USA Home Inspectors

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Inspected By: Sean Crane



Home Inspection Report

Prepared For:

Diane McCollum

Property Address:

1515 Via Paloma
Escondido, CA 92026

Inspected On:Mon, Oct 12 2026 at 8:00AM

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

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

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

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

_____

DEFINITION OF CONDITION TERMS

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

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

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

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

_____

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

Mold Disclosure

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

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

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

General

NOTICE: This is a limited inspection. It is impossible to inspect every square inch of every area of a home in a limited time frame. A home inspection is designed to reflect, as accurately as possible, the visible condition of the home at the time of the inspection only and does not reflect, anticipate, or predict future conditions. Conditions of a home for sale can change radically in only a day or two. A home inspection is not a guarantee to what condition a home will be in when the transaction closes. It is not uncommon for conditions to change between the time of the inspection and the closing date.

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

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

Property Type:	Single Family
Stories:	One
Year Built:	1980
Bedrooms/Baths:	4/2
Door Faces:	Northwest
Furnished:	Yes
Weather:	Overcast
Temperature:	Cool

(General continued)

Soil Condition:	Damp
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Client
Inspection Fee:	$543.00

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

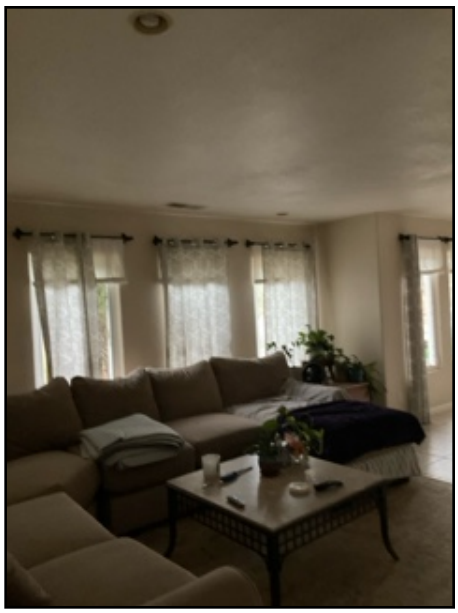
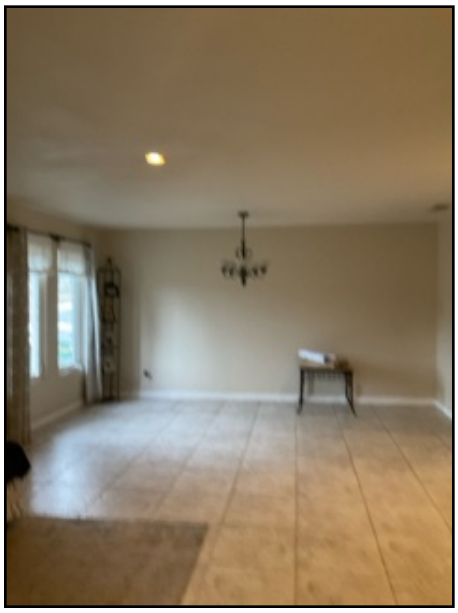


Figure 4-2

(General continued)



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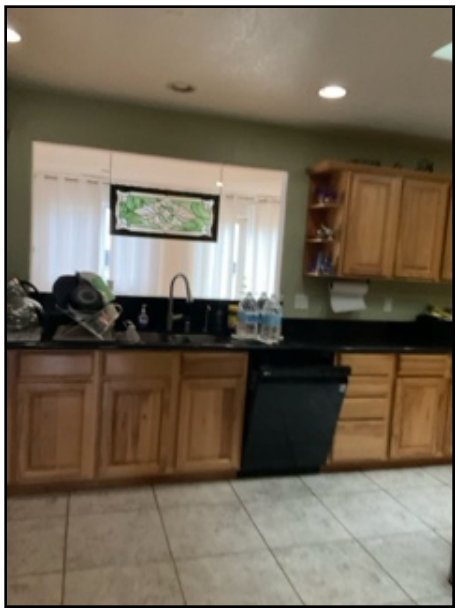

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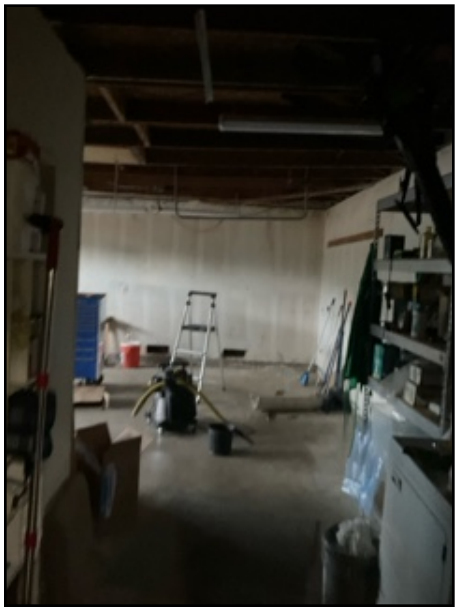

Figure 4-5

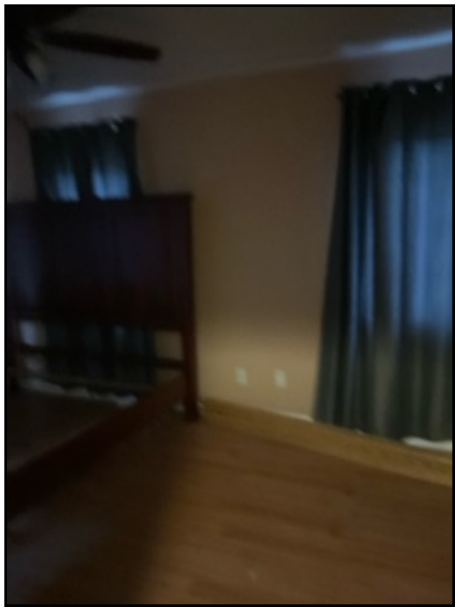

Figure 4-6

(General continued)

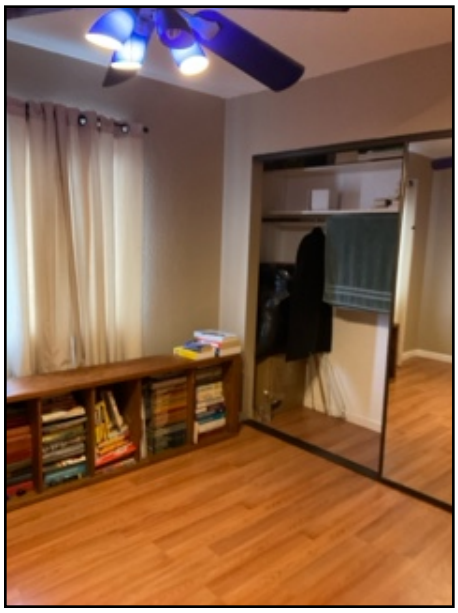

Figure 4-7

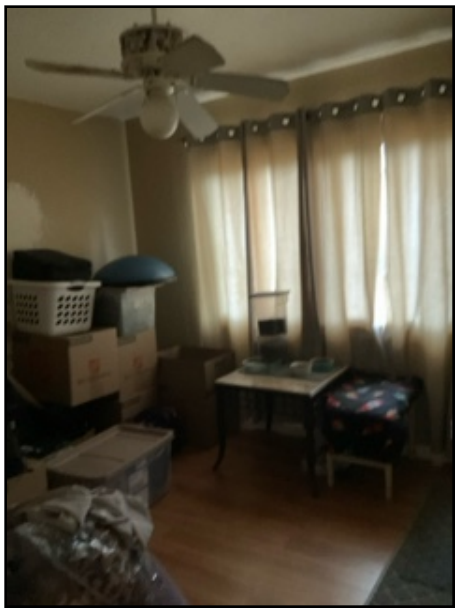

Figure 4-8

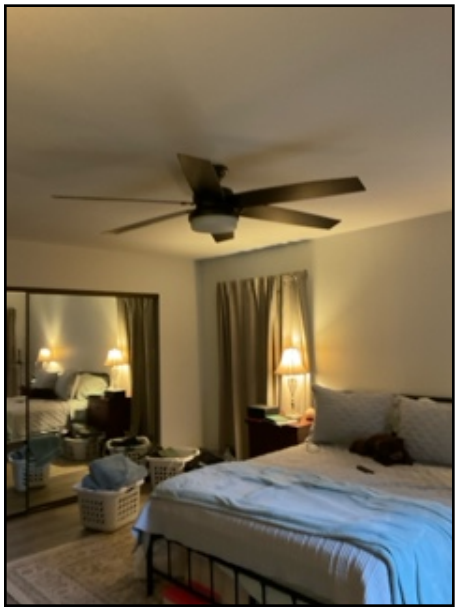

Figure 4-9



Figure 4-10

(General continued)



Figure 4-11

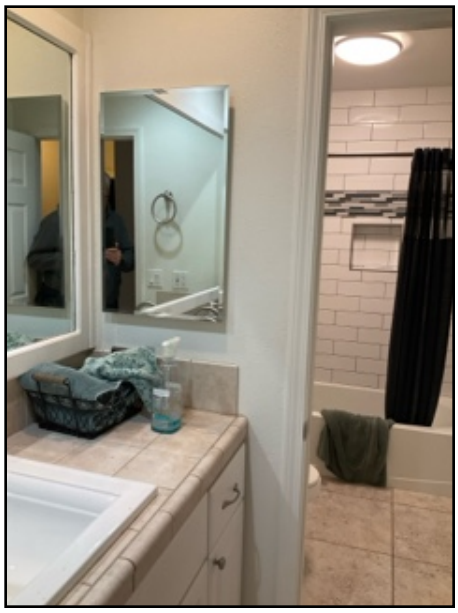

Figure 4-12



Figure 4-13

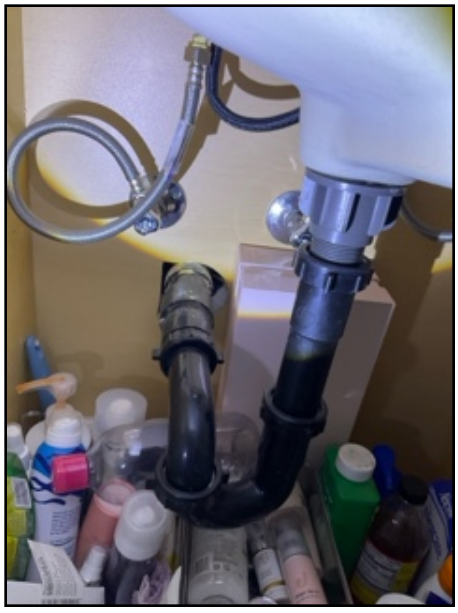

Figure 4-14

(General continued)



Figure 4-15

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 Overgrown Condition: Satisfactory
Retaining Walls:	Masonry Condition: Satisfactory
Driveway:	Concrete Condition: Satisfactory
Walkways:	Concrete Condition: Satisfactory

(Site continued)

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

Comment 5:
Cracks, stains and uneven surfaces noted at driveway, walkways and patio.

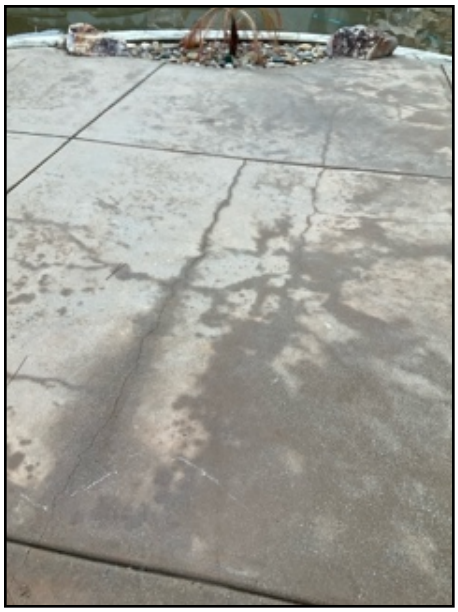

Figure 5-1



Figure 5-2

(Site continued)



Figure 5-3



Figure 5-4



Figure 5-5



Figure 5-6

(Site continued)



Figure 5-7

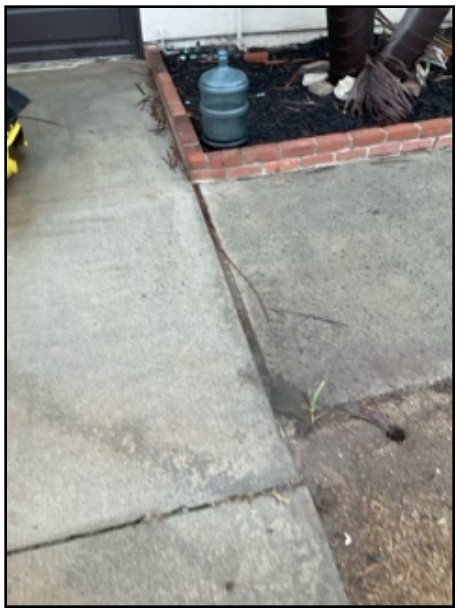

Figure 5-8

Comment 6:
REPAIR OR REPLACE: Part of cap stones noted as loose.



Figure 6-1

(Site continued)

Comment 7:
REPAIR OR REPLACE: Evidence of possible wood destroying organisms/dry rot noted on wood deck on side of property.



Figure 7-1



Figure 7-2

Exterior

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

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

Exterior Covering:	Stucco Condition: Satisfactory
Exterior Trim Material:	Vinyl Condition: Satisfactory
Windows: Caulk, Glass:	Vinyl Condition: Satisfactory
Windows Screens:	Aluminum Condition: Repair or Replace

(Exterior continued)

Patio Screen Doors:	Aluminum Condition: Satisfactory
Security Screen Doors:	Not Present
Entry Doors:	Wood Condition: Repair or Replace
Vent Screens:	Not Present
Doorbell:	Video/Smart Condition: Further Evaluation Required
Hose Faucets:	Yes Condition: Repair or Replace
Exterior Outlets:	Yes Condition: Repair or Replace

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



Figure 8-1



Figure 8-2

(Exterior continued)



Figure 8-3



Figure 8-4

Comment 9:
REPAIR OR REPLACE: Hose faucet at backflow noted as leaking.



Figure 9-1

(Exterior continued)

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



Figure 10-1



Figure 10-2



Figure 10-3

(Exterior continued)

Comment 11:
REPAIR OR REPLACE: Exterior outlets noted as missing cover.



Figure 11-1



Figure 11-2



Figure 11-3



Figure 11-4

(Exterior continued)

Comment 12:
REPAIR OR REPLACE: Exterior French doors noted as damaged.



Figure 12-1



Figure 12-2

Comment 13:
REPAIR OR REPLACE: Exterior water faucet noted as no water at time of inspection.



Figure 13-1

(Exterior continued)

Comment 14:
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 14-1

Comment 15:
REPAIR OR REPLACE: Spline on window screen in room off kitchen noted as detached.

(Exterior continued)



Figure 15-1

Comment 16:
REPAIR OR REPLACE: Window screen noted as missing on two bedroom windows.



Figure 16-1



Figure 16-2

NOTICE: Regarding all exterior wood and wood trim- this is not a wood destroying organism inspection. A wood destroying organism inspection should be performed

(Exterior continued)

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

(Garage continued)

Comment 17:
Personal belongings stored in garage prevented inspection of some aspects of the garage.



Figure 17-1



Figure 17-2

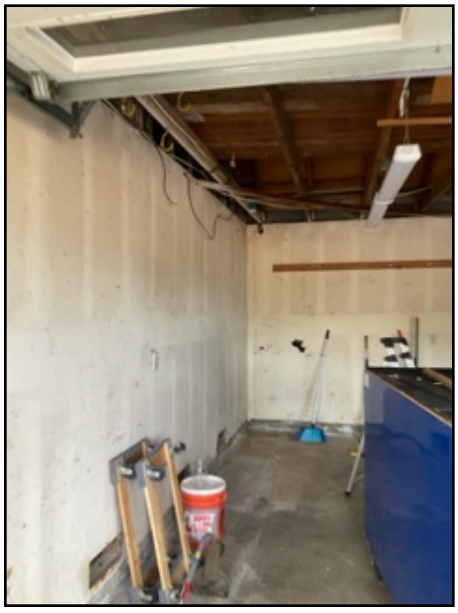

Figure 17-3

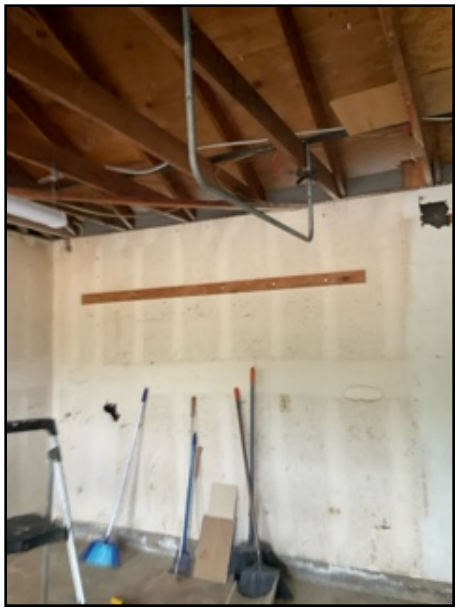

Figure 17-4

(Garage continued)

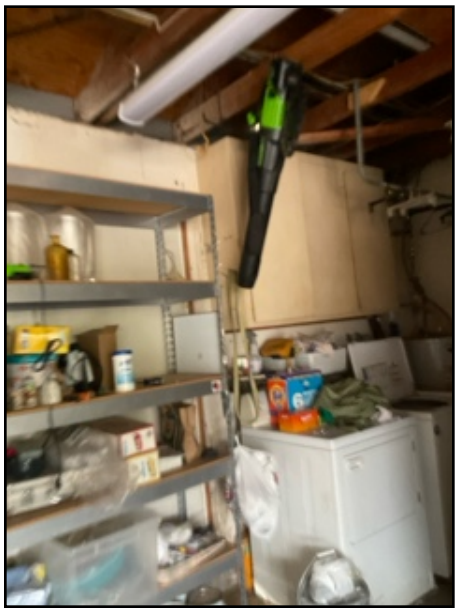

Figure 17-5

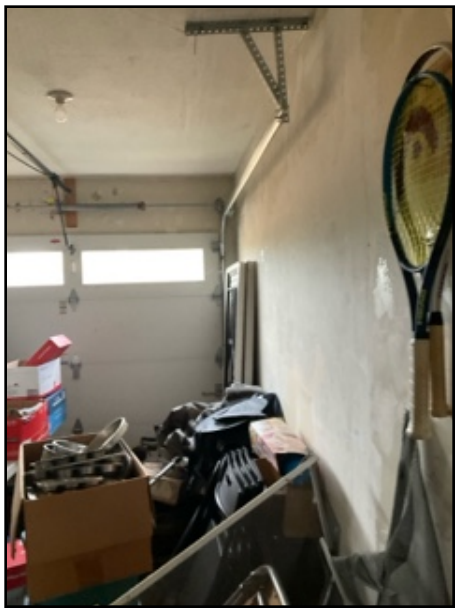

Figure 17-6

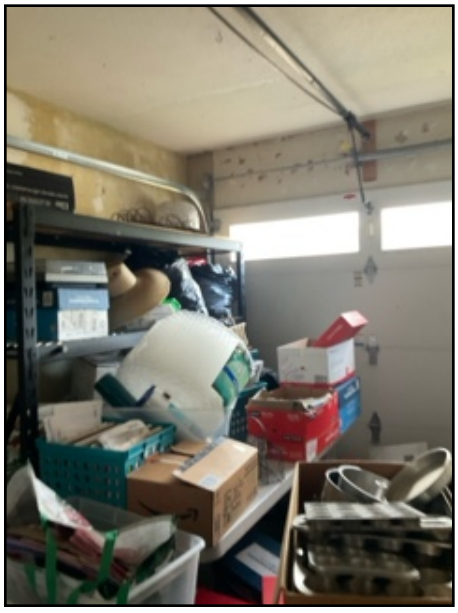

Figure 17-7

(Garage continued)

Comment 18:
Cracks and stains noted at garage floor.

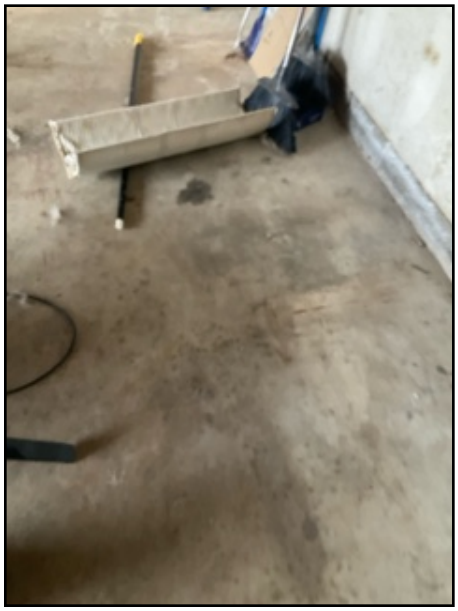

Figure 18-1



Figure 18-2



Figure 18-3

(Garage continued)

Comment 19:
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.

Self closing hinges noted as not installed.



Figure 19-1

Comment 20:
REPAIR OR REPLACE: Garage side door noted as blocked by rack in garage. Door handle noted as broken. Bottom of garage door noted as not sealed. This is a possible rodent entry point.

(Garage continued)



Figure 20-1



Figure 20-2



Figure 20-3



Figure 20-4

(Garage continued)

Comment 21:

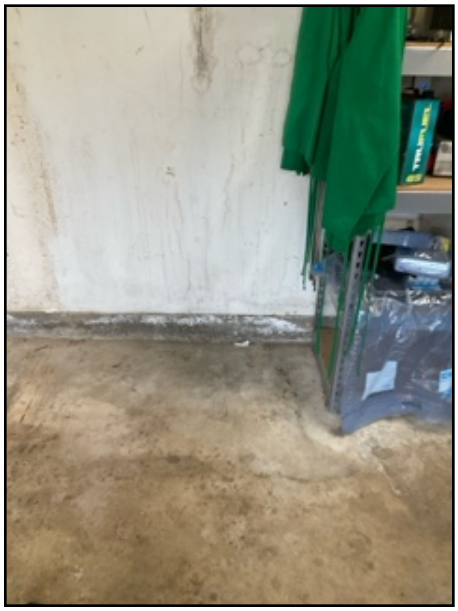

Figure 21-1



Figure 21-2



Figure 21-3

(Garage continued)

Comment 22:
REPAIR OR REPLACE: Drywall damage noted at various locations in garage.

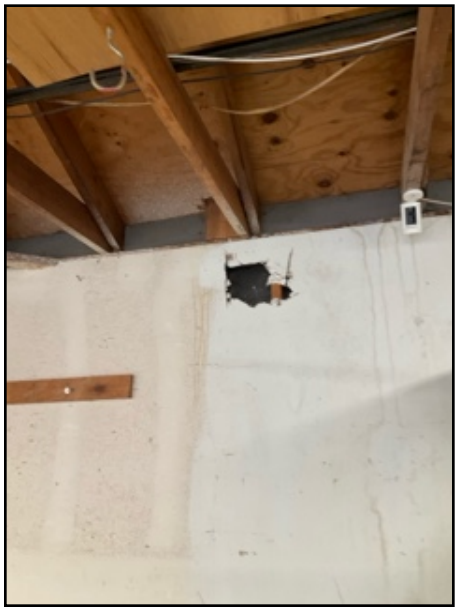

Figure 22-1



Figure 22-2



Figure 22-3



Figure 22-4

(Garage continued)



Figure 22-5

Comment 23:
REPAIR OR REPLACE: Penetrations in garage firewall noted as not sealed at multiple Locations.



Figure 23-1



Figure 23-2

(Garage continued)



Figure 23-3

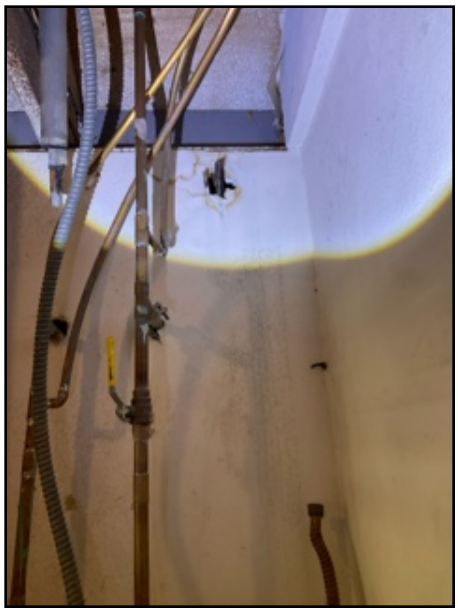

Figure 23-4



Figure 23-5

(Garage continued)

Comment 24:
REPAIR OR REPLACE: Outlet covers noted as missing in garage. 220 outlet cover noted as broken.



Figure 24-1

Comment 25:
FURTHER EVALUATION REQUIRED: Exposed electrical wires noted under 7 feet in garage.

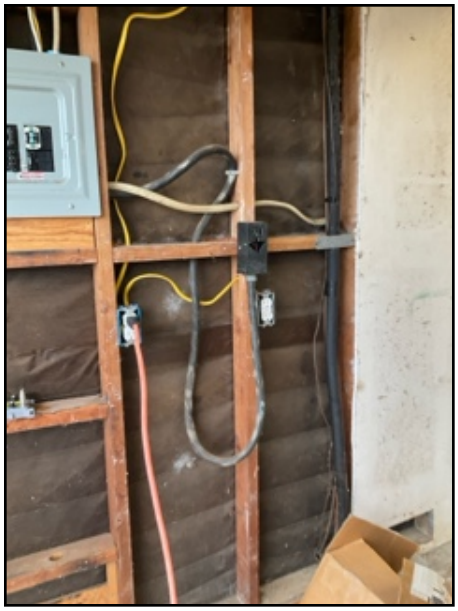

Figure 25-1



Figure 25-2

(Garage continued)

Comment 26:
REPAIR OR REPLACE: Trim around garage entry door noted as not installed.



Figure 26-1



Figure 26-2

Roofing

This report is issued in consideration of the foregoing disclaimer:

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

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

Inspection Method:	Telescoping Pole/Camera
Roof Design:	Gable, Flat
Roof Covering:	Concrete Tile, Roll Roofing Condition: Repair or Replace
Ventilation Present:	Soffit, Gable Ends Condition: Satisfactory
Vent Stacks:	Metal, Plastic Condition: Satisfactory
Chimney Exterior:	Stucco/Unknown Condition: Satisfactory
Chimney Spark Arrestor:	Present Condition: Satisfactory
Chimney Flashing:	Present Condition: Satisfactory
Penetration Flashing:	Metal, Tar/Cault Condition: Repair or Replace
Drip Edge Flashing:	Present Condition: Satisfactory
Sky Lights:	Not Present
Soffit and Fascia:	Wood Condition: Further Evaluation Required
Gutters & Downspouts:	Not Present

(Roofing continued)

Comment 27:
Average Roof Shingle Lifespan
Depending on the roof shingle type you have installed on your home and the extremities of the climate in your area you should be able to determine exactly how long your new roof replacement will last. Here is a list of all roof types and the lifespan you can expect for it to have before needing to be replaced:

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

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Comment 28:
REPAIR OR REPLACE: Broken and slipped tiles noted at various locations on roof. Algae noted on concrete tile. Mastic around vent pipes noted as cracked and deteriorated. Have a more qualified professional to evaluate and repair.

(Roofing continued)

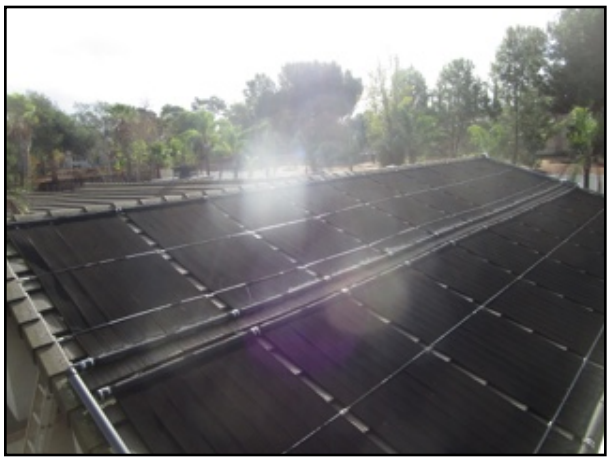

Figure 28-1



Figure 28-2



Figure 28-3



Figure 28-4

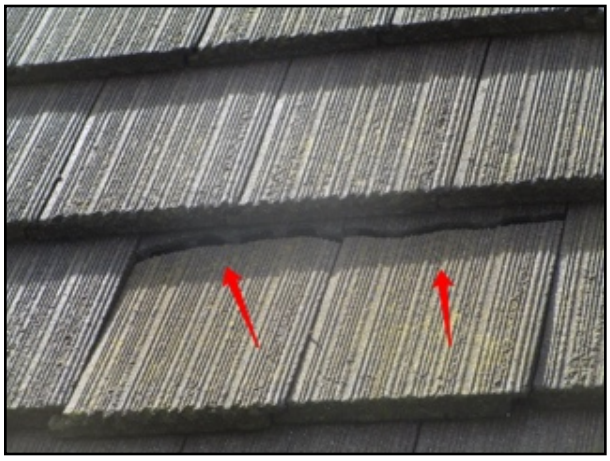

Figure 28-5

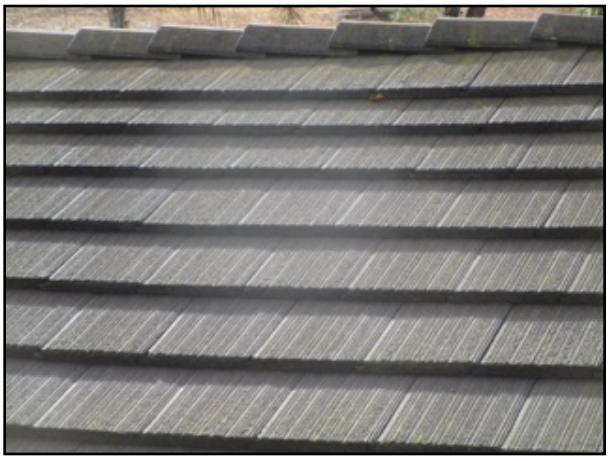

Figure 28-6

(Roofing continued)



Figure 28-7



Figure 28-8



Figure 28-9



Figure 28-10



Figure 28-11



Figure 28-12

(Roofing continued)



Figure 28-13

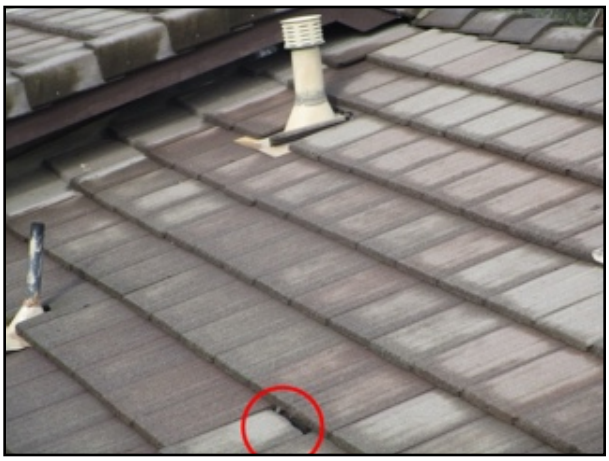

Figure 28-14



Figure 28-15



Figure 28-16



Figure 28-17

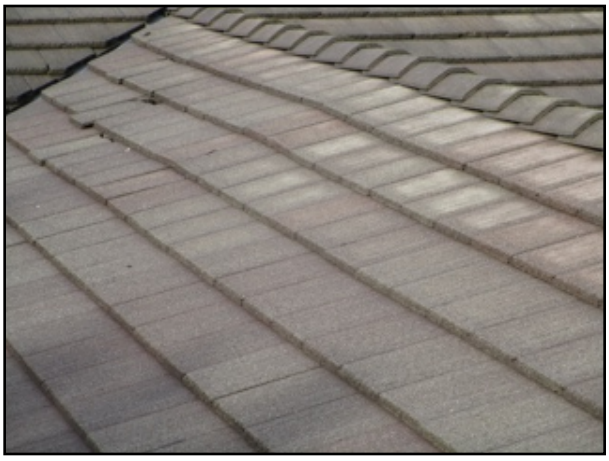

Figure 28-18

(Roofing continued)

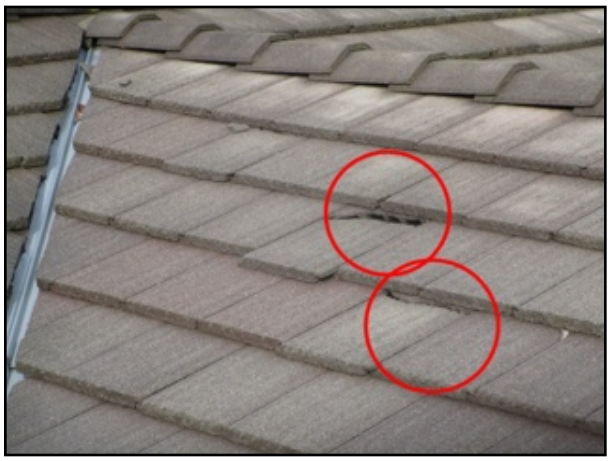

Figure 28-19



Figure 28-20



Figure 28-21



Figure 28-22



Figure 28-23

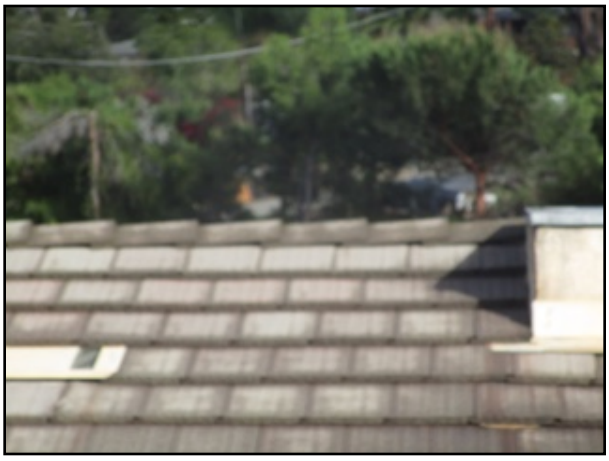

Figure 28-24

(Roofing continued)



Figure 28-25



Figure 28-26



Figure 28-27



Figure 28-28



Figure 28-29



Figure 28-30

(Roofing continued)



Figure 28-31



Figure 28-32

Comment 29:
FURTHER EVALUATION REQUIRED: Evidence of possible wood destroying organisms / dry rot noted on soffit and/or fascia.



Figure 29-1



Figure 29-2

(Roofing continued)



Figure 29-3

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

Electrical

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

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

Type of Service:	Underground
Main Disconnect Location:	Service Panel
Service Panel Location:	Exterior
Service Panel Manufacturer:	Siemens
	Condition: Satisfactory
Service Line Material:	Copper
	Condition: Satisfactory
Service Voltage:	240 volts

(Electrical continued)

Service Amperage:	200 amps
Service Panel Ground:	Unknown Not Visible
Branch Circuit Wiring:	Non-Metallic Shielded Copper, Stranded Copper Condition: Satisfactory
Overcurrent Protection:	Breakers Condition: Satisfactory
GFCI/AFCI Breakers:	Not Present
Solar:	Not Present
Outlets :	Three Prong Condition: Repair or Replace

Comment 30:
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.

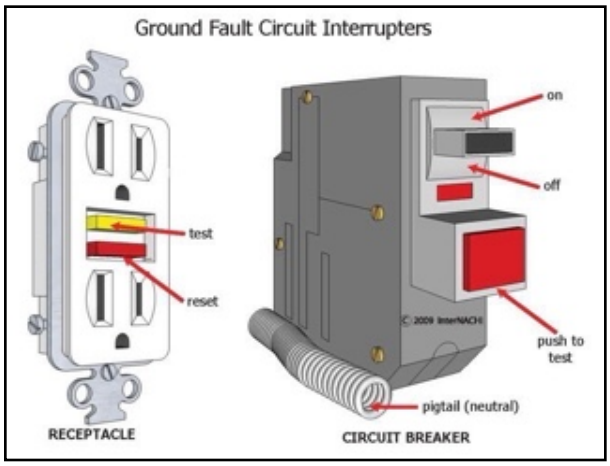

Figure 30-1

(Electrical continued)

Comment 31:
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.

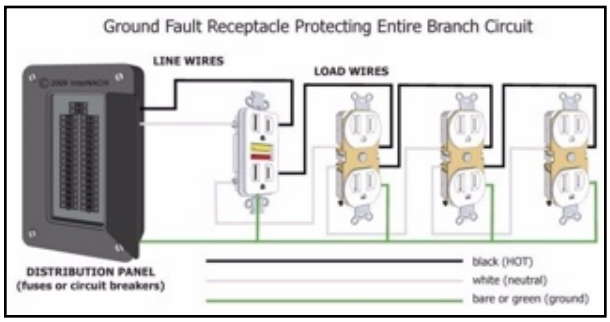

Figure 31-1

Comment 32:
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 32-1



Figure 32-2

(Electrical continued)

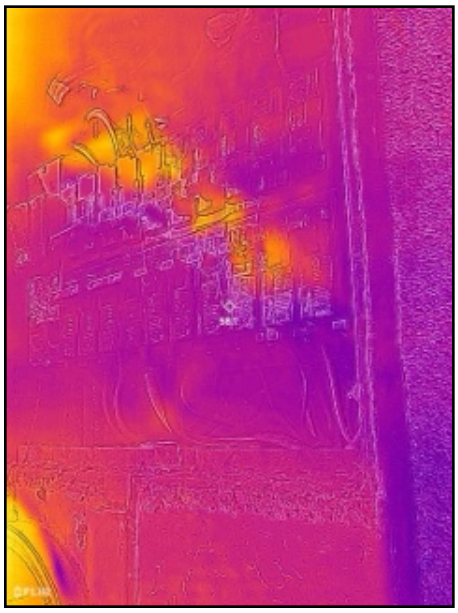

Figure 32-3



Figure 32-4

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:	Garage
Panel Manufacturer:	Manufacturer Not Visible Condition: Satisfactory
Service Line Material:	Copper
Overcurrent Protection:	Breakers
Branch Circuit Wiring:	Non-Metallic Shielded Copper, Stranded Aluminum Condition: Repair or Replace
GFCI/AFCI Breakers:	Not Present
Panel Adequacy:	Adequate , At maximum Capacity

(Sub Panel continued)

Comment 33:
Service Sub Panel Inspection Pictures:
A thermal scan was conducted and no significant hot spots were noted.



Figure 33-1

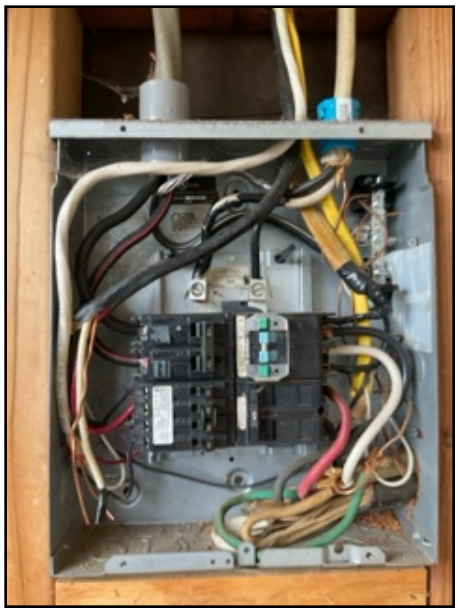

Figure 33-2



Figure 33-3



Figure 33-4

(Sub Panel continued)

Comment 34:
REPAIR OR REPLACE: Double lugging noted on breaker in subpanel at garage.



Figure 34-1

Comment 35:
REPAIR OR REPLACE:
Anti-corrosion pace noted not installed to aluminum wiring. It is recommended to have anti corrosion paste on aluminum wiring to prevent oxidation and ensure reliable electrical connections.

(Sub Panel continued)



Figure 35-1

Comment 36:
REPAIR OR REPLACE: Inspector notes individual circuit labeling not present at service panel breakers.



Figure 36-1

(Electrical continued)

Sub Panel #2

Location:	Exterior
Panel Manufacturer:	Murray
	Condition: Satisfactory
Service Line Material:	Aluminum
Overcurrent Protection:	Breakers
Branch Circuit Wiring:	Stranded Copper
	Condition: Satisfactory
GFCI/AFCI Breakers:	Not Present
Panel Adequacy:	Adequate

Comment 37:
Service Sub Panel Inspection Pictures:
A thermal scan was conducted and no significant hot spots were noted.



Figure 37-1



Figure 37-2

(Sub Panel #2 continued)



Figure 37-3

Sub Panel #3

Location:	Shed
Panel Manufacturer:	Manufacturer Not Visible
	Condition: Repair or Replace
Service Line Material:	Copper
Overcurrent Protection:	Breakers
Branch Circuit Wiring:	Non-Metallic Shielded Copper
	Condition: Further Evaluation Required
GFCI/AFCI Breakers:	Not Present
Panel Adequacy:	Adequate

(Sub Panel #3 continued)

Comment 38:
Service Sub Panel Inspection Pictures:
A thermal scan was conducted and no significant hot spots were noted.



Figure 38-1



Figure 38-2



Figure 38-3

(Sub Panel #3 continued)

Comment 39:
REPAIR OR REPLACE: Rats nest noted as inside of service panel at shed.



Figure 39-1

Comment 40:
FURTHER EVALUATION REQUIRED: All breakers at shed noted as in the off position.



Figure 40-1

(Sub Panel #3 continued)

Comment 41:
REPAIR OR REPLACE: Inspector notes individual circuit labeling not present at service panel breakers.



Figure 41-1

HVAC

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

Comment 42:
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:	Hallway
Type of Equipment:	Forced Air
	Condition: Satisfactory
Manufacturer:	Rheem
Heating Fuel:	Gas
	Condition: Repair or Replace
Gas Line Sediment Trap :	Not Present
Filter Type:	Disposable
	Condition: Repair or Replace
Output Temperature:	115°F
Type of Distribution:	Flexible Ducting
	Condition: Satisfactory
Estimated Age:	20 - 30 years
	Condition: Satisfactory
Exhaust Flu and Draft Diverter:	Metal
	Condition: Satisfactory

Comment 43:
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)

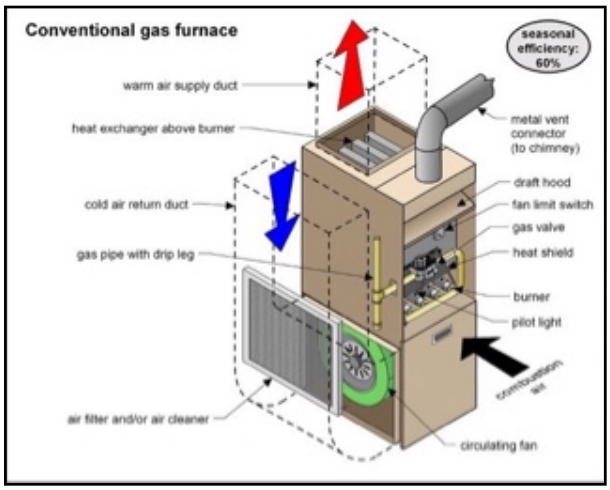

Figure 43-1

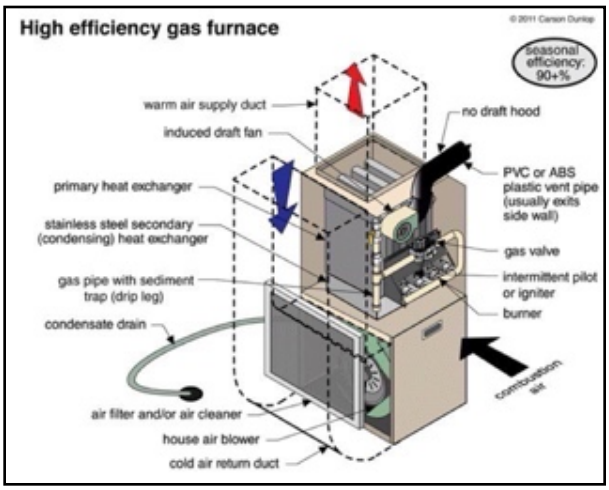

Figure 43-2

Comment 44:
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 45:
Heater data plate picture. 07/2000 mfg date

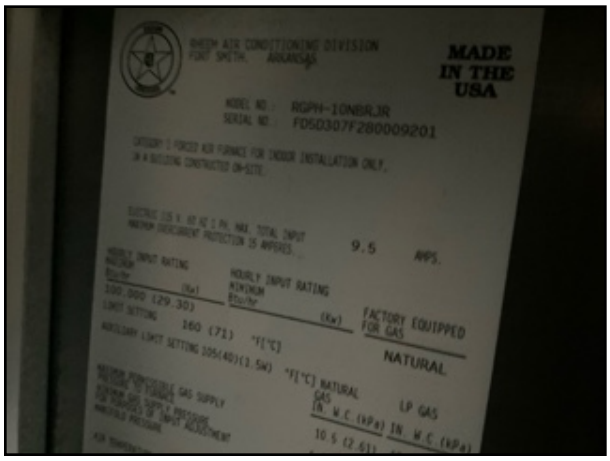

Figure 45-1

(Heating continued)

Comment 46:
Heater outputs.



Figure 46-1

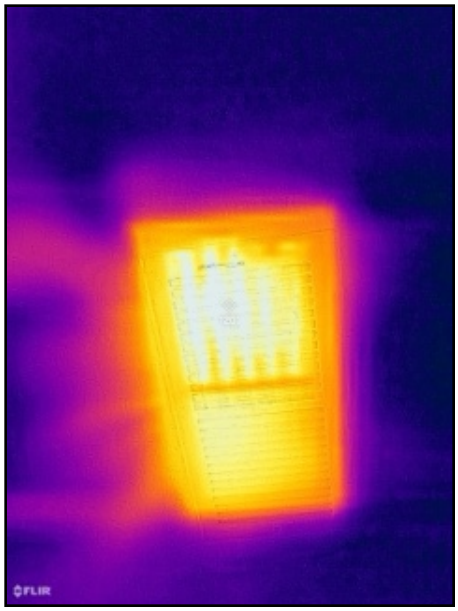

Figure 46-2

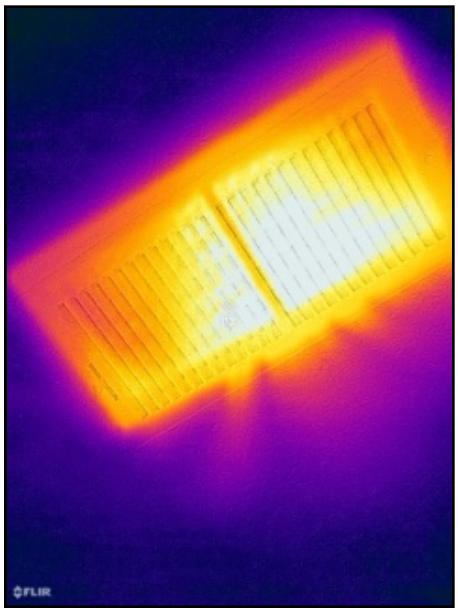

Figure 46-3

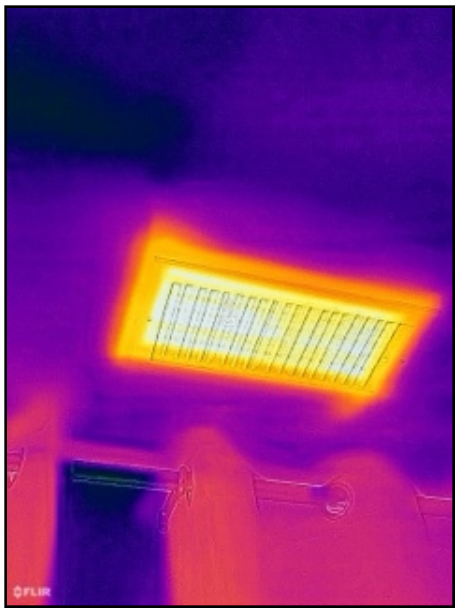

Figure 46-4

(Heating continued)

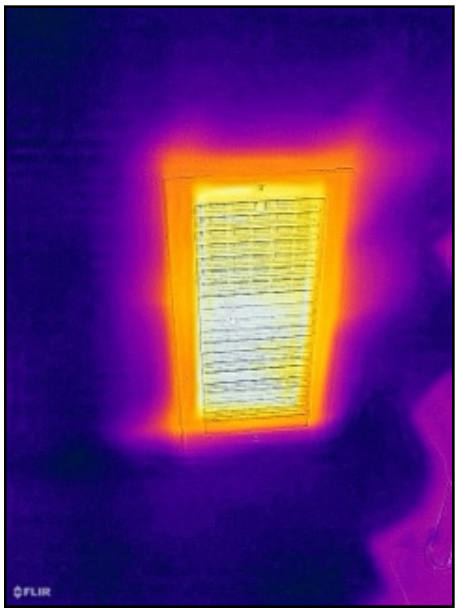

Figure 46-5

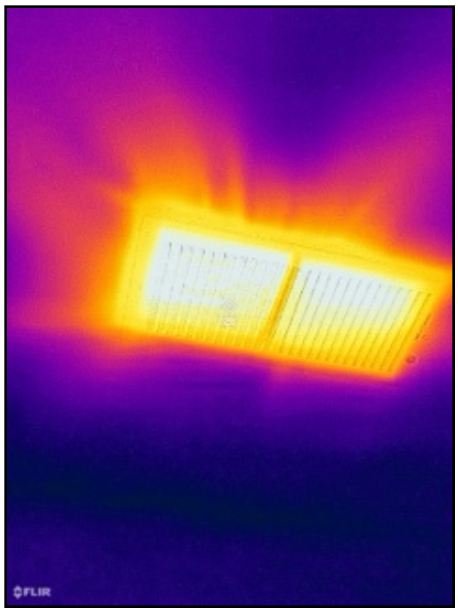

Figure 46-6

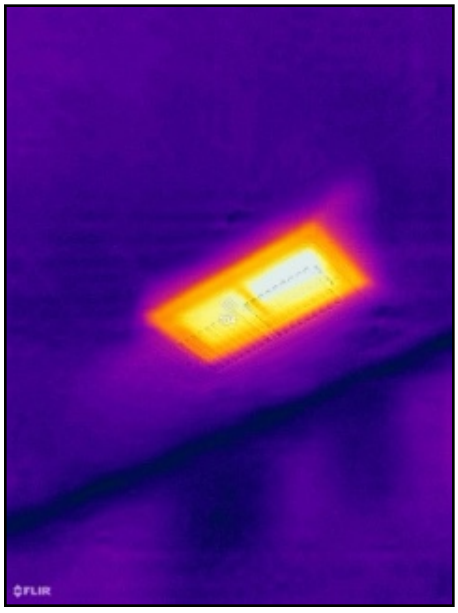

Figure 46-7



Figure 46-8

(Heating continued)



Figure 46-9

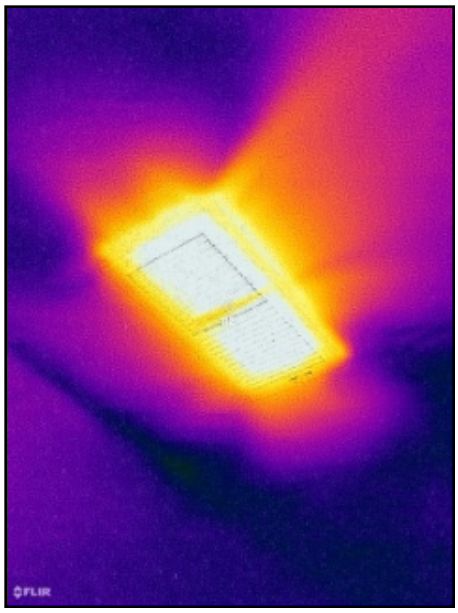

Figure 46-10

Comment 47:
REPAIR OR REPLACE: Flexible gas line noted as passing through side of heater cabinet. Cabinet metal edges can cut through the flex line. Furnace's installed after 2022 requires hard pipe to pass through the cabinet to prevent damage to gas line.



Figure 47-1

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

(HVAC continued)

Cooling

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

Energy Source:	Electric
Type of Equipment:	Split System Condition: Satisfactory
Condenser Manufacturer:	Manufacturer Not Visible
Manufacture Date:	05/2004 Mfg Date
Condenser Pad:	Present Condition: Repair or Replace
Insulation :	Not Present Condition: Repair or Replace
Wall Penetration :	Not Sealed Condition: Repair or Replace
Condesate Drainage:	To Waste Drain Condition: Satisfactory
AC Supply Air Temp:	63°F
AC Return Air Temp:	80°F
AC Temperature Drop:	-17°F

(Cooling continued)

Comment 48:
Examples of a residential HVAC cooling system.

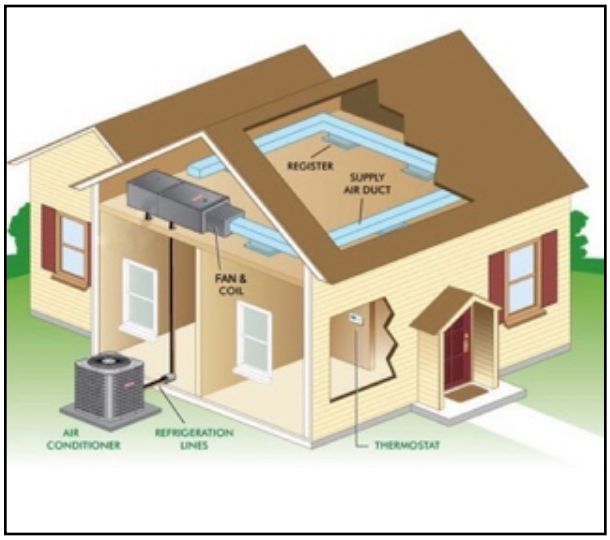

Figure 48-1

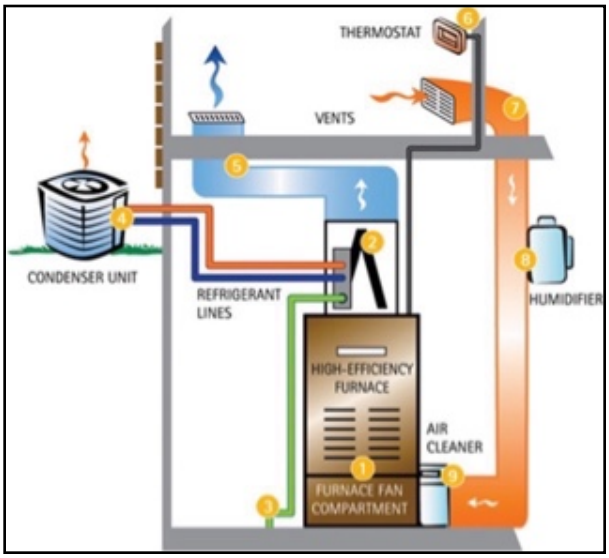

Figure 48-2

Comment 49:
AC supply and outputs.



Figure 49-1



Figure 49-2

(Cooling continued)



Figure 49-3

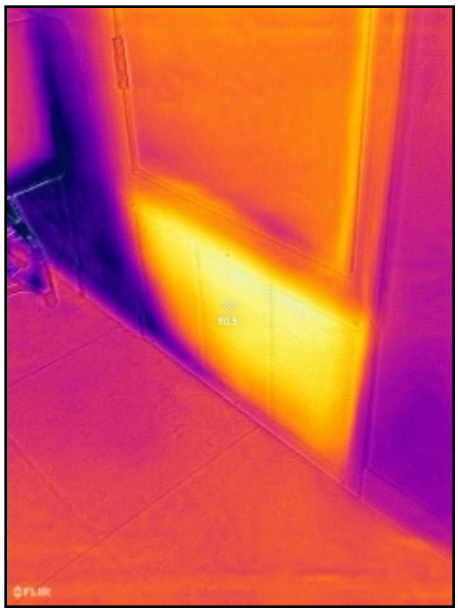

Figure 49-4

Comment 50:
Condenser Data Plate Picture:.



Figure 50-1

(Cooling continued)

Comment 51:
REPAIR OR REPLACE: AC condensing unit noted as not securely fastened to pad.



Figure 51-1

Comment 52:
REPAIR OR REPLACE: Insulation around AC refrigerant lines noted as not installed.

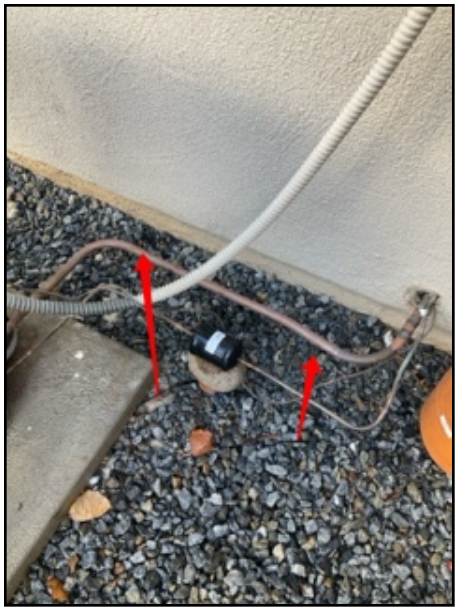

Figure 52-1

(Cooling continued)

Comment 53:
REPAIR OR REPLACE: AC refrigerant lines noted as not sealed to exterior wall.



Figure 53-1

A licensed contractor should conduct an annual service and maintenance for all air conditioners over 10 years old and heat pumps over 5 years old.

Plumbing

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

Water Service:	Public
Supply Pipe Material:	Copper Condition: Satisfactory
Distribution Pipe Material:	Copper Condition: Further Evaluation Required
Location of Main Water Shutoff:	Front of home
Sewer System:	Septic System
Waste Pipe Material:	ABS Plastic Condition: Further Evaluation Required
Location of Gas Shutoff:	At tank

(Plumbing continued)

Hot Water Temperature:	119°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 54:
Visible and apparent leaks are noted under separate comments. In order to see the inside of drain lines the main sewer line may be inspected by a qualified technician with modern endoscopic video equipment.



Figure 54-1

Comment 55:
Water temperature was 119°F. Most appliance manufacturers recommend a temperature of around 120°F. Generally temperatures above 130°F are considered unsafe.

(Plumbing continued)

TEMP (°F)	Approx TIME for 1st Deg Burn	Approx TIME for 3rd Deg Burn
100	Safe for bathing	Safe for bathing
120	8 min	10 min
125	2 min	4 min
130	17 sec	30 sec
140	3 sec	5 sec
155	Instant	1 sec
160	Instant	0.5 sec
180	Instant	Instant

Figure 55-1



Figure 55-2

Comment 56:
Main water meter with leak detector.



Figure 56-1

(Plumbing continued)

Comment 57:
Property is on propane at time of inspection. The tank is approximately 15% full.



Figure 57-1



Figure 57-2

Comment 58:
Main gas shut off at house.



Figure 58-1

(Plumbing continued)

Comment 59:
Main water shut off.



Figure 59-1

Water Heater

Manufacturer:	AO Smith
Fuel:	Electric
Capacity:	50 gal
Manufacture Date:	01/2015 Mfg Date
Temp & Pressure Relief Valve:	Present With Blow Off Leg Condition: Satisfactory
Fuel Disconnect:	Within Sight of Equipment
Seismic Straps Installed:	No Condition: Repair or Replace
Gas Line Sediment Trap :	Not Present
Drip Pan:	Not Present
Expansion Tank:	Not Present
Flu and Draft Diverter :	Not Present

(Water Heater continued)

Comment 60:
Examples of modern water heater installation requirements. Your water heater may have none, some or all of these components depending on when it was installed.

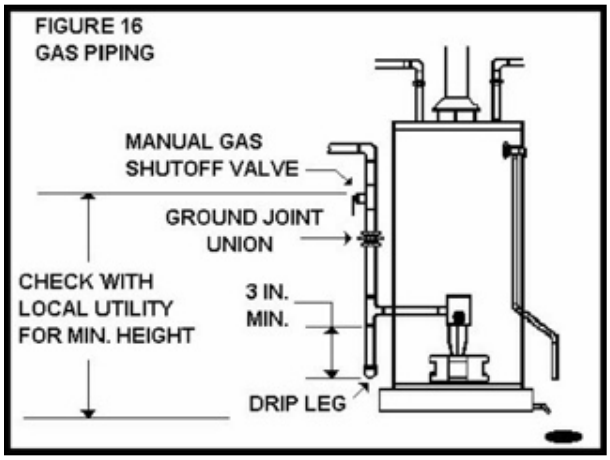

Figure 60-1

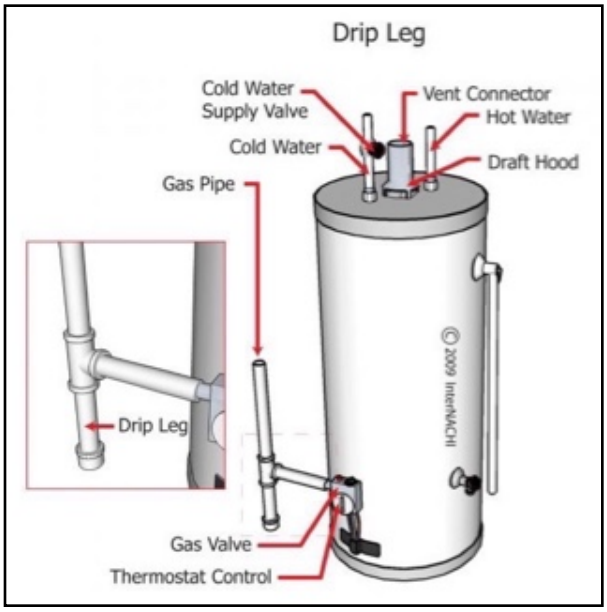

Figure 60-2

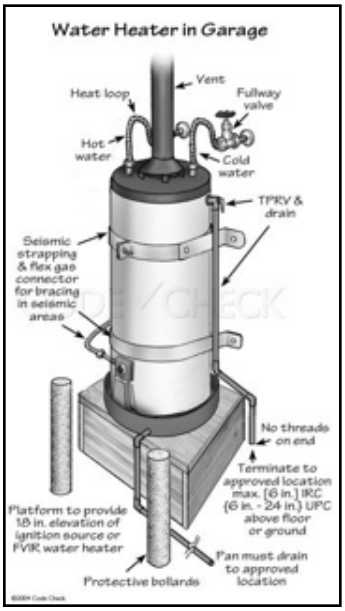

Figure 60-3

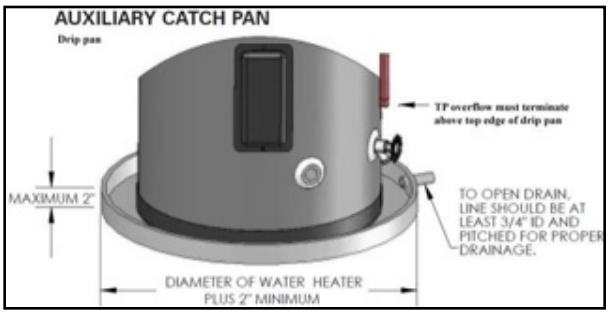

Figure 60-4

(Water Heater continued)

Comment 61:
Water Heater Data Plate Pictures:.



Figure 61-1

Comment 62:
FURTHER EVALUATION REQUIRED: Water heaters located in the garage are required their ignition source (pilot light, burner or heating element) elevated at at least 18 inches above the floor. The safety requirement prevents the ignition of flame vapors such as gasoline or paint fumes that tend to accumulate near the ground.

(Water Heater continued)



Figure 62-1

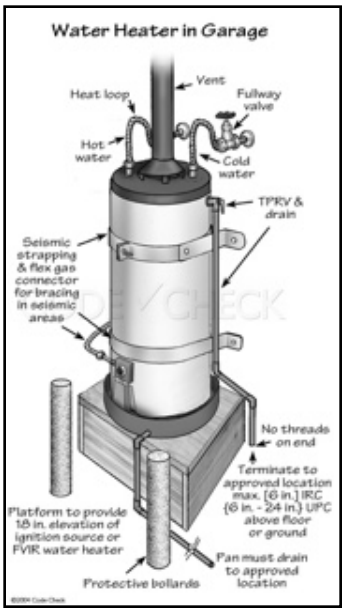

Figure 62-2

Comment 63:
REPAIR OR REPLACE: Insufficient seismic strapping noted not installed or loose. Seismic straps are essential to prevent water heaters from tipping over during an earthquake, which can cause severe and costly damage including ruptured gas lines (leading to fire or explosion), water leaks and broken pipes. Seismic straps should be properly anchored and placed in the upper third and lower third of the tank.

(Water Heater continued)



Figure 63-1

Water Pressure

Water Pressure :	100 Psi
Pressure Regulator:	Installed Condition: Repair or Replace

Comment 64:
FURTHER EVALUATION REQUIRED: Water pressure is 100 psi. Most appliance manufacturers recommend pressure to be set between 40 and 80 psi.

(Water Pressure continued)



Figure 64-1

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

Comment 65:
REPAIR OR REPLACE: Exposed plumbing noted underneath sink and not sealed to Wall.



Figure 65-1

(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:	Cracked, Deteriorated Condition: Repair or Replace
Sink(s):	Single Vanity Condition: Satisfactory
Sink Fixtures:	Present Condition: Satisfactory
Under Sink Drain Line:	Plastic Condition: Repair or Replace
Sink Shutoff Valves and Supply Lines:	Present Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory
Floor:	Wood Laminate Condition: Satisfactory
Ventilation Type:	Ventilator Condition: Satisfactory
GFCI Protection:	Outlets Condition: Satisfactory

(Bathroom #2 continued)

Comment 66:
REPAIR OR REPLACE: Drain line penetration underneath sink noted as not sealed.



Figure 66-1

Comment 67:
REPAIR OR REPLACE: Caulking around countertop noted as cracked and deteriorated.



Figure 67-1



Figure 67-2

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:	Granite Condition: Satisfactory
Sink:	Double Condition: Satisfactory

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.

Oven:	Kenmore Condition: Satisfactory
Cooktop:	Jenn-air Condition: Satisfactory
Range Hood:	Not Present
Refrigerator:	Kenmore Condition: Satisfactory
Dishwasher:	LG Condition: Satisfactory
Microwave:	Whirlpool Condition: Satisfactory
Disposal:	ISE Condition: Satisfactory

(Appliances continued)

Comment 68:
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.

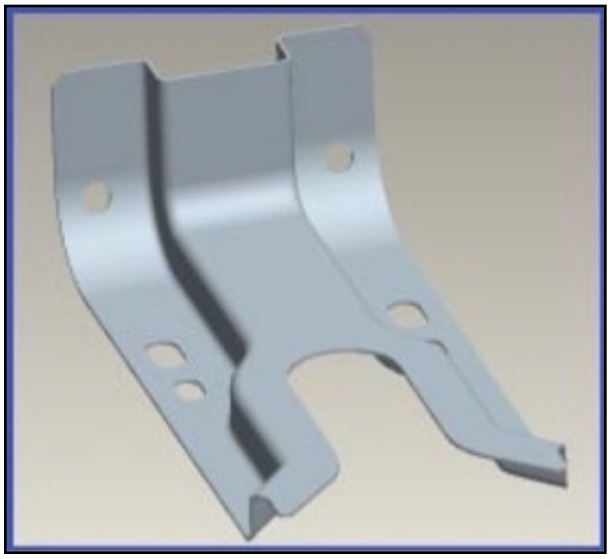

Figure 68-1

Comment 69:
Cooktop working.



Figure 69-1

(Appliances continued)

Comment 70:
Dishwasher working.



Figure 70-1

Comment 71:
Garbage disposal working.



Figure 71-1

(Appliances continued)

Comment 72:
Refrigerator working.



Figure 72-1



Figure 72-2

Comment 73:
Ovens working.



Figure 73-1



Figure 73-2

NOTICE: Determining adequacy of washing and drying functions of

(Appliances continued)

dishwashers is not part of this inspection.

Laundry

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

Built In Cabinets:	Yes Condition: Satisfactory
Laundry Sink:	Not Present
Dryer Venting:	To Exterior Condition: Satisfactory
GFCI Protection:	Not Present
Laundry Hook Ups:	Yes, Gas and Electric dryer connection present Condition: Satisfactory
Washer:	Maytag Condition: Satisfactory
Dryer:	Maytag Condition: Satisfactory

(Laundry continued)

Comment 74:
Laundry in garage.



Figure 74-1

Comment 75:
Laundry is set up for 220 V or gas for dryer.

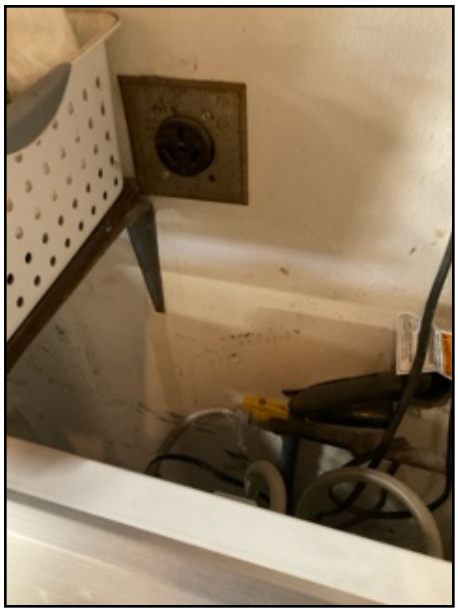

Figure 75-1

Structure

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

Foundation Types:	Slab on Grade
Foundation Material:	Poured Concrete
	Condition: Satisfactory
Signs of Water Penetration:	Efflorescence
	Condition: Further Evaluation Required
Prior Waterproofing:	Not Present
Floor Structure:	Concrete Slab
	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:	Bedroom Closet
Roof Framing Type:	Joist and Rafters
	Condition: Satisfactory
Roof Deck Material:	Plywood
	Condition: Satisfactory
Vent Risers:	Metal, Plastic
	Condition: Satisfactory

(Attic continued)

Insulation:	Blown In Cellulose, Fiberglass Batts Condition: Repair or Replace
Ventilation Present:	Yes Condition: Satisfactory
Visible Plumbing:	Copper Condition: Satisfactory
Attic Entry Cover:	Drywall Condition: Satisfactory

Comment 76:
Attic inspection pictures. Some areas of the attic were not inspected due to limited access.

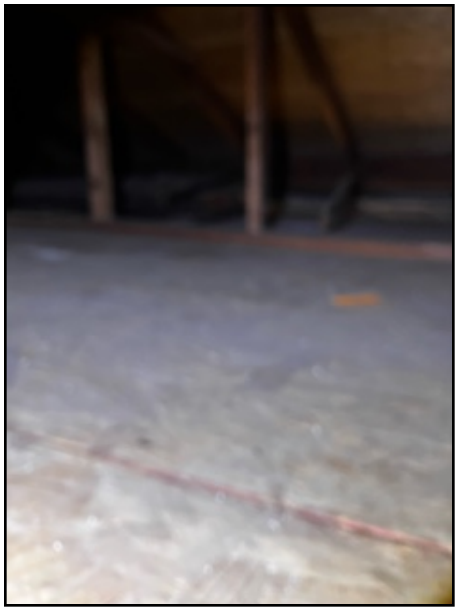

Figure 76-1



Figure 76-2

(Attic continued)



Figure 76-3

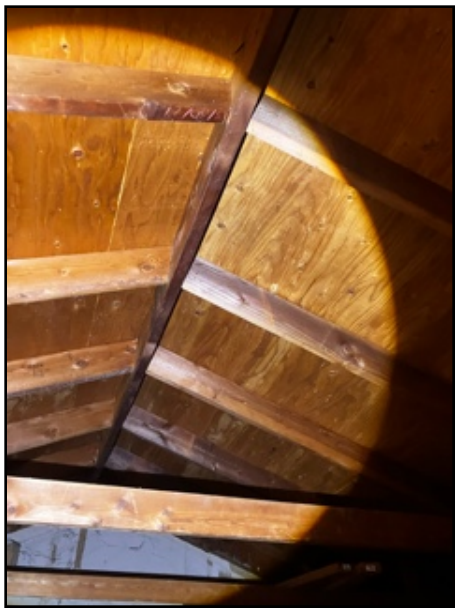

Figure 76-4



Figure 76-5

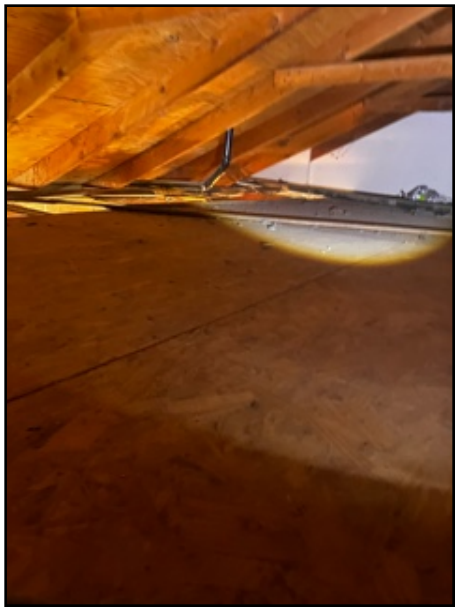

Figure 76-6

(Attic continued)



Figure 76-7



Figure 76-8



Figure 76-9



Figure 76-10

(Attic continued)



Figure 76-11



Figure 76-12



Figure 76-13



Figure 76-14

(Attic continued)

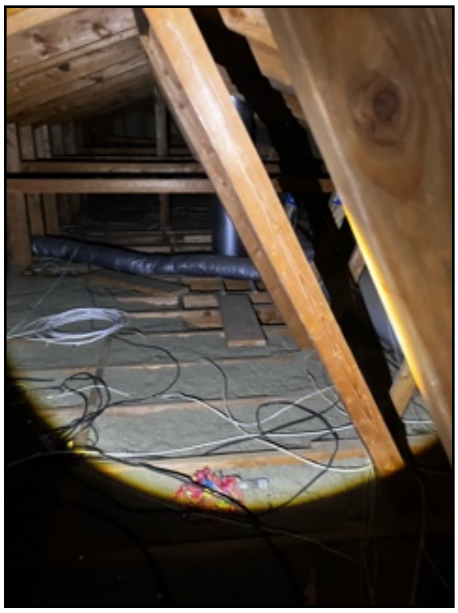

Figure 76-15

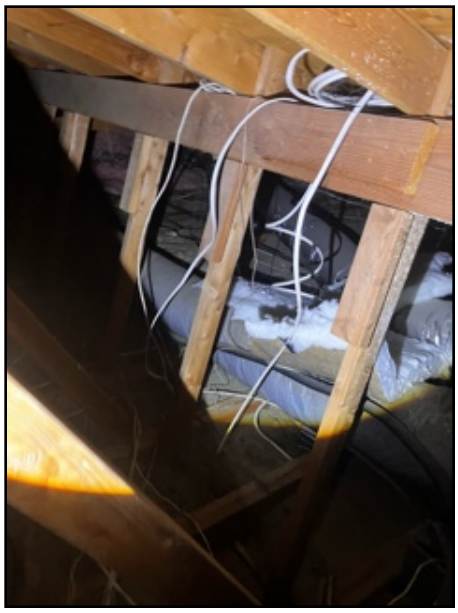

Figure 76-16



Figure 76-17



Figure 76-18

(Attic continued)



Figure 76-19



Figure 76-20

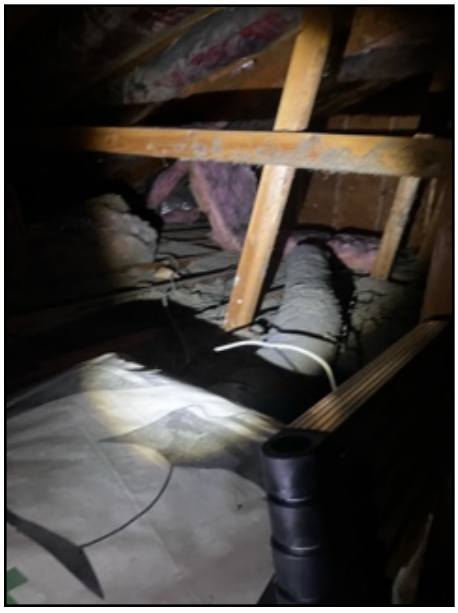

Figure 76-21

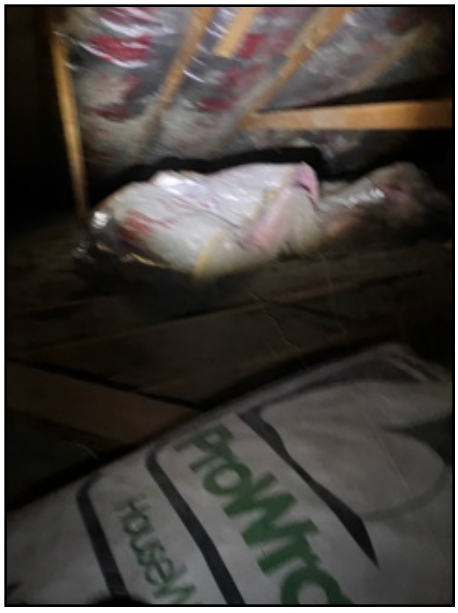

Figure 76-22

(Attic continued)



Figure 76-23

Comment 77:
REPAIR OR REPLACE: Electrical outlet in attic noted as missing cover.



Figure 77-1

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:	Crank Condition: Repair or Replace
Interior Door Materials:	Masonite
Fireplace:	Gas Burning Condition: Satisfactory
Fireplace Damper Clamp:	Not Present Condition: Repair or Replace
Fireplace: Door, Screen Or Other Appropriate Barrier:	Present Condition: Repair or Replace
Stairways And Handrailings:	Not Present
Light Switches:	Standard Condition: Repair or Replace
Outlets:	Three prong Condition: Repair or Replace
Smoke Detectors :	Present Condition: Repair or Replace
Carbon Monoxide Detectors :	Present Condition: Satisfactory
Ceiling Fans :	Present Condition: Satisfactory

(Interior continued)

Comment 78:
Minor paint, drywall damage, burned out bulbs, broken/missing covers and other minor cosmetic defects noted at various locations throughout the home.

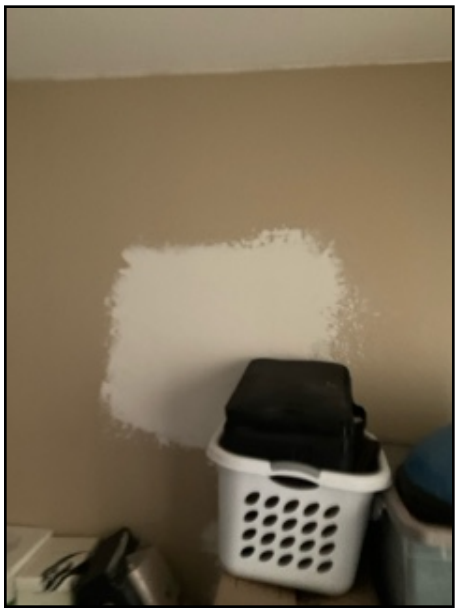

Figure 78-1

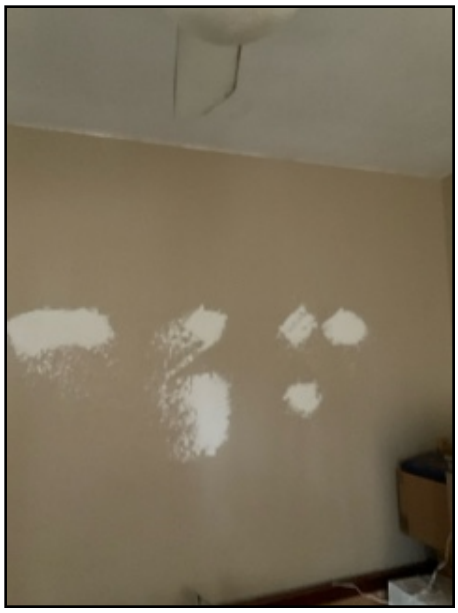

Figure 78-2

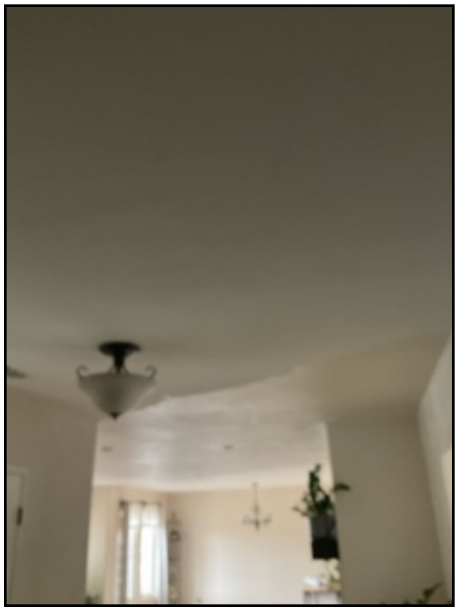

Figure 78-3

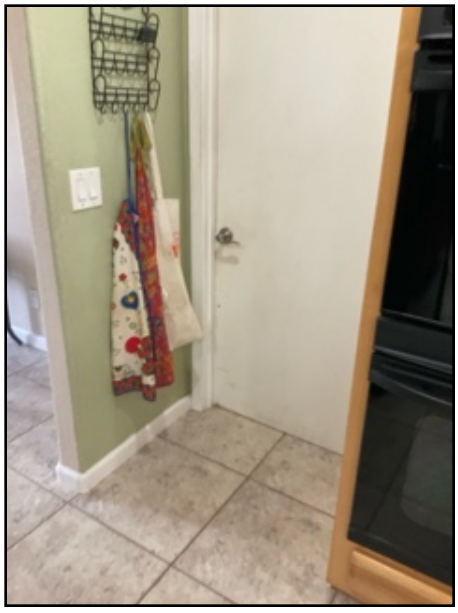

Figure 78-4

(Interior continued)



Figure 78-5

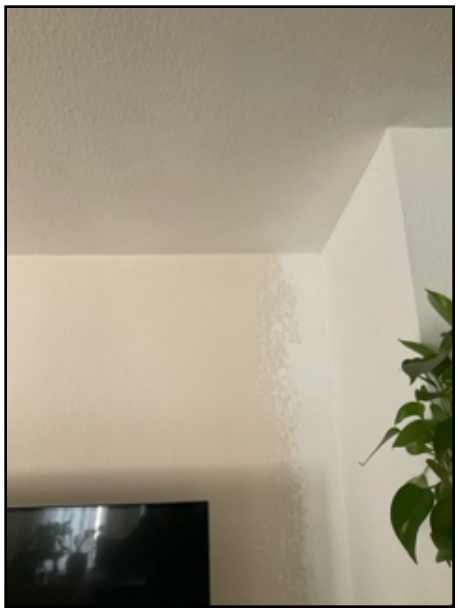

Figure 78-6



Figure 78-7



Figure 78-8

(Interior continued)

Comment 79:
REPAIR OR REPLACE: Electrical outlets and light switches noted as missing covers at various locations.



Figure 79-1



Figure 79-2



Figure 79-3

(Interior continued)

Comment 80:
REPAIR OR REPLACE: Smoke detectors noted as not installed in any of the four bedrooms.

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

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

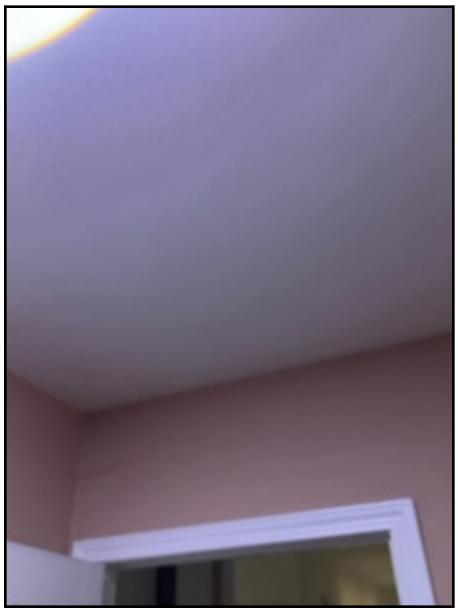

Figure 80-1

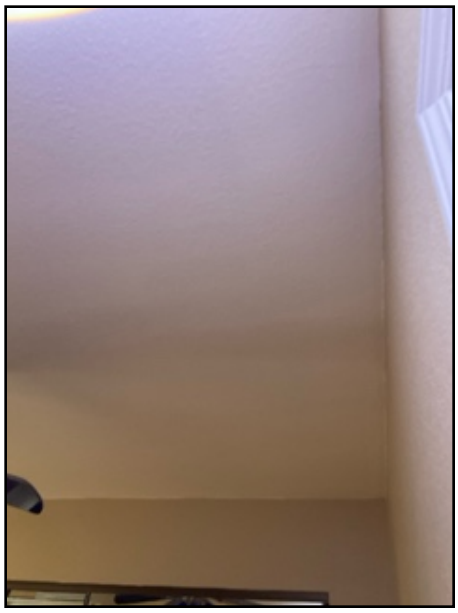

Figure 80-2

(Interior continued)

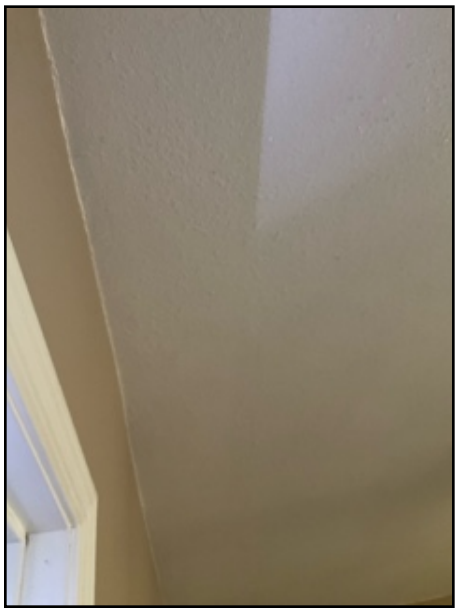

Figure 80-3

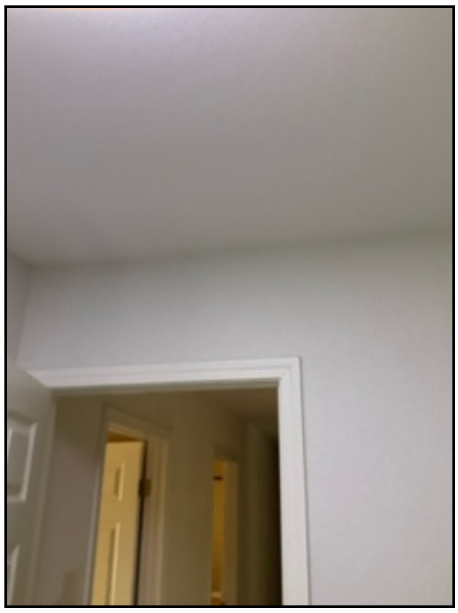

Figure 80-4

Comment 81:
REPAIR OR REPLACE: Drywall ceiling in kitchen noted as cracked. Evidence of previous water damage noted. Seller states it was water hose for refrigerator.



Figure 81-1

(Interior continued)

Comment 82:
REPAIR OR REPLACE: Damper clamp noted as not installed on fireplace flue.

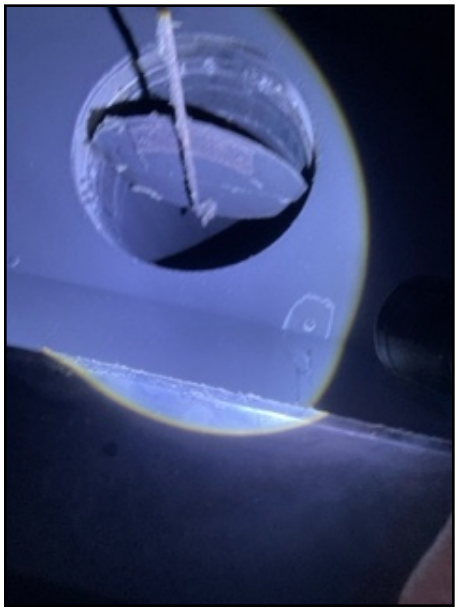

Figure 82-1



Figure 82-2



Figure 82-3

(Interior continued)

Comment 83:
REPAIR OR REPLACE: Top screw noted as not staying in track. Doors swing freely.



Figure 83-1

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.

Pool/Spa

The inspection of the pool and/or spa and its related components is limited to the visual observation of the listed components (if operational). Underwater lighting and ancillary equipment are not inspected. It is beyond the scope of this inspection to determine whether the pool/spa is leaking or will leak.

Type of Pool:
Deck Material:
Interior Finish:
Type of Barrier:
GFCI Protection:
Visible Piping:
Filter Type:
Skimmers/Strainers:
Heater:
Pumps:
Spa Blower:
Covers:

Comment 84:
The California swimming pool safety act SB-442 requires this report identify which of the 2 of 7 (if any) drowning prevention and safety features are present.

1. Removable mesh fencing.
2. An approved safety pool cover.
3. Exit alarms at the homes doors.
4. Self closing, self latching gates, no lower than 54 inches at fence.
5. An approved residential pool alarm.
6. An approved enclosure that separates the player from the home.
7. Any additional safety device that means ASTM standards

On lots smaller than 3 acres a continuous barrier with self closing gates is required. More information on pool barriers can be found at:

http://www.sandiegocounty.gov/pds/docs/pds379.pdf

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

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Comment 85:
FURTHER EVALUATION REQUIRED: Water noted as turned off to sprinkler system at time of inspection.

(Lawn Sprinkler continued)



Figure 85-1

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: REPAIR OR REPLACE: Part of cap stones noted as loose.

3) Comment 7: REPAIR OR REPLACE: Evidence of possible wood destroying organisms/dry rot noted on wood deck on side of property.

Exterior

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

5) Comment 9: REPAIR OR REPLACE: Hose faucet at backflow noted as leaking.

6) Comment 10: REPAIR OR REPLACE: Exterior light noted as loose and not sealed.

7) Comment 11: REPAIR OR REPLACE: Exterior outlets noted as missing cover.

8) Comment 12: REPAIR OR REPLACE: Exterior French doors noted as damaged.

9) Comment 13: REPAIR OR REPLACE: Exterior water faucet noted as no water at time of inspection.

10) Comment 15: REPAIR OR REPLACE: Spline on window screen in room off kitchen noted as detached.

11) Comment 16: REPAIR OR REPLACE: Window screen noted as missing on two bedroom windows.

(Report Summary continued)

Garage

12) Comment 18: Cracks and stains noted at garage floor.

13) Comment 19: 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.

Self closing hinges noted as not installed.

14) Comment 20: REPAIR OR REPLACE: Garage side door noted as blocked by rack in garage. Door handle noted as broken. Bottom of garage door noted as not sealed. This is a possible rodent entry point.

15) Comment 21:

16) Comment 22: REPAIR OR REPLACE: Drywall damage noted at various locations in garage.

17) Comment 23: REPAIR OR REPLACE: Penetrations in garage firewall noted as not sealed at multiple Locations.

18) Comment 24: REPAIR OR REPLACE: Outlet covers noted as missing in garage. 220 outlet cover noted as broken.

19) Comment 25: FURTHER EVALUATION REQUIRED: Exposed electrical wires noted under 7 feet in garage.

20) Comment 26: REPAIR OR REPLACE: Trim around garage entry door noted as not installed.

Roofing

21) Comment 28: REPAIR OR REPLACE: Broken and slipped tiles noted at various locations on roof. Algae noted on concrete tile. Mastic around vent pipes noted as cracked and deteriorated. Have a more qualified professional to evaluate and repair.

22) Comment 29: FURTHER EVALUATION REQUIRED: Evidence of possible wood destroying organisms / dry rot noted on soffit and/or fascia.

(Report Summary continued)

Electrical: Sub Panel

23) Comment 34: REPAIR OR REPLACE: Double lugging noted on breaker in subpanel at garage.

24) Comment 35: REPAIR OR REPLACE:
Anti-corrosion pace noted not installed to aluminum wiring. It is recommended to have anti corrosion paste on aluminum wiring to prevent oxidation and ensure reliable electrical connections.

25) Comment 36: REPAIR OR REPLACE: Inspector notes individual circuit labeling not present at service panel breakers.

Electrical: Sub Panel #3

26) Comment 39: REPAIR OR REPLACE: Rats nest noted as inside of service panel at shed.

27) Comment 40: FURTHER EVALUATION REQUIRED: All breakers at shed noted as in the off position.

28) Comment 41: REPAIR OR REPLACE: Inspector notes individual circuit labeling not present at service panel breakers.

HVAC: Heating

29) Comment 47: REPAIR OR REPLACE: Flexible gas line noted as passing through side of heater cabinet. Cabinet metal edges can cut through the flex line. Furnace's installed after 2022 requires hard pipe to pass through the cabinet to prevent damage to gas line.

HVAC: Cooling

30) Comment 51: REPAIR OR REPLACE: AC condensing unit noted as not securely fastened to pad.

31) Comment 52: REPAIR OR REPLACE: Insulation around AC refrigerant lines noted as not installed.

32) Comment 53: REPAIR OR REPLACE: AC refrigerant lines noted as not sealed to exterior wall.

(Report Summary continued)

Plumbing: Water Heater

33) Comment 62: FURTHER EVALUATION REQUIRED: Water heaters located in the garage are required their ignition source (pilot light, burner or heating element) elevated at at least 18 inches above the floor. The safety requirement prevents the ignition of flame vapors such as gasoline or paint fumes that tend to accumulate near the ground.

34) Comment 63: REPAIR OR REPLACE: Insufficient seismic strapping noted not installed or loose. Seismic straps are essential to prevent water heaters from tipping over during an earthquake, which can cause severe and costly damage including ruptured gas lines (leading to fire or explosion), water leaks and broken pipes. Seismic straps should be properly anchored and placed in the upper third and lower third of the tank.

Plumbing: Water Pressure

35) Comment 64: FURTHER EVALUATION REQUIRED: Water pressure is 100 psi. Most appliance manufacturers recommend pressure to be set between 40 and 80 psi.

Bathrooms: Bathroom #1

36) Comment 65: REPAIR OR REPLACE: Exposed plumbing noted underneath sink and not sealed to Wall.

Bathrooms: Bathroom #2

37) Comment 66: REPAIR OR REPLACE: Drain line penetration underneath sink noted as not sealed.

38) Comment 67: REPAIR OR REPLACE: Caulking around countertop noted as cracked and deteriorated.

Structure: Attic

39) Comment 77: REPAIR OR REPLACE: Electrical outlet in attic noted as missing cover.

Interior

40) Comment 78: Minor paint, drywall damage, burned out bulbs, broken/missing covers and other minor cosmetic defects noted at various locations throughout the home.

41) Comment 79: REPAIR OR REPLACE: Electrical outlets and light switches noted as missing covers at various locations.

(Report Summary continued)

42) Comment 80: REPAIR OR REPLACE: Smoke detectors noted as not installed in any of the four bedrooms.

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

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

43) Comment 81: REPAIR OR REPLACE: Drywall ceiling in kitchen noted as cracked. Evidence of previous water damage noted. Seller states it was water hose for refrigerator.

44) Comment 82: REPAIR OR REPLACE: Damper clamp noted as not installed on fireplace flue.

45) Comment 83: REPAIR OR REPLACE: Top screw noted as not staying in track. Doors swing freely.

Lawn Sprinkler

46) Comment 85: FURTHER EVALUATION REQUIRED: Water noted as turned off to sprinkler system at time of inspection.