



USA Home Inspectors

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Inspected By: Sean Crane



Home Inspection Report

Prepared For:

Linda Matheny

Property Address:

4541 Patria Dr

San Diego, CA 92115

Inspected On: Tue, Sep 29 2026 at 1:00PM

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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:	1953
Bedrooms/Baths:	3/2
Door Faces:	East
Furnished:	Partially
Weather:	Sunny
Temperature:	Warm

(General continued)

Soil Condition:	Dry
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Selling Agent
Inspection Fee:	\$507.00



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

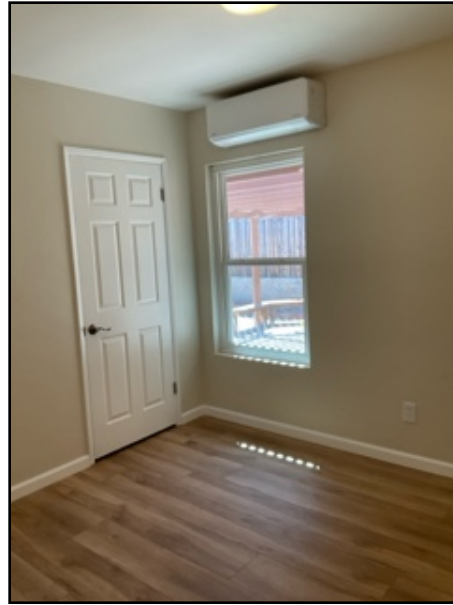


Figure 4-4



Figure 4-5



Figure 4-6

(General continued)



Figure 4-7

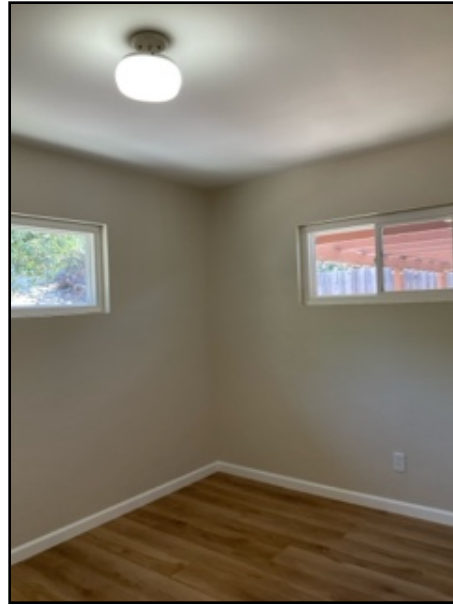


Figure 4-8



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:	Concrete Condition: Satisfactory
Patios/Decks:	Wood Condition: Further Evaluation Required
Steps/Stairs:	Wood Condition: Satisfactory
Hand Rails:	Not Present
Patio Cover:	Wood Condition: Further Evaluation Required
Fence:	Wood, Metal, Concrete/Masonry Condition: Repair or Replace
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

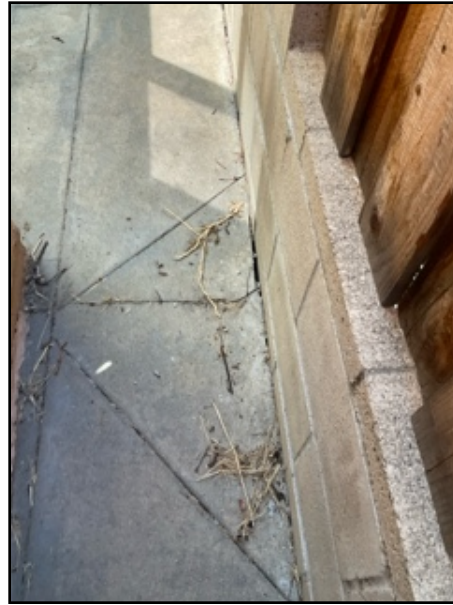


Figure 5-4



Figure 5-5



Figure 5-6

(Site continued)



Figure 5-7



Figure 5-8



Figure 5-9



Figure 5-10

(Site continued)

 **Comment 6:**
FURTHER EVALUATION REQUIRED: Evidence of possible wood, destroying organisms noted on wood deck and backyard.



Figure 6-1



Figure 6-2



Figure 6-3



Figure 6-4

(Site continued)

 **Comment 7:**
FURTHER EVALUATION REQUIRED:
Evidence of possible wood destroying organisms / dry rot noted at various locations throughout patio cover.



Figure 7-1



Figure 7-2



Figure 7-3



Figure 7-4

(Site continued)



Figure 7-5

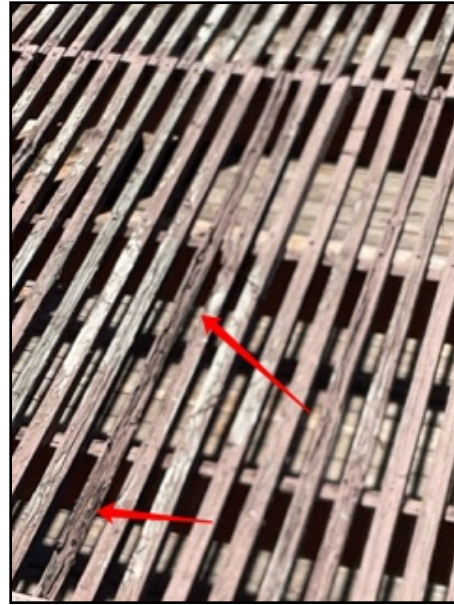


Figure 7-6



Figure 7-7

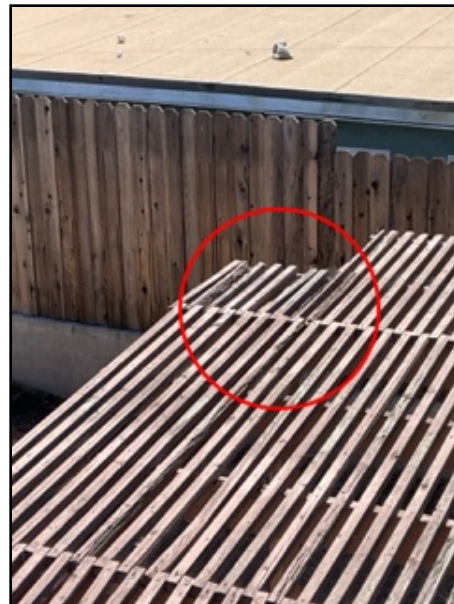


Figure 7-8

(Site continued)



Comment 8:

REPAIR OR REPLACE: Vegetation noted as growing over and through metal fence in backyard.



Figure 8-1



Figure 8-2



Figure 8-3

Exterior

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

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

Exterior Covering:	Stucco Condition: Repair or Replace
Exterior Trim Material:	Vinyl Condition: Satisfactory
Windows: Caulk, Glass:	Vinyl Condition: Satisfactory
Windows Screens:	Aluminum Condition: Satisfactory
Patio Screen Doors:	Aluminum Condition: Satisfactory
Security Screen Doors:	Present Condition: Satisfactory
Entry Doors:	Wood Condition: Repair or Replace
Vent Screens:	Present Condition: Repair or Replace
Doorbell:	Video/Smart Condition: Further Evaluation Required
Hose Faucets:	Yes Condition: Satisfactory
Exterior Outlets:	Yes Condition: Satisfactory

(Exterior continued)



Comment 9:

REPAIR OR REPLACE: Old vegetation noted as growing on stucco at front and back of home. Stucco noted as peeling from removal.



Figure 9-1



Figure 9-2



Figure 9-3



Figure 9-4

(Exterior continued)



Figure 9-5



Figure 9-6



Figure 9-7



Figure 9-8

(Exterior continued)



Figure 9-9



Figure 9-10



Comment 10:

REPAIR OR REPLACE: Cover for low-voltage telephone wiring noted as missing.



Figure 10-1

(Exterior continued)



Comment 11:

Inspector notes smart doorbell is present at the home. Throughout this report, smart devices will be noted as 'further evaluation required' due to the accompaniment of usernames and passwords often associated with smart devices.

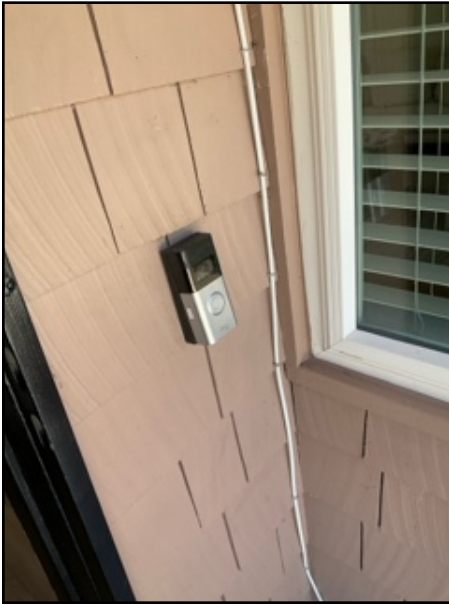


Figure 11-1

(Exterior continued)



Comment 12:

REPAIR OR REPLACE: Screen for vent and garage noted as deteriorated and torn.



Figure 12-1



Comment 13:

FURTHER EVALUATION REQUIRED:

Evidence of possible wood destroying organisms / dry rot noted at the front porch posts.



Figure 13-1



Figure 13-2

(Exterior continued)



Figure 13-3



Figure 13-4



Comment 14:

REPAIR OR REPLACE: Weatherstripping noted as not installed on exterior doors.



Figure 14-1



Figure 14-2

(Exterior continued)



Figure 14-3



Figure 14-4



Figure 14-5



Figure 14-6

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

Garage

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

Garage Type:	Attached
	Condition: Satisfactory
Garage Size:	2 Car
Door Opener:	Manual Opening
	Condition: Satisfactory
Opener Safety Feature:	Not Present
Garge Entry Door:	Yes
	Condition: Satisfactory
Garage Side Door:	Not Present
Vehicle Door:	Yes
	Condition: Satisfactory
Stem Wall:	Concrete
	Condition: Further Evaluation Required
Visible Wall Structure:	Wood Frame, Full Masonry
	Condition: Further Evaluation Required
Visible Roof Framing:	Joists and Rafters
	Condition: Further Evaluation Required
Visible Roof Sheeting:	Plywood, Solid Wood Plank
	Condition: Satisfactory
GFCI:	Not Present
Firewall:	Present
	Condition: Satisfactory
Weather Stripping :	Present , Not present
	Condition: Repair or Replace

(Garage continued)



Comment 15:

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



Figure 15-1



Figure 15-2



Figure 15-3



Figure 15-4

(Garage continued)



Figure 15-5



Figure 15-6



Comment 16:
Cracks and stains noted at garage floor.



Figure 16-1

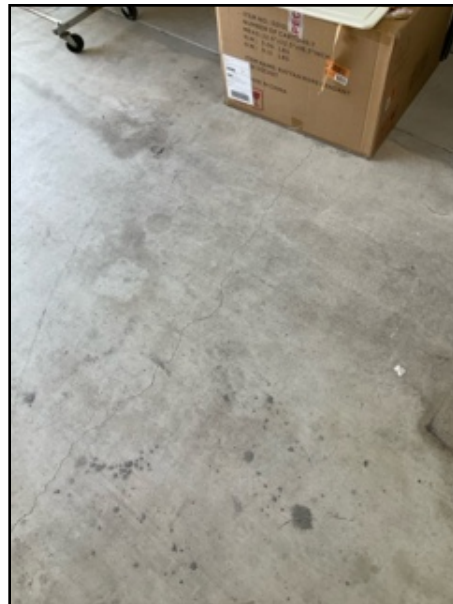


Figure 16-2

(Garage continued)



Figure 16-3



Figure 16-4



Comment 17:

FURTHER EVALUATION REQUIRED: Previous repair noted as made on concrete foundation, wall and garage.



Figure 17-1

(Garage continued)



Comment 18:

FURTHER EVALUATION REQUIRED: Evidence of possible wood destroying organisms noted on garage, wood framing. Cracks noted on concrete interior wall near water heater.



Figure 18-1



Figure 18-2



Figure 18-3

(Garage continued)

 **Comment 19:**
FURTHER EVALUATION REQUIRED: Evidence of possible wood, destroying organisms/dry rot noted on roof framing.



Figure 19-1



Figure 19-2

 **Comment 20:**
REPAIR OR REPLACE: Weatherstripping noted as not installed on garage entry door.



Figure 20-1



Figure 20-2

Roofing

This report is issued in consideration of the foregoing disclaimer:

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

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

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

(Roofing continued)

Gutters & Downspouts:

Metal

Condition: Satisfactory



Comment 21:

Average Roof Shingle Lifespan

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

Roof Shingle Types Lifespan

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

(Roofing continued)



Comment 22:
Roof inspection pictures.



Figure 22-1

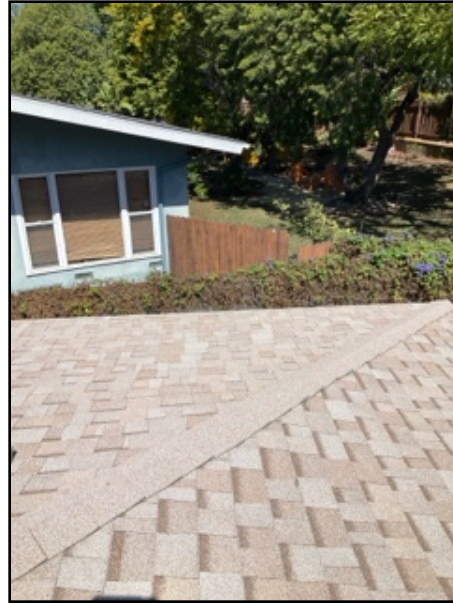


Figure 22-2



Figure 22-3

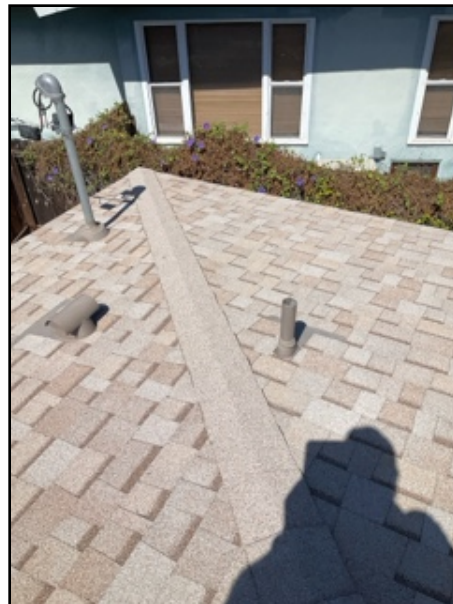


Figure 22-4

(Roofing continued)



Figure 22-5

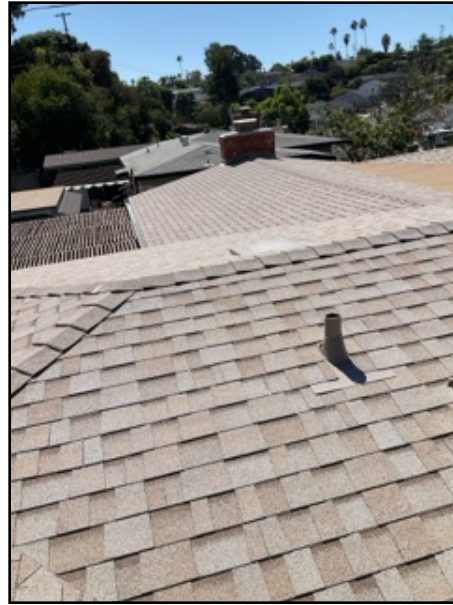


Figure 22-6



Figure 22-7



Figure 22-8

(Roofing continued)



Figure 22-9

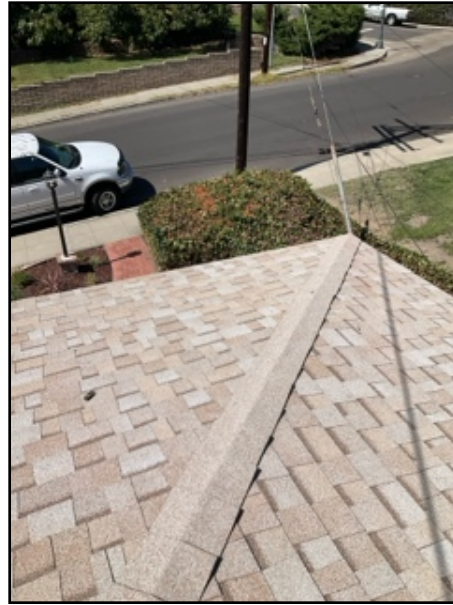


Figure 22-10

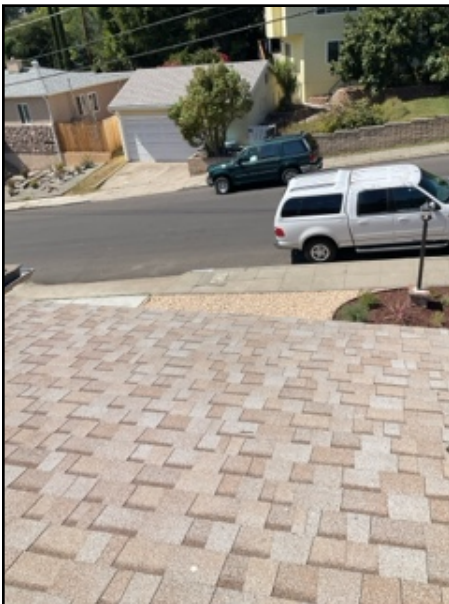


Figure 22-11

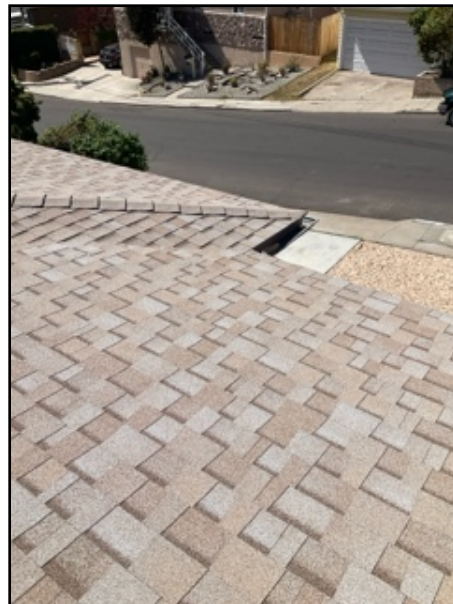


Figure 22-12

(Roofing continued)



Figure 22-13

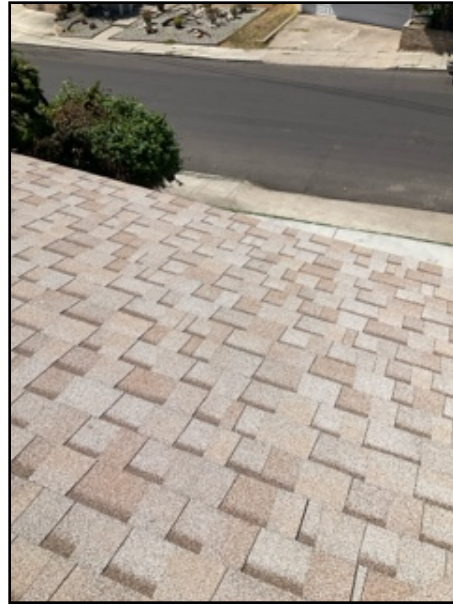


Figure 22-14

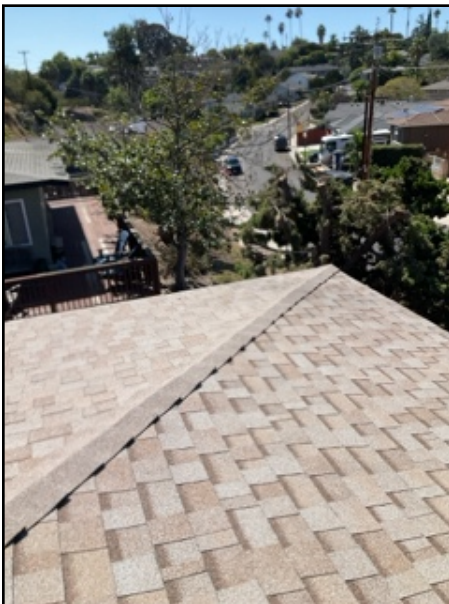


Figure 22-15

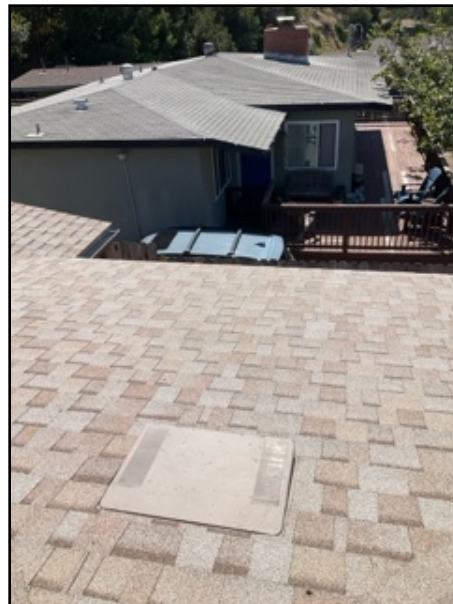


Figure 22-16

(Roofing continued)



Figure 22-17

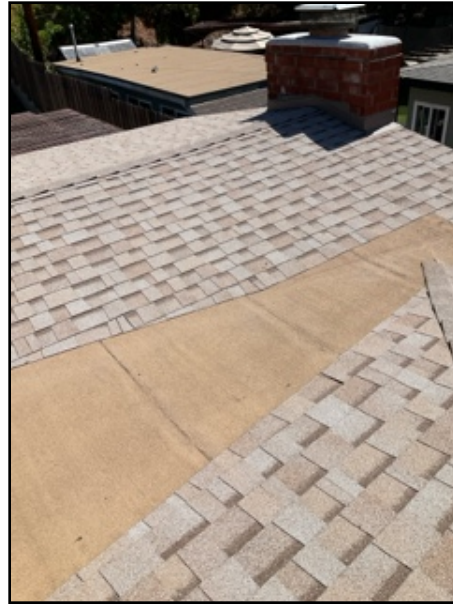


Figure 22-18

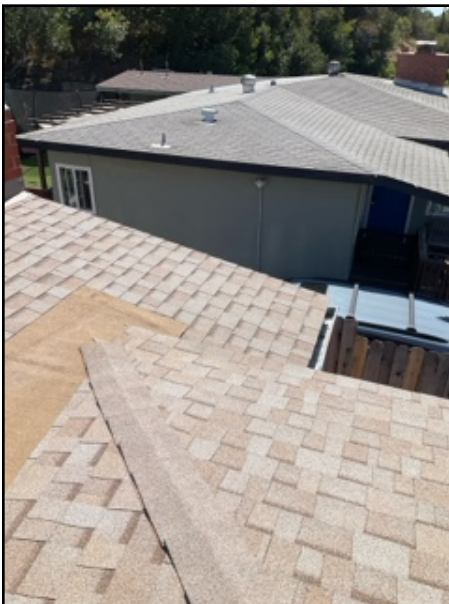


Figure 22-19



Figure 22-20

(Roofing continued)



Figure 22-21

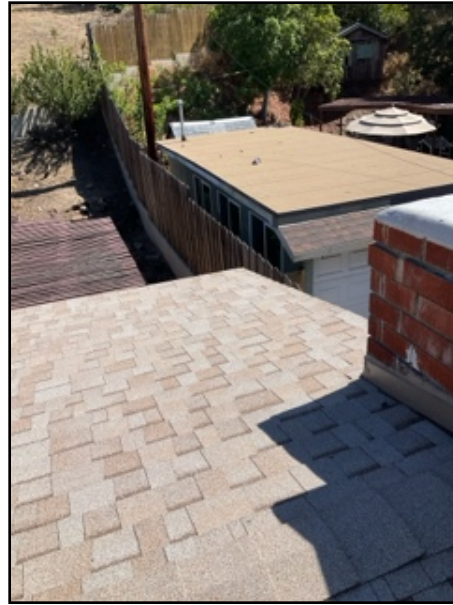


Figure 22-22

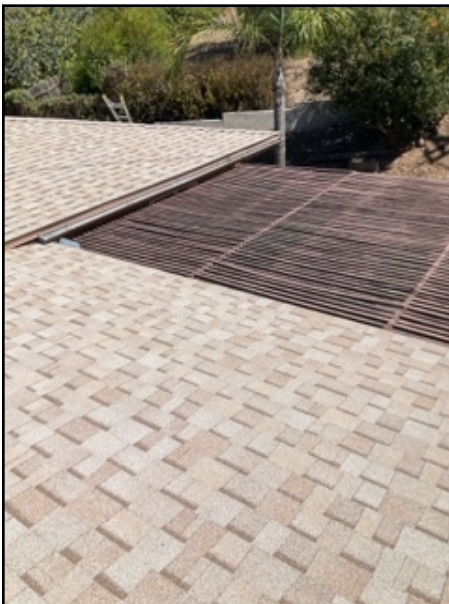


Figure 22-23



Figure 22-24

(Roofing continued)



Figure 22-25

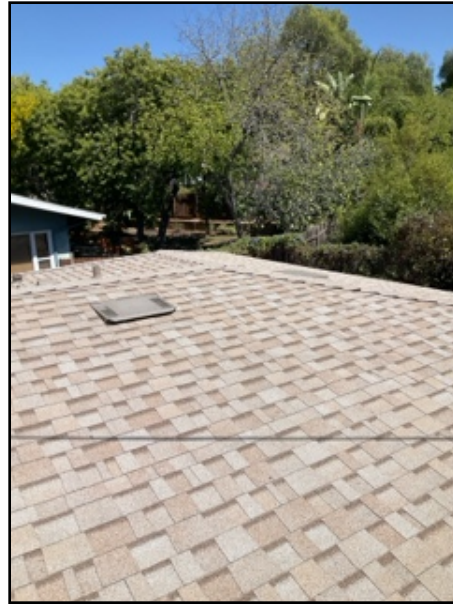


Figure 22-26



Figure 22-27

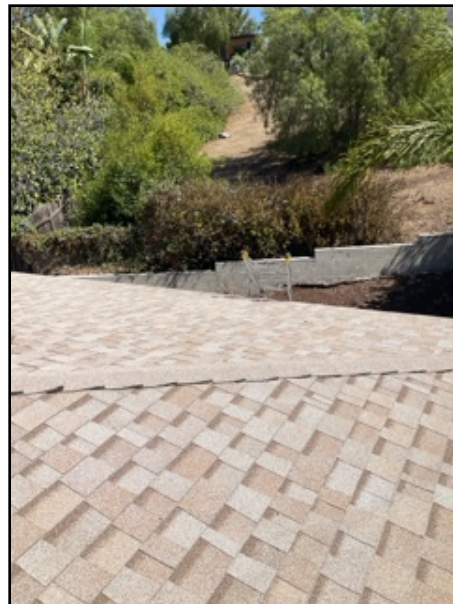


Figure 22-28

(Roofing continued)

 **Comment 23:**
FURTHER EVALUATION REQUIRED: Evidence of possible wood destroying organisms / dry rot noted on soffit and/or fascia.



Figure 23-1

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 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:	Siemens
	Condition: Satisfactory

(Electrical continued)

Service Line Material:	Aluminum
	Condition: Satisfactory
Service Voltage:	240 volts
Service Amperage:	200 amps
Service Panel Ground:	Cold Water Pipe
Branch Circuit Wiring:	Non-Metallic Shielded Copper, Stranded Copper
	Condition: Satisfactory
Overcurrent Protection:	Breakers
	Condition: Satisfactory
GFCI/AFCI Breakers:	Not Present
Outlets :	Two Prong , Three Prong
	Condition: Satisfactory

**Comment 24:**

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

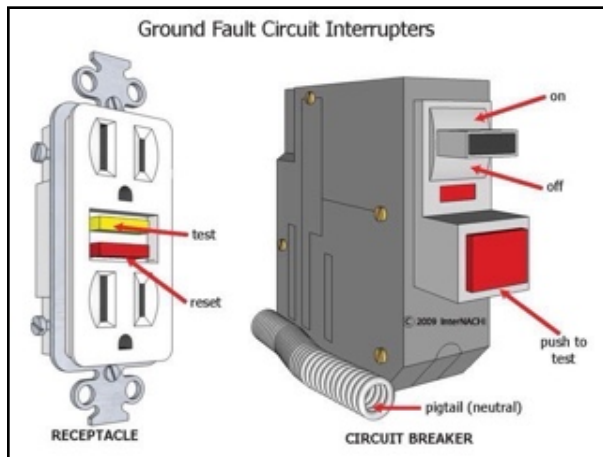


Figure 24-1

(Electrical continued)

**Comment 25:**

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.

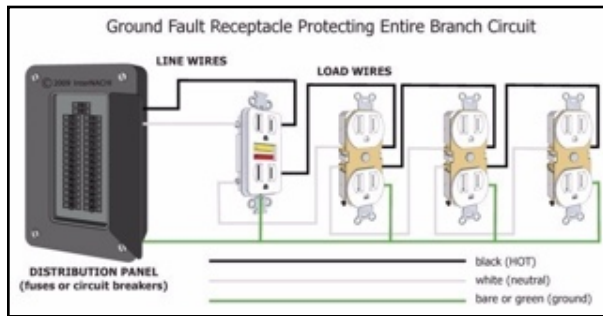


Figure 25-1

**Comment 26:**

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

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



Figure 26-1



Figure 26-2

(Electrical continued)

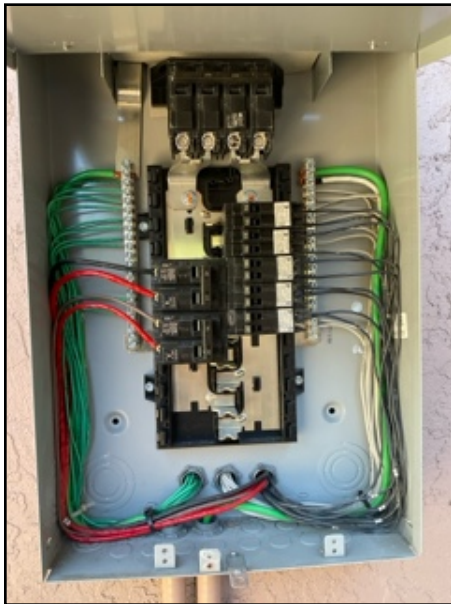


Figure 26-3



Figure 26-4

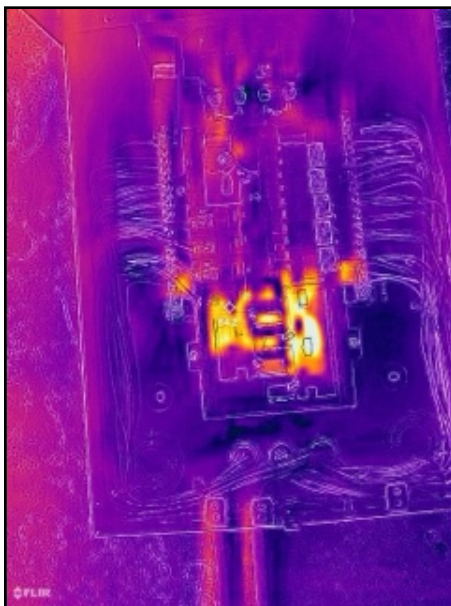


Figure 26-5



Figure 26-6

(Electrical continued)

**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.



Figure 27-1

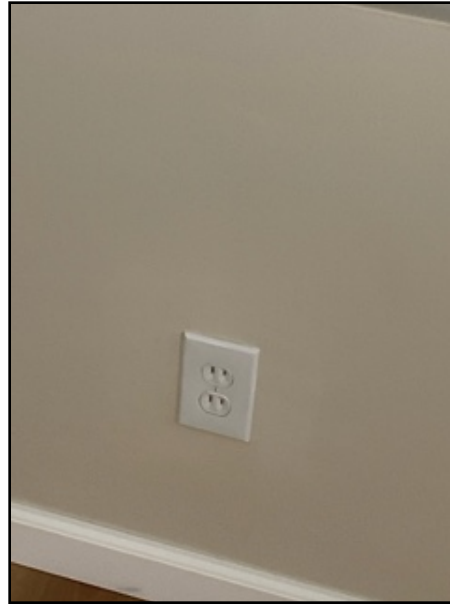


Figure 27-2

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

Sub Panel

Location:	Front Door Closet
Panel Manufacturer:	Square D
	Condition: Satisfactory
Service Line Material:	Copper
Overcurrent Protection:	Breakers

(Sub Panel continued)

Branch Circuit Wiring:

Non-Metallic Shielded Copper

Condition: Satisfactory

GFCI/AFCI Breakers:

Not Present

Panel Adequacy:

Adequate , At maximum Capacity



Comment 28:

Service Sub Panel Inspection Pictures:

A thermal scan was conducted and no significant hot spots were noted.

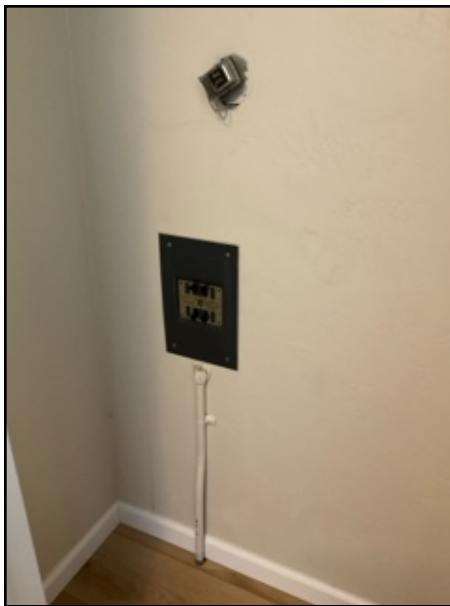


Figure 28-1

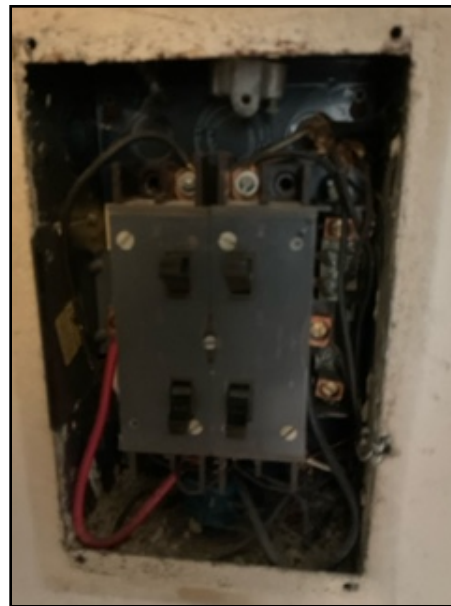


Figure 28-2

(Sub Panel continued)

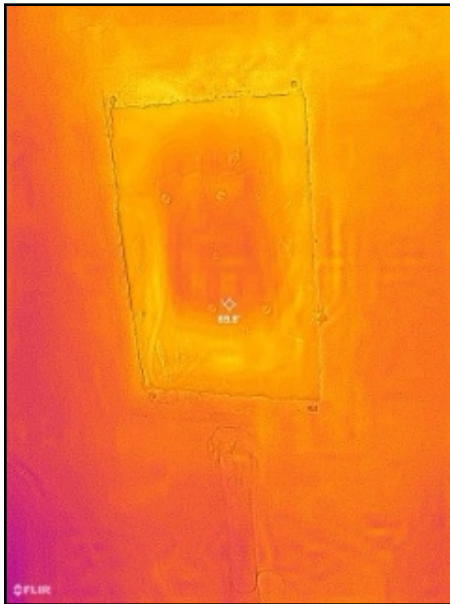


Figure 28-3

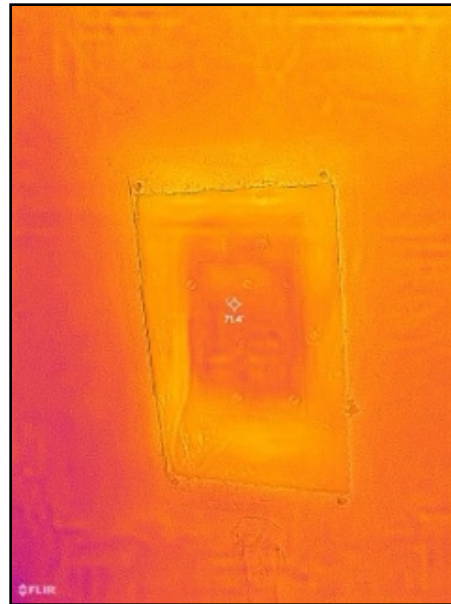


Figure 28-4

HVAC

HVAC System Type:

Central Split System

Thermostat:

Digital

Condition: Satisfactory



Comment 29:

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.

(HVAC continued)

Heating

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

Location:	Bedroom, Living rooms
Type of Equipment:	Heat Pump
	Condition: Satisfactory
Manufacturer:	Fujitsu
Heating Fuel:	Electric
	Condition: Satisfactory
Filter Type:	Not Present
Output Temperature:	95°F
Type of Distribution:	Ductless
	Condition: Satisfactory
Estimated Age:	10 - 20 years
	Condition: Satisfactory
Exhaust Flu and Draft Diverter:	Not Present



Comment 30:

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

(Heating continued)

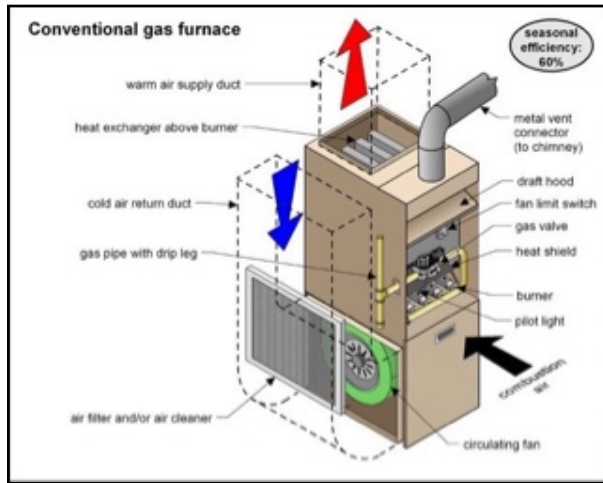


Figure 30-1

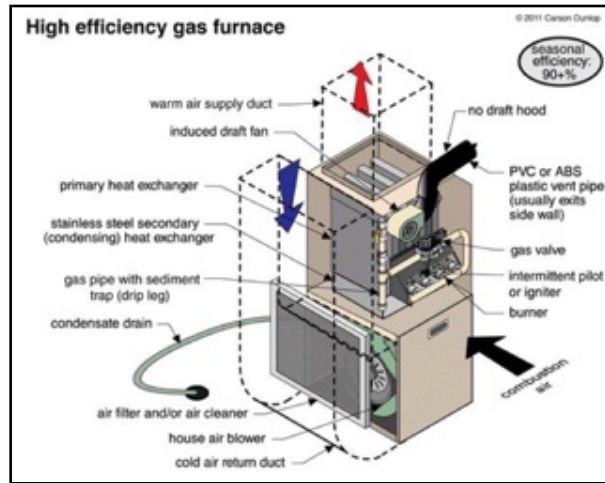


Figure 30-2



Comment 31:

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



Comment 32:

Heater data plate picture.



Figure 32-1

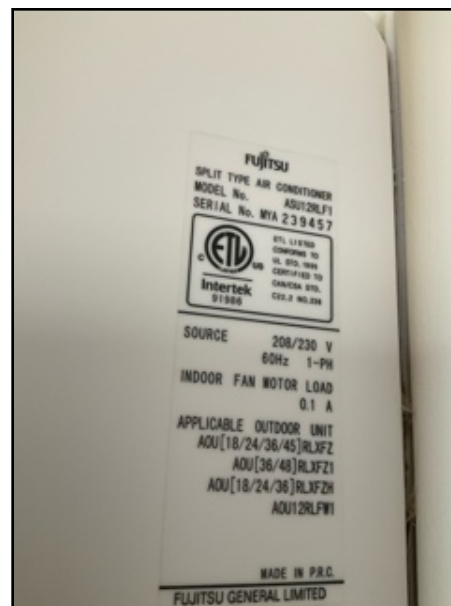


Figure 32-2

(Heating continued)



Figure 32-3



Figure 32-4



Figure 32-5

(Heating continued)



Comment 33:
Heater outputs.

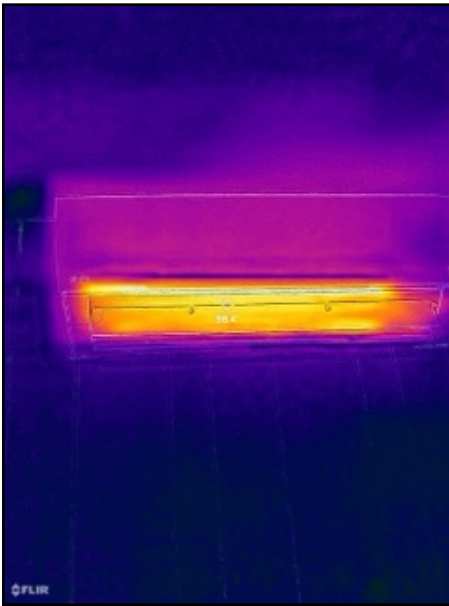


Figure 33-1

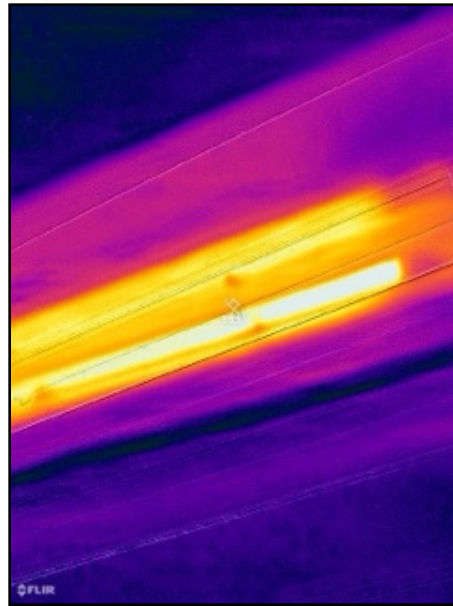


Figure 33-2

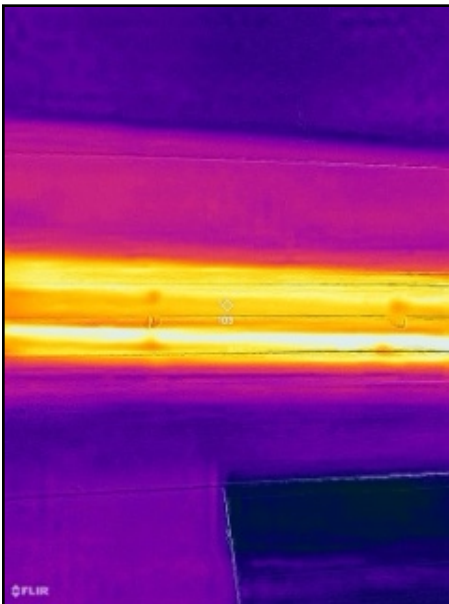


Figure 33-3

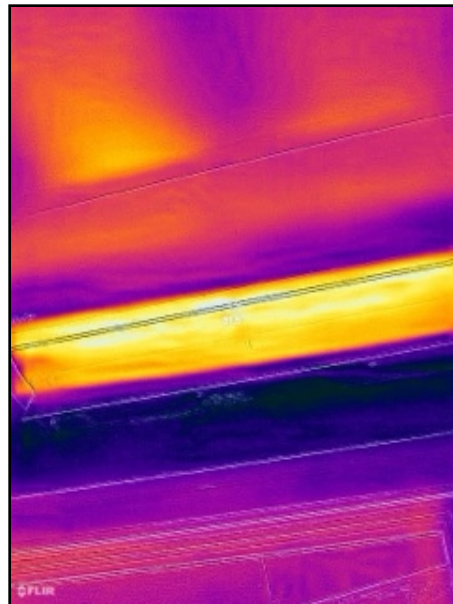


Figure 33-4

(Heating continued)

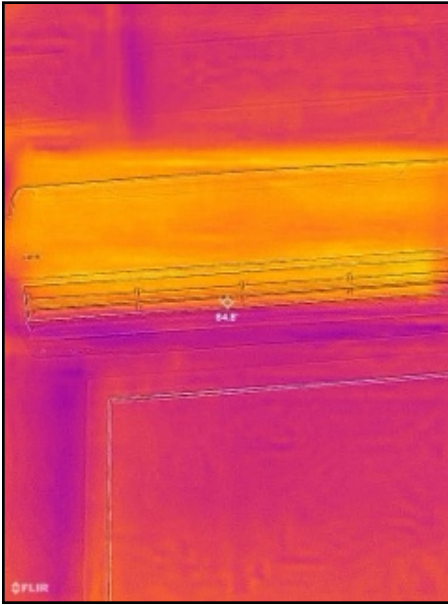


Figure 33-5

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:	Fujitsu
Manufacture Date:	Unknown
Condenser Pad:	Present
	Condition: Satisfactory
Insulation :	Present
	Condition: Satisfactory
Wall Penetration :	Sealed
	Condition: Satisfactory

(Cooling continued)

Condensate Drainage:	To Exterior
AC Supply Air Temp:	60°F
AC Return Air Temp:	78°F
AC Temperature Drop:	-18°F



Comment 34:
Examples of a residential HVAC cooling system.

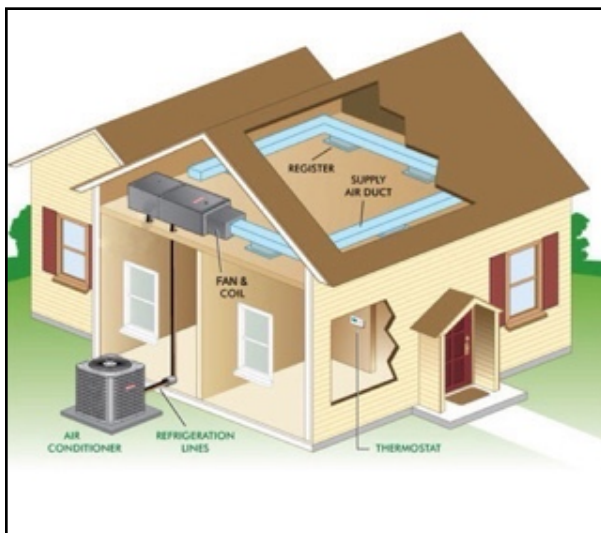


Figure 34-1

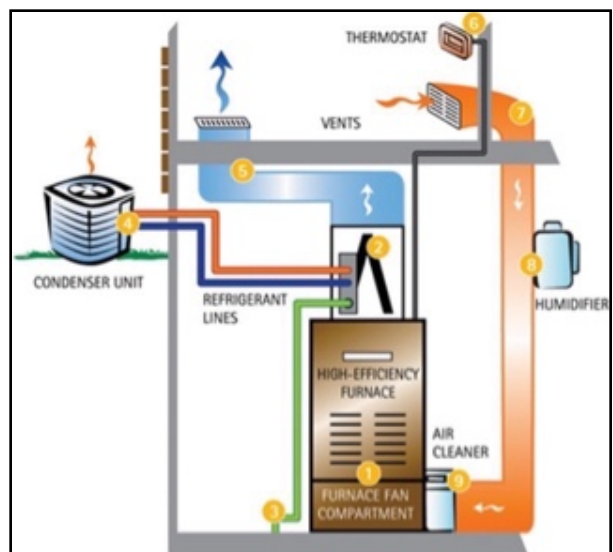


Figure 34-2

(Cooling continued)



Comment 35:
AC supply and outputs.

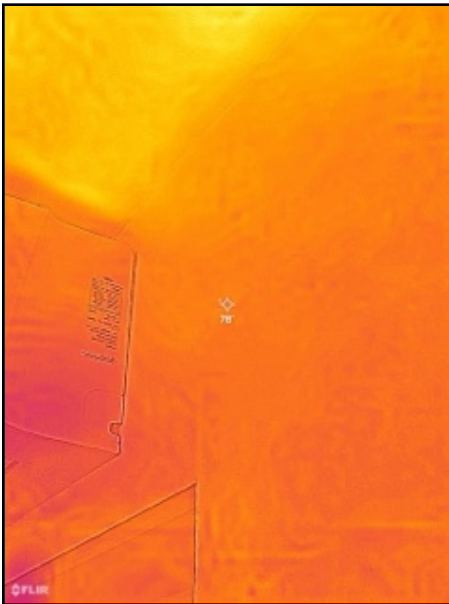


Figure 35-1

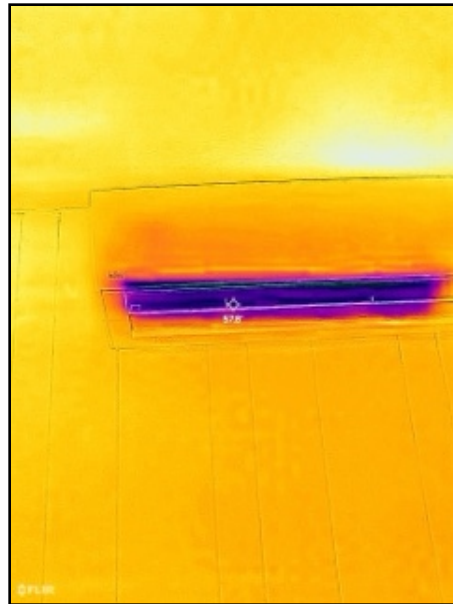


Figure 35-2

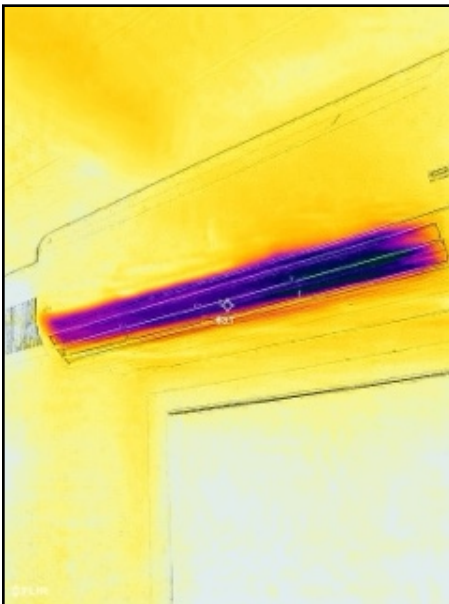


Figure 35-3

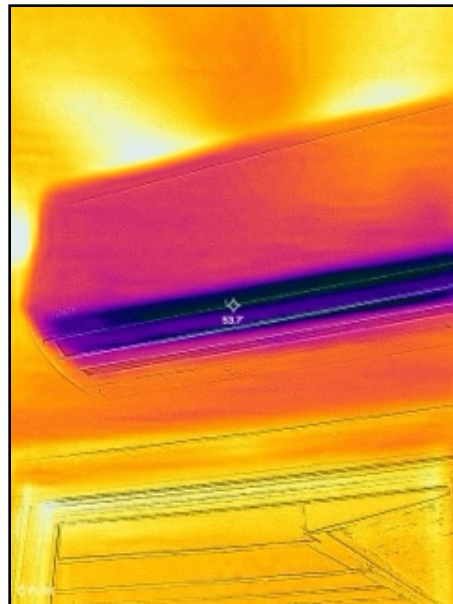
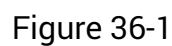
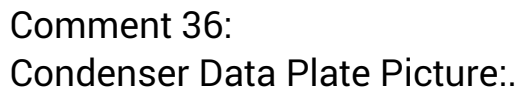
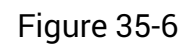
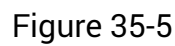


Figure 35-4



Page 56 of 97

Plumbing

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

Water Service:	Public
Supply Pipe Material:	Copper
	Condition: Satisfactory
Distribution Pipe Material:	Copper
	Condition: Satisfactory
Location of Main Water Shutoff:	Front of home
Sewer System:	Public
Waste Pipe Material:	Cast Iron, ABS Plastic
	Condition: Further Evaluation Required
Location of Gas Shutoff:	At Meter
Hot Water Temperature:	136°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 37:

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 37-1



Comment 38:

Water temperature was 136°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 38-1



Figure 38-2

(Plumbing continued)



Comment 39:

Main water meter with leak detector.



Figure 39-1



Comment 40:

Main gas shut off.



Figure 40-1

(Plumbing continued)



Comment 41:
Main water shut off.



Figure 41-1

Water Heater

Manufacturer:	Rheem
Fuel:	Natural Gas
Capacity:	40 gal
Manufacture Date:	06/09/2021 Mfg Date
Temp & Pressure Relief Valve:	Present With Blow Off Leg
	Condition: Satisfactory
Fuel Disconnect:	In Same Room
Seismic Straps Installed:	Yes
	Condition: Satisfactory
Gas Line Sediment Trap :	Not Present
	Condition: Repair or Replace
Drip Pan:	Not present
	Condition: Repair or Replace
Expansion Tank:	Not Present
Flu and Draft Diverter :	Transite, Metal
	Condition: Further Evaluation Required

(Water Heater continued)



Comment 42:

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.

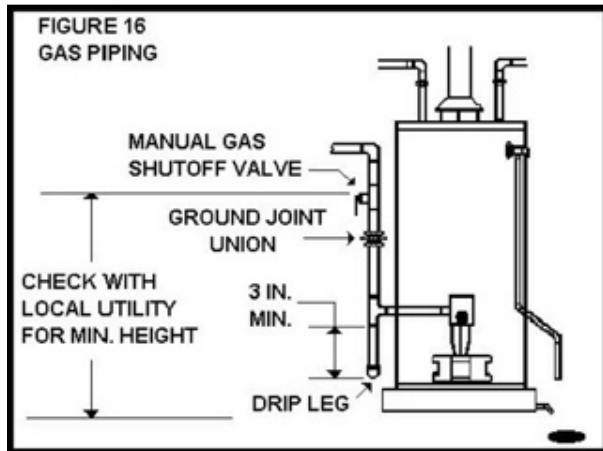


Figure 42-1

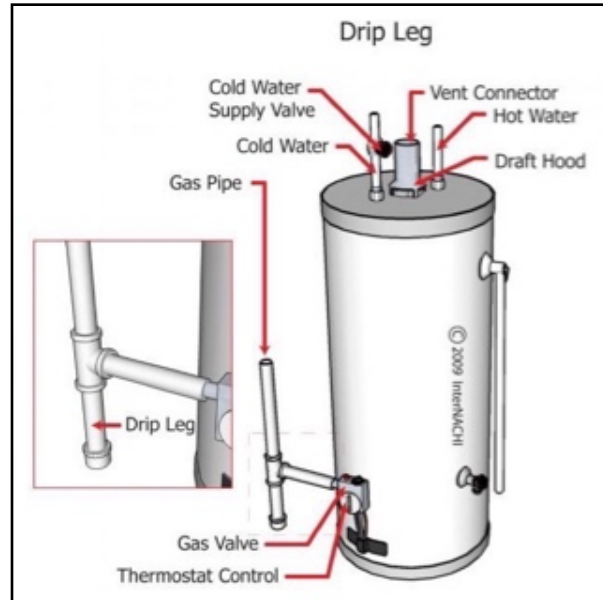


Figure 42-2

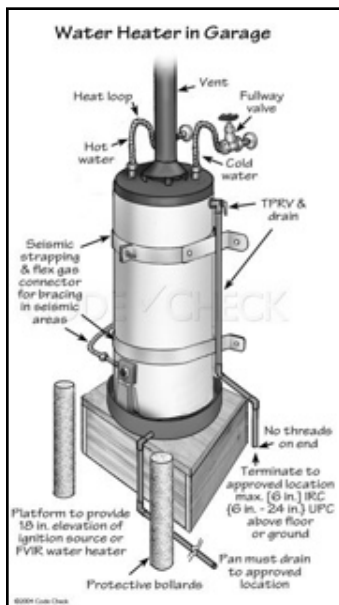


Figure 42-3

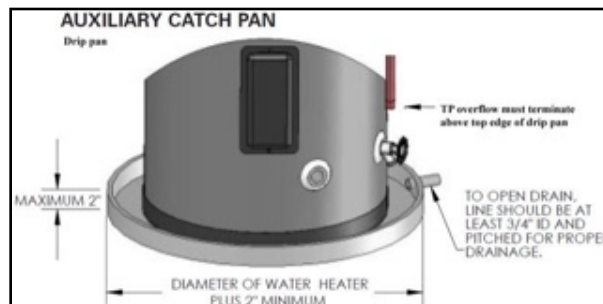


Figure 42-4

(Water Heater continued)



Comment 43:

Water Heater Data Plate Pictures:



Figure 43-1



Comment 44:

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.

(Water Heater continued)



Figure 44-1

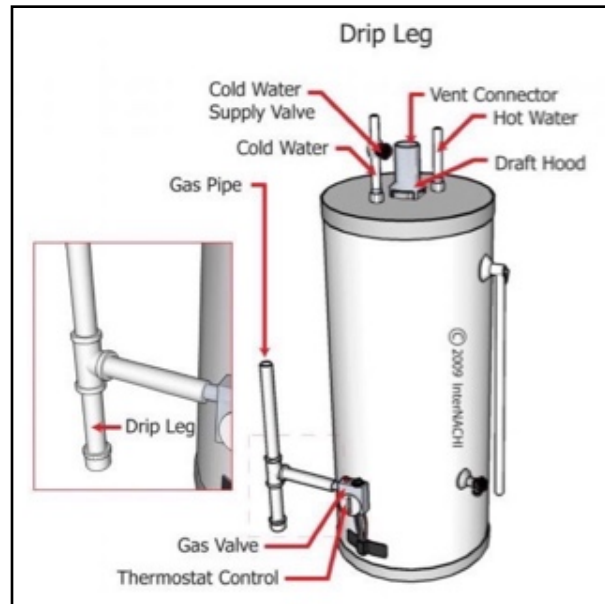


Figure 44-2



Comment 45:

REPAIR OR REPLACE: Auxiliary catch pan noted as not installed on 2021 water heater.



Figure 45-1

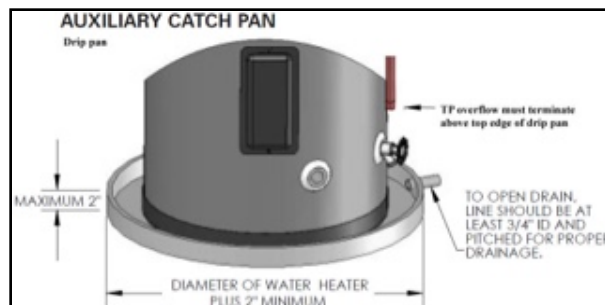


Figure 45-2

(Water Heater continued)



Comment 46:

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 46-1



Comment 47:

FURTHER EVALUATION REQUIRED: Thermostat on water heater noted as set to the A setting at time of inspection. Water temperature reach 136°F. Inspector recommends turning down thermostat to recommended manufactured setting.

(Water Heater continued)



Figure 47-1

Water Pressure

Water Pressure :	60 Psi
Pressure Regulator:	Installed
	Condition: Satisfactory



Comment 48:

Water pressure is 60 psi. Most appliance manufacturers recommend pressure to be set between 50 and 80 psi.

(Water Pressure continued)



Figure 48-1

Bathrooms

Bathroom #1

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:	Clean and free of debris
	Condition: Satisfactory
Sink(s):	Single Vanity
	Condition: Satisfactory

(Bathroom #1 continued)

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



Comment 49:

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



Figure 49-1

(Bathroom #1 continued)



Comment 50:

REPAIR OR REPLACE: Sink faucet noted as loose.



Figure 50-1



Comment 51:

REPAIR OR REPLACE: Angle stop behind toilet noted as rusted and corroded.



Figure 51-1

(Bathrooms continued)

Bathroom #2

Location:	Primary
Bath Tub:	Not Present
Shower:	Stall
	Condition: Satisfactory
Shower Walls:	Tile
	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
	Condition: Satisfactory
Sink Shutoff Valves and Supply Lines:	Present
	Condition: Satisfactory
Toilet:	Standard Tank
	Condition: Repair or Replace
Floor:	Tile
	Condition: Satisfactory
Ventilation Type:	Ventilator, Window
	Condition: Repair or Replace
GFCI Protection:	Outlets
	Condition: Satisfactory

(Bathroom #2 continued)



Comment 52:

REPAIR OR REPLACE: Angle stop behind toilet noted as rusted and corroded.



Figure 52-1



Comment 53:

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



Figure 53-1

(Bathroom #2 continued)



Comment 54:

REPAIR OR REPLACE: Ducting for ventilator over hallway bathroom in attic noted as disconnected.



Figure 54-1

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: Satisfactory
Countertops:	Tile Condition: Repair or Replace
Sink:	Double Condition: Satisfactory

(Kitchen continued)



Comment 55:

REPAIR OR REPLACE: Tile countertop noted as cracked. Grout between tile noted as deteriorated.



Figure 55-1



Figure 55-2



Figure 55-3



Figure 55-4

(Kitchen continued)

Appliances

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

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



Comment 56:

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.

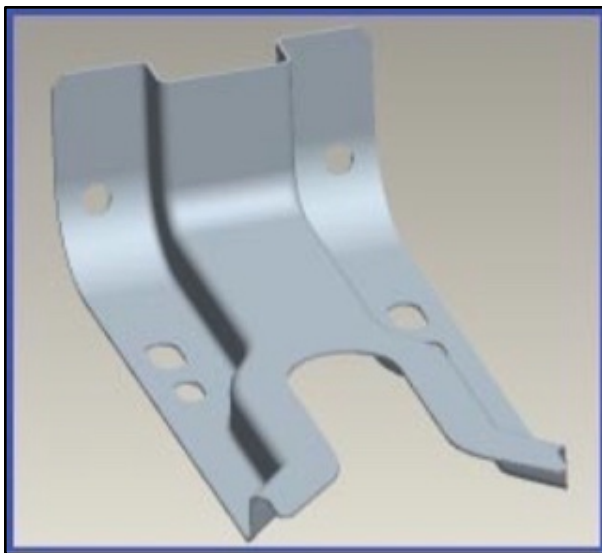


Figure 56-1



Figure 56-2

(Appliances continued)



Comment 57:
Range working.



Figure 57-1



Figure 57-2



Comment 58:
REPAIR OR REPLACE: Ducting for microwave noted as sealed with duct tape. Duct tape is delaminating.



Figure 58-1

(Appliances continued)



Comment 59:
Dishwasher working.



Figure 59-1



Comment 60:
Garbage disposal working.



Figure 60-1

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:	Not Present
Laundry Sink:	Yes Condition: Satisfactory
Dryer Venting:	To box Condition: Satisfactory
GFCI Protection:	Not Present
Laundry Hook Ups:	Yes, Gas Dryer Connection Condition: Satisfactory
Washer:	Maytag Condition: Satisfactory
Dryer:	General Electric Condition: Satisfactory

(Laundry continued)



Comment 61:
Laundry in garage.



Figure 61-1

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, Crawl Space

Foundation Material:

Poured Concrete, Concrete Block

Condition: Further Evaluation Required

Signs of Water Penetration:

Not Present

Prior Waterproofing:

Gutter type drain

Condition: Satisfactory

Floor Structure:

Concrete Slab, Wood Frame

Condition: Satisfactory

(Structure continued)

Subflooring:	Solid Wood Plank Condition: Satisfactory
Wall Structure:	Wood Frame Condition: Satisfactory

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

Attic

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

Attic Entry:	Hallway
Roof Framing Type:	Joist and Rafters Condition: Satisfactory
Roof Deck Material:	Solid Wood Plank Condition: Further Evaluation Required
Vent Risers:	Metal, Plastic Condition: Satisfactory
Insulation:	Blown In Cellulose Condition: Satisfactory
Ventilation Present:	Yes Condition: Satisfactory
Visible Plumbing:	Not Present
Attic Entry Cover:	Drywall Condition: Satisfactory

(Attic continued)



Comment 62:

FURTHER EVALUATION REQUIRED: Previous water stains noted on roof sheeting around vent pipe. Inspector notes new roof has been installed.



Figure 62-1



Figure 62-2



Figure 62-3



Figure 62-4

(Attic continued)



Figure 62-5



Figure 62-6



Figure 62-7

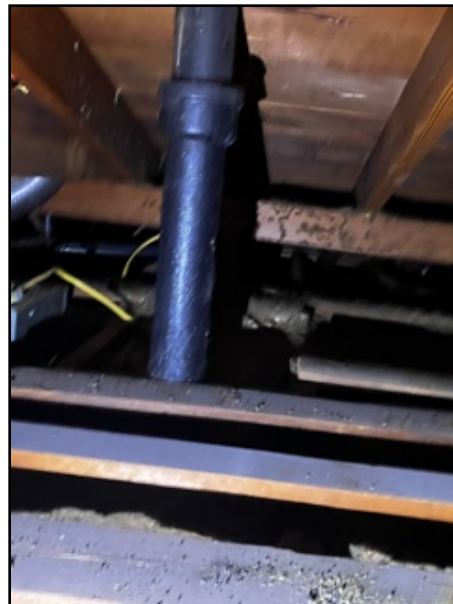


Figure 62-8

(Attic continued)



Figure 62-9

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:	Dry
	Condition: Satisfactory

(Crawl Space continued)



Comment 63:

Crawl Space Inspection Pictures:

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

Post and peers have been strapped and secured. New concrete has been poured underneath post. Foundation work has been made at various locations. ABS plumbing noted underneath bathrooms and kitchen. Laundry has small section of cast-iron connecting to ABS pipe.



Figure 63-1



Figure 63-2



Figure 63-3



Figure 63-4

(Crawl Space continued)



Figure 63-5

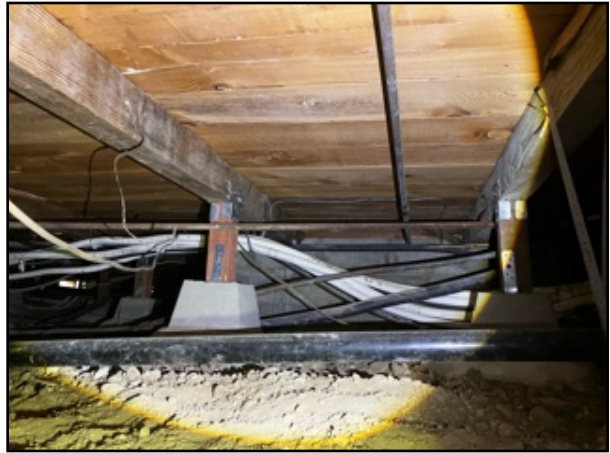


Figure 63-6



Figure 63-7



Figure 63-8

(Crawl Space continued)



Figure 63-9



Figure 63-10



Figure 63-11



Figure 63-12

(Crawl Space continued)



Figure 63-13



Figure 63-14



Figure 63-15



Figure 63-16

(Crawl Space continued)



Figure 63-17



Figure 63-18



Figure 63-19

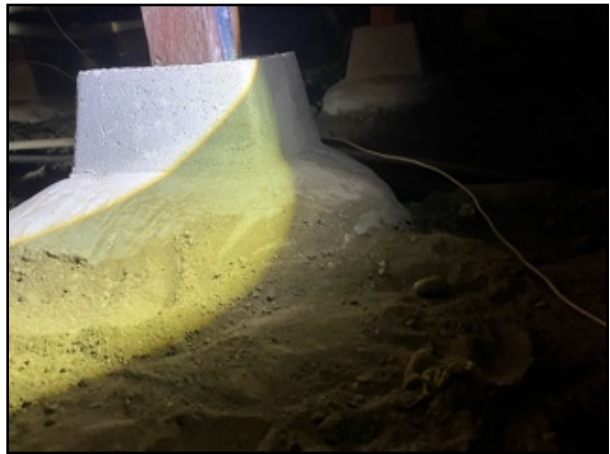


Figure 63-20



Figure 63-21

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 Laminate Condition: Satisfactory
Walls:	Painted Drywall Condition: Satisfactory
Window: Operation, Locks, Seals:	Single Hung, Sliders, Fixed Condition: Satisfactory
Interior Door Materials:	Masonite
Fireplace:	Gas Burning, Visually inspected but not lit. Condition: Satisfactory
Fireplace Damper Clamp:	Not Present
Fireplace: Door, Screen Or Other	Present
Appropriate Barrier:	Condition: Satisfactory
Stairways And Handrailings:	Wood, Metal Condition: Satisfactory
Light Switches:	Standard Condition: Satisfactory
Outlets:	Two Prong, Three prong Condition: Satisfactory
Smoke Detectors :	Present Condition: Satisfactory
Carbon Monoxide Detectors :	Present Condition: Satisfactory
Ceiling Fans :	Not Present

(Interior continued)



Comment 64:

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



Figure 64-1

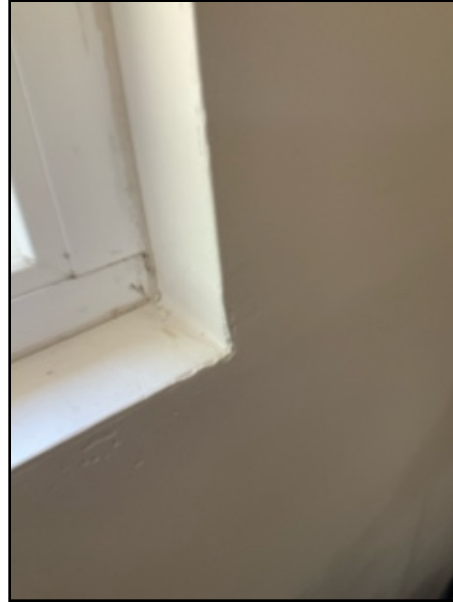


Figure 64-2



Figure 64-3



Figure 64-4

(Interior continued)



Figure 64-5



Figure 64-6



Figure 64-7

(Interior continued)

 **Comment 65:**
FURTHER EVALUATION REQUIRED: Evidence of possible wood destroying organisms noted on interior wood ceiling.



Figure 65-1



Figure 65-2



Figure 65-3



Figure 65-4

(Interior continued)



Comment 66:
Fireplace flue.

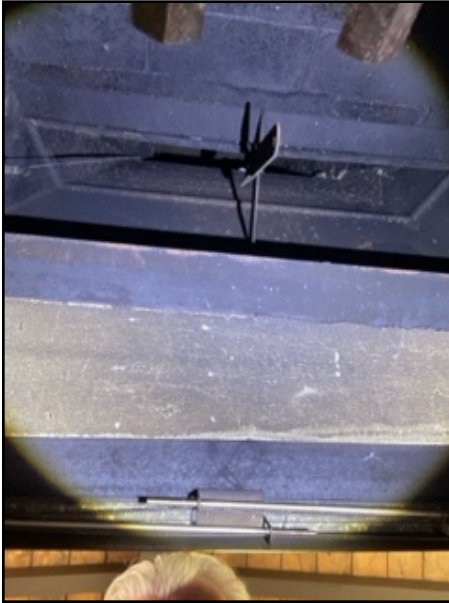


Figure 66-1

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: Repair or Replace
Sprinkler Heads:	Drip Condition: Satisfactory
Timer:	Electric Clock Condition: Further Evaluation Required
Visible Piping:	PVC Condition: Satisfactory
Electrical Connections:	Conduit Condition: Satisfactory



Comment 67:

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 67-1

 **Comment 68:**
REPAIR OR REPLACE: Connection wires noted as not capped or taped off irrigation valve.



Figure 68-1

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: FURTHER EVALUATION REQUIRED: Evidence of possible wood, destroying organisms noted on wood deck and backyard.
- 3) Comment 7: FURTHER EVALUATION REQUIRED:
Evidence of possible wood destroying organisms / dry rot noted at various locations throughout patio cover.
- 4) Comment 8: REPAIR OR REPLACE: Vegetation noted as growing over and through metal fence in backyard.

Exterior

- 5) Comment 9: REPAIR OR REPLACE: Old vegetation noted as growing on stucco at front and back of home. Stucco noted as peeling from removal.
- 6) Comment 10: REPAIR OR REPLACE: Cover for low-voltage telephone wiring noted as missing.
- 7) Comment 12: REPAIR OR REPLACE: Screen for vent and garage noted as deteriorated and torn.
- 8) Comment 13: FURTHER EVALUATION REQUIRED:
Evidence of possible wood destroying organisms / dry rot noted at the front porch posts.
- 9) Comment 14: REPAIR OR REPLACE: Weatherstripping noted as not installed on exterior doors.

(Report Summary continued)

Garage

10) Comment 16: Cracks and stains noted at garage floor.

11) Comment 17: FURTHER EVALUATION REQUIRED: Previous repair noted as made on concrete foundation, wall and garage.

12) Comment 18: FURTHER EVALUATION REQUIRED: Evidence of possible wood destroying organisms noted on garage, wood framing. Cracks noted on concrete interior wall near water heater.

13) Comment 19: FURTHER EVALUATION REQUIRED: Evidence of possible wood, destroying organisms/dry rot noted on roof framing.

14) Comment 20: REPAIR OR REPLACE: Weatherstripping noted as not installed on garage entry door.

Roofing

15) Comment 23: FURTHER EVALUATION REQUIRED: Evidence of possible wood destroying organisms / dry rot noted on soffit and/or fascia.

Plumbing

16) Comment 38: Water temperature was 136°F. Most appliance manufacturers recommend a temperature of around 120°F. Generally temperatures above 130°F are considered unsafe.

Plumbing: Water Heater

17) Comment 44: 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.

18) Comment 45: REPAIR OR REPLACE: Auxiliary catch pan noted as not installed on 2021 water heater.

(Report Summary continued)

19) Comment 46: 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.

20) Comment 47: FURTHER EVALUATION REQUIRED: Thermostat on water heater noted as set to the A setting at time of inspection. Water temperature reach 136°F. Inspector recommends turning down thermostat to recommended manufactured setting.

Bathrooms: Bathroom #1

21) Comment 49: REPAIR OR REPLACE: Shower diverter allows water to leak by.

22) Comment 50: REPAIR OR REPLACE: Sink faucet noted as loose.

23) Comment 51: REPAIR OR REPLACE: Angle stop behind toilet noted as rusted and corroded.

Bathrooms: Bathroom #2

24) Comment 52: REPAIR OR REPLACE: Angle stop behind toilet noted as rusted and corroded.

25) Comment 53: REPAIR OR REPLACE: Ventilator is loud and potentially nearing the end of its serviceable life.

26) Comment 54: REPAIR OR REPLACE: Ducting for ventilator over hallway bathroom in attic noted as disconnected.

Kitchen

27) Comment 55: REPAIR OR REPLACE: Tile countertop noted as cracked. Grout between tile noted as deteriorated.

Kitchen: Appliances

28) Comment 58: REPAIR OR REPLACE: Ducting for microwave noted as sealed with duct tape. Duct tape is delaminating.

(Report Summary continued)

Structure: Attic

29) Comment 62: FURTHER EVALUATION REQUIRED: Previous water stains noted on roof sheeting around vent pipe. Inspector notes new roof has been installed.

Structure: Crawl Space

30) Comment 63: Crawl Space Inspection Pictures:

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

Post and peers have been strapped and secured. New concrete has been poured underneath post. Foundation work has been made at various locations. ABS plumbing noted underneath bathrooms and kitchen. Laundry has small section of cast-iron connecting to ABS pipe.

Interior

31) Comment 64: Minor paint, drywall damage, burned out bulbs, broken/missing covers and other minor cosmetic defects noted at various locations throughout the home.

32) Comment 65: FURTHER EVALUATION REQUIRED: Evidence of possible wood destroying organisms noted on interior wood ceiling.

Lawn Sprinkler

33) Comment 68: REPAIR OR REPLACE: Connection wires noted as not capped or taped off irrigation valve.