



619-289-8387

www.usa-homeinspectors.com
admin@usa-homeinspectors.com

Inspected By: _____



Home Inspection Report
Prepared For:

CLIENT NAME

Property Address:
1234 Easy Street
San Diego, CA 92101

Inspected on DAY,MM/DD/YY Time: XX:XX am/pm

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

As technology advances, data is gathered, new safety protocols are developed and building codes updated often times the original construction methods or appliance installation may appear incorrectly done by modern standards. However, most requirements to upgrade only come into effect when an appliance or component is replaced. For the purpose of this report older installations are considered "Satisfactory" as long as no immediate safety concern is noted. Modern examples are included in the informational comments on this report.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect. This may not mean "perfect".

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

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

A separate "home inspection agreement," "mold disclosure" and payment must be signed before this report is published.

Benefits Of using USA Home Inspectors

A home inspection is not a guarantee! We do not check everything! We use an approved checklist that contains approximately 150 items. Home inspectors can not see through walls, carpets or anything else, we do not have x-ray vision. For example, home inspectors are not allowed to inspect for rodents or wood destroying organisms. The home inspection report is a snapshot in time on the day the home was inspected and cannot predict future failures or report hidden defects.

However, we here at USA Home Inspectors want you to have the best experience possible. Not just on the day of the inspection but in the future as well. That is why we include Porch Home Assistant Gold and the NACHI Home Buyback program as part of the home inspection.

In the coming days you'll be contacted by Porch regarding your Home Assistant Gold membership. This membership includes \$100 in handyman services (courtesy of USA Home Inspectors) and is good for work such as:

Locksmith TV Mounting Light Fixtures Hanging Artwork
Installing appliances Caulking Lawn care Plumbing Fixtures
and much more.

Here are the no-frills terms of the NACHI Buy-Back Guarantee:

Honored for 90 days after closing.

Valid for home inspections performed for home buyers by participating InterNACHI members.

NACHI pay whatever price the you paid for the home.

The home must be listed with a licensed real estate agent.

The guarantee excludes homes with material defects not present at the time of the inspection, or not required to be inspected per InterNACHI's Residential Standards of Practice.

Mold Disclosure

Mold inspections: molds, fungi, mildew and similar organisms may exist in the property that inspector is unaware and has no actual knowledge. These contaminants generally grow in places there is excessive moisture, such as where a leak may have occurred in roofs, pipes, walls or where there has been flooding.

A professional home inspection is limited to the reporting of "possible organic growth" and only then when suspicious substances are actually observed. Inspector urges client to obtain an inspection specifically for molds to more fully determine the condition of the property and it's environmental status.

Clients make the decision to purchase the property independent of any representation by the inspector, who is not a party to the transaction, regarding mold. Accordingly, clients agree to indemnify and hold USA home inspectors and it's related independent contractors harmless in the event any mold is discovered on the property.



Comment 1:

Mold inspections: molds, fungi, mildew and similar organisms may exist in the property that inspector is unaware and has no actual knowledge. These contaminants generally grow in places there is excessive moisture, such as where a leak may have occurred in roofs, pipes, walls or where there has been flooding.

A professional home inspection is limited to the reporting of "possible organic growth" and only then when suspicious substances are actually observed. Inspector urges client to obtain an inspection specifically for molds to more fully determine the condition of the property and it's environmental status.

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General

NOTICE: This is a general Home Inspection of primarily visible areas and done in a limited time. NOT every defect will be discovered. The Inspector does NOT have or use an X-RAY vision device. For further clarification of the components, procedures and limitations of the home inspection consult the National Association of Certified Home Inspectors.

NOTICE: By continuing reading: you the client understands the terms, conditions and limitations of this visual inspection performed on the stated date above. Without a client contract signature this inspection is VOID.

Property Type:	Single Family
Stories:	One
Year Built:	1954
Bedrooms/Baths:	3/2
Door Faces:	South
Furnished:	Yes
Weather:	Sunny
Temperature:	Warm
Soil Condition:	Dry
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Not Present
Inspection Fee:	\$465



Comment 2:

Personal property present at time of inspection, some areas and systems are not fully visible due to current occupant's personal items.



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.

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.

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

Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:	Mostly Level Condition: Satisfactory
Vegetation:	Generally Maintained Condition: Satisfactory
Retaining Walls:	Concrete Condition: Repair or Replace

(Site continued)

Driveway:	Concrete Condition: Satisfactory
Walkways:	Concrete , Stamped Concrete Condition: Satisfactory
Steps/Stoops:	Concrete, Brick Condition: Satisfactory
Patios/Decks:	Concrete Condition: Satisfactory
Steps/Stairs:	Brick Condition: Satisfactory
Hand Rails:	Not Present
Patio Cover:	Wood Condition: Satisfactory
Fence:	Wood, Metal Condition: Repair or Replace


 **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



Comment 5:

Repair or replace: Cracks and broken bricks noted in various locations on retaining wall.



Figure 5-1



Figure 5-2

(Site continued)



Figure 5-3



Figure 5-4



Comment 6:

Repair or replace: East concrete patio noted as sloping towards structure. Evidence of erosion and ponding noted next to structure. Evidence of previous standing water noted around drain cover at rear patio.



Figure 6-1



Figure 6-2

(Site continued)


 **Comment 7:**
Repair or replace: Vegetation noted as growing against fence in east corner.



Figure 7-1


 **Comment 8:**
Repair or replace: Loose boards, leaning, sunburned wood, broken boards , evidence of possible wood destroying organisms, improper repairs all noted on fence.



Figure 8-1



Figure 8-2

(Site continued)



Figure 8-3



Figure 8-4



Figure 8-5




Figure 8-6

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building. NOTICE: Wall insulation type and value NOT verified. UFFI insulation or hazards are NOT identified. Conditions inside walls can NOT be judged. Testing for lead paint NOT performed. If walls are EIFS this system should be evaluated by a qualified specialist.

Exterior Covering:	Stucco Condition: Satisfactory
Exterior Trim Material:	Wood, Vinyl Condition: Satisfactory
Windows: Caulk, Glass:	Vinyl Condition: Satisfactory
Window Screens:	Vinyl Condition: Satisfactory
Screen Doors:	Vinyl Condition: Satisfactory
Entry Doors:	Steel Condition: Satisfactory
Balconies:	Not Present
Railings:	Not Present
Doorbell:	Yes Condition: Satisfactory
Hose Faucets:	Yes Condition: Satisfactory
Exterior Outlets:	Yes Condition: Satisfactory

 Comment 9:
Defects such as peeling, holes, cracks, and patches noted at various places throughout exterior.

(Exterior continued)



Figure 9-1



Figure 9-2



Figure 9-3



Figure 9-4

(Exterior continued)



Figure 9-5



Figure 9-6



Figure 9-7

(Exterior continued)



Comment 10:

Repair or replace: Grading noted as sloping towards the structure on side yard.



Figure 10-1



Comment 11:

Repair or replace: Soil noted as making contact with the structure above the drip edge.



Figure 11-1

(Exterior continued)

NOTICE: In regards to all exterior wood and wood trim this Home Inspection is NOT a Destroying organism Inspection. A wood destroying organism inspection should be preformed by a professional licensed by the state structural pest control board.

Garage

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

Garage Type:	Attached Condition: Satisfactory
Garage Size:	1 Car
Door Opener:	Chain Drive Condition: Satisfactory
Opener Safety Feature:	Light Beam Condition: Satisfactory
Garge Entry Door:	Yes Condition: Satisfactory
Garage Side Door:	Yes Condition: Satisfactory
Vehicle Door:	Yes Condition: Satisfactory
Stem Wall:	Concrete Condition: Satisfactory
GFCI:	Yes Condition: Satisfactory

(Garage continued)



Comment 12:

Cracks and stains noted at garage floor. Minor paint, drywall damage and other minor cosmetic defects noted at various locations throughout the garage.



Figure 12-1



Figure 12-2



Figure 12-3

(Garage continued)



Comment 13:

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



Figure 13-1

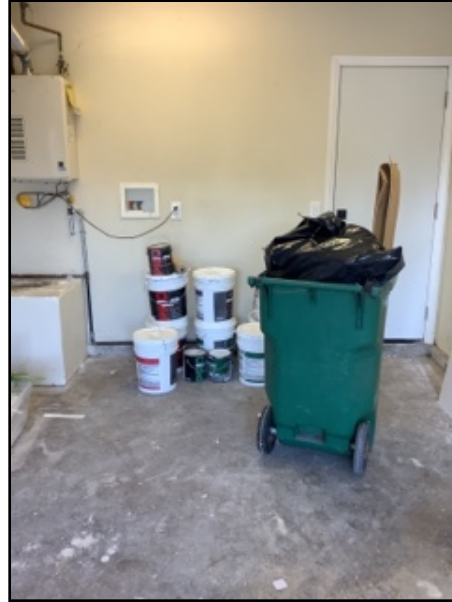


Figure 13-2



Figure 13-3

(Garage continued)



Comment 14:

Further evaluation required: possible organic growth noted. Mold: Your home inspection agreement outlined the scope and duties of your home inspector with regard to potentially hazardous molds which may be discovered as part of today's inspection.

You may elect to hire your inspector to collect samples for laboratory analysis and test for the presence of potentially hazardous molds. This is an additional cost and is considered a separate inspection.

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

Moisture noted on water heater stand



Figure 14-1

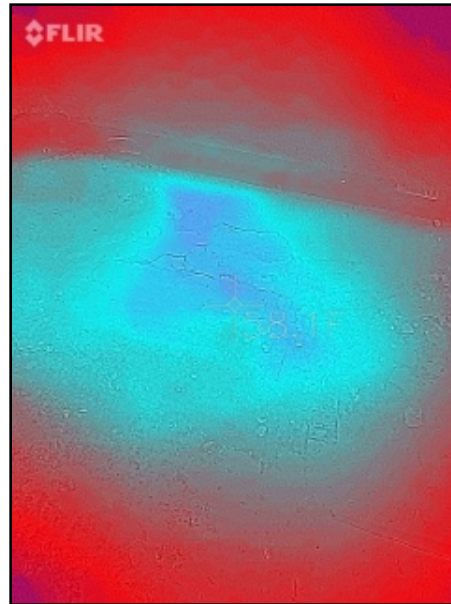


Figure 14-2

(Garage continued)



Comment 15:

Repair or replace: Vent screen in garage noted as torn . This is a possible rodent entry area



Figure 15-1

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are visually inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy. The inspector can NOT and does NOT offer a warranty as to whether the roof has leaked in the past, leaks now, or may be subject to further leakage. The Inspector does NOT have or use an X-RAY vision device. This report is issued in consideration of the foregoing disclaimer. Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection. Roofs, skylights and flashings are NOT water tested for leaks. Tenting a home for fumigation may cause damage to roofs recommend reinspection for damage after tenting is completed.

NOTICE: The homes roof may certified and warranted by a licensed roofing contractor.

Inspection Method:	Telescoping Pole/Camera
Roof Design:	Gable
Roof Covering:	3 Tab Shingle
	Condition: Satisfactory
Ventilation Present:	Roof, Soffit
	Condition: Satisfactory
Vent Stacks:	Metal, Plastic
	Condition: Satisfactory
Chimney :	Brick
	Condition: Satisfactory
Sky Lights:	Yes
	Condition: Repair or Replace
Flashings:	Metal
	Condition: Satisfactory
Soffit and Fascia:	Wood
	Condition: Repair or Replace
Gutters & Downspouts:	Plastic
	Condition: Satisfactory

(Roofing continued)



Comment 16:
Roof inspection pictures.



Figure 16-1



Figure 16-2



Figure 16-3



Figure 16-4

(Roofing continued)



Figure 16-5



Figure 16-6



Figure 16-7



Figure 16-8



Figure 16-9



Figure 16-10

(Roofing continued)



Figure 16-11

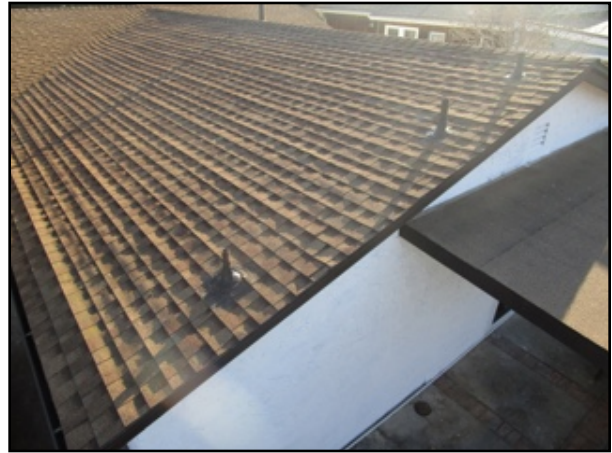


Figure 16-12



Figure 16-13



Figure 16-14



Figure 16-15



Figure 16-16

(Roofing continued)



Figure 16-17



Figure 16-18



Figure 16-19



Figure 16-20



Figure 16-21



Figure 16-22

(Roofing continued)



Figure 16-23



Figure 16-24



Figure 16-25



Figure 16-26



Figure 16-27



Figure 16-28

(Roofing continued)



Figure 16-29



Figure 16-30



Comment 17:

Repair or replace: Cracks and stains noted on skylight the interior.



Figure 17-1

(Roofing continued)



Comment 18:

Further evaluation required: Evidence of possible wood destroying organisms noted on soffit and or fascia.



Figure 18-1



Figure 18-2

NOTICE: Gutters, Skylights and roof drain systems are NOT water tested for leakage or blockage. Regular maintenance of drainage systems are required to avoid water problems at the Roof and Foundation.

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:	Underground
Main Disconnect Location:	Service Panel
Service Panel Location:	Exterior
Service Panel Manufacturer:	Unknown
	Condition: Satisfactory

(Electrical continued)

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
	Condition: Satisfactory
Overcurrent Protection:	Breakers
	Condition: Satisfactory
GFCI/AFCI Breakers:	Not Present
Smoke Detectors:	9 volt Battery Type, Lithium Battery Type
	Condition: Satisfactory
Carbon Monoxide Detector:	Yes
	Condition: Satisfactory



Comment 19:

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.

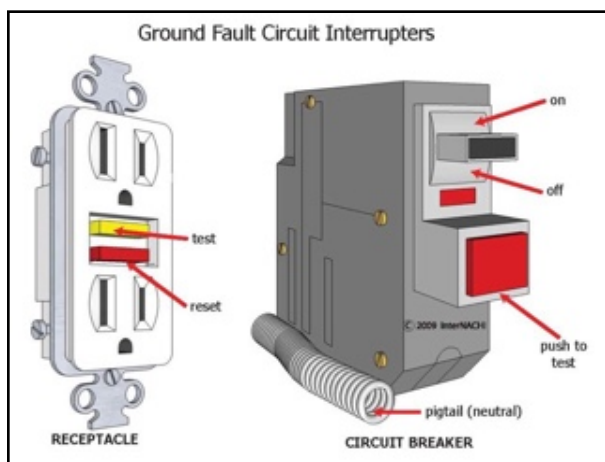


Figure 19-1

(Electrical continued)



Comment 20:

GFCI outlets protect all downstream Outlets in the circuit. A push button reset is not required 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.

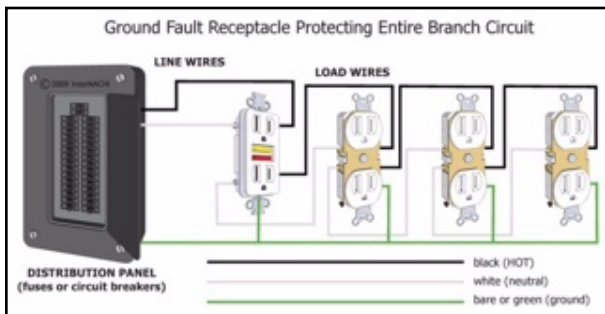


Figure 20-1



Comment 21:

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



Figure 21-1



Figure 21-2

(Electrical continued)

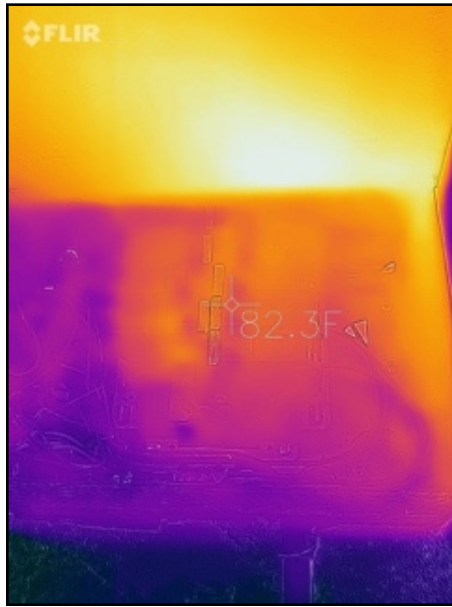


Figure 21-3



Comment 22:

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

No labels for breakers at time of inspection. Breakers appear do you have been over sprayed with paint. No cover noted on electrical outlet in garage.

(Electrical continued)



Figure 22-1



Figure 22-2



Figure 22-3

(Electrical continued)



Comment 23:

Repair or replace: wiring at service panel does not match outlet configuration. Some outlets have had the ground wire jumped to the neutral in order to create a false reading on an outlet tester. Outlet tester indicates the outlet is good. However, outlet and outlets downstream on the circuit are not grounded. Further evaluation by more qualified professional is required.



Figure 23-1

Solar Systems: It is outside the scope of home inspection 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. Inspector will note solar output, time of day and atmospheric conditions if solar system has an active display. Inspector will also note, at the time of inspection, whether or not the solar panels are dirty as this significantly affects power generation output.

HVAC

HVAC System Type:

Central Split System

Thermostat:

Digital

Condition: Satisfactory

(HVAC continued)



Comment 24:

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.

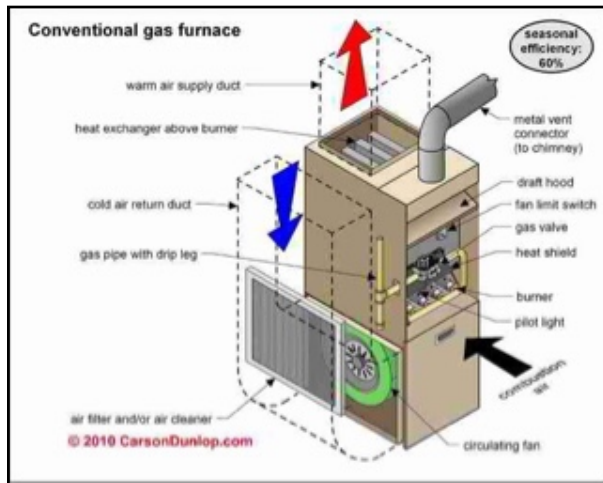


Figure 24-1

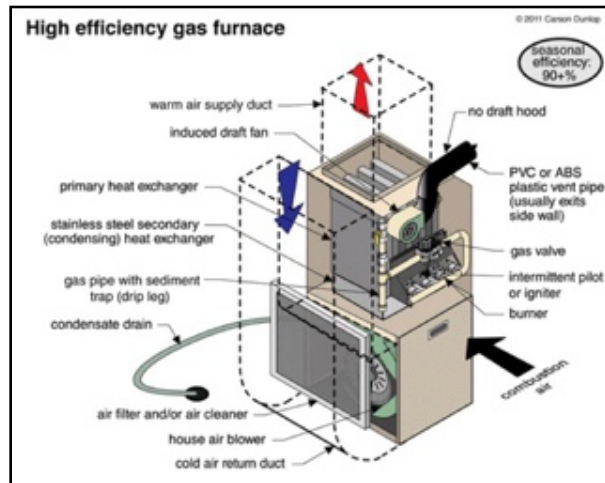


Figure 24-2

Heating

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

Location:	Attic
Type of Equipment:	Forced Air
	Condition: Satisfactory
Manufacturer:	Zaikin
Heating Fuel:	Gas
	Condition: Satisfactory
Filter Type:	Disposable
	Condition: Repair or Replace
Output Temperature:	140 Degrees
Type of Distribution:	Flexible Ducting
	Condition: Satisfactory

(Heating continued)

Estimated Age:

0 - 10 years

Condition: Satisfactory



Comment 25:

SDG&E offers a more comprehensive, free heater evaluation. 1-800-411-SDGE.



Comment 26:

Furnace data plate picture.

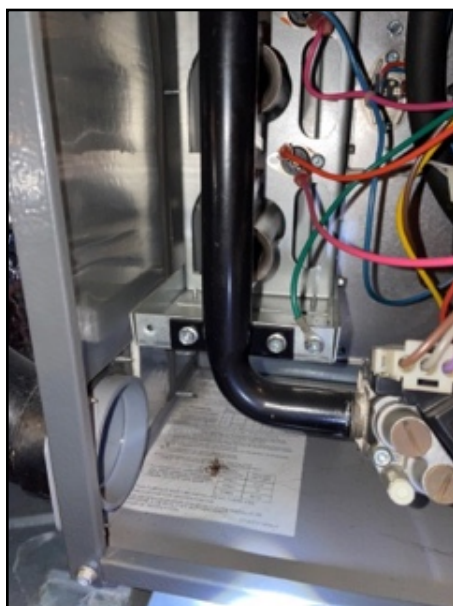


Figure 26-1



Figure 26-2

(Heating continued)



Comment 27:
Furnace thermal temperatures.



Figure 27-1



Figure 27-2

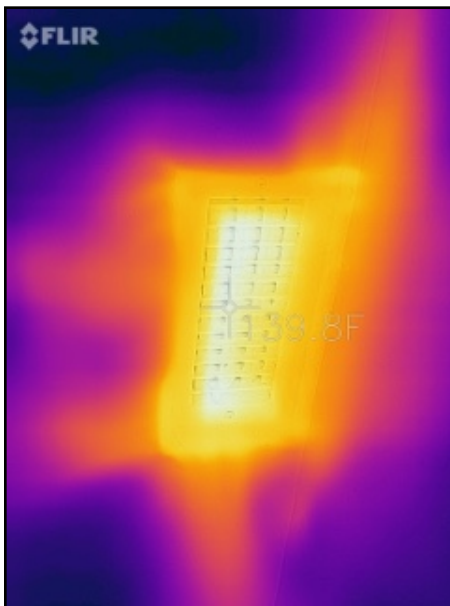


Figure 27-3

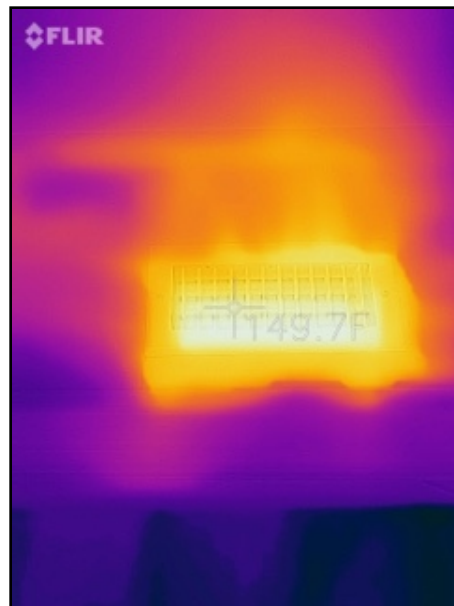


Figure 27-4

(Heating continued)

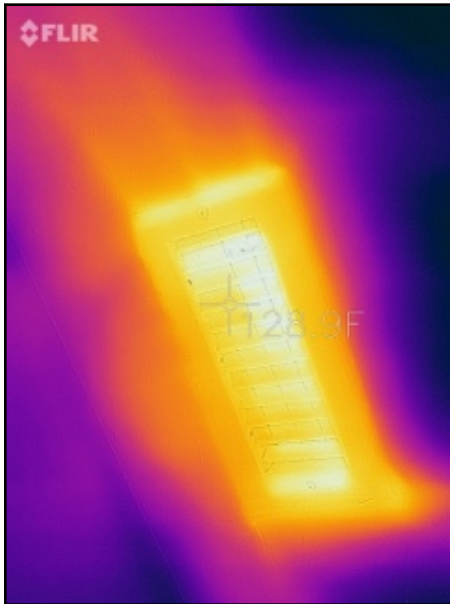


Figure 27-5

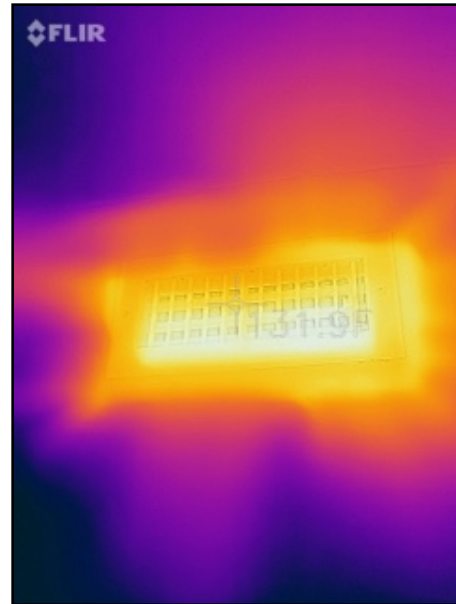


Figure 27-6

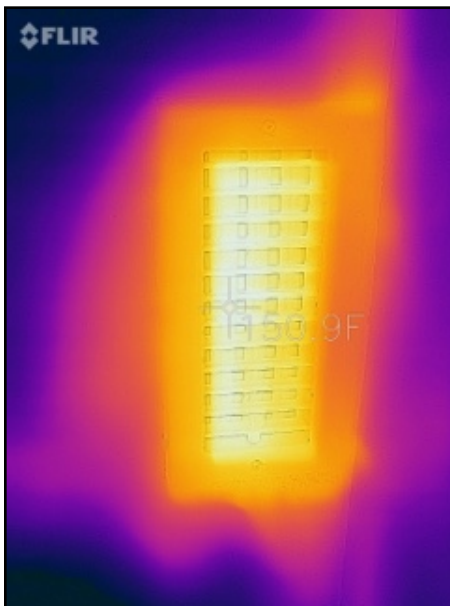


Figure 27-7

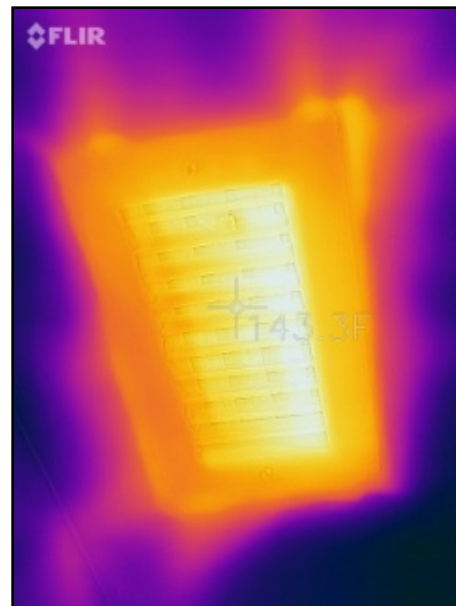


Figure 27-8

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

(HVAC continued)

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:	Not Present
Type of Equipment:	Not Present
Condenser Make:	Not Present
Condensate Drainage:	Not Present



Comment 28:
Examples of a residential HVAC cooling system.

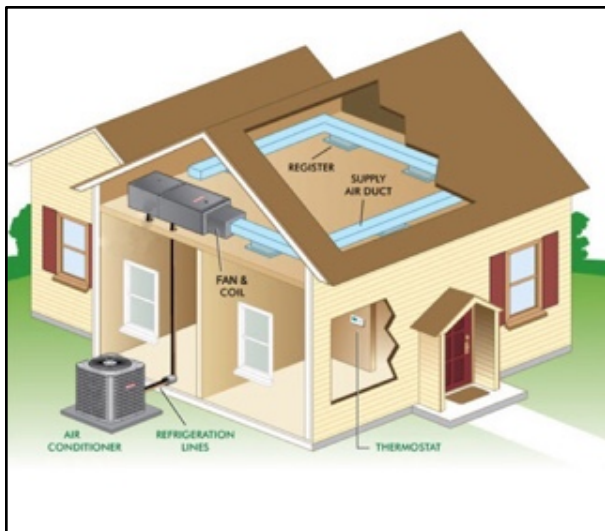


Figure 28-1

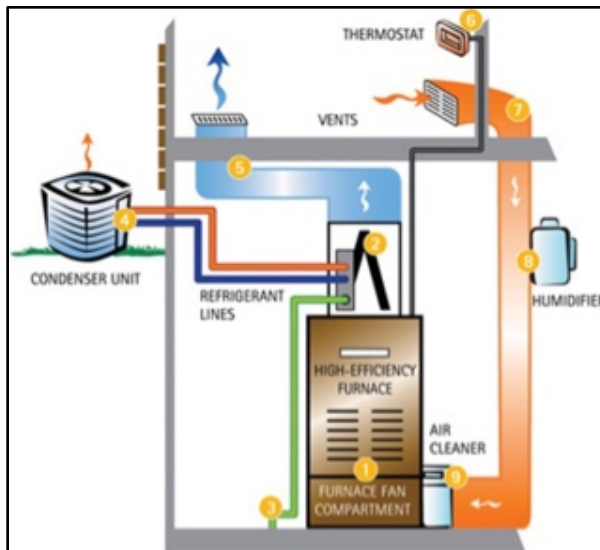


Figure 28-2

(Cooling continued)



Comment 29:

The home is plumbed for air conditioning but no unit is installed.



Figure 29-1

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Plumbing

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

Water Service:	Public
Supply Pipe Material:	Copper
	Condition: Satisfactory
Location of Main Water Shutoff:	Front of home
Sewer System:	Public
Waste Pipe Material:	Cast Iron, ABS Plastic
	Condition: Further Evaluation Required
Location of Gas Shutoff:	At Meter
Hot Water Temperature:	124° F

(Plumbing continued)

Water Meter And Leak Detector: Rotating, No movement was detected at leak detector at time of inspection
Condition: Satisfactory



Comment 30:

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 30-1



Comment 31:

Water temperature was 117F. Most appliance manufacturers recommend a temperature between 110-120F. Temperatures in excess of 130F are generally considered to be 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 31-1



Comment 32:
Water meters with leak detectors.



Figure 32-1

(Plumbing continued)



Comment 33:

Water temperature was 124° F. Most appliance manufacturers recommend a temperature of around 120F. Generally temperatures above 130°F are considered unsafe.

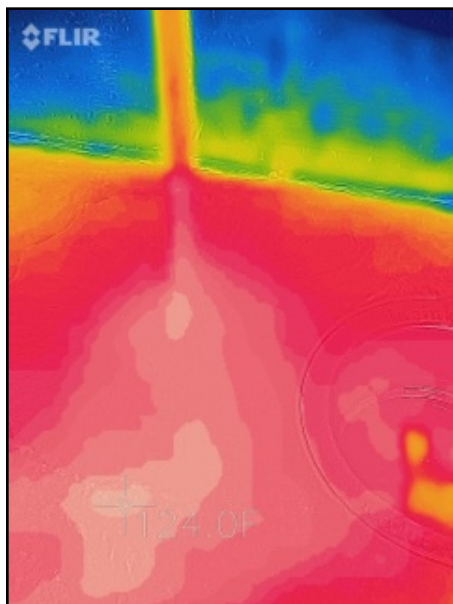


Figure 33-1

Water Heater

Manufacturer:	Noritz
Fuel:	Natural Gas
Capacity:	Tankless
Year of Manufacture:	2015
Temp & Pressure Relief Valve:	Not Present
Fuel Disconnect:	In Same Room
Seismic Straps Installed:	Not Present

(Water Heater continued)



Comment 34:

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.

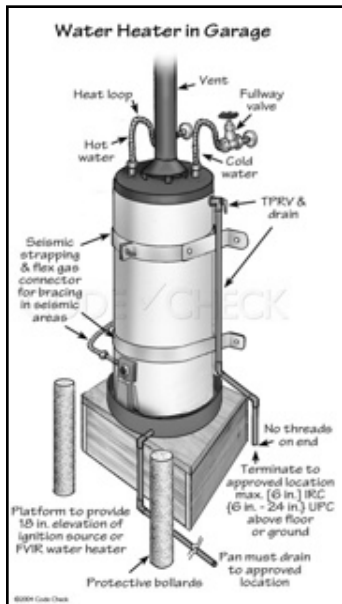


Figure 34-1

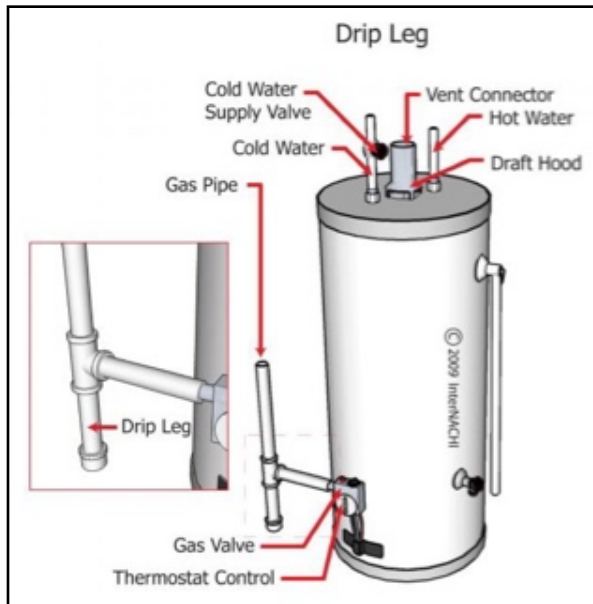


Figure 34-2

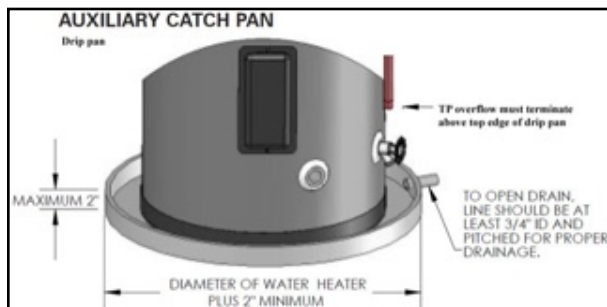


Figure 34-3

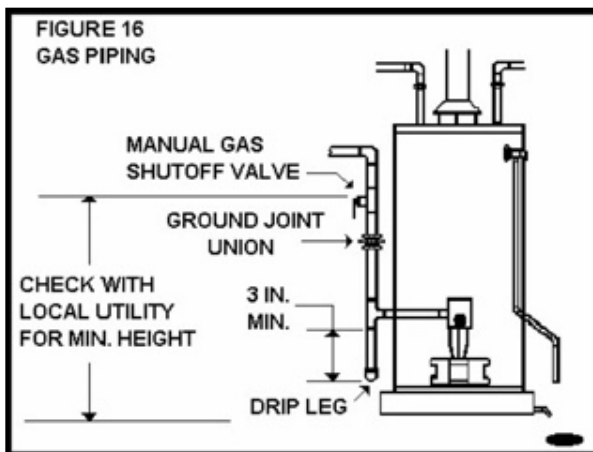


Figure 34-4

(Water Heater continued)



Comment 35:

Repair or replace: Hot water valve noted as corroded .

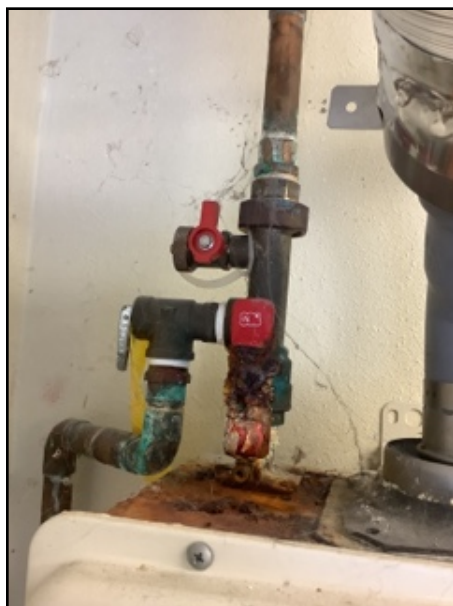


Figure 35-1



Comment 36:

Repair or replace: condensation drainpipe noted as not attached to tankless water heater. Evidence of moisture noted on old water heater stand under tankless water heater



Figure 36-1



Figure 36-2

(Plumbing continued)

Water Pressure

Water Pressure :	70 Psi
Pressure Regulator:	Installed
	Condition: Satisfactory



Comment 37:

Water pressure is 70 psi. Most appliance manufacturers recommend pressure to be set between 50 and 80 psi.



Figure 37-1

Bathrooms

Bathroom #1

Location:	Master
Bath Tub:	Not Present
Shower:	Stall
	Condition: Satisfactory
Shower Walls:	Tile
	Condition: Satisfactory

(Bathroom #1 continued)

Shower/Tub Plumbing :	Present Condition: Satisfactory
Grout/Caulking:	Clean and free of debris Condition: Satisfactory
Sink(s):	Single Vanity Condition: Satisfactory
Sink Plumbing:	ABS plastic Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory
Floor:	Tile Condition: Satisfactory
Ventilation Type:	Ventilator, Window Condition: Satisfactory
GFCI Protection:	Outlets Condition: Satisfactory

Bathroom #2

Location:	Hallway
Bath Tub:	Recessed Condition: Satisfactory
Shower:	In Tub Condition: Satisfactory
Shower Walls:	Tile Condition: Satisfactory
Shower/Tub Plumbing :	Present Condition: Satisfactory
Grout/Caulking:	Clean and free of debris Condition: Satisfactory
Sink(s):	Single Vanity Condition: Satisfactory
Sink Plumbing:	ABS plastic Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory

(Bathroom #2 continued)

Floor:	Wood Laminate
	Condition: Satisfactory
Ventilation Type:	Ventilator, Window
	Condition: Satisfactory
GFCI Protection:	Outlets
	Condition: Satisfactory



Comment 38:

Repair or replace: Vanity noted as missing knobs.



Figure 38-1

Laundry

NOTICE: Washing machines and dryers are operated by normal controls during this inspection. It is outside the scope of this inspection to move appliances and inspect the condition of walls or flooring that is not readily visible. Washing machine drains and supply valves are visually inspected. Water supply valves, if turned, may leak.

Built In Cabinets:	Not Present
Laundry Sink:	Not Present
Dryer Venting:	To Exterior
	Condition: Satisfactory

(Laundry continued)

GFCI Protection:	Yes
	Condition: Satisfactory
Laundry Hook Ups:	Yes
	Condition: Repair or Replace
Washer:	Not Present
Dryer:	Not Present



Comment 39:
Repair or replace: Cold water valve noted as leaking.



Figure 39-1

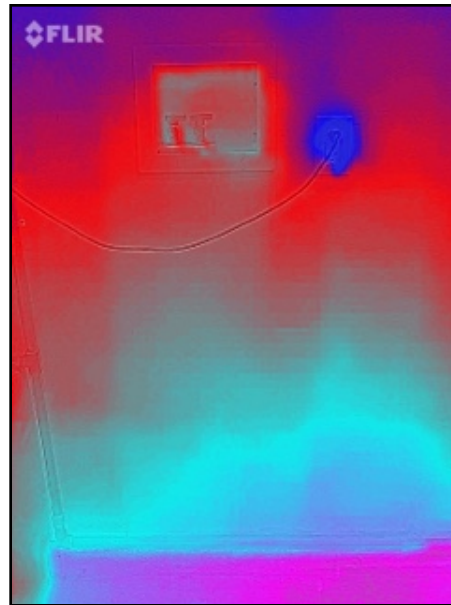


Figure 39-2

(Laundry continued)

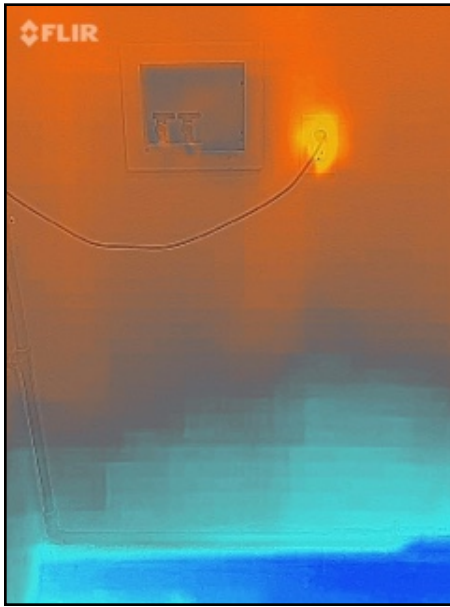


Figure 39-3



Figure 39-4


 Comment 40:
Washer/dryer not present. Laundry hookups were visually inspected but not operated.



Figure 40-1

Kitchen

NOTICE: The home inspector can NOT judge materials behind cabinets, inner cabinet coverings and floors that are not readily visible.

Cabinets:	Wood Condition: Satisfactory
Countertops:	Quartz Condition: Satisfactory
Sink:	Farm Condition: Satisfactory

Appliances

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

Range:	Frigidaire Condition: Satisfactory
Range Hood:	Unknown Condition: Satisfactory
Refrigerator:	Not Present
Dishwasher:	Frigidaire Condition: Satisfactory
Microwave:	Not Present
Disposal:	ISE Condition: Satisfactory

(Appliances continued)

i Comment 41:
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.

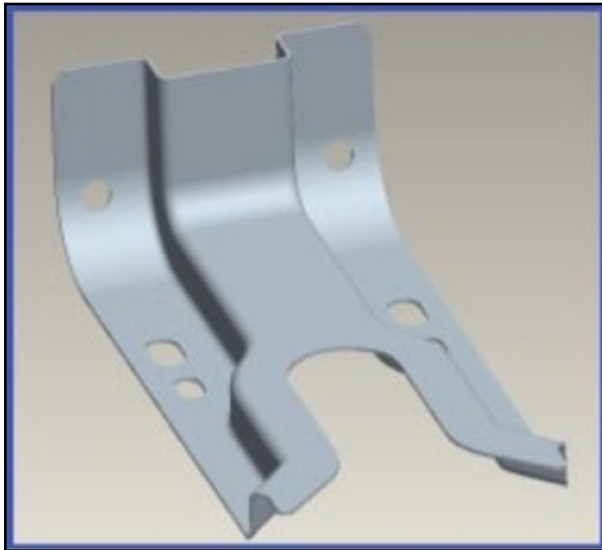


Figure 41-1

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

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection. Items not visible at the time of inspection are outside the scope of this report. 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 in all but the most severe cases. The inspector may, at additional cost, reinspect, provided the client removes floor covering and releases the inspector from damage caused by this process. Floor coverings are NOT removed during this inspection.

Foundation Types:	Slab on Grade
Foundation Material:	Poured Concrete
	Condition: Satisfactory
Signs of Water Penetration:	Not Present
Prior Waterproofing:	Not Present

(Structure continued)

Floor Structure:	Concrete Slab Condition: Satisfactory
Subflooring:	Plywood Condition: Satisfactory
Wall Structure:	Wood Frame Condition: Satisfactory



Comment 42:

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



Figure 42-1

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

(Structure continued)

Attic

NOTICE: Roof sheeting, framing, electrical, junction boxes and possible active leakage or wood destroying organism activity are NOT fully visible due to the limited accessibility, lighting conditions and insulation at time of visual inspection. Areas not observed are outside the scope of this inspection.

Attic Entry:	Hallway, Bedroom Closet
Roof Framing Type:	Joist and Rafters Condition: Satisfactory
Roof Deck Material:	Plywood Condition: Satisfactory
Vent Risers:	Metal, Plastic Condition: Satisfactory
Insulation:	Fiberglass Batts Condition: Satisfactory



Comment 43:

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

Previous water stains noted on roof deck at time of inspection

(Attic continued)



Figure 43-1



Figure 43-2



Figure 43-3



Figure 43-4

(Attic continued)



Figure 43-5



Figure 43-6



Figure 43-7



Figure 43-8

(Attic continued)



Figure 43-9



Figure 43-10



Figure 43-11



Figure 43-12

(Attic continued)



Figure 43-13

Interior

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

Floors:	Tile, Wood Laminate Condition: Satisfactory
Walls:	Painted Drywall, Shiplap Condition: Satisfactory
Window: Operation, Locks, Seals:	Sliders Condition: Satisfactory
Interior Door Materials:	Masonite
Fireplace:	Wood Burning Condition: Satisfactory
Light Switches:	Standard Condition: Satisfactory
Stairways And Handrailings:	Not Present
Outlets:	Three prong Condition: Repair or Replace

(Interior continued)



Comment 44:

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



Figure 44-1

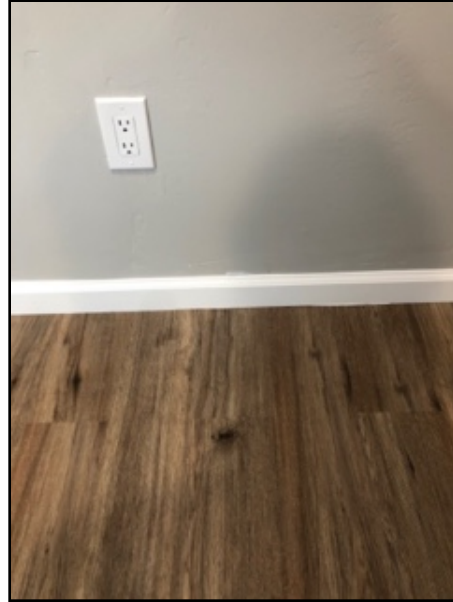


Figure 44-2



Figure 44-3

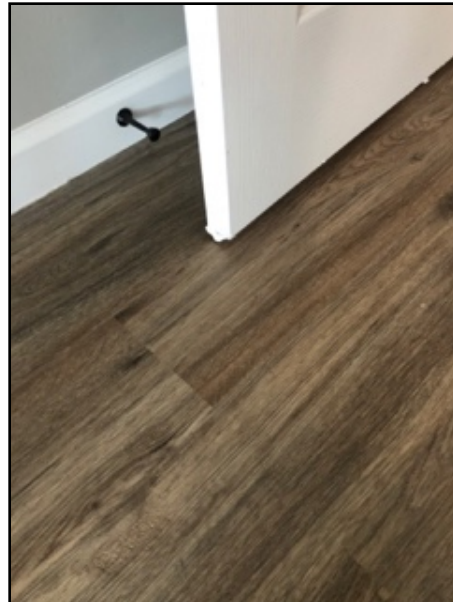


Figure 44-4

(Interior continued)



Figure 44-5



Figure 44-6



Figure 44-7

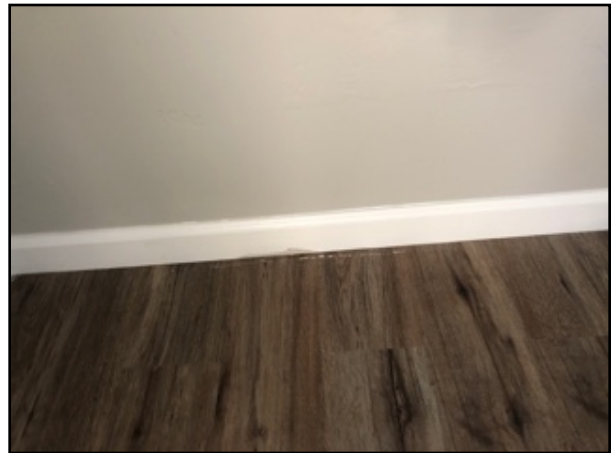


Figure 44-8

(Interior continued)



Comment 45:

Repair or replace: door/screen noted as missing.

Chimney noted as dirty, clean before next use.



Figure 45-1

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

NOTICE: Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For further testing contact an asbestos specialist.

NOTICE: Floor covering damage may be hidden by furniture. The condition of wood flooring below carpets is NOT inspected.

Lawn Sprinkler

Generally, it is outside the scope of a standard home inspection to inspect any type of irrigation. However, USA home inspectors strive to provide our clients with the most thorough inspections in the industry. In our effort to achieve our goals we manually test visible and easily accessible irrigation valves. We do not turn on or off main supply valves. We do not inspect timers, control units or wiring. Only, above ground, visible portions of the irrigation system are inspected. Inspector does not troubleshoot defects. Due to the unreliable nature of residential irrigation systems client may experience different results when observing functionality after the time of inspection. No warranties, expressed or implied, extend to the irrigation system or any other component or system included on this report.

Water Supply:	Municipal
Valves:	Mechanical
	Condition: Satisfactory
Timer:	Electric Clock
	Condition: Satisfactory
Visible Piping:	PVC



Comment 46:

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



Figure 46-1

Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. 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.



Figure 4-1



Figure 4-2

(Report Summary continued)



Figure 4-3



Figure 4-4



Figure 4-5



Figure 4-6

(Report Summary continued)



Figure 4-7

2) Comment 5: Repair or replace: Cracks and broken bricks noted in various locations on retaining wall.



Figure 5-1



Figure 5-2

(Report Summary continued)



Figure 5-3



Figure 5-4

3) Comment 6: Repair or replace: East concrete patio noted as sloping towards structure. Evidence of erosion and ponding noted next to structure. Evidence of previous standing water noted around drain cover at rear patio.



Figure 6-1



Figure 6-2

4) Comment 7: Repair or replace: Vegetation noted as growing against fence in east corner.

(Report Summary continued)



Figure 7-1

5) Comment 8: Repair or replace: Loose boards, leaning, sunburned wood, broken boards, evidence of possible wood destroying organisms, improper repairs all noted on fence.



Figure 8-1



Figure 8-2

(Report Summary continued)



Figure 8-3



Figure 8-4



Figure 8-5



Figure 8-6

Exterior

6) Comment 9: Defects such as peeling, holes, cracks, and patches noted at various places throughout exterior.



Figure 9-1



Figure 9-2



Figure 9-3



Figure 9-4

(Report Summary continued)



Figure 9-5



Figure 9-6



Figure 9-7

7) Comment 10: Repair or replace: Grading noted as sloping towards the structure on side yard.

(Report Summary continued)



Figure 10-1

8) Comment 11: Repair or replace: Soil noted as making contact with the structure above the drip edge.



Figure 11-1

Garage

9) Comment 12: Cracks and stains noted at garage floor. Minor paint, drywall damage and other minor cosmetic defects noted at various locations throughout the garage.



Figure 12-1



Figure 12-2



Figure 12-3

(Report Summary continued)

10) Comment 14: Further evaluation required: possible organic growth noted. Mold: Your home inspection agreement outlined the scope and duties of your home inspector with regard to potentially hazardous molds which may be discovered as part of today's inspection.

You may elect to hire your inspector to collect samples for laboratory analysis and test for the presence of potentially hazardous molds. This is an additional cost and is considered a separate inspection.

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

Moisture noted on water heater stand



Figure 14-1

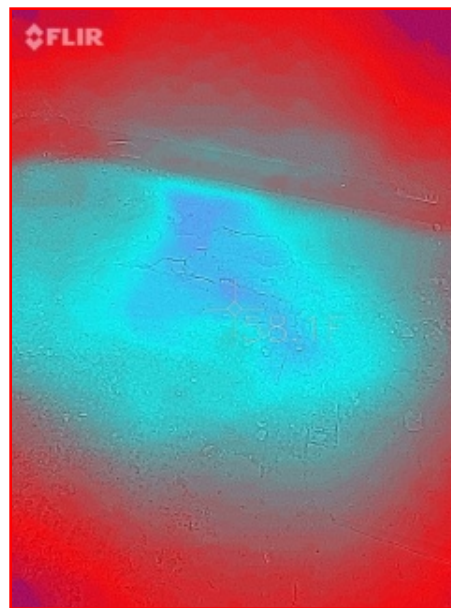


Figure 14-2

11) Comment 15: Repair or replace: Vent screen in garage noted as torn . This is a possible rodent entry area

(Report Summary continued)



Figure 15-1

Roofing

12) Comment 17: Repair or replace: Cracks and stains noted on skylight the interior.



Figure 17-1

13) Comment 18: Further evaluation required: Evidence of possible wood destroying organisms noted on soffit and or fascia.

(Report Summary continued)



Figure 18-1



Figure 18-2

Electrical

14) Comment 23: Repair or replace: wiring at service panel does not match outlet configuration. Some outlets have had the ground wire jumped to the neutral in order to create a false reading on an outlet tester. Outlet tester indicates the outlet is good. However, outlet and outlets downstream on the circuit are not grounded. Further evaluation by more qualified professional is required.



Figure 23-1

Plumbing: Water Heater

15) Comment 35: Repair or replace: Hot water valve noted as corroded .



Figure 35-1

16) Comment 36: Repair or replace: condensation drainpipe noted as not attached to tankless water heater. Evidence of moisture noted on old water heater stand under tankless water heater



Figure 36-1



Figure 36-2

Bathrooms: Bathroom #2

17) Comment 38: Repair or replace: Vanity noted as missing knobs.



Figure 38-1

Laundry

18) Comment 39: Repair or replace: Cold water valve noted as leaking.



Figure 39-1

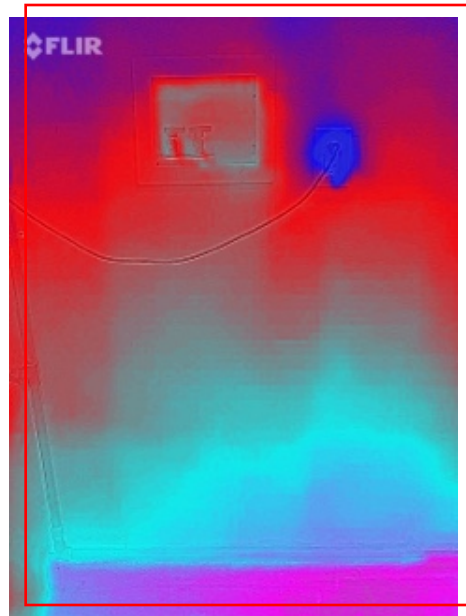


Figure 39-2

(Report Summary continued)

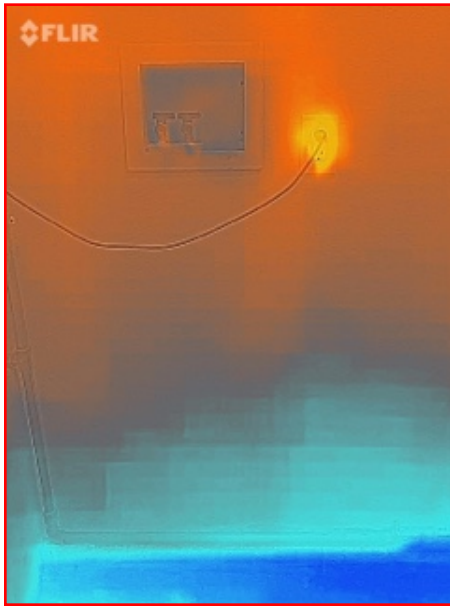


Figure 39-3



Figure 39-4

Interior

19) Comment 44: Minor paint, drywall damage, burned out bulbs, broken/missing covers and other minor cosmetic defects noted at various locations throughout the home.



Figure 44-1

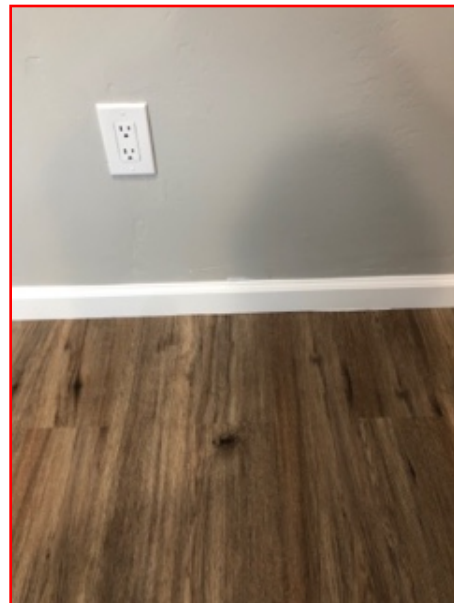


Figure 44-2

(Report Summary continued)



Figure 44-3

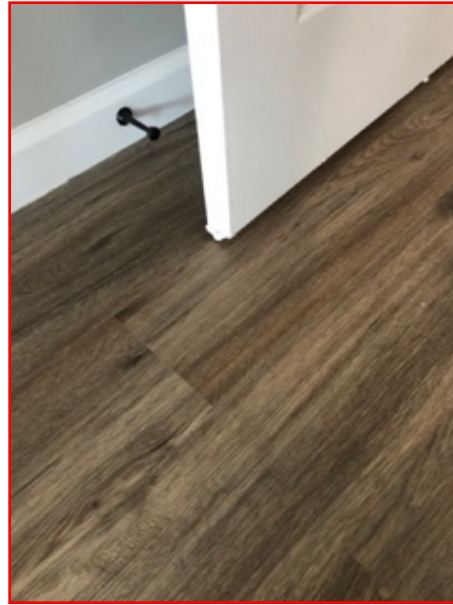


Figure 44-4

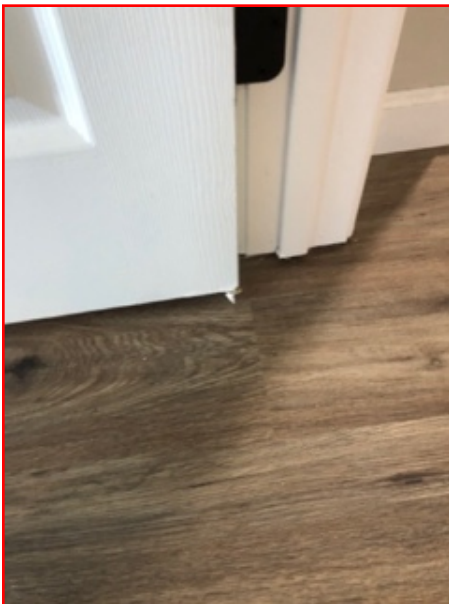


Figure 44-5



Figure 44-6

(Report Summary continued)

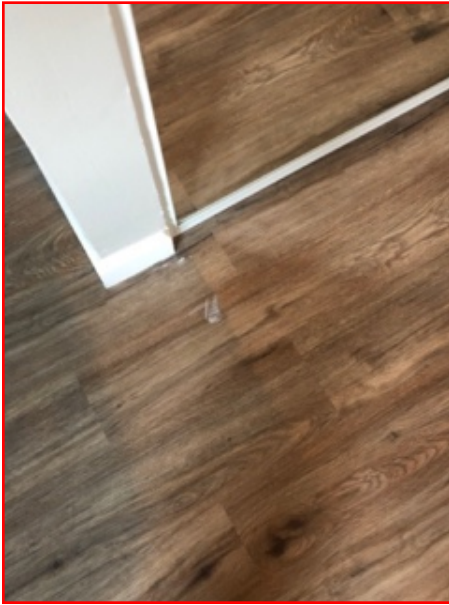


Figure 44-7



Figure 44-8

20) Comment 45: Repair or replace: door/screen noted as missing.

Chimney noted as dirty, clean before next use.



Figure 45-1