



USA Home Inspectors

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Home Inspection Report

Prepared For:
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Property Address:
4669 Valencia Dr
San Diego, CA 92115
Inspected On: Wed, Sep 2 2026 at 8:00AM

Table of Contents

Mold Disclosure	5
General	6
Site	10
Exterior	19
Garage	29
Roofing	33
Electrical	46
HVAC	50
Plumbing	54
Bathrooms	63
Kitchen	67
Laundry	71
Structure	73
Interior	82
Lawn Sprinkler	88
Report Summary	90

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:	1941
Bedrooms/Baths:	2 / 1
Door Faces:	Southwest
Furnished:	Yes
Weather:	Sunny
Temperature:	Cool

(General continued)

Soil Condition:	Dry
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Client
Inspection Fee:	\$449.00



Comment 1:

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



Figure 1-1



Figure 1-2

(General continued)



Figure 1-3



Figure 1-4



Figure 1-5



Figure 1-6

(General continued)



Figure 1-7



Comment 2:

Evaluation of hazardous materials potentially existing. Further evaluation by a more qualified professional needed.

ASBESTOS, LEAD-BASED PAINT, AND OTHER HAZARDOUS MATERIALS: It is outside the scope of this inspection to test for hazardous materials. The inspector does not have training or mobile laboratory equipment to test for hazardous materials. Generally speaking, all homes (including newly constructed properties) are built using some type of hazardous material.



Comment 3:

(General continued)

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.

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.

It is often difficult for the 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.

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

Site

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

Site Grading and Drainage:	Mostly Level, Sloped Away From Structure Condition: Satisfactory
Vegetation:	Generally Maintained Condition: Satisfactory
Retaining Walls:	Masonry Condition: Satisfactory

(Site continued)

Driveway:	Concrete Condition: Marginal
Walkways:	Concrete Condition: Satisfactory
Steps/Stoops:	Concrete Condition: Satisfactory
Patios/Decks:	Concrete Condition: Satisfactory
Steps/Stairs:	Concrete Condition: Satisfactory
Hand Rails:	Not Present
Patio Cover:	Wood Condition: Repair or Replace
Fence:	Wood Condition: Further Evaluation Required
Perimeter Drains :	Not Present



Comment 4:

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



Figure 4-1



Figure 4-2

(Site continued)



Figure 4-3

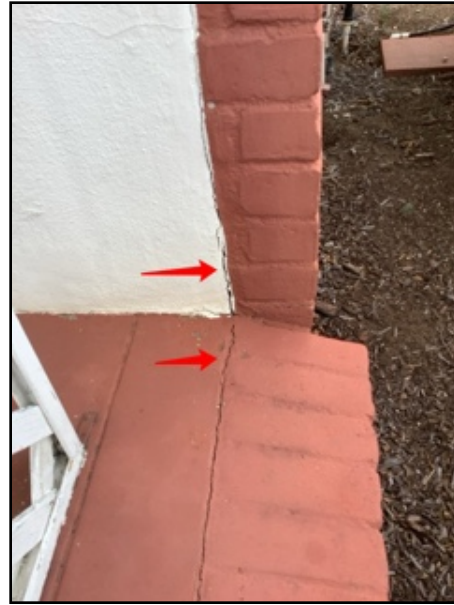


Figure 4-4



Figure 4-5



Figure 4-6

(Site continued)



Figure 4-7



Figure 4-8



Figure 4-9

(Site continued)



Comment 5:

REPAIR OR REPLACE:

Loose boards, leaning, sunburned wood, missing screens, evidence of possible wood destroying organisms / dry rot leaking roof, and improper repairs all noted throughout patio cover and enclosure.



Figure 5-1



Figure 5-2



Figure 5-3



Figure 5-4

(Site continued)



Figure 5-5



Figure 5-6



Figure 5-7

(Site continued)



Comment 6:

FURTHER EVALUATION REQUIRED:

Large Ficus tree noted. Ficus trees are known to have invasive root systems. Historically, Ficus trees are known to damage plumbing, sidewalks, and foundations.



Figure 6-1



Figure 6-2



Figure 6-3

(Site continued)



Comment 7:

FURTHER EVALUATION REQUIRED:

Ledger board noted not properly secured to structure. Rafters noted not properly secured to header with rafters hangers. Ledger over roof noted not secured to structure. Further evaluation needed by a more qualified tech technician



Figure 7-1



Figure 7-2



Figure 7-3



Figure 7-4

(Site continued)



Figure 7-5



Figure 7-6



Comment 8:

FURTHER EVALUATION REQUIRED:

Telephone cable lines noted touching tree at time of inspection.



Figure 8-1



Figure 8-2

(Site continued)



Comment 9:

FURTHER EVALUATION REQUIRED:

Row of bricks blocking garage side door. Tripping hazard.



Figure 9-1

Exterior

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

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

Exterior Covering:	Stucco Condition: Further Evaluation Required
Exterior Trim Material:	Wood Condition: Further Evaluation Required
Windows: Caulk, Glass:	Vinyl Condition: Repair or Replace
Windows Screens:	Aluminum Condition: Repair or Replace

(Exterior continued)

Patio Screen Doors:	Aluminum Condition: Satisfactory
Security Screen Doors:	Present Condition: Satisfactory
Entry Doors:	Wood Condition: Satisfactory
Vent Screens:	Present Condition: Satisfactory
Doorbell:	Push button Condition: Satisfactory
Hose Faucets:	Yes Condition: Satisfactory
Exterior Outlets:	Yes, Covered, GFCI Condition: Further Evaluation Required



Comment 10:

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

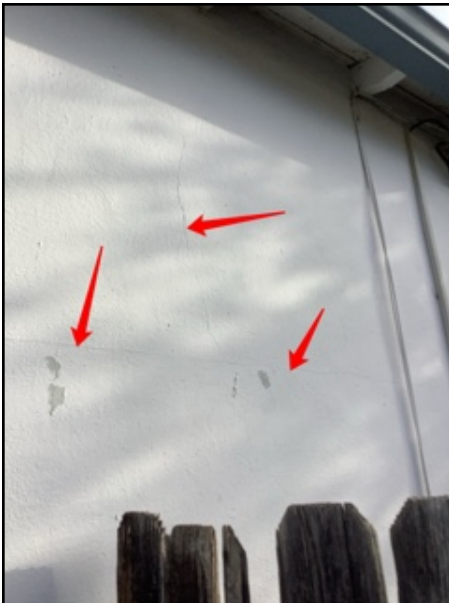


Figure 10-1



Figure 10-2

(Exterior continued)



Figure 10-3



Figure 10-4



Figure 10-5



Figure 10-6

(Exterior continued)



Figure 10-7



Figure 10-8



Figure 10-9



Figure 10-10

(Exterior continued)



Figure 10-11



Figure 10-12



Figure 10-13



Figure 10-14

(Exterior continued)

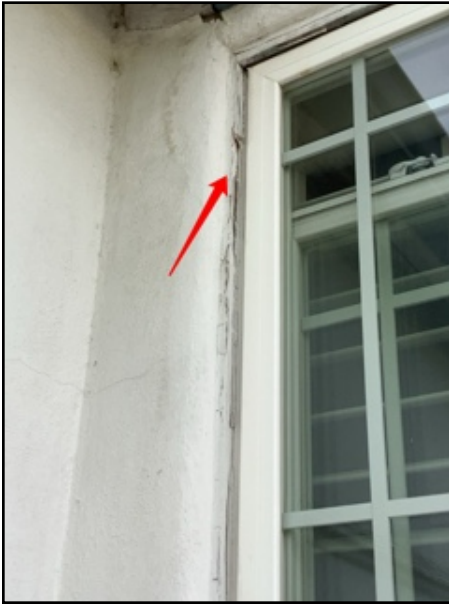


Figure 10-15



Figure 10-16



Figure 10-17



Figure 10-18

(Exterior continued)



Figure 10-19



Figure 10-20



Figure 10-21



Figure 10-22

(Exterior continued)



Figure 10-23



Figure 10-24



Figure 10-25



Figure 10-26

(Exterior continued)



Comment 11:

REPAIR OR REPLACE:

Exterior light fixtures noted loose and not sealed at the wall.



Figure 11-1



Comment 12:

REPAIR OR REPLACE:

Pipes, wiring and holes penetrating exterior wall noted not sealed properly at wall. If penetration to exterior wall not sealed it leaves an opening for water intrusion and or insects.

(Exterior continued)



Figure 12-1



Figure 12-2



Comment 13:

REPAIR OR REPLACE:

Window screens noted damaged/missing in various locations around structure.



Figure 13-1

(Exterior continued)



Comment 14:

FURTHER EVALUATION REQUIRED:

GFCI outlet near water heater noted no power at time of inspection.



Figure 14-1

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
Garage Size:	2 Car
Door Opener:	Not Present
Opener Safety Feature:	Not Present
Garge Entry Door:	Present
	Condition: Repair or Replace

(Garage continued)

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



Comment 15:

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



Figure 15-1



Figure 15-2

(Garage continued)



Figure 15-3



Comment 16:

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 16-1



Figure 16-2

(Garage continued)



Comment 17:

FURTHER EVALUATION REQUIRED:

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



Figure 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:	Duch Hip
Roof Covering:	Shingles
	Condition: Satisfactory
Ventilation Present:	Soffit, Flat Vent
	Condition: Satisfactory
Vent Stacks:	Metal
	Condition: Satisfactory
Drip Edge Flashing:	Present
	Condition: Satisfactory
Soffit and Fascia:	Wood
	Condition: Further Evaluation Required
Gutters & Downspouts:	Metal
	Condition: Further Evaluation Required

(Roofing continued)



Comment 18:

Average Roof Shingle Lifespan:

Here is a list of all roof types and the lifespan you can expect for it to have before needing to be replaced.

You should be able to determine exactly how long your new roof replacement will last. Factors depend on the type of roof shingle you have installed on your home and the extremities of the climate in your area.

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

(Roofing continued)



Comment 19:

Roof Inspection Pictures:

REPAIR OR REPLACE:

Crack sealant around flashing noted at various places. Standing water noted in gutters in various locations. Facial board near structure side noted opening not properly sealed.



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



Figure 19-9



Figure 19-10

(Roofing continued)



Figure 19-11



Figure 19-12



Figure 19-13

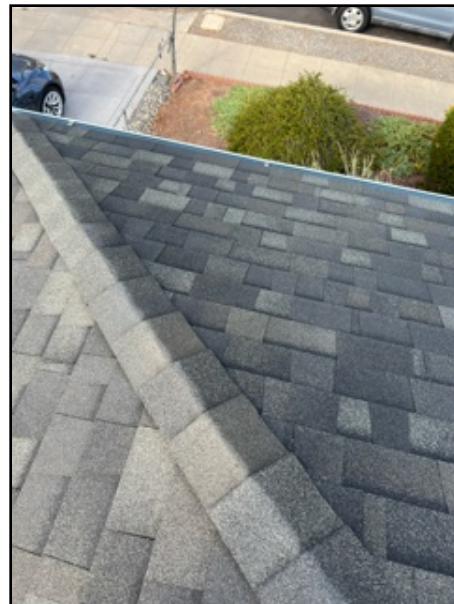


Figure 19-14

(Roofing continued)



Figure 19-15



Figure 19-16



Figure 19-17



Figure 19-18



Figure 19-19

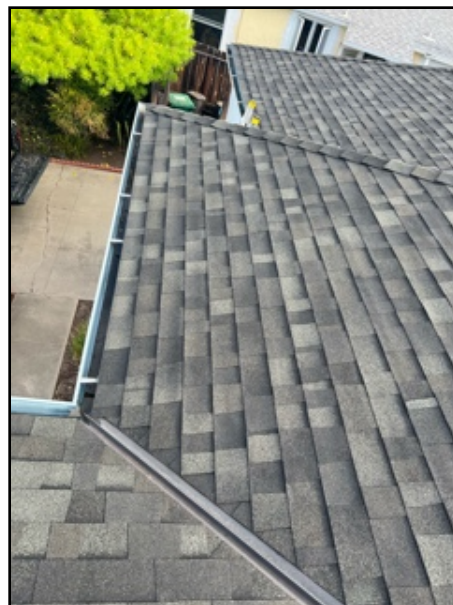


Figure 19-20

(Roofing continued)



Figure 19-21



Figure 19-22



Figure 19-23



Figure 19-24

(Roofing continued)



Figure 19-25



Figure 19-26



Figure 19-27



Figure 19-28

(Roofing continued)



Figure 19-29



Figure 19-30



Figure 19-31



Figure 19-32

(Roofing continued)



Figure 19-33



Figure 19-34



Figure 19-35



Figure 19-36

(Roofing continued)



Figure 19-37



Figure 19-38



Comment 20:

FURTHER EVALUATION REQUIRED:

Evidence of possible water intrusion along soffit board near gutters.



Figure 20-1



Figure 20-2

(Roofing continued)



Figure 20-3



Figure 20-4



Figure 20-5



Figure 20-6

(Roofing continued)



Figure 20-7



Figure 20-8



Comment 21:

FURTHER EVALUATION REQUIRED:

Downspout diverter noted water possibly building up against concrete wall. Standing water noted not at time of inspection.



Figure 21-1

NOTICE: Gutters, skylights, and roof drain systems are not water tested for leakage

(Roofing continued)

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:	Backyard
Service Panel Manufacturer:	Murray
	Condition: Satisfactory
Service Line Material:	Copper
	Condition: Satisfactory
Service Voltage:	240 volts
Service Amperage:	100 amps
Service Panel Ground:	Ground Rod
Branch Circuit Wiring:	Non-Metallic Shielded Copper, Stranded Copper
	Condition: Satisfactory
Overcurrent Protection:	Breakers
	Condition: Satisfactory
GFCI/AFCI Breakers:	Not Present
Outlets :	Three Prong
	Condition: Further Evaluation Required

(Electrical continued)



Comment 22:

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

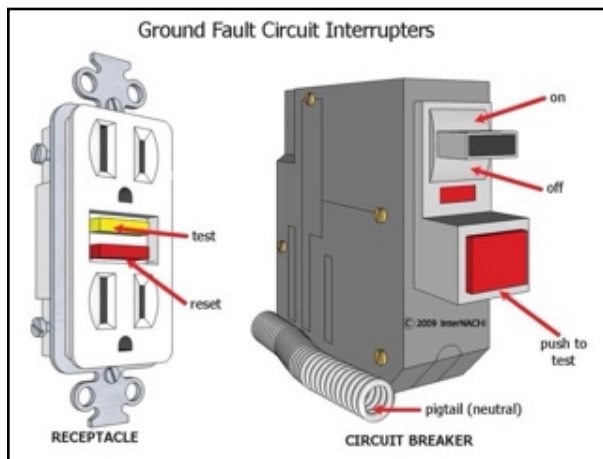


Figure 22-1



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.

(Electrical continued)

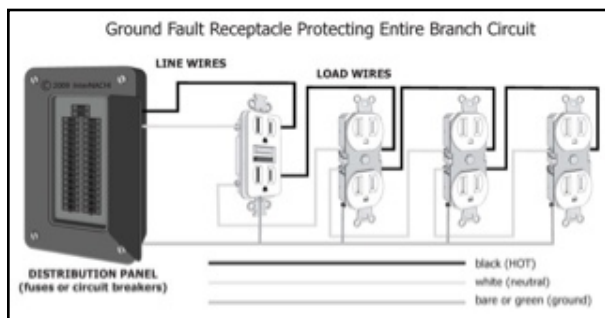


Figure 23-1



Comment 24:

Service Panel Inspection Pictures:

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



Figure 24-1



Figure 24-2

(Electrical continued)



Figure 24-3

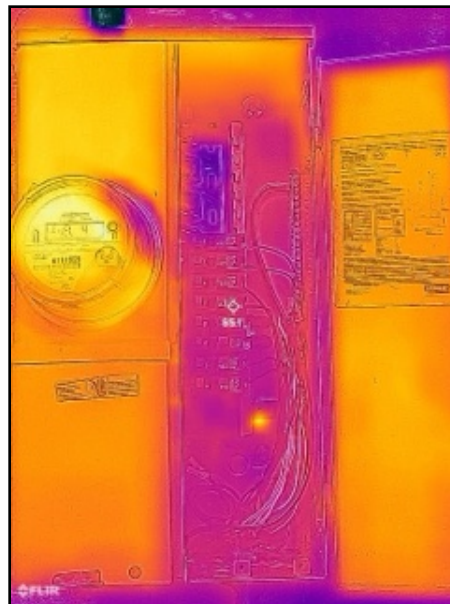


Figure 24-4



Figure 24-5

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:

Wall Unit

Thermostat:

Analog

Condition: Further Evaluation Required



Comment 25:

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



Comment 26:

FURTHER EVALUATION REQUIRED:

Thermostat located in living room behind front door. Thermostat noted adjustment when turning on. Further evaluation needed by a more qualified technician.



Figure 26-1

(HVAC continued)

Heating

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

Location:	Crawl space
Type of Equipment:	Boiler
	Condition: Further Evaluation Required
Manufacturer:	Not Visible, Manufacturer Not Visible
Heating Fuel:	Natural Gas
	Condition: Satisfactory
Gas Line Sediment Trap :	Not Present
Filter Type:	Not Present
Output Temperature:	141° F
Type of Distribution:	Ductless
	Condition: Satisfactory
Estimated Age:	30+ years
	Condition: Further Evaluation Required
Exhaust Flu and Draft Diverter:	Metal
	Condition: Satisfactory



Comment 27:

Examples of Modern Furnace Installation Requirements:

Depending on when it was installed, your furnace may have none, some, or all of these components. A gas pipe with drip leg has been required since 2012. Installation date of your unit is unknown.

(Heating continued)

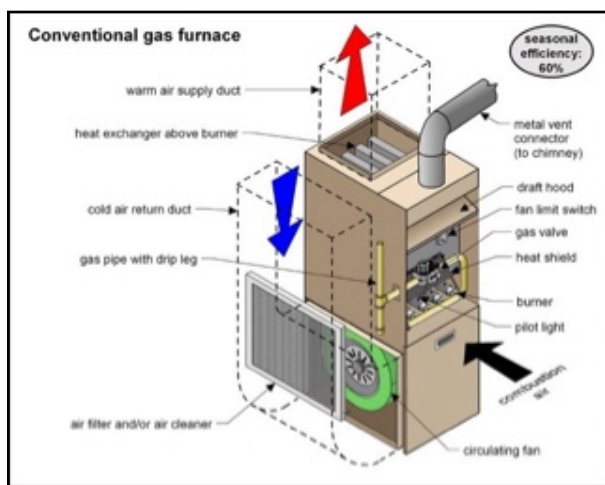


Figure 27-1



Comment 28:

For a more exhaustive examination of the furnace and other gas appliances. You can schedule a free heater evaluation with SDG&E by calling 1-800-411-SDGE.



Comment 29:

Heater Output Pictures:.

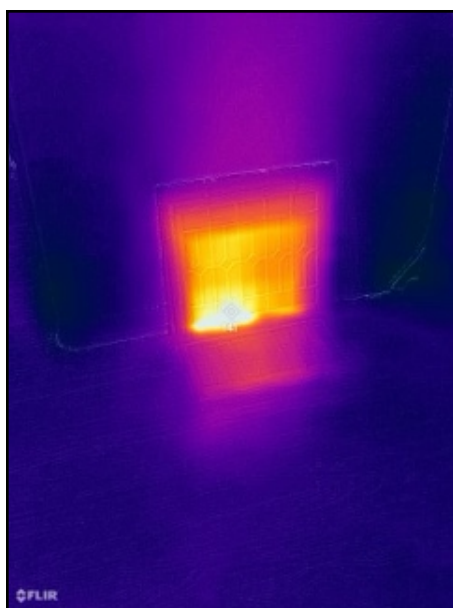


Figure 29-1

(Heating continued)



Comment 30:
Pictures of furnace located in crawlspace.



Figure 30-1



Figure 30-2



Figure 30-3



Figure 30-4

(Heating continued)



Figure 30-5

A licenced contractor should conduct an annual service and maintenance for furnaces over 10 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: Further Evaluation Required
Distribution Pipe Material:	Copper, Galvanized
	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:	131° F
Water Meter And Leak Detector:	Rotating, No movement was detected at leak detector at time of inspection
	Condition: Satisfactory

(Plumbing continued)

Gas Meter Clearance: 10 feet
Condition: Satisfactory



Comment 31:

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 31-1



Comment 32:

Water temperature was 131 degrees Fahrenheit. Most appliance manufacturers recommend a temperature of around 120 degrees Fahrenheit. Generally, temperatures above 130 degrees Fahrenheit 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 32-1



Figure 32-2



Comment 33:

Water Meters with Leak Detectors:

FURTHER EVALUATION REQUIRED:

Water shutoff valve leading from water meter noted leaking at time of inspection.



Figure 33-1



Figure 33-2

(Plumbing continued)



Comment 34:**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.

**Comment 35:**

Water shut off valve located in front of home.



Figure 35-1

Water Heater

Manufacturer:	Rheem
Fuel:	Natural Gas
Capacity:	30 gal
Manufacture Date:	2023

(Water Heater continued)

Temp & Pressure Relief Valve:	Present With Blow Off Leg
Fuel Disconnect:	Condition: Satisfactory
Seismic Straps Installed:	In Same Room
	Yes
	Condition: Satisfactory
Gas Line Sediment Trap :	Present
	Condition: Satisfactory
Drip Pan:	Present
	Condition: Satisfactory
Expansion Tank:	Present
	Condition: Further Evaluation Required
Flu and Draft Diverter :	Metal
	Condition: Satisfactory



Comment 36:

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.

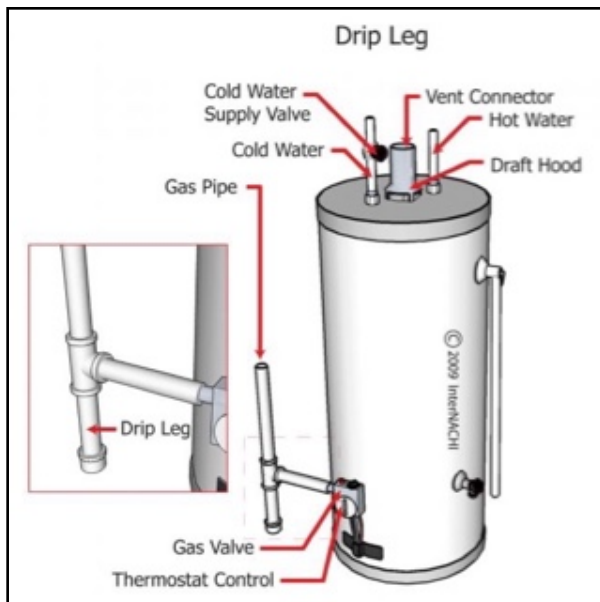


Figure 36-1

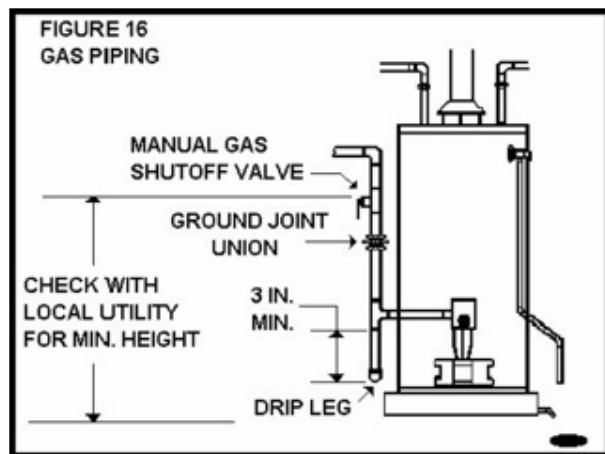


Figure 36-2

(Water Heater continued)

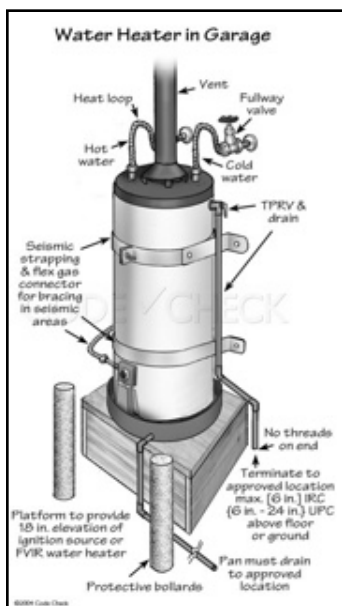


Figure 36-3

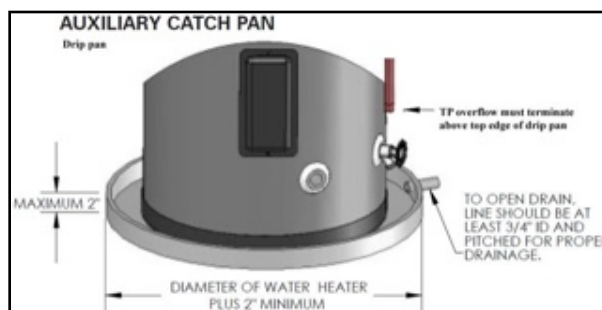


Figure 36-4



Comment 37:
Water heater data plate.



Figure 37-1

(Water Heater continued)



Comment 38:

Pictures of water heater located in metal cabinet in backyard.



Figure 38-1



Figure 38-2



Figure 38-3



Figure 38-4

(Water Heater continued)



Figure 38-5



Figure 38-6



Figure 38-7

(Water Heater continued)



Comment 39:

FURTHER EVALUATION REQUIRED:

Water heater noted sitting below concrete slab. Slab slopes towards structure and water heater. Standing water could deteriorate bottom of water heater overtime. Recommend raising water heater up to height or above the concrete pad.



Figure 39-1

Water Pressure

Water Pressure :	80 psi
Pressure Regulator:	Not Present



Comment 40:

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

(Water Pressure continued)

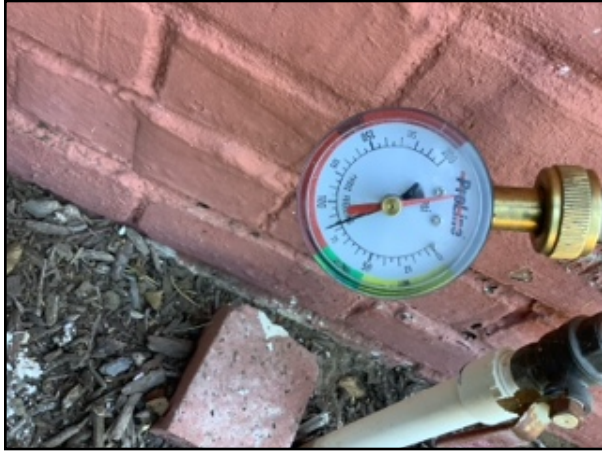


Figure 40-1

Bathrooms

Bathroom #1

Location:	Hallway
Bath Tub:	Recessed
	Condition: Satisfactory
Shower:	In tub
	Condition: Satisfactory
Shower Walls:	Fiberglass
	Condition: Satisfactory
Shower/Tub Fixtures:	Present
	Condition: Satisfactory
Grout/Caulking:	Cracked, Deteriorated
	Condition: Repair or Replace
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

(Bathroom #1 continued)

Toilet:	Standard Tank
	Condition: Satisfactory
Floor:	Tile
	Condition: Satisfactory
Ventilation Type:	Window
	Condition: Satisfactory
GFCI Protection:	Outlets
	Condition: Satisfactory



Comment 41:
Picture underneath the sink.



Figure 41-1

(Bathroom #1 continued)



Comment 42:

REPAIR OR REPLACE:

Caulking around windowsill noted cracked deteriorating. caulking in corners of shower stall and sill noted crack or deteriorating.



Figure 42-1



Figure 42-2



Figure 42-3

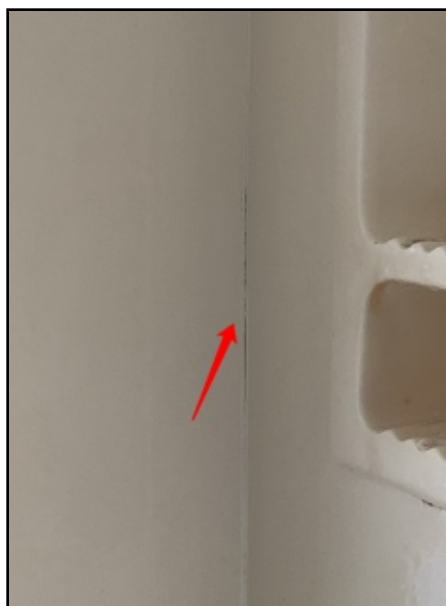


Figure 42-4

(Bathroom #1 continued)



Figure 42-5



Figure 42-6



Comment 43:

REPAIR OR REPLACE:

Shower pipe flange noted not properly sealed at wall.



Figure 43-1

(Bathroom #1 continued)

**Comment 44:****FURTHER EVALUATION REQUIRED:**

Bathroom heater noted smoking when turn on. Inspector turned off heater. Current resident said they haven't used it in over 16 years. Possible large amount of lent buildup on elements. Further evaluation needed by more qualified technician.



Figure 44-1

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 45:
Picture underneath the sink.



Figure 45-1



Comment 46:
REPAIR OR REPLACE:
Tile noted cracked in various locations along sink countertop.



Figure 46-1



Figure 46-2

(Kitchen continued)

 **Comment 47:**
REPAIR OR REPLACE:
Grout/caulking noted cracker deteriorating and various locations along sink countertop.



Figure 47-1



Figure 47-2



Figure 47-3



Figure 47-4

(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:	Gas, Tapan
	Condition: Satisfactory
Refrigerator:	Kenmore
	Condition: Satisfactory



Comment 48:

REPAIR OR REPLACE:

Anti-tip devices are not installed. While it may not have been required at the time of installation, anti-tip devices are required on all ranges built in 2012 or later.

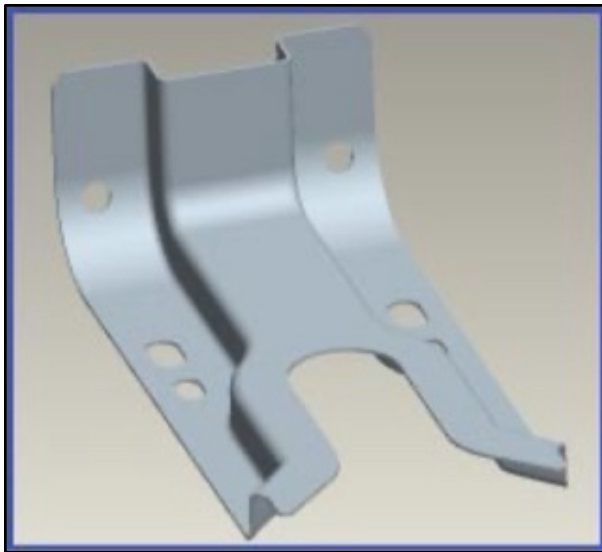


Figure 48-1

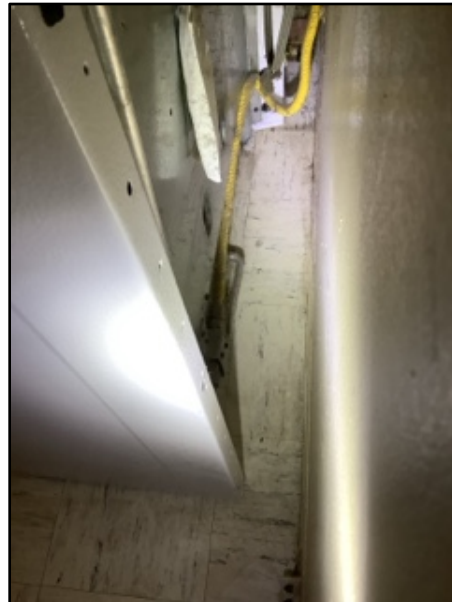


Figure 48-2

(Appliances continued)

**Comment 49:**

Pictures of burners and oven working at time of inspection.



Figure 49-1



Figure 49-2

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

Laundry

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

Built In Cabinets:	Not Present
Laundry Sink:	Present
	Condition: Satisfactory
Dryer Venting:	To Exterior
	Condition: Satisfactory
GFCI Protection:	Not Present
Laundry Hook Ups:	Gas Dryer Connection
	Condition: Satisfactory

(Laundry continued)

Washer:	Maytag
	Condition: Satisfactory
Dryer:	Kenmore
	Condition: Satisfactory



Comment 50:
Laundry hook ups located in garage.



Figure 50-1



Figure 50-2

Structure

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

Foundation Types:	Crawl Space
Foundation Material:	Poured Concrete
	Condition: Further Evaluation Required
Signs of Water Penetration:	Efflorescence
	Condition: Further Evaluation Required
Prior Waterproofing:	Not Present
Floor Structure:	Wood Frame
	Condition: Satisfactory
Subflooring:	Plywood, Solid Wood Plank
	Condition: Satisfactory
Wall Structure:	Wood Frame
	Condition: Satisfactory



Comment 51:

Minor cracking noted at exposed portions of foundation. Generally, cracks of less than ¼ inches and with no deviation are no cause for concern. Questions about structural integrity should be evaluated by a more qualified professional (such as a licensed engineer).

(Structure continued)



Figure 51-1



Figure 51-2



Figure 51-3

(Structure continued)

**Comment 52:**

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. Vehicle door to garage noted sealed off at time of inspection.



Figure 52-1

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, Garage
Roof Framing Type:	Joist and Rafters
	Condition: Satisfactory
Roof Deck Material:	Solid Wood Plank
	Condition: Satisfactory
Vent Risers:	Metal
	Condition: Satisfactory
Insulation:	Blown In Fiberglass
	Condition: Further Evaluation Required

(Attic continued)

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



Comment 53:

Attic Inspection Pictures:

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

REPAIR OR REPLACE:

Pipes/wiring/holes noted in firewall not properly sealed at wall in various locations.



Figure 53-1



Figure 53-2

(Attic continued)



Figure 53-3



Figure 53-4



Figure 53-5



Figure 53-6



Figure 53-7



Figure 53-8

(Attic continued)



Figure 53-9



Figure 53-10



Figure 53-11



Figure 53-12



Figure 53-13



Figure 53-14

(Attic continued)



Figure 53-15



Figure 53-16



Figure 53-17



Figure 53-18

(Attic continued)

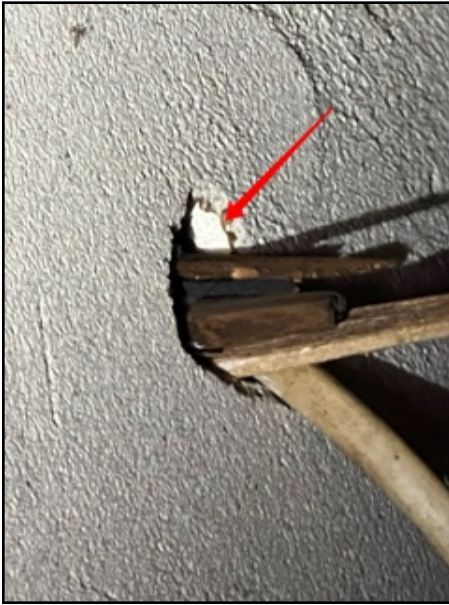


Figure 53-19



Figure 53-20



Figure 53-21



Figure 53-22

(Attic continued)



Figure 53-23



Figure 53-24



Figure 53-25



Figure 53-26

Interior

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

Floors:	Wood Condition: Satisfactory
Walls:	Plaster Condition: Satisfactory
Window: Operation, Locks, Seals:	Single Hung Condition: Repair or Replace
Interior Door Materials:	Wood Condition: Satisfactory
Light Switches:	Standard, Dimmer Condition: Satisfactory
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 :	Not Present



Comment 54:

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

(Interior continued)



Figure 54-1

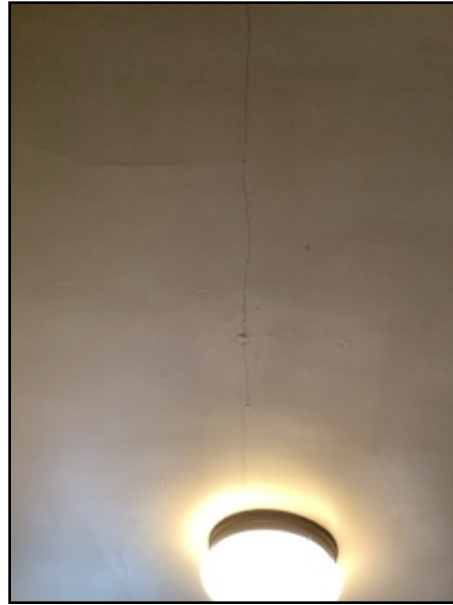


Figure 54-2

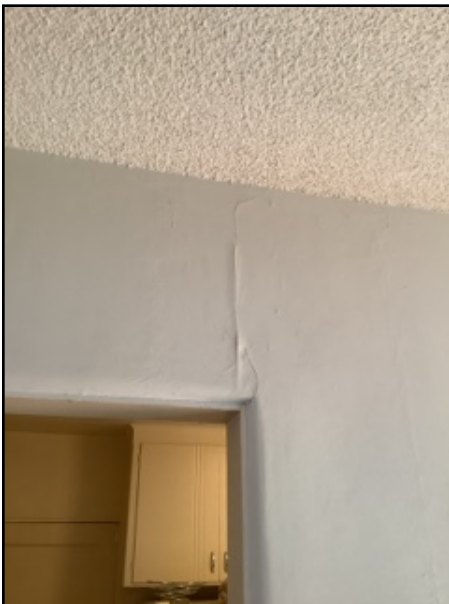


Figure 54-3

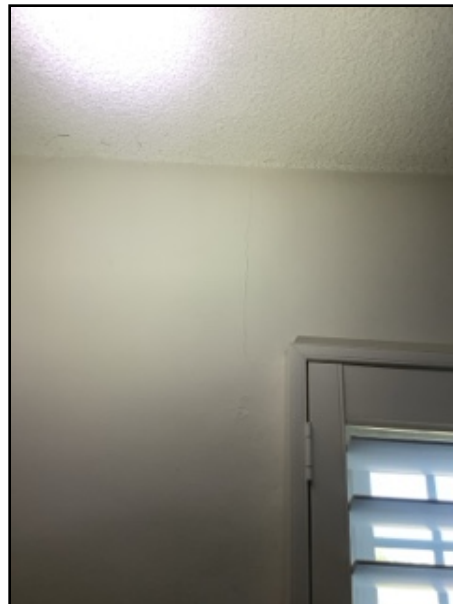


Figure 54-4

(Interior continued)

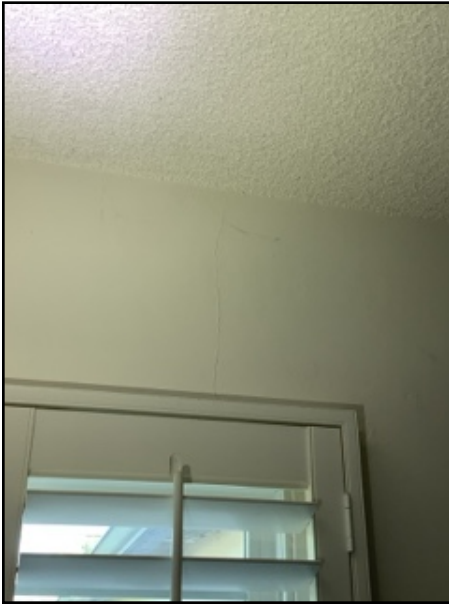


Figure 54-5



Figure 54-6

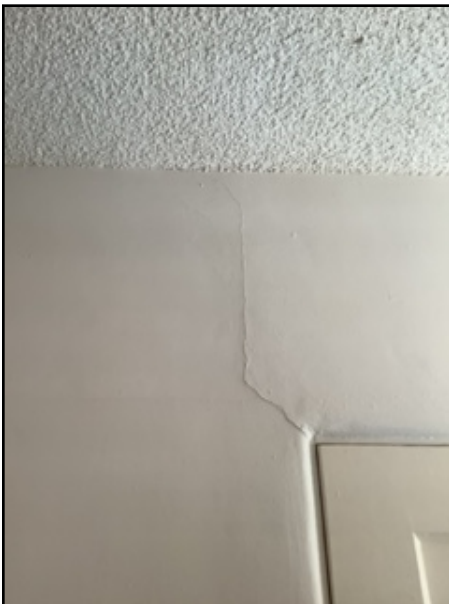


Figure 54-7



Figure 54-8

(Interior continued)



Figure 54-9



Figure 54-10



Comment 55:

REPAIR OR REPLACE:

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>

Smoke detectors noted not installed in sleeping areas at time of inspection.

(Interior continued)



Figure 55-1

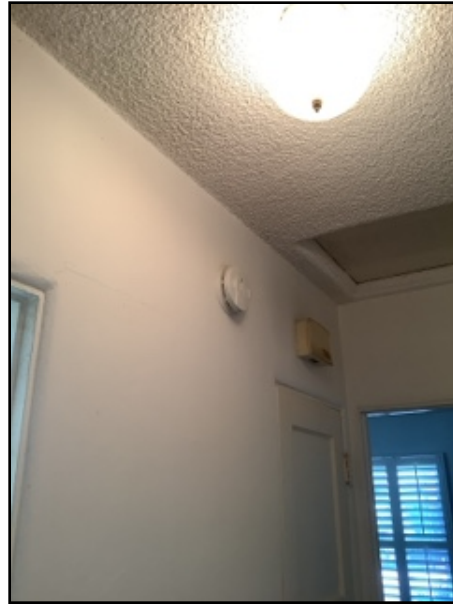


Figure 55-2



Figure 55-3

(Interior continued)



Comment 56:

REPAIR OR REPLACE:

Hot and neutral noted reversed. Outlet located in bedroom.



Figure 56-1

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:	Drip, Spray/Pop up Condition: Satisfactory
Timer:	Electric Clock Condition: Satisfactory
Visible Piping:	PVC Condition: Satisfactory
Electrical Connections:	Capped Condition: Satisfactory



Comment 57:

Pictures of mechanical water sprinkler valves located in front yard and backyard.
Electronic clock located in front yard.

(Lawn Sprinkler continued)



Figure 57-1



Figure 57-2



Figure 57-3

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

2) Comment 5: REPAIR OR REPLACE:

Loose boards, leaning, sunburned wood, missing screens, evidence of possible wood destroying organisms / dry rot leaking roof, and improper repairs all noted throughout patio cover and enclosure.

3) Comment 6: FURTHER EVALUATION REQUIRED:

Large Ficus tree noted. Ficus trees are known to have invasive root systems. Historically, Ficus trees are known to damage plumbing, sidewalks, and foundations.

4) Comment 7: FURTHER EVALUATION REQUIRED:

Ledger board noted not properly secured to structure. Rafters noted not properly secured to header with rafters hangers. Ledger over roof noted not secured to structure. Further evaluation needed by a more qualified tech technician

5) Comment 8: FURTHER EVALUATION REQUIRED:

Telephone cable lines noted touching tree at time of inspection.

6) Comment 9: FURTHER EVALUATION REQUIRED:

Row of bricks blocking garage side door. Tripping hazard.

Exterior

7) Comment 10: Defects such as peeling, holes, cracks, and patches noted at various places throughout exterior.

8) Comment 11: REPAIR OR REPLACE:

Exterior light fixtures noted loose and not sealed at the wall.

(Report Summary continued)

9) Comment 12: REPAIR OR REPLACE:

Pipes, wiring and holes penetrating exterior wall noted not sealed properly at wall. If penetration to exterior wall not sealed it leaves an opening for water intrusion and or insects.

10) Comment 13: REPAIR OR REPLACE:

Window screens noted damaged/missing in various locations around structure.

11) Comment 14: FURTHER EVALUATION REQUIRED:

GFCI outlet near water heater noted no power at time of inspection.

Garage

12) Comment 16: 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.

13) Comment 17: FURTHER EVALUATION REQUIRED:

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

Roofing

14) Comment 19: Roof Inspection Pictures:

REPAIR OR REPLACE:

Crack sealant around flashing noted at various places. Standing water noted in gutters in various locations. Facial board near structure side noted opening not properly sealed.

15) Comment 20: FURTHER EVALUATION REQUIRED:

Evidence of possible water intrusion along soffit board near gutters.

16) Comment 21: FURTHER EVALUATION REQUIRED:

Downspout diverter noted water possibly building up against concrete wall. Standing water noted not at time of inspection.

(Report Summary continued)

HVAC

17) Comment 26: FURTHER EVALUATION REQUIRED:

Thermostat located in living room behind front door. Thermostat noted adjustment when turning on. Further evaluation needed by a more qualified technician.

Plumbing

18) Comment 32: Water temperature was 131 degrees Fahrenheit. Most appliance manufacturers recommend a temperature of around 120 degrees Fahrenheit. Generally, temperatures above 130 degrees Fahrenheit are considered unsafe.

19) Comment 33: Water Meters with Leak Detectors:

FURTHER EVALUATION REQUIRED:

Water shutoff valve leading from water meter noted leaking at time of inspection.

20) Comment 34: 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 39: FURTHER EVALUATION REQUIRED:

Water heater noted sitting below concrete slab. Slab slopes towards structure and water heater. Standing water could deteriorate bottom of water heater overtime. Recommend raising water heater up to height or above the concrete pad.

(Report Summary continued)

Bathrooms: Bathroom #1

22) Comment 42: REPAIR OR REPLACE:

Caulking around windowsill noted cracked deteriorating. caulking in corners of shower stall and sill noted crack or deteriorating.

23) Comment 43: REPAIR OR REPLACE:

Shower pipe flange noted not properly sealed at wall.

24) Comment 44: FURTHER EVALUATION REQUIRED:

Bathroom heater noted smoking when turn on. Inspector turned off heater. Current resident said they haven't used it in over 16 years. Possible large amount of lent buildup on elements. Further evaluation needed by more qualified technician.

Kitchen

25) Comment 46: REPAIR OR REPLACE:

Tile noted cracked in various locations along sink countertop.

26) Comment 47: REPAIR OR REPLACE:

Grout/caulking noted cracker deteriorating and various locations along sink countertop.

Kitchen: Appliances

27) Comment 48: REPAIR OR REPLACE:

Anti-tip devices are not installed. While it may not have been required at the time of installation, anti-tip devices are required on all ranges built in 2012 or later.

Structure: Attic

28) Comment 53: Attic Inspection Pictures:

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

REPAIR OR REPLACE:

Pipes/wiring/holes noted in firewall not properly sealed at wall in various locations.

Interior

29) Comment 54: Minor paint, drywall damage, burned out bulbs, broken/missing covers and other minor cosmetic defects noted at various locations throughout the home.

(Report Summary continued)

30) Comment 55: REPAIR OR REPLACE:

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>

Smoke detectors noted not installed in sleeping areas at time of inspection.

31) Comment 56: REPAIR OR REPLACE:

Hot and neutral noted reversed. Outlet located in bedroom.