisfactory
Service Voltage:	240 volts
Service Amperage:	100 amps
Service Panel Ground:	Unknown Not Visible
Branch Circuit Wiring:	Non-Metallic Shielded Copper
	Condition: Satisfactory
Overcurrent Protection:	Breakers
	Condition: Satisfactory
GFCI/AFCI Breakers:	Not Present
Outlets :	Three Prong
	Condition: Repair or Replace



Comment 22:

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)

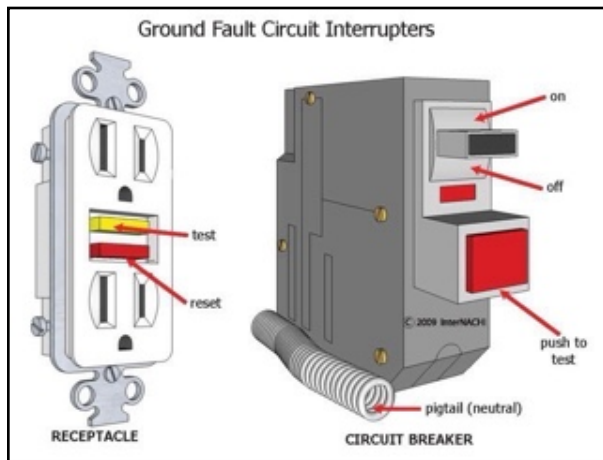


Figure 22-1

**Comment 23:**

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.

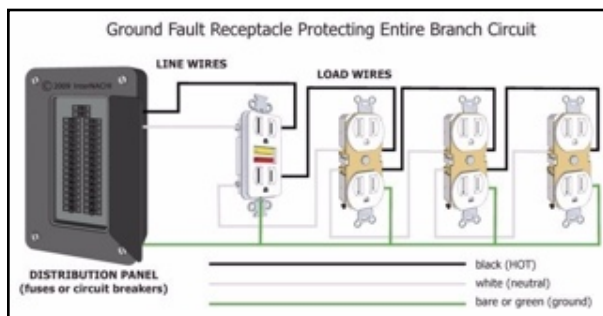


Figure 23-1

(Electrical continued)

 **Comment 24:**
Service panel inspection pictures. A thermal scan was conducted and no significant hot spots were noted.



Figure 24-1



Figure 24-2



Figure 24-3



Figure 24-4

(Electrical continued)



Comment 25:

REPAIR OR REPLACE: Electrical outlet underneath kitchen sink noted as missing cover.



Figure 25-1



Comment 26:

REPAIR OR REPLACE: Changes to building code in the mid-1980s requires any outlet within three feet of a water source (such as a kitchen sink) to be GFCI. No retrofit requirement is known at the time of inspection. Due to the age of the property, GFCI outlets may not have been required at the time of construction. However, when replacing outlets near a water source, compliance with modern standards is required. The kitchen sink outlets appear to have been replaced, therefore, GFCI outlets noted as not present next to kitchen sinks. These outlets will need to be replaced with properly protected outlets.

(Electrical continued)



Figure 26-1



Comment 27:

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.

Partial outlets noted as hot and neutral wire is reversed.

(Electrical continued)



Figure 27-1



Figure 27-2

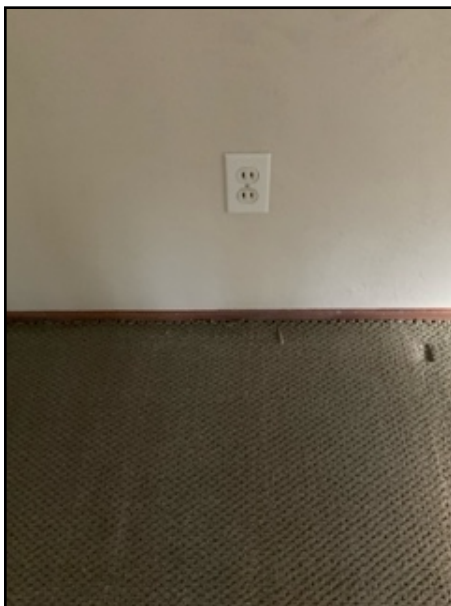


Figure 27-3

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: Digital
 Condition: Satisfactory



Comment 28:

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:	Ducane
Heating Fuel:	Gas
	Condition: Satisfactory
Gas Line Sediment Trap :	Not Present
Filter Type:	Disposable
	Condition: Repair or Replace
Output Temperature:	135°F
Type of Distribution:	Flexible Ducting
	Condition: Satisfactory
Estimated Age:	10 - 20 years
	Condition: Satisfactory
Exhaust Flu and Draft Diverter:	Metal
	Condition: Satisfactory

(Heating continued)



Comment 29:

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.

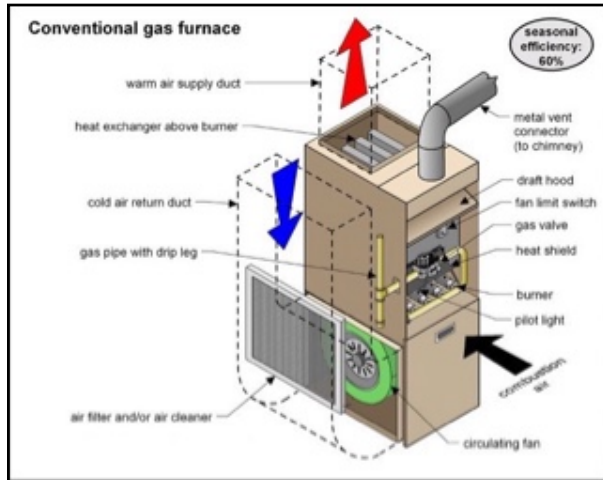


Figure 29-1

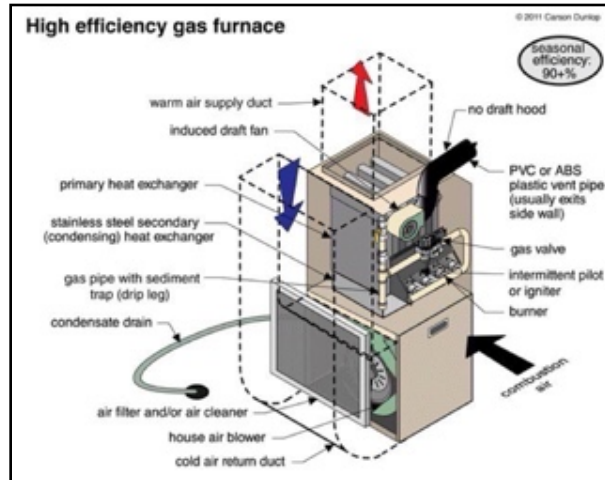


Figure 29-2



Comment 30:

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 31:
Heater data plate picture. 03/2007 mfg date

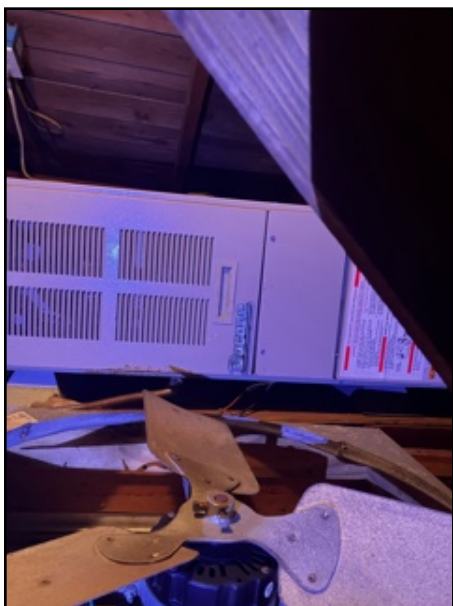


Figure 31-1



Figure 31-2



Figure 31-3

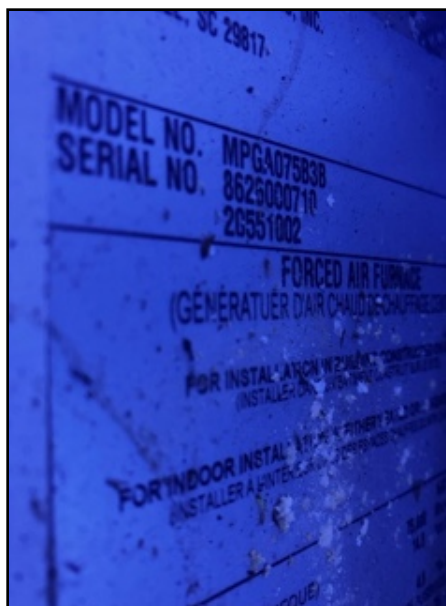


Figure 31-4

(Heating continued)



Comment 32:
Heater outputs.

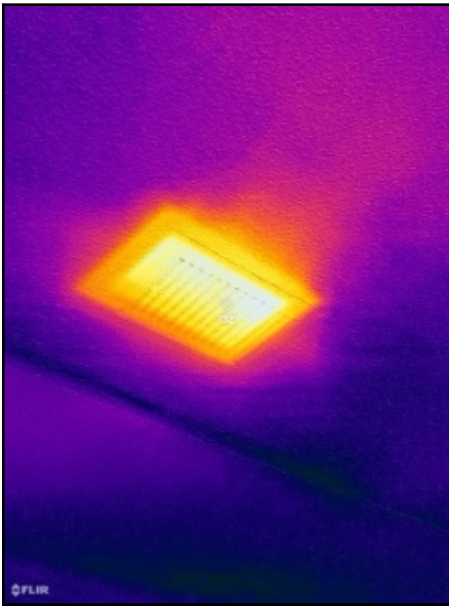


Figure 32-1

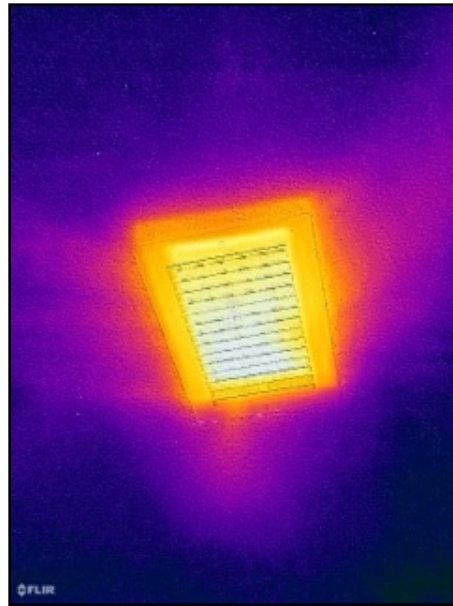


Figure 32-2

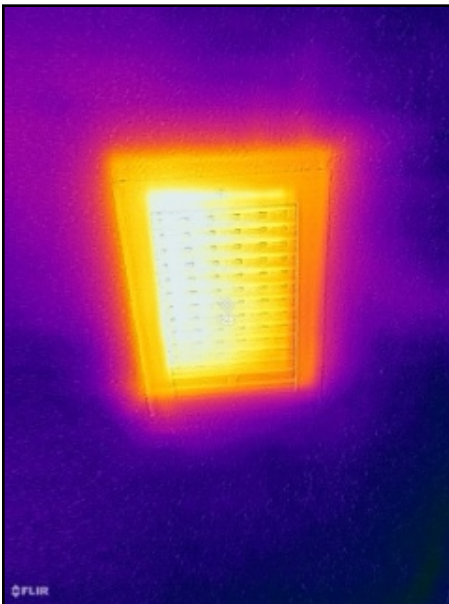


Figure 32-3

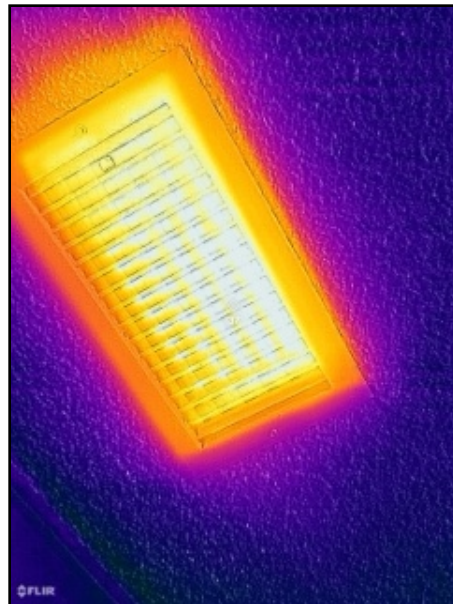


Figure 32-4

(Heating continued)

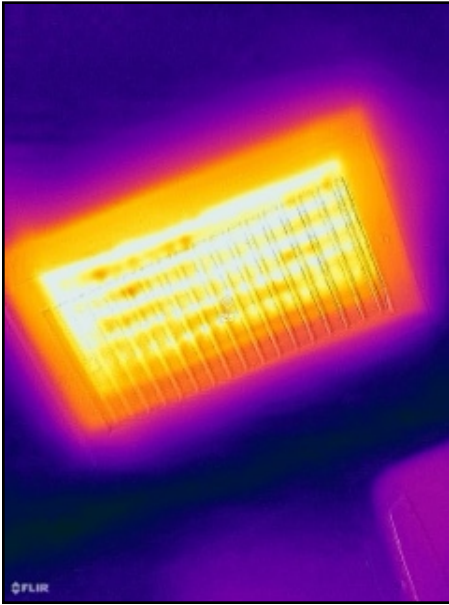


Figure 32-5

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:	Bryant
Manufacture Date:	02/2017 Mfg Date
Condenser Pad:	Present
	Condition: Satisfactory
Insulation :	Present
	Condition: Repair or Replace
Wall Penetration :	Sealed
	Condition: Satisfactory

(Cooling continued)

Condensate Drainage:

AC Supply Air Temp:

AC Return Air Temp:

AC Temperature Drop:

Condensate Pump

Condition: Satisfactory

60°F

77°F

-17°F



Comment 33:

Examples of a residential HVAC cooling system.

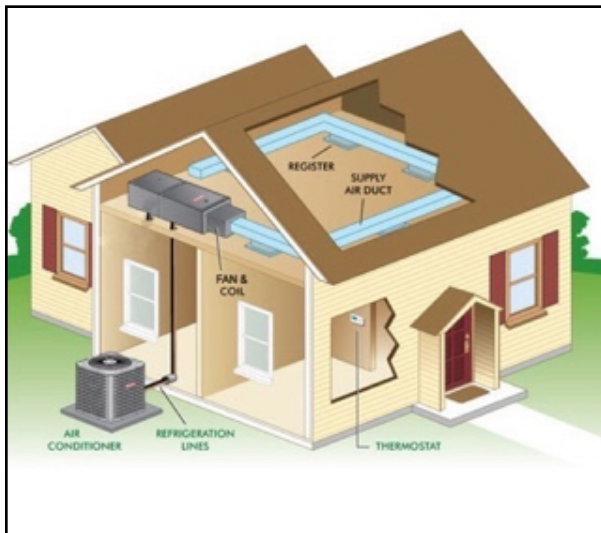


Figure 33-1

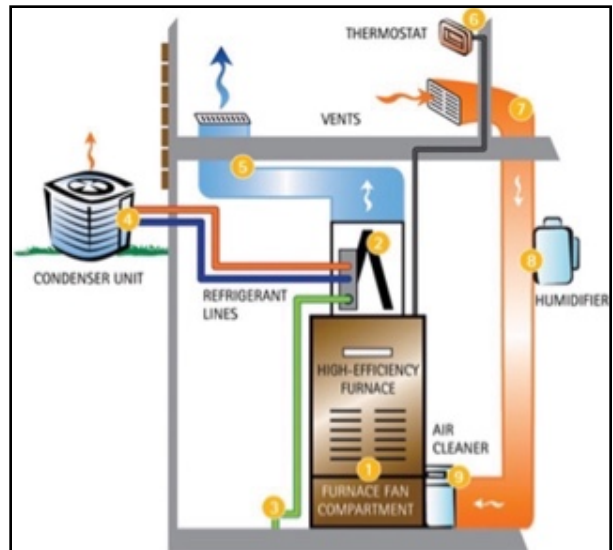


Figure 33-2

(Cooling continued)



Comment 34:
AC supply and outputs.



Figure 34-1

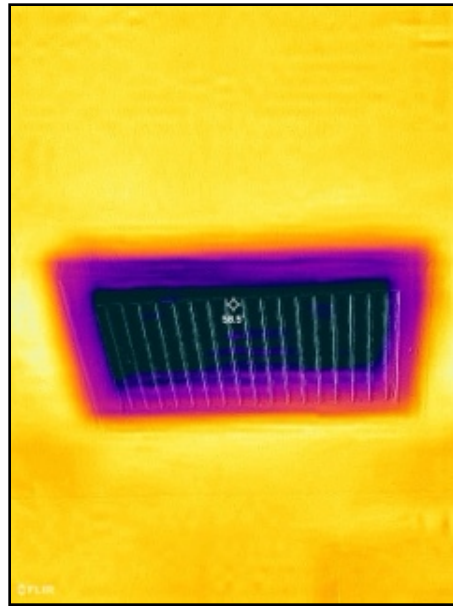


Figure 34-2

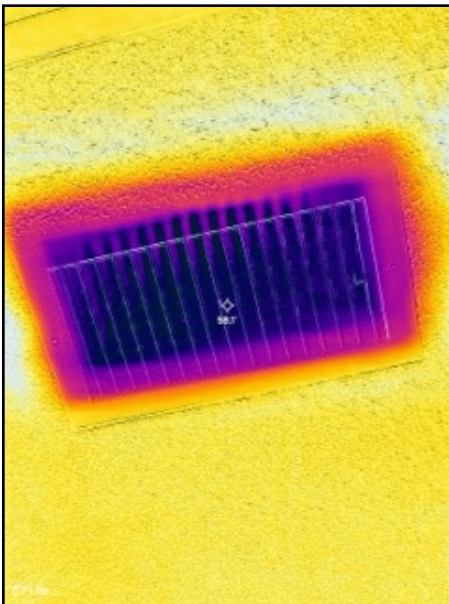


Figure 34-3

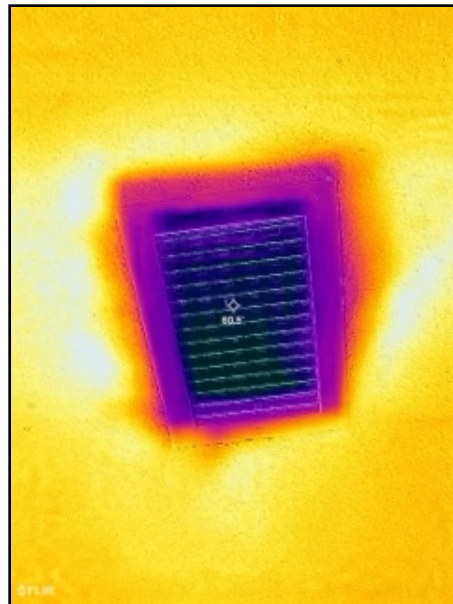


Figure 34-4

(Cooling continued)

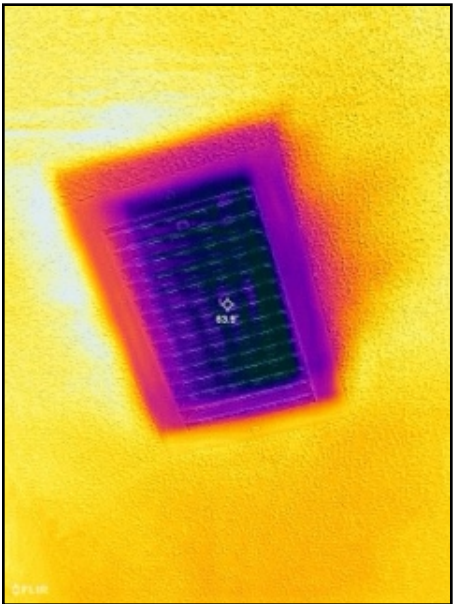


Figure 34-5

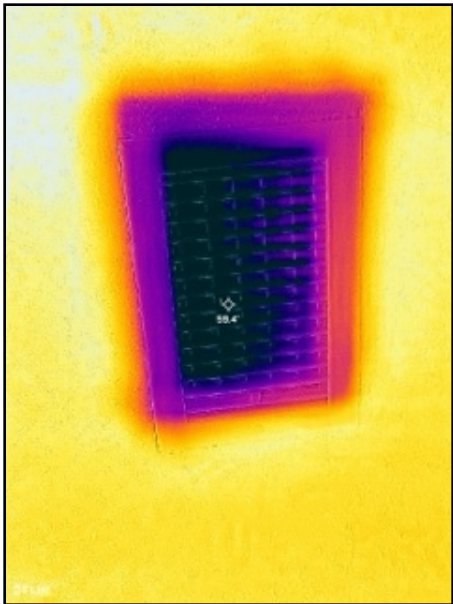


Figure 34-6

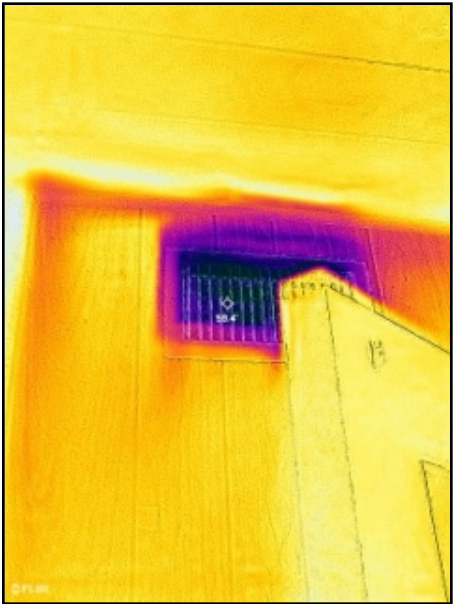


Figure 34-7

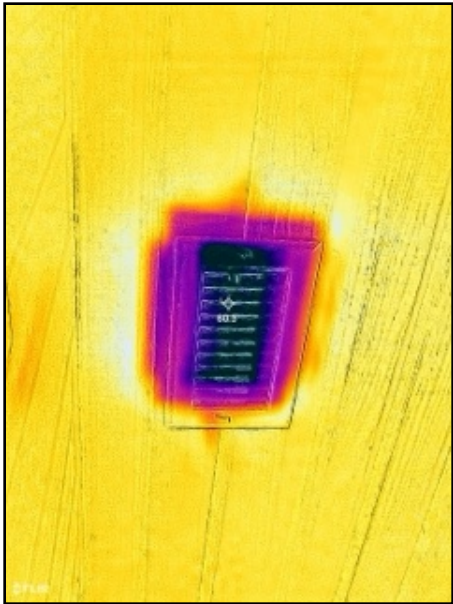


Figure 34-8

(Cooling continued)



Comment 35:
Condenser Data Plate Picture:.



Figure 35-1



Comment 36:
REPAIR OR REPLACE: Insulation around AC refrigerant line noted as torn and deteriorated.



Figure 36-1

(Cooling continued)

**Comment 37:**

Properties equipped with a whole house fan and time of inspection.



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: 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

(Plumbing continued)

Hot Water Temperature:	141°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 141°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)

**Comment 43:****Plumbing Limitations / Exclusion:**

Water supply piping located within interior wall cavities, floor assemblies, or otherwise concealed structural spaces was not inspected because these areas are inaccessible and outside the scope of a visual home inspection. Visual water supply piping stub out from under sinks and exterior can be different piping from what is not visible. Alternative supply piping may or may not be present inside unexposed wall cavities, it's presence or condition in these hidden areas cannot be verified. A qualified, licensed plumber should be consulted if a comprehensive, invasive evaluation of the entire distribution system is desired.

Water Heater

Manufacturer:	Rheem
Fuel:	Natural Gas
Capacity:	40 gal
Manufacture Date:	07/21/2026 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: Repair or Replace
Gas Line Sediment Trap :	Not Present
	Condition: Repair or Replace
Drip Pan:	Present
	Condition: Satisfactory
Expansion Tank:	Not Present
Flu and Draft Diverter :	Transite, Metal
	Condition: Further Evaluation Required

(Water Heater continued)



Comment 44:

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.

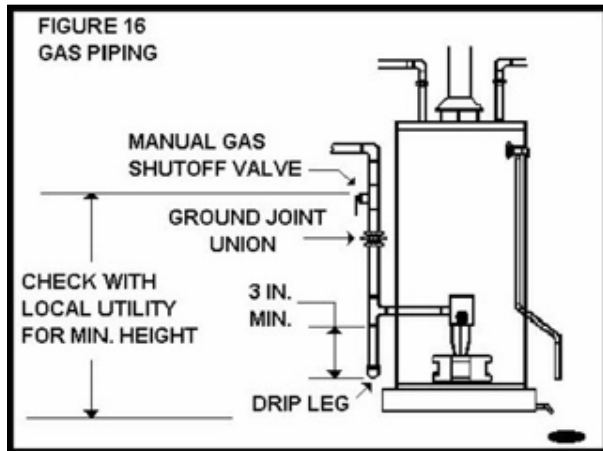


Figure 44-1

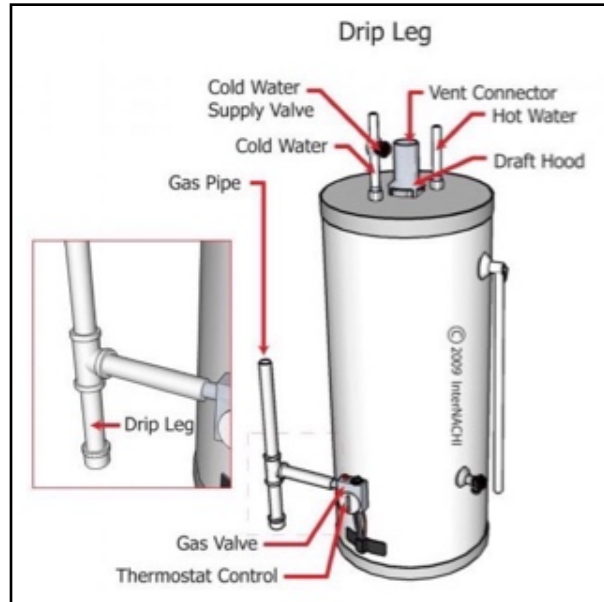


Figure 44-2

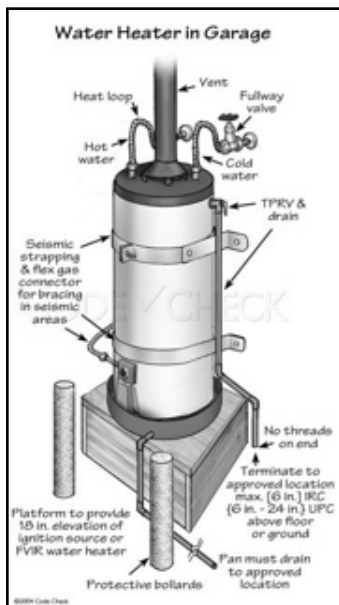


Figure 44-3

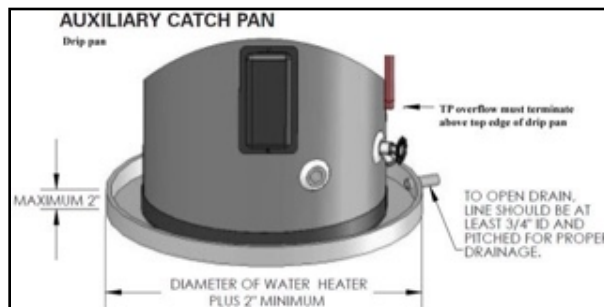


Figure 44-4



Comment 45:

Water Heater Data Plate Pictures:.



Figure 45-1



Comment 46:

REPAIR OR REPLACE: Waterlines off water heater noted as corroded.



Figure 46-1

(Water Heater continued)



Comment 47:

REPAIR OR REPLACE: Blow off valve drain leg/discharge pipe noted not installed or improperly installed at time of inspection. Discharge pipe needs to either go down to a drain or outside and terminate 2 to 6 inches above the floor or a waist receptor. Discharge pipe must match the valve outlet size (usually 3/4 inch) and never be plugged or capped.

TPR drain line noted as sloping upward.



Figure 47-1



Comment 48:

REPAIR OR REPLACE: Water heaters located in the garage are required their ignition source (pilot light, burner or heating element) elevated at at least 18 inches above the floor. The safety requirement prevents the ignition of flame vapors such as gasoline or paint fumes that tend to accumulate near the ground.

(Water Heater continued)



Figure 48-1

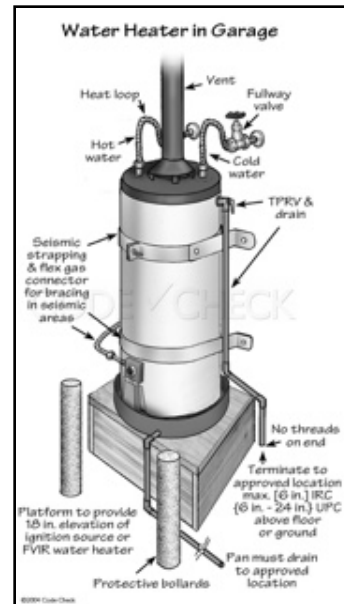


Figure 48-2



Comment 49:

REPAIR OR REPLACE: Gas sediment trap noted not present or installed improperly at time of inspection. Sediment trap is designed to catch debris, rust, and moisture and gas line to help prevent clogging and/or damage to appliance burners and valves. Sediment trap should be installed as close as possible to the appliance inlet as possible.



Figure 49-1

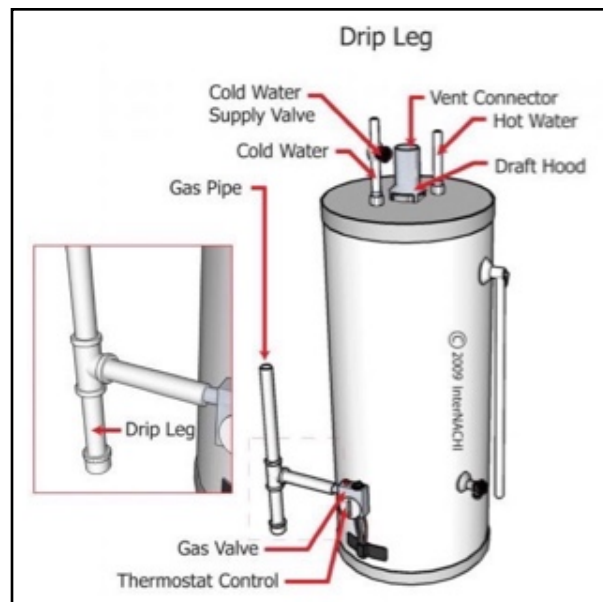


Figure 49-2

(Water Heater continued)



Comment 50:

REPAIR OR REPLACE: Insufficient seismic strapping noted not installed or loose. Seismic straps are essential to prevent water heaters from tipping over during an earthquake, which can cause severe and costly damage including ruptured gas lines (leading to fire or explosion), water leaks and broken pipes. Seismic straps should be properly anchored and placed in the upper third and lower third of the tank.

Only one size mixed strap noted as installed.



Figure 50-1

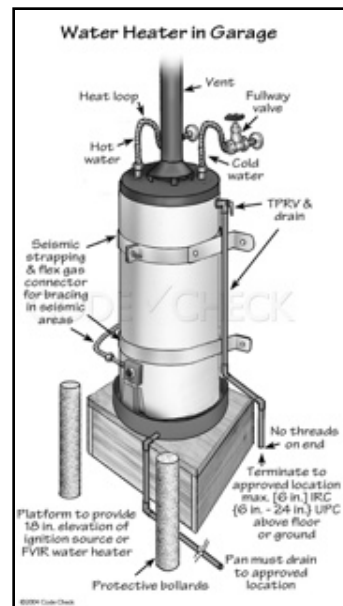


Figure 50-2



Comment 51:

REPAIR OR REPLACE: Water heater flue noted as not securely fastened with sheet metal screws.

(Water Heater continued)



Figure 51-1



Comment 52:

FURTHER EVALUATION REQUIRED: Apparent Transite exhaust ducting noted at water heater. This type of pipe is common in older homes and when intact and undisturbed generally does not pose an immediate health risk. Recommend leaving the material undisturbed and monitoring for damage. If removal, repair or invasive work is planned, engage in more qualified professional for further evaluation.



Figure 52-1

(Water Heater continued)



Comment 53:

FURTHER EVALUATION REQUIRED: Thermostat on water heater noted as set to second high setting at time of inspection. Water temperature reach 141°F. Inspector recommends turning down thermostat to recommended manufactured setting.



Figure 53-1

Water Pressure

Water Pressure :	130 Psi
Pressure Regulator:	Installed
	Condition: Repair or Replace



Comment 54:

REPAIR OR REPLACE: Water pressure is 130 psi. Most appliance manufacturers recommend pressure to be set between 40 and 80 psi.

(Water Pressure continued)

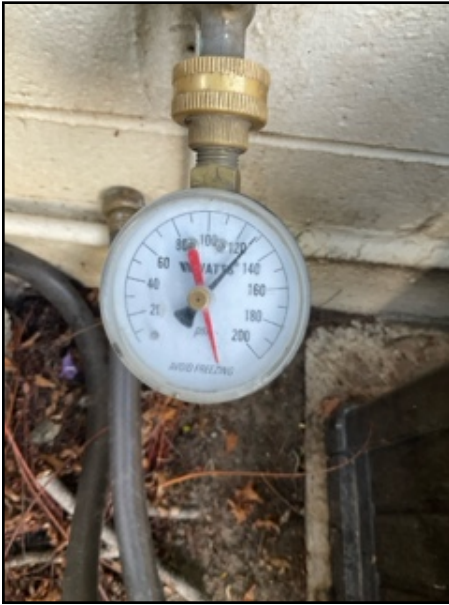


Figure 54-1



Figure 54-2



Figure 54-3

Bathrooms

Bathroom #1

Location:	Hallway
Bath Tub:	Not Present
Shower:	Stall
	Condition: Satisfactory
Shower Walls:	Fiberglass
	Condition: Satisfactory
Shower/Tub Fixtures:	Present
	Condition: Satisfactory
Shower/Tub Plumbing :	Present
	Condition: Satisfactory
Grout/Caulking:	Clean and free of debris
	Condition: Satisfactory
Sink(s):	Single Vanity
	Condition: Satisfactory
Sink Fixtures:	Present
	Condition: Satisfactory
Under Sink Drain Line:	Plastic, Metal
	Condition: Repair or Replace
Sink Shutoff Valves and Supply Lines:	Present
	Condition: Repair or Replace
Toilet:	Standard Tank
	Condition: Satisfactory
Floor:	Vinyl
	Condition: Satisfactory
Ventilation Type:	Ventilator
	Condition: Satisfactory
GFCI Protection:	Not present
	Condition: Repair or Replace

(Bathroom #1 continued)



Comment 55:

REPAIR OR REPLACE: Plumbing penetrations underneath sink noted is not sealed to wall. Evidence of possible previous plumbing leak noted.



Figure 55-1



Comment 56:

REPAIR OR REPLACE: Changes to building code in the mid-1980s requires any outlet within three feet of a water source (such as a bathroom sink) to be GFCI. No retrofit requirement is known at the time of inspection. Due to the age of the property, GFCI outlets may not have been required at the time of construction. However, when replacing outlets near a water source, compliance with modern standards is required. The bathroom sink outlets appear to have been replaced, therefore, GFCI outlets noted as not present next to bathroom sinks. These outlets will need to be replaced with properly protected outlets.

Electrical outlet noted as hot and ventral wires reversed.

(Bathroom #1 continued)



Figure 56-1

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: Further Evaluation Required
Countertops:	Granite Condition: Satisfactory
Sink:	Double Condition: Satisfactory

(Kitchen continued)



Comment 57:

FURTHER EVALUATION REQUIRED: 1. Evidence of previous moisture intrusion and possible organic growth noted sink base cabinet.

MOLD: Your home inspection agreement outlines the scope and duties of your home inspector with regard to potentially hazardous molds which may be discovered as part of today's inspection. You may elect to hire your inspector to collect samples for laboratory analysis and to test for the presence of potentially hazardous molds. This is an additional cost and is a separate inspection.

More information about mold cleanup can be found on the EPA website:
<https://www.epa.gov/mold/mold-cleanup-your-home>



Figure 57-1

(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: Repair or Replace
Range Hood:	Allure Condition: Repair or Replace
Refrigerator:	LG Condition: Satisfactory
Dishwasher:	General Electric Condition: Satisfactory
Microwave:	Not Present
Disposal:	ISE Condition: Satisfactory



Comment 58:

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)

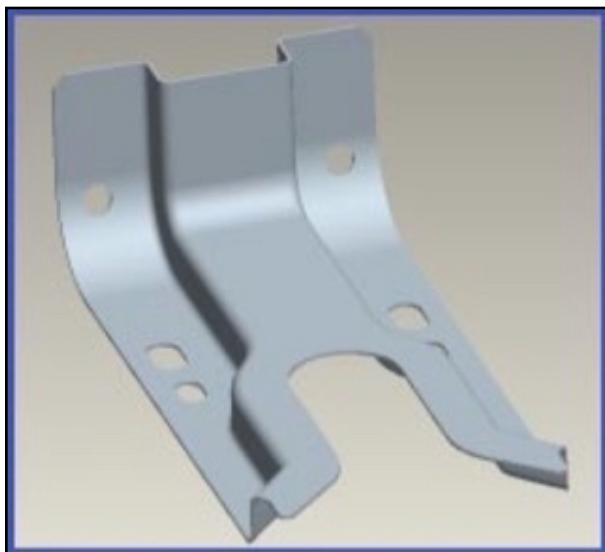


Figure 58-1



Comment 59:

REPAIR OR REPLACE: Ducting for range hood noted as sealed with duct tape. HVAC metal tape should be used.



Figure 59-1

(Appliances continued)

-
-  **Comment 60:**
REPAIR OR REPLACE: Range hood buttons noted as not working at time of inspection.



Figure 60-1

-
-  **Comment 61:**
Garbage is supposed to be working.



Figure 61-1

(Appliances continued)



Comment 62:
Range working.



Figure 62-1



Figure 62-2



Comment 63:
REPAIR OR REPLACE: Display on range not as difficult to read.



Figure 63-1

(Appliances continued)



Comment 64:
Refrigerator working.



Figure 64-1



Figure 64-2



Comment 65:
Dishwasher working.



Figure 65-1

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:	Yes Condition: Satisfactory
Laundry Sink:	Not Present
Dryer Venting:	To Exterior Condition: Satisfactory
GFCI Protection:	Not Present
Laundry Hook Ups:	Yes, Gas Dryer Connection Condition: Satisfactory
Washer:	Kenmore Condition: Satisfactory
Dryer:	Admiral Condition: Satisfactory

(Laundry continued)



Comment 66:
Laundry in garage.



Figure 66-1

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:	Not Present
Floor Structure:	Concrete Slab
	Condition: Satisfactory

(Structure continued)

Wall Structure:

Wood Frame

Condition: Satisfactory



Comment 67:

Apparent additions, extensions, or conversions are present. It is outside the scope of this inspection to determine if permits were obtained, if the space meets current code, and if the space is suitable for habitation.



Figure 67-1

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

(Structure continued)

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:	Not Present
Ventilation Present:	Yes
	Condition: Satisfactory
Visible Plumbing:	Galvanized
	Condition: Satisfactory
Attic Entry Cover:	Wood
	Condition: Repair or Replace



Comment 68:

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

(Attic continued)



Figure 68-1



Figure 68-2



Figure 68-3



Figure 68-4

(Attic continued)



Figure 68-5

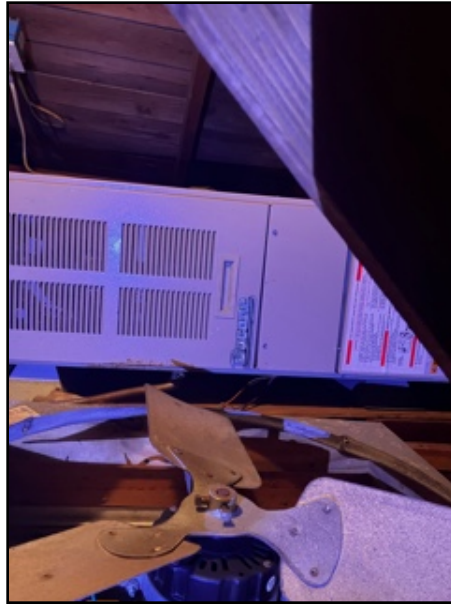


Figure 68-6



Figure 68-7



Figure 68-8

(Attic continued)



Figure 68-9



Figure 68-10



Figure 68-11



Figure 68-12

(Attic continued)



Figure 68-13



Figure 68-14



Figure 68-15



Figure 68-16

(Attic continued)



Figure 68-17

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:	Carpet, Vinyl Condition: Repair or Replace
Walls:	Painted Drywall Condition: Satisfactory
Window: Operation, Locks, Seals:	Single Hung, Sliders, Fixed Condition: Satisfactory
Interior Door Materials:	Wood Condition: Repair or Replace
Fireplace:	Not Present
Fireplace Damper Clamp:	Not Present
Fireplace: Door, Screen Or Other Appropriate Barrier:	Not Present
Stairways And Handrailings:	Not Present
Light Switches:	Standard Condition: Satisfactory

(Interior continued)

Outlets:	Three prong Condition: Repair or Replace
Smoke Detectors :	Present Condition: Repair or Replace
Carbon Monoxide Detectors :	Not Present Condition: Repair or Replace
Ceiling Fans :	Pres Condition: Satisfactory



Comment 69:

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



Figure 69-1



Figure 69-2

(Interior continued)



Figure 69-3

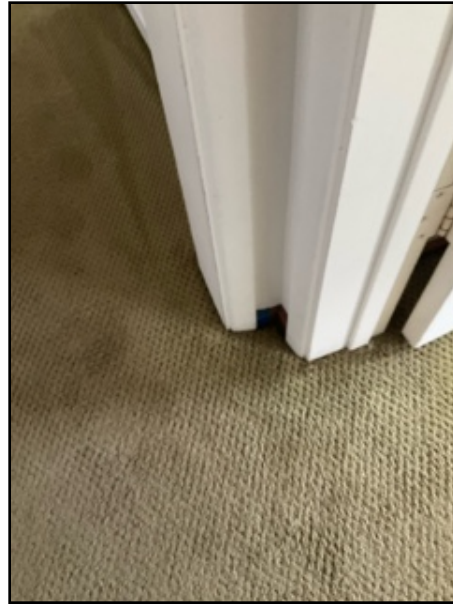


Figure 69-4



Figure 69-5



Figure 69-6

(Interior continued)

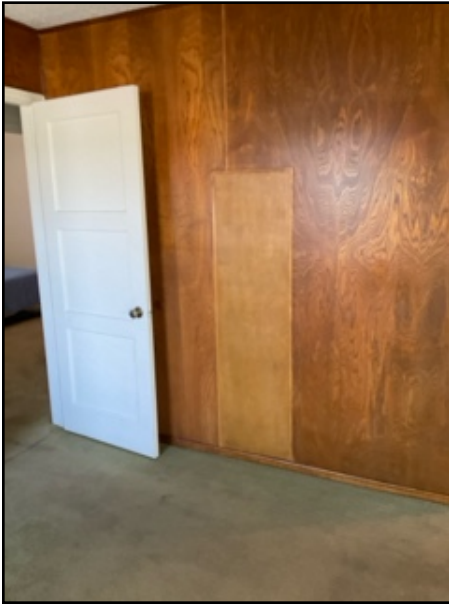


Figure 69-7



Comment 70:

REPAIR OR REPLACE: Door handle to back bedroom noted as broken.



Figure 70-1

(Interior continued)



Comment 71:

REPAIR OR REPLACE: Carpet noted as stained at various locations.



Figure 71-1



Figure 71-2



Figure 71-3

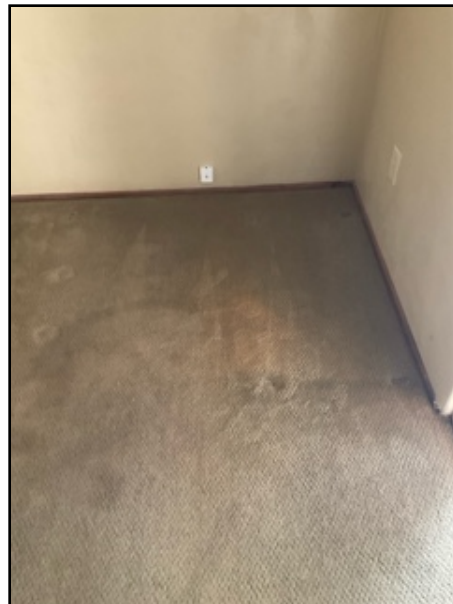


Figure 71-4

(Interior continued)



Comment 72:

REPAIR OR REPLACE: Smoke detectors noted as not installed in any of the three bedrooms.

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

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

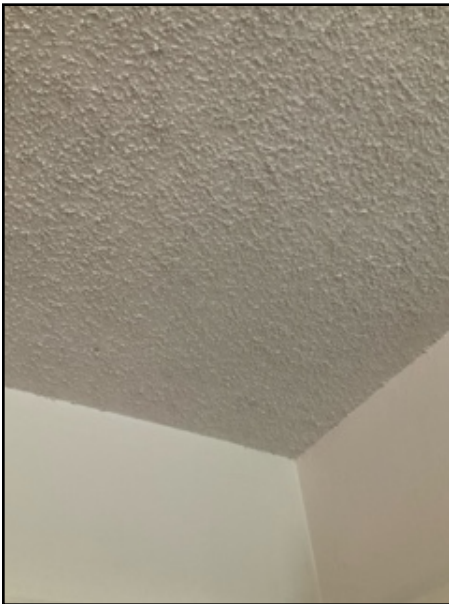


Figure 72-1



Figure 72-2

(Interior continued)

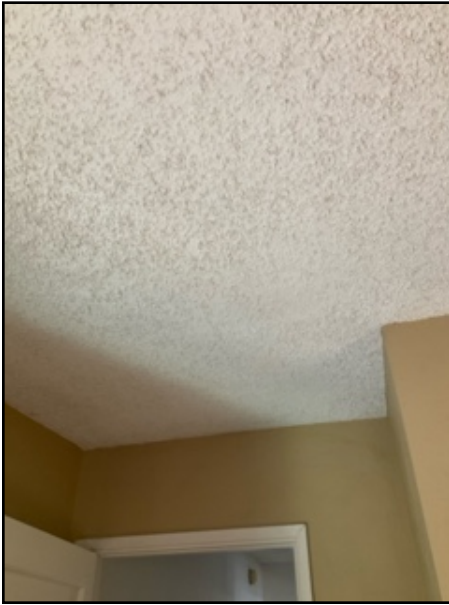


Figure 72-3



Comment 73:

REPAIR OR REPLACE: Carbon monoxide detector not not installed.

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

(Interior continued)

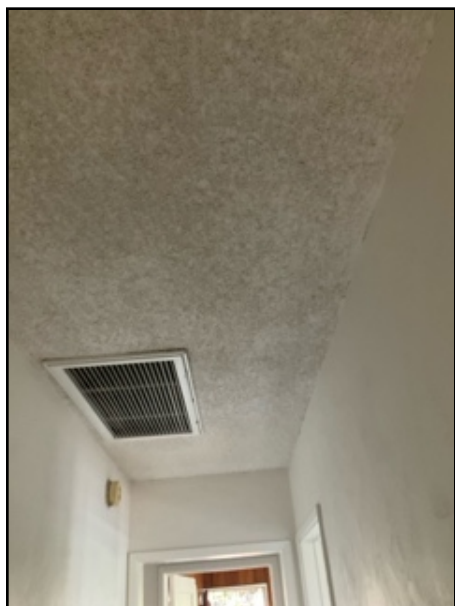


Figure 73-1



Comment 74:

REPAIR OR REPLACE: Ceiling drywall noted as cracked in small bedroom. This is approximate area where furnace was installed in attic.

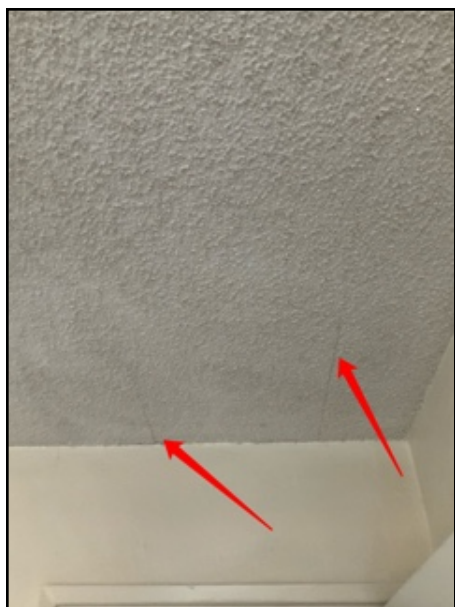


Figure 74-1

(Interior continued)



Comment 75:

FURTHER EVALUATION REQUIRED: Effluorescence noted on cinderblock wall in converted patio. Floor flooring noted as uneven under carpet.

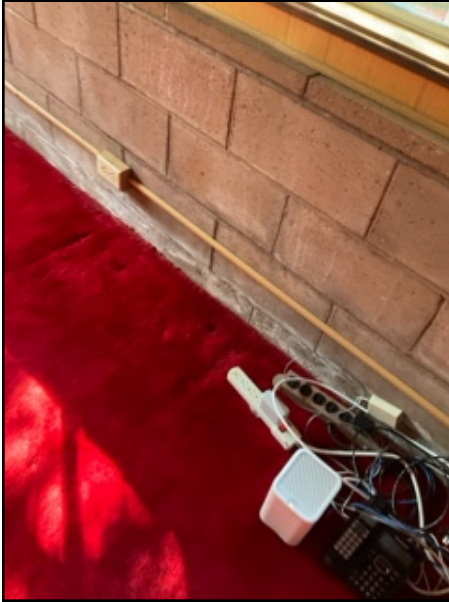


Figure 75-1

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

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

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

Lawn Sprinkler

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

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

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



Comment 76:

Lawn sprinklers were manually operated at valves. No apparent leaks or broken sprinkler heads were noted. It is beyond the scope of this inspection to inspect timers or non-visible electronic components.

(Lawn Sprinkler continued)



Figure 76-1

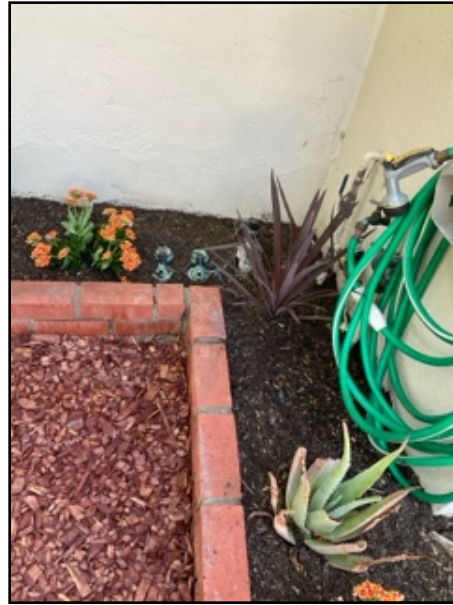


Figure 76-2

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.

Exterior

2) Comment 6: Defects such as peeling, holes, cracks, and patches noted at various places throughout exterior.

3) Comment 7: FURTHER EVALUATION REQUIRED: Large crack noted on north side of home. Evidence a possible movement in this corner. Have a more qualified professional to evaluate.

Possible old ficus tree on this side of yard.

4) Comment 8: FURTHER EVALUATION REQUIRED:
Evidence of possible wood destroying organisms / dry rot noted at the exterior wood around garage door.

5) Comment 9: FURTHER EVALUATION REQUIRED:
Evidence of possible wood destroying organisms / dry rot noted at the exterior.

6) Comment 10: REPAIR OR REPLACE: Exterior outlet noted as missing cover.

7) Comment 11: REPAIR OR REPLACE: Patio screen door noted is torn.

8) Comment 12: REPAIR OR REPLACE: Water noted as leaking out of water faucet handle on exterior.

(Report Summary continued)

Garage

9) Comment 14: Cracks and stains noted at garage floor.

10) Comment 15: REPAIR OR REPLACE: Garage entry doors are required to have at least a 20-minute fire rating or be solid wood of at least 1-3/8 inches thick with a self-closing hinge that closes the door completely against weatherstripping and the door latches secure for fire safety compliance.

11) Comment 16: FURTHER EVALUATION REQUIRED: Evidence of possible wood destroying organisms noted at various locations on garage, wood framing.

12) Comment 17: FURTHER EVALUATION REQUIRED: Exposed wires under 7 feet noted in garage.

Roofing

13) Comment 19: REPAIR OR REPLACE: Asphalt shingles noted as deteriorated at various locations. Torn shingle noted on ridge cap. Expose nails noted on ridge cap. Mastic around vent pipes noted as cracked and deteriorated. Fiberglass noted is showing around. Edges on southside. Tree debris noted on roof at various locations. As vouching goes noted as brittle. Have a more qualified professional to evaluate.

14) Comment 20: REPAIR OR REPLACE: Rain cap top over ducting for furnace noted as missing on roof.

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

Electrical

16) Comment 25: REPAIR OR REPLACE: Electrical outlet underneath kitchen sink noted as missing cover.

(Report Summary continued)

17) Comment 26: REPAIR OR REPLACE: Changes to building code in the mid-1980s requires any outlet within three feet of a water source (such as a kitchen sink) to be GFCI. No retrofit requirement is known at the time of inspection. Due to the age of the property, GFCI outlets may not have been required at the time of construction. However, when replacing outlets near a water source, compliance with modern standards is required. The kitchen sink outlets appear to have been replaced, therefore, GFCI outlets noted as not present next to kitchen sinks. These outlets will need to be replaced with properly protected outlets.

HVAC: Cooling

18) Comment 36: REPAIR OR REPLACE: Insulation around AC refrigerant line noted as torn and deteriorated.

Plumbing

19) Comment 39: Water temperature was 141°F. Most appliance manufacturers recommend a temperature of around 120°F. Generally temperatures above 130°F are considered unsafe.

20) Comment 43: Plumbing Limitations / Exclusion:

Water supply piping located within interior wall cavities, floor assemblies, or otherwise concealed structural spaces was not inspected because these areas are inaccessible and outside the scope of a visual home inspection. Visual water supply piping stub out from under sinks and exterior can be different piping from what is not visible. Alternative supply piping may or may not be present inside unexposed wall cavities, it's presence or condition in these hidden areas cannot be verified. A qualified, licensed plumber should be consulted if a comprehensive, invasive evaluation of the entire distribution system is desired.

Plumbing: Water Heater

21) Comment 46: REPAIR OR REPLACE: Waterlines off water heater noted as corroded.

(Report Summary continued)

22) Comment 47: REPAIR OR REPLACE: Blow off valve drain leg/discharge pipe noted not installed or improperly installed at time of inspection. Discharge pipe needs to either go down to a drain or outside and terminate 2 to 6 inches above the floor or a waist receptor. Discharge pipe must match the valve outlet size (usually 3/4 inch) and never be plugged or capped.

TPR drain line noted as sloping upward.

23) Comment 48: REPAIR OR REPLACE: Water heaters located in the garage are required their ignition source (pilot light, burner or heating element) elevated at at least 18 inches above the floor. The safety requirement prevents the ignition of flame vapors such as gasoline or paint fumes that tend to accumulate near the ground.

24) Comment 49: REPAIR OR REPLACE: Gas sediment trap noted not present or installed improperly at time of inspection. Sediment trap is designed to catch debris, rust, and moisture and gas line to help prevent clogging and/or damage to appliance burners and valves. Sediment trap should be installed as close as possible to the appliance inlet as possible.

25) Comment 50: REPAIR OR REPLACE: Insufficient seismic strapping noted not installed or loose. Seismic straps are essential to prevent water heaters from tipping over during an earthquake, which can cause severe and costly damage including ruptured gas lines (leading to fire or explosion), water leaks and broken pipes. Seismic straps should be properly anchored and placed in the upper third and lower third of the tank.

Only one size mixed strap noted as installed.

26) Comment 51: REPAIR OR REPLACE: Water heater flue noted as not securely fastened with sheet metal screws.

27) Comment 52: FURTHER EVALUATION REQUIRED: Apparent Transite exhaust ducting noted at water heater. This type of pipe is common in older homes and when intact and undisturbed generally does not pose an immediate health risk. Recommend leaving the material undisturbed and monitoring for damage. If removal, repair or invasive work is planned, engage in more qualified professional for further evaluation.

(Report Summary continued)

28) Comment 53: FURTHER EVALUATION REQUIRED: Thermostat on water heater noted as set to second high setting at time of inspection. Water temperature reach 141°F. Inspector recommends turning down thermostat to recommended manufactured setting.

Plumbing: Water Pressure

29) Comment 54: REPAIR OR REPLACE: Water pressure is 130 psi. Most appliance manufacturers recommend pressure to be set between 40 and 80 psi.

Bathrooms: Bathroom #1

30) Comment 55: REPAIR OR REPLACE: Plumbing penetrations underneath sink noted is not sealed to wall. Evidence of possible previous plumbing leak noted.

31) Comment 56: REPAIR OR REPLACE: Changes to building code in the mid-1980s requires any outlet within three feet of a water source (such as a bathroom sink) to be GFCI. No retrofit requirement is known at the time of inspection. Due to the age of the property, GFCI outlets may not have been required at the time of construction. However, when replacing outlets near a water source, compliance with modern standards is required. The bathroom sink outlets appear to have been replaced, therefore, GFCI outlets noted as not present next to bathroom sinks. These outlets will need to be replaced with properly protected outlets.

Electrical outlet noted as hot and ventral wires reversed.

(Report Summary continued)

Kitchen

32) Comment 57: FURTHER EVALUATION REQUIRED: 1. Evidence of previous moisture intrusion and possible organic growth noted sink base cabinet.

MOLD: Your home inspection agreement outlines the scope and duties of your home inspector with regard to potentially hazardous molds which may be discovered as part of today's inspection. You may elect to hire your inspector to collect samples for laboratory analysis and to test for the presence of potentially hazardous molds. This is an additional cost and is a separate inspection.

More information about mold cleanup can be found on the EPA website:
<https://www.epa.gov/mold/mold-cleanup-your-home>

Kitchen: Appliances

33) Comment 59: REPAIR OR REPLACE: Ducting for range hood noted as sealed with duct tape. HVAC metal tape should be used.

34) Comment 60: REPAIR OR REPLACE: Range hood buttons noted as not working at time of inspection.

35) Comment 63: REPAIR OR REPLACE: Display on range not as difficult to read.

Structure: Attic

36) Comment 68: 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.

Interior

37) Comment 69: Minor paint, drywall damage, burned out bulbs, broken/missing covers and other minor cosmetic defects noted at various locations throughout the home.

38) Comment 70: REPAIR OR REPLACE: Door handle to back bedroom noted as broken.

39) Comment 71: REPAIR OR REPLACE: Carpet noted as stained at various locations.

(Report Summary continued)

40) Comment 72: REPAIR OR REPLACE: Smoke detectors noted as not installed in any of the three bedrooms.

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

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

41) Comment 73: REPAIR OR REPLACE: Carbon monoxide detector not not installed.

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

42) Comment 74: REPAIR OR REPLACE: Ceiling drywall noted as cracked in small bedroom. This is approximate area where furnace was installed in attic.

43) Comment 75: FURTHER EVALUATION REQUIRED: Effluorescence noted on cinderblock wall in converted patio. Floor flooring noted as uneven under carpet.