



Re: 111 A St  
San Diego CA 92126

Dear John

At your request, a full visual inspection was conducted at the above property.

An conscientious effort was made on your behalf to identify all visible defects. Please read the attached report carefully.

If you have any questions, please do not hesitate to contact me.

Thank you for using ***The Home Inspection Company*** for your inspection.

Regards,

Paul Harriott

Owner/ CREIA Certified inspector

# Inspection Report

111 A St

San Diego, CA 92126

Prepared for: John Client



**Prepared by: The Home Inspection Company**  
**P.O Box 262597**  
**San Diego CA 92126**  
**858-848-4476**

This report was prepared for the client listed above in accordance with our inspection agreement and is subject to the terms and conditions agreed upon therein. A verbal consultation is part of this report. If you were not present during the inspection, call our office for a full discussion of the entire report.

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**This report is not to be used for the purposes of substitute disclosure.**

# Summary Page

## MAJOR CONCERNS/ ISSUES

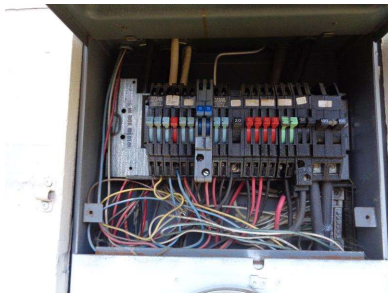
Conditions noted that should be addressed immediately, that may pose a hazard to humans, the building or both. Or items that need to be on the property

### Electrical

#### SERVICE PANEL

##### ELECTRIC PANEL

Size, 120/240 volt, rated at 100 Amperes, Brand, This property has a Zinsco brand electrical service panel. These panels and their breakers have a variety of problems including:- Arcing potential with aluminum bus bars and copper contacts on breakers· Bus bars made from aluminum that tend to oxidize and corrode· Breakers that don't trip under normal over-load conditions. At a minimum, recommend having a licensed electrician remove the breakers in the panel and evaluate the bus bars and breaker contacts. Recommend replacing damaged parts or the entire panel as necessary. If the panel isn't replaced, recommend installing a smoke detector above the panel. Recommend further evaluation by a licensed electrical contractor prior to removal of contingencies.



### Garage

#### GARAGE COMPONENT & EQUIPMENT CONDITION

##### FIRE DOOR(S)

Action: The fire-resistant door automatic closing-device was damaged/defective/missing. The fire-resistant door did not close and latch shut by itself. We recommend correcting the condition(s) noted.

Inspection Report Exclusively For: John Client

## FURTHER EVALUATION

Conditions noted that warrant further evaluation and/ or correction by the appropriate licensed professional

### HVAC

#### HEATING

##### COMMENTS

Unit appears original or Near the End of its service life. The concern with older units is that the heat exchanger may crack, allowing carbon monoxide into the living area. Recommend full evaluation from a HVAC contractor prior to closing of contingencies.

#### DUCTING

##### DUCT TYPE(S)

Plastic covered and insulated flexible ducting Conditions, Original duct system present. These ducts are usually very leaky. This hurts the efficiency of the units, causing shorter life expectancy and higher energy bills. The outer plastic covering on the conditioned air ducts was damaged. We recommend correcting the condition(s) noted. Recommend replacing duct system.



## MINOR ISSUES/ RECOMMENDATIONS

Conditions noted that are in need of minor repairs or general FYI items

### Property

#### PROPERTY & STRUCTURE

##### BUILDING MATERIAL

Combination of Stucco, Wood panels, CONDITIONS. Attention: The wood siding was damaged/deteriorated. These conditions are conducive to moisture intrusion/deterioration. Repairs or replacement needed.



Combination of Stucco, Wood shingles, CONDITIONS, Attention: The wood siding was damaged/deteriorated. These conditions are conducive to moisture intrusion/deterioration. Repairs or replacement needed.



##### GRADING

The property is flat, Conditions: Attention: Grading around structure needs attention. Landscape should be sloped away from dwelling to avoid water from ponding up against the structure as this can deteriorate the exterior and foundation. Recommend correction.



## Patio/ Balcony

### Patio/ Balcony/ Porch

#### PATIO COVER(S)

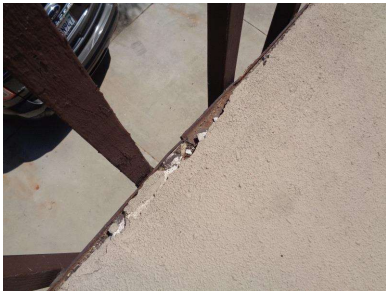
Materials: wood frame design, Conditions, Attention: Noted damage to patio cover.  
Repairs needed. Termite report may provide further information.



### Patio/ Balcony/ Porch

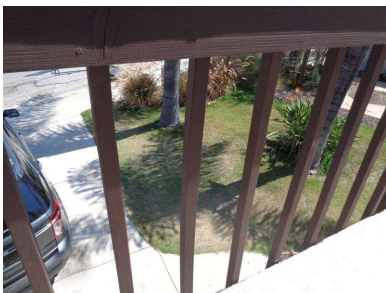
#### PATIO(S)/ PORCH

Light & switch appears serviceable Materials: Waterproof over plywood, Attention:  
Noted areas of deterioration. Repairs needed.



#### GUARDRAIL(S)

Attention: The guardrails installed have gaps greater than 4" between posts. This is a child safety hazard. Recommend correction.



## Interior

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**FRONT DOOR**  
**DOORBELL**

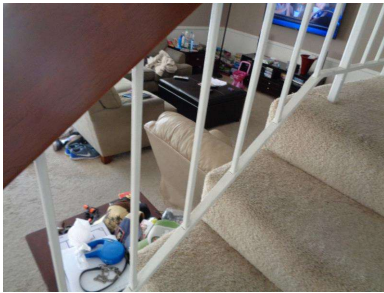
Doorbell did not operate. Could not determine cause. Repairs needed.

**HALLWAY**  
**CARBON MONOXIDE DETECTOR**

No CO detector present. Property has fossil fuels present. CO detector required by California Escrow. Installation required.

**STAIRS**  
**STAIRS**

Material: Carpet, Conditions: Attention: Rail guard have openings of greater than 4" wide. This is a safety hazard for children. Recommend correction.



**DINING ROOM**  
**WINDOW(S)**

Type: Vinyl Dual Pane, Horizontal, The accessible window(s) were functional, Attention: There were missing window screens. We recommend correcting the condition(s) noted.

**FAMILY ROOM****FLOORING**

Type, Carpet, Attention: Noted stains in carpet. Could not determine if they could be cleaned or have to be replaced.

**FIREPLACE****FIREBOX(S)**

The fireplace and visible areas of the flue appeared functional, Attention: There were no glass doors present. We recommend adding doors as an energy upgrade.

**Kitchen****KITCHEN****RECEPTACLE(S)**

Action: Not all outlets within 6' of water were GFCI protected. Recommend changing all outlets within 6' of water to GFCI outlets.

**STOVE/ RANGE**

Type, Range, Gas, Conditions, The cooktop/range burners functioned ok, Action: Range is not secured to wall. This is a tipping hazard. Recommend correction to avoid accidental tipping of unit.

**Bedrooms****MASTER BEDROOM****INTERIOR DOOR(S)**

The door(s) were functional, Attention: Missing door stop. Recommend installation to prevent damage to wall.



**BEDROOM 2****WINDOW(S)**

Type: Aluminum, Horizontal, The accessible window(s) were functional, Attention: There were missing window screens. We recommend correcting the condition(s) noted.

**CLOSET(S)**

No. of closets: 1 Average size, The closet(s) were functional, Attention: The floor guides for the closet doors were missing. We recommend correcting the condition(s) noted.

**BEDROOM 3****WINDOW(S)**

Type: Aluminum, Horizontal, Attention: Window did not latch. Repairs or replacement needed.

**Bathrooms****MASTER BATHROOM****FLOORING**

Type, Laminate, Attention: Carpet/ Wood flooring in Bathroom may lead to damage to sub floor or mold as they are a porous material. Recommend replacing.

**Electrical****SERVICE PANEL****LEGEND**

No legend available as dead panel cover is missing. Recommend placing dead panel cover and labeling breakers as soon as possible.

## Plumbing

### WATER HEATER INFORMATION

#### SUPPLY PIPING

Conditions: The shutoff valve and visible water supply connectors appeared functional, they were not insulated. We recommend insulating the exposed water piping to minimize heat loss.



## Attic Area

### ATTIC AREA

#### INSULATION

Materials: fiberglass batts, Conditions: The attic space had minimal insulation installed by today's standards. We recommend installing additional insulation for energy efficiency as an upgrade.



#### VENTILATION

Vent types: roof, gable and soffit, Conditions: There were damaged/deteriorated/missing ventilation screens. This condition allows insects, birds, rodents or other animals to enter the attic space. We recommend correcting the condition(s) noted.

## DISCLAIMERS

Items that do not fall under the scope of the Home Inspection or are not readily accessible

### INSPECTION INFORMATION

#### BUILDING CHARACTERISTICS

##### FOUNDATION

Foundation types: concrete slab on grade, Only a small portion of the slab foundation was visible. Cracks or other conditions could not be determined as the interior floor had floor coverings. Conditions we look for that may show cause for concern in slab foundations are cracking around doors and windows which would not allow them to close correctly and remain square. None of these issues were noted but recommend further evaluation by a Structural Engineer if you have any concerns regarding the slab.

### Property

#### PROPERTY & STRUCTURE

##### EXTERIOR TRIM

The visible exterior trim materials appeared functional. Termite report may reveal further evaluation of this condition.

##### FASCIA(S)

The visible fascia materials appeared functional. Termite report may reveal further evaluation of this condition.

##### LANDSCAPING/ IRRIGATION

Evaluation of landscaping and irrigation system is not included as part of this inspection.

##### FENCING

Fencing was not included in this inspection.

### Interior

#### FIREPLACE

##### FLUE

Flue Type: flue not visible. Could not determine condition of lining.

**Kitchen****KITCHEN****UNDER SINK**

Attention: Could not inspect area as it was cluttered. Recommend further evaluation prior to closing of contingencies.

**REFRIGERATOR(S)**

Inspection of refrigerator is not included in this inspection. Recommend full testing of unit prior to closing of contingencies. Noted water line/ valve.

**Plumbing****PLUMBING****INT PIPING**

Materials: Pipes were not visible to be able to determine.

**WASTE LINES**

Materials: Waste line could not be inspected as it is not visible. Only items that are visible are included in this inspection.

**VENT PIPING**

Conditions: Could not inspect as it is not visible. Only items that are visible are included in this inspection.

**HVAC****HEATING****HEAT EXCHANGER(S)**

The heat exchanger was not visible to inspect without dismantling the unit, which is beyond the scope of the inspection.

# Table of Contents

REPORT DEFINITIONS & SCOPE	14
INSPECTION INFORMATION	15
Property	19
Patio/ Balcony	20
Interior	21
Kitchen	26
Bedrooms	27
Bathrooms	29
Electrical	32
Plumbing	33
HVAC	35
Laundry	36
Garage	37
Attic Area	38
Roof	39
Foundation	39



# REPORT DEFINITIONS & SCOPE

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Thank you for selecting **The Home Inspection Company** to provide your property inspection. Our business is mostly through referrals and we would appreciate you recommending our service to your family, friends and associates who may be in need of our services.

Our inspectors are all proud members of **CREIA** (California Real Estate Inspection Association), the major professional organization for property inspectors in California. **CREIA** requires members to meet and adhere to all membership standards set forth in our standards of practice, they mandate a strict code of ethics and they require continual education in the property inspection profession.

This report describes the property conditions on the date of the inspection, to current **CREIA** standards. Within **CREIA** standards, our judgment is based upon locally accepted practice for comparable properties with respect to quality and workmanship allowing for reasonable wear and tear. The IRC Code is one source we take into account, but our service is not a code compliance inspection or local city/municipality ordinance compliance inspection.

Soil conditions, inaccessible features, and cosmetic considerations are specifically excluded from the scope of this report. Our work is not technically exhaustive and does not include tests such as an appropriate professional might perform on any given system. We test components with normal operating controls and do not break down nor take apart any system. Our fees do not include guarantees or warranties either expressed or implied.

Some features are not inspected. For instance: Sewer drainage, which can become blocked without warning; timer controlled devices; thermostats and similar control devices are not checked for calibration; security systems; elevators; and personal property such as refrigerators and drapes. We cannot judge what we cannot see, such as conditions hidden within walls, beneath rugs, or deliberately masked. We do not dismantle, turn on gas service to appliances, nor venture into or onto areas, which our judgment may be hazardous. The inspection is strictly limited to those items detailed in this report. To review our standards of practice and code of ethics please visit [www.creia.org](http://www.creia.org).

We're here to help and encourage you so please call if you have any questions. Our code of ethics does not allow us to provide professional referrals.

## **This Report Complies with the CREIA Standards of Practice**

These Standards of Practice provide guidelines for a **real estate inspection** and define certain terms relating to these **inspections**. **Bold** words in these Standards are defined in Part IV, Glossary of Terms.

A. A **real estate inspection** is a survey and basic **operation** of the **systems** and **components** of a **building** which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the **Inspector**. The purpose of the inspection is to provide the Client with information regarding the general **conditions** of the **building(s)**. Cosmetic and aesthetic **conditions** shall not be considered.

B. A **real estate inspection** report provides written documentation of material defects discovered in the **inspected building's systems** and **components** which, in the opinion of the **Inspector**, are **safety hazards**, are not **functioning** properly, or appear to be at the ends of their service lives. The report may include the **Inspector's** recommendations for correction or further evaluation.

C. **Inspections** performed in accordance with these Standards of Practice are not **technically exhaustive** and shall apply to the **primary building** and its associated **primary parking structure**.

A **real estate inspection** includes the **readily accessible systems** and components or a **representative number** of multiple or similar **components** listed in SECTIONS 1 through 9 subject to the limitations, exceptions, and exclusions in

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Part III.

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## CONDITION CODE DEFINITIONS

### MAJ. CONCERNS/ ADDRESS IMMED/ REQUIRED ITEMS

Major Concerns: Conditions noted that should be addressed immediately that may pose a hazard to humans, the building or both. Or items that need to be on the property.

### FURTHER EVALUATION

Further Evaluation: Conditions noted that warrant further evaluation and/or correction by the appropriate licensed professional.

### MINOR ISSUES/ RECOMMENDATIONS

Minor Issues: Conditions noted that are in need of minor repair or general FYI items.

### DISCLAIMERS

Disclaimers: Items that do not fall under the scope of the Home Inspection or are not readily accessible at time of inspection.

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## INSPECTION INFORMATION

This report is intended only as a general guide to help the client make an evaluation of the overall condition of the home and is not intended to reflect the value of the property, nor make any representation as to the advisability of purchase. The report expresses the opinion of the inspector, based upon visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items or evacuation was performed. All components and conditions which by the nature of their location are concealed, camouflaged, or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include but are not limited to: formaldehyde, lead paint, mold, asbestos, radon, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells ( water quality and quantity); zoning ordinances; intercoms; security systems; heat sensors; cosmetics; or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. The report does not constitute any expressed or implied warranty of merchantability or fitness for use regarding the condition of the property, and it should not be relied upon as such.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration as set forth in the Inspection Agreement, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

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## Inspection Report Exclusively For: John Client

All repairs should be done by an appropriate professional in the appropriate trade. This is the best assurance that the repairs are done correctly, for the protection of everyone involved. If the seller is accepting responsibility for any repairs, ask for contractor bill(s) as proof of completion.

Re-inspections are only performed on items not accessible or that were unable to be inspected due to utilities not being turned on at the time of original inspection. Should repairs be necessary we suggest they be performed by an appropriate professional in the appropriate trade and that all work complies with applicable laws, including governmental permits, inspections, and approval requirements. Buyer should obtain from seller receipts for repairs performed by others, a written statement indicating the date of repairs performed by seller and provide copies of receipts and statements of seller prior to final verification of condition.

See body of report for detailed descriptions of findings and recommendations.

California law requires a broad disclosure statement to be provided by the sellers to buyer of most residential property (CA D.R.E. Form TDS-14). If the statement was provided to us, it is used at the inspection to double-check problem areas. We do not cover all the items in the state form; and some items may not be inspected.

NOTWITHSTANDING POSSIBLE STATEMENTS TO THE CONTRARY IN THE REAL ESTATE TRANSFER DISCLOSURE STATEMENT (CA D.R.E.FORM TDS-14), OUR INSPECTION IS NOT A SUBSTITUTE DISCLOSURE AS DESCRIBED BY CIVIL CODE 1102. This means we are *not* responsible for any errors or omissions on the disclosure statement nor any possible consequences of such errors or omissions.

It is the clients sole responsibility to read this report in its entirety, not rely upon any verbal comments and to research any and all jurisdictional permits required by the local authorities regarding the property in contract before the close of escrow. The client is to personally perform a diligent visual inspection of the property after the seller vacates to insure that no "condition" was concealed by personal property and/or stored items while occupied or damaged during the seller's evacuation of the building. Should any "condition" be revealed that was not addressed within this report prior to, or after the close of escrow, please contact our office immediately for an additional evaluation regarding such "condition."

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## CLIENT & SITE INFORMATION

### FILE/DATE/TIME

File # Sample Date: 07/06/2016 Time: 9:00 AM File # Date: Time:

### CLIENT NAME

Sample, John Client.

### WEATHER/SOIL

Weather conditions during the inspection: clear, Temperature, 70-80 degrees Ground condition, and the ground was dry.

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## BUILDING CHARACTERISTICS

### PROPERTY

Faces: East.

### PROPERTY TYPE

Type: single-family residence.

### FOUNDATION

Foundation types: concrete slab on grade, Only a small portion of the slab foundation was visible. Cracks or other conditions could not be determined as the interior floor had floor coverings. Conditions we look for that may show cause for concern in slab foundations are cracking around doors and windows which would not allow them to close correctly and remain square. None of these issues were noted but recommend further evaluation by a Structural Engineer if you have any concerns regarding the slab.

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## UTILITIES

### ELECTRICITY

Municipal.

### GAS

Municipal.

**Inspection Report Exclusively For: John Client****WATER/SEWER**

Municipal.

**UTILITIES**

All utilities on.

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**OTHER INFORMATION****PEOPLE PRESENT**

People present: buyer's agent, client.

**BUILDING OCCUPIED**

The building was occupied and access to some items such as; electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

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**INTRODUCTORY NOTES****IMPORTANT INFORMATION**

We recommend having the locks of all exterior doors re-keyed after taking possession of the building for security reasons.

**REPAIRS/ REMODEL**

Property may have been remodeled, had room additions, conversions and repairs that may have required permits. It is beyond the scope of the inspection to verify if these permits had been issued. Recommend to have seller advise any knowledge of any work done.

**AGE ISSUES**

Buildings built before 1978 may have products in them that contain some amounts of asbestos or lead. Determining the presence of these products is beyond the scope of this report.

**ENVIRONMENTAL CONCERNS**

Client acknowledges what is being contracted for is a building inspection and not an environmental evaluation and the inspection is not intended to; detect, identify or disclose any health or environmental concerns regarding the building(s) and/or adjacent property, including but not limited to, the presence of asbestos, radon, lead, urea-formaldehyde, fungi, mold, bio-organic growth, PCB's, electromagnetic radiation, buried fuel oil tanks, ground water contamination, soil contamination, or any other toxic materials or substances contained in the water, air, soils, or building materials or products. We are not trained or licensed to recognize or analyze any of these materials. We may make reference to one or more of these materials when/if noted during the inspection. Should further study or analysis seem prudent, then a full evaluation by an appropriate professional in the appropriate trade is recommended. Information related to these products can be found in the "Buyers/Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.



# Property

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## PROPERTY & STRUCTURE

### DRIVEWAY(S)

Concrete

Attention: The driveway appeared functional with cracks noted. This is a normal occurrence over time. Recommend to monitor for any further deterioration.



### MAIN ENTRY

The entry/porch appeared functional.

### WALKWAY(S)

The walkways appeared functional, with some cracks noted.

### BUILDING MATERIAL

Combination of Stucco, Wood panels, CONDITIONS. Attention: The wood siding was damaged/deteriorated. These conditions are conducive to moisture intrusion/deterioration. Repairs or replacement needed.

Combination of Stucco, Wood shingles, CONDITIONS, Attention: The wood siding was damaged/deteriorated. These conditions are conducive to moisture intrusion/deterioration. Repairs or replacement needed.



### FLASHING(S)

The visible areas of the flashings appeared functional.

### EXTERIOR TRIM

The visible exterior trim materials appeared functional. Termite report may reveal further evaluation of this condition.

### FASCIA(S)

The visible fascia materials appeared functional. Termite report may reveal further evaluation of this condition.

**Inspection Report Exclusively For: John Client****ROOF DRAINAGE**

Type: No gutter system installed.

**LANDSCAPING/ IRRIGATION**

Evaluation of landscaping and irrigation system is not included as part of this inspection.

**GRADING**

The property is flat, Conditions: Attention: Grading around structure needs attention. Landscape should be sloped away from dwelling to avoid water from ponding up against the structure as this can deteriorate the exterior and foundation. Recommend correction.

**FENCING**

Fencing was not included in this inspection.

**GATES**

The gate(s) were functional.

## Patio/ Balcony

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**Patio/ Balcony/ Porch****LOCATION:**

Rear.

**PATIO(S)/ PORCH**

Materials: concrete, Some cracks noted. This is a normal occurrence over time. Recommend to monitor for further deterioration. Light & switch appears serviceable, Outlet: Outlet weather protected and is GFCI protected.

**PATIO COVER(S)**

Materials: wood frame design, Conditions, Attention: Noted damage to patio cover. Repairs needed. Termite report may provide further information.



## Patio/ Balcony/ Porch

**LOCATION:**

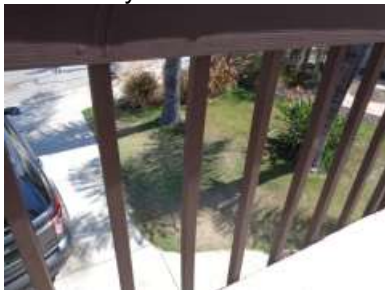
Front.

**PATIO(S)/ PORCH**

Light & switch appears serviceable Materials: Waterproof over plywood, Attention: Noted areas of deterioration. Repairs needed.

**GUARDRAIL(S)**

Attention: The guardrails installed have gaps greater than 4" between posts. This is a child safety hazard. Recommend correction.



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## Interior

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### MAIN ENTRANCE

**DIRECTION**

Front door faces: East.

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### FRONT DOOR

**SCREEN/ SECURITY DOOR**

Door appears serviceable.

**DOOR TYPE**

Vinyl w/ glass, Conditions, OK. Door and hardware are in satisfactory condition.

**DOORBELL**

Doorbell did not operate. Could not determine cause. Repairs needed.

**SWITCHES**

Outside light, Operates ok.

## HALLWAY

### LOCATION

1st Floor.



### SMOKE DETECTOR

Smoke detector noted. It was not tested as part of this inspection. Recommend testing and change batteries upon moving in.

### CARBON MONOXIDE DETECTOR

No CO detector present. Property has fossil fuels present. CO detector required by California Escrow. Installation required.

### FLOOR

Type, Vinyl Carpet Conditions: OK.

### LIGHT

Light operates ok and 3 way switch appears functional.

### GUEST CLOSET

Closet appears serviceable.

### LINEN CLOSET

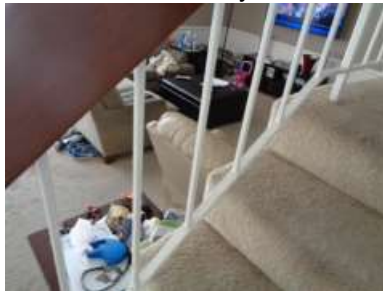
Closet appears serviceable.

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## STAIRS

### STAIRS

Material: Carpet, Conditions: Attention: Rail guard have openings of greater than 4" wide. This is a safety hazard for children. Recommend correction.



### LIGHT

Light is ok and 3 way switch appears serviceable.

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## UPPER HALLWAY

### LOCATION

2nd Floor.

## Inspection Report Exclusively For: John Client

**SMOKE DETECTOR**

Smoke detector noted. It was not tested just presence noted. Recommend replacing batteries when occupying property.

**CARBON MONOXIDE DETECTOR**

CO Detector noted. It was not tested. Recommend placing batteries when occupying property.

**FLOOR**

Type, Carpet Conditions: OK.

**LIGHT**

Light operates ok and 3 way switch appears functional.

---

**LIVING ROOM****LOCATION:**

Front.

**WINDOW(S)**

Type: Vinyl Dual Pane, Horizontal, The accessible window(s) were functional.

**WALL(S)/CEILING(S)**

Walls, The visible areas of the walls appeared functional, Ceiling, The visible areas of the ceiling appeared functional.

**FLOORING**

Type, Carpet, The visible areas of the floor material appeared functional.

**SWITCHES**

Operates, An outlet, Conditions, The switches and lights were functional.

**RECEPTACLE(S)**

The accessible receptacles were functional.

**HVAC**

Heating option noted for this room.

---

**DINING ROOM****LOCATION:**

Middle.



**Inspection Report Exclusively For: John Client****WINDOW(S)**

Type: Vinyl Dual Pane, Horizontal, The accessible window(s) were functional, Attention: There were missing window screens. We recommend correcting the condition(s) noted.

**WALL(S)/CEILING(S)**

Walls, The visible areas of the walls appeared functional, Ceiling, The visible areas of the ceiling appeared functional.

**FLOORING**

Type, Carpet, The visible areas of the floor material appeared functional.

**SWITCHES**

Operates, light switch, Conditions, The switches and lights were functional.

**RECEPTACLE(S)**

The accessible receptacles were functional.

**HVAC**

Heating option noted for this room.

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**FAMILY ROOM****LOCATION:**

Rear.

**EXTERIOR DOOR(S)**

The door(s) were functional and there were visible safety glass markings on the glass pane(s)

**WINDOW(S)**

Type: Vinyl Dual Pane, Horizontal, The accessible window(s) were functional.

**WALL(S)/CEILING(S)**

Walls, The visible areas of the walls appeared functional, Ceiling, The visible areas of the ceiling appeared functional.

**FLOORING**

Type, Carpet, Attention: Noted stains in carpet. Could not determine if they could be cleaned or have to be replaced.

Inspection Report Exclusively For: John Client



**SWITCHES**

Operates, An outlet, Conditions, The switches and lights were functional.

**RECEPTACLE(S)**

The accessible receptacles were functional.

**HVAC**

Heating option noted for this room.

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**FIREPLACE**

**LOCATION(S)**

living room.



**UNIT TYPE(S)**

Materials: masonry fireplace.

**FUEL TYPE(S)**

Fuels: gas only.

**CHIMNEY(S)**

Materials: brick chimney, Conditions, Chimney appears serviceable and no signs of deterioration, Chimney cap/ Spark arrestor, Chimney cap installed and appears serviceable, There was a spark arrestor installed and appears serviceable.

**FLUE**

Flue Type: flue not visible. Could not determine condition of lining.

**HEARTH EXTENSION(S)**

The hearth extension appeared functional.

**FIREBOX(S)**

The fireplace and visible areas of the flue appeared functional, Attention: There were no glass doors present. We recommend adding doors as an energy upgrade.

**DAMPERS**

The visible areas of the chimney flue(s) appeared functional.

# Kitchen

## KITCHEN

### LOCATION

Rear.



### WINDOW(S)

Type: Vinyl Dual Pane, Horizontal, The accessible window(s) were functional.

### WALL(S)/CEILING(S)

Walls, The visible areas of the walls appeared functional, Ceiling, The visible areas of the ceiling appeared functional.

### FLOORING

Type, Tile, The visible areas of the floor material appeared functional.

### SWITCHES

Appears serviceable.

### SINK AREA

Faucet & valves appears serviceable, Sprayer, Appears serviceable.

### WASTE LINES

OK. Appears serviceable.

### GARBAGE DISPOSAL

Garbage disposal present.

### UNDER SINK

Attention: Could not inspect area as it was cluttered. Recommend further evaluation prior to closing of contingencies.

### CABINET(S)

The cabinet(s) were functional.

### CAULKING

Caulking around sink area appears serviceable.

### COUNTERTOP(S)

Appears serviceable.

### RECEPTACLE(S)

Action: Not all outlets within 6' of water were GFCI protected. Recommend changing all outlets within 6' of water to GFCI outlets.

### STOVE/ RANGE

Type, Range, Gas, Conditions, The cooktop/range burners functioned ok, Action: Range is not secured to wall. This is a tipping hazard. Recommend correction to avoid accidental tipping of unit.

**Inspection Report Exclusively For: John Client****EXHAUST VENT(S)**

The exhaust fan(s)/ light(s) functioned.

**DISHWASHER(S)**

The dishwasher(s) functioned through the "Normal Cycle", no leakage noted.

**MICROWAVE(S)**

The microwave oven functioned and heated a glass of water.

**REFRIGERATOR(S)**

Inspection of refrigerator is not included in this inspection. Recommend full testing of unit prior to closing of contingencies. Noted water line/ valve.

## Bedrooms

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**MASTER BEDROOM****LOCATION:**

Front, 2nd Floor.

**INTERIOR DOOR(S)**

The door(s) were functional, Attention: Missing door stop. Recommend installation to prevent damage to wall.

**EXTERIOR DOOR(S)**

The door(s) were functional and there were visible safety glass markings on the glass pane(s)

**WINDOW(S)**

Type: Aluminum, Horizontal, The accessible window(s) were functional.

**WALL(S)/CEILING(S)**

Walls, The visible areas of the walls appeared functional, Ceiling, The visible areas of the ceiling appeared functional.

**SMOKE DETECTOR**

Smoke detector noted. It was not tested. Recommend testing and replacing batteries after moving in.

**FLOORING**

Type, Engineered Wood, The visible areas of the floor material appeared functional.

**SWITCHES**

Operates, light switch, Conditions, The switches and lights were functional.

**CEILING FAN**

Operated by, Remote. Make sure remote is present on final walk through, Conditions, The ceiling fan was functional.

**Inspection Report Exclusively For: John Client****RECEPTACLE(S)**

Sample number of outlets tested due to furniture, The accessible receptacles were functional.

**HEATING**

Noted heating option in this bedroom.

**CLOSET(S)**

No. of closets: 1 Walk in, The closet(s) were functional.

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**BEDROOM 2****LOCATION:**

Rear, 2nd Floor.

**INTERIOR DOOR(S)**

The door(s) were functional.

**WINDOW(S)**

Type: Aluminum, Horizontal, The accessible window(s) were functional, Attention: There were missing window screens. We recommend correcting the condition(s) noted.

**WALL(S)/CEILING(S)**

Walls, The visible areas of the walls appeared functional, Ceiling, The visible areas of the ceiling appeared functional.

**SMOKE DETECTOR**

Smoke detector noted. It was not tested. Recommend testing and replacing batteries after moving in.

**FLOORING**

Type, Engineered Wood, The visible areas of the floor material appeared functional.

**SWITCHES**

Operates, light switch, Conditions, The switches and lights were functional.

**CEILING FAN**

Operated by, Pull chain, Conditions, The ceiling fan was functional.

**RECEPTACLE(S)**

Sample number of outlets tested due to furniture, The accessible receptacles were functional.

**HEATING**

Noted heating option in this bedroom.

**CLOSET(S)**

No. of closets: 1 Average size, The closet(s) were functional, Attention: The floor guides for the closet doors were missing. We recommend correcting the condition(s) noted.

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**BEDROOM 3****LOCATION**

Rear, 2nd Floor.



**Inspection Report Exclusively For: John Client****INTERIOR DOOR(S)**

The door(s) were functional.

**WINDOW(S)**

Type: Aluminum, Horizontal, Attention: Window did not latch. Repairs or replacement needed.

**WALL(S)/CEILING(S)**

Walls, The visible areas of the walls appeared functional, Ceiling, The visible areas of the ceiling appeared functional.

**SMOKE DETECTOR**

Smoke detector noted. It was not tested. Recommend testing and replacing batteries after moving in.

**FLOORING**

Type, Engineered Wood, The visible areas of the floor material appeared functional.

**SWITCHES**

Operates, light switch, Conditions, The switches and lights were functional.

**CEILING FAN**

Operated by, Pull chain, Conditions, The ceiling fan was functional.

**RECEPTACLE(S)**

Sample number of outlets tested due to furniture, The accessible receptacles were functional.

**HEATING**

Noted heating option in this bedroom.

**CLOSET(S)**

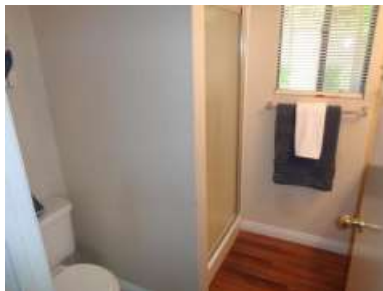
No. of closets: 1 Average size, The closet(s) were functional.

## Bathrooms

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**MASTER BATHROOM****LOCATION**

Master bedroom.



**Inspection Report Exclusively For: John Client****INTERIOR DOOR(S)**

The door(s) were functional.

**WINDOW(S)**

Type: Aluminum, Horizontal, The accessible window(s) were functional.

**WALL(S)/CEILING(S)**

Walls, The visible areas of the walls appeared functional, Ceiling, The visible areas of the ceiling appeared functional.

**FLOORING**

Type, Laminate, Attention: Carpet/ Wood flooring in Bathroom may lead to damage to sub floor or mold as they are a porous material. Recommend replacing.

**SWITCHES**

Operates light switch, The switch and light were functional.

**CABINET(S)**

The cabinet(s)/ pedestal were functional.

**RECEPTACLE(S)**

The accessible receptacles were functional and GFCI protected where required.

**VENTILATION**

There is a vent or window present and components appeared functional.

**SINK AREA**

The faucet(s) and piping appeared functional.

**WASTE LINES**

OK. Appears serviceable.

**UNDER SINK**

Area under sink appears serviceable.

**TOILET(S)**

The toilet(s) functioned.

**TUB(S)/SHOWER(S)**

Type, Shower only, The tub/shower/ valves appeared functional.

**SHOWER DOOR(S)**

Glass doors were present and functional. Tempered safety glass was confirmed by markings.

**CAULKING/ GROUTING**

Conditions: OK. All caulking/ grouting in water areas appears ok.

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**BATHROOM 2****LOCATION**

Hallway, 2nd Floor.

**INTERIOR DOOR(S)**

The door(s) were functional.

**WINDOW(S)**

Type: Aluminum, Horizontal, The accessible window(s) were functional.

**Inspection Report Exclusively For: John Client****WALL(S)/CEILING(S)**

Walls, The visible areas of the walls appeared functional, Ceiling, The visible areas of the ceiling appeared functional.

**FLOORING**

Type, Tile, The visible areas of the floor material appeared functional.

**SWITCHES**

Operates light switch, The switch and light were functional.

**CABINET(S)**

The cabinet(s)/ pedestal were functional.

**RECEPTACLE(S)**

The accessible receptacles were functional and GFCI protected where required.

**VENTILATION**

There is a vent or window present and components appeared functional.

**SINK AREA**

The faucet(s) and piping appeared functional.

**WASTE LINES**

OK. Appears serviceable.

**UNDER SINK**

Area under sink appears serviceable.

**TOILET(S)**

The toilet(s) functioned.

**TUB(S)/SHOWER(S)**

Type, Tub/Shower combo, The tub/shower/ valves appeared functional.

**SHOWER DOOR(S)**

Glass doors were present and functional. Tempered safety glass was confirmed by markings.

**CAULKING/ GROUTING**

Conditions: OK. All caulking/ grouting in water areas appears ok.

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**PARTIAL BATHROOM****LOCATION**

1st Floor.

**INTERIOR DOOR(S)**

The door(s) were functional.

**EXTERIOR DOOR(S)**

The door(s) were functional and there were visible safety glass markings on the glass pane(s)

**WINDOW(S)**

None.

**WALL(S)/CEILING(S)**

Walls, The visible areas of the walls appeared functional, Ceiling, The visible areas of the ceiling appeared functional.

**Inspection Report Exclusively For: John Client****FLOORING**

Type, Tile, The visible areas of the floor material appeared functional.

**SWITCHES**

Operates light switch, The switch and light were functional.

**LIGHT(S)/FIXTURE(S)**

The light(s) were functional.

**CABINET(S)**

The cabinet(s)/ pedestal were functional.

**RECEPTACLE(S)**

The accessible receptacles were functional and GFCI protected where required.

**VENTILATION**

There is a vent or window present and components appeared functional.

**SINK AREA**

The faucet(s) and piping appeared functional.

**CAULKING/ GROUTING**

Conditions:

**WASTE LINES**

OK. Appears serviceable.

**UNDER SINK**

Area under sink appears serviceable.

**TOILET(S)**

The toilet(s) functioned.

## Electrical

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**SERVICE PANEL****SERVICE TYPE**

Underground.

**MAIN PANEL**

Location: Located at the left side of the building.

**ELECTRIC PANEL**

Size, 120/240 volt, rated at 100 Amperes, Brand, This property has a Zinsco brand electrical service panel. These panels and their breakers have a variety of problems including:- Arcing potential with aluminum bus bars and copper contacts on breakers· Bus bars made from aluminum that tend to oxidize and corrode· Breakers that don't trip under normal over-load conditions. At a minimum, recommend having a licensed electrician remove the breakers in the panel and evaluate the bus bars and breaker contacts. Recommend replacing damaged parts or the entire panel as necessary. If the panel isn't replaced, recommend installing a smoke detector above the panel. Recommend further evaluation by a licensed electrical contractor prior to removal of contingencies.

This report was prepared for the client listed above in accordance with our inspection agreement and is subject to the terms and conditions agreed upon therein. A verbal consultation is part of this report. If you were not present during the inspection, call our office for a full discussion of the entire report.

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**This report is not to be used for the purposes of substitute disclosure.**

**Inspection Report Exclusively For: John Client****LEGEND**

No legend available as dead panel cover is missing. Recommend placing dead panel cover and labeling breakers as soon as possible.

**PANEL COVER**

Panel cover removed.

**SERVICE WIRING**

Materials: copper.

**CIRCUIT WIRING**

Materials: copper, Conditions, The wiring within the panel appeared serviceable.

**GROUNDING & NEUTRAL WIRES**

Grounding & Neutral wires, Grounding & Neutral wires appear serviceable.

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**SUB PANEL****SERVICE WIRING**

Materials:

**CIRCUIT WIRING**

Materials:

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## Plumbing

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**PLUMBING****MAIN WATER LINE**

Location: Front, Pressure regulator, No pressure regulator installed.

**INT PIPING**

Materials: Pipes were not visible to be able to determine.

**WASTE LINES**

Materials: Waste line could not be inspected as it is not visible. Only items that are visible are included in this inspection.

**Inspection Report Exclusively For: John Client****VENT PIPING**

Conditions: Could not inspect as it is not visible. Only items that are visible are included in this inspection.

**HOSE BIB(s)**

Sample tested, Tested hose bib, Appears serviceable. No active leak.

**WATER PRESSURE**

Water pressure tested at 60 psi. Conditions: Water pressure should be between 40 - 80 psi. This meets that requirement.

**FUNCTIONAL FLOW**

A number of fixtures were operated simultaneously with a functional water flow.

**FUNCTIONAL DRAINAGE**

During the limited testing of your drainage system today the drains operated, no blockage or slow drains were noted. Drains have been known to block at any time whether new construction or older properties with mature tree growth. We recommend to have a video camera test be performed on the drainage system prior to close of the transaction.

**GAS SHUTOFF**

Location: The gas meter and shutoff valve are located at the left side of the building.

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**WATER HEATER INFORMATION****LOCATION(S)**

The water heater was located in the garage.

**BRAND NAME(S)**

General Electric.

**APPROX. AGE(S)**

Unit was manufactured in 2011 . Average life expectancy of a water heater is 10-12 years.

**SIZE / GALLONS**

40 gallon.

**VENTING SYSTEM(S)**

The visible areas of the flue vent piping were intact and secured at the connections.

**SUPPLY PIPING**

Conditions: The shutoff valve and visible water supply connectors appeared functional, they were not insulated. We recommend insulating the exposed water piping to minimize heat loss.

## Inspection Report Exclusively For: John Client

**"T & P" VALVE(S)**

A temperature & pressure relief valve and discharge line were installed. The discharge line extended and terminated close to the ground facing downward.

**SEISMIC BRACING**

The water heater was double strapped and stabilized/blocked to resist movement.

**COMBUSTION AIR**

A combustion air supply for the water heater was present. Adequate ventilation for all fuel burning appliances is vital for their safe operation.

**ENERGY SUPPLY(S)**

Natural gas, Conditions: The gas shutoff valve and flexible gas connector appeared functional.

**CONTROL(S)**

The temperature control was set in the "normal range" and the water at the faucets was warm/hot.

**COMMENTS**

The water heater tank appeared and tested functional, no leakage or spilling of gasses noted.

## HVAC

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**HEATING****LOCATION(S)**

The unit was located in the garage.

**HEATING SYSTEM**

Type: Forced air natural gas fired system, Brand: Payne.

**APPROX. BTU(S)**

60-70,000 btu's.



**Inspection Report Exclusively For: John Client****GAS LINE**

Gas line entering unit must be hard pipe. Conditions, Gas line ok. Hard pipe through heating unit.

**HEATING UNIT OPERATION**

Operation of unit, All manufactures state on the unit the temperature differential between ambient temperature and heat coming from register. This unit requires 25-55 temperature differential. This unit meets those requirements.

**HEAT EXCHANGER(S)**

The heat exchanger was not visible to inspect without dismantling the unit, which is beyond the scope of the inspection.

**BLOWER / FILTER(S)**

Type, Disposable, The blower and filter appeared functional.

**COMBUSTION AIR**

The combustion air supply for the furnace appeared adequate.

**VENTING SYSTEM(S)**

The visible areas of the flue vent piping were intact and secured at the connections.

**THERMOSTAT(S)**

The thermostat was operated and the system responded.

**COMMENTS**

Unit appears original or Near the End of its service life. The concern with older units is that the heat exchanger may crack, allowing carbon monoxide into the living area. Recommend full evaluation from a HVAC contractor prior to closing of contingencies.

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**DUCTING****DUCT TYPE(S)**

Plastic covered and insulated flexible ducting Conditions, Original duct system present. These ducts are usually very leaky. This hurts the efficiency of the units, causing shorter life expectancy and higher energy bills. The outer plastic covering on the conditioned air ducts was damaged. We recommend correcting the condition(s) noted. Recommend replacing duct system.



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## Laundry

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**LAUNDRY****LOCATION:**

Pass through.

## Inspection Report Exclusively For: John Client

**INTERIOR DOOR(S)**

The door(s) were functional.

**WALL(S)/CEILING(S)**

Walls, The visible areas of the walls appeared functional, Ceiling, The visible areas of the ceiling appeared functional.

**FLOORING**

Type, Tile, The visible areas of the floor material appeared functional.

**WASHER SERVICE**

Type: Drain line present.

**DRYER SERVICE**

The dryer hookup was provided for a gas unit only.

**DRYER VENT(S)**

Present.

**LIGHTING**

Lighting for laundry tested ok.

**RECEPTACLE(S)**

Outlet appears wired correctly.

**CLOSET(s)**

Laundry closets appear serviceable.

## Garage

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**GARAGE COMPONENT & EQUIPMENT CONDITION**

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**TYPE**

Attached, Size, 2 car.

**LIGHTING**

Lighting appears serviceable.

**Inspection Report Exclusively For: John Client****ELECTRICAL**

Outlets are wired correctly and are GFCI protected.

**VENTILATION**

The vents appeared functional.

**GARAGE FLOOR(S)**

The visible areas of the garage floor appeared functional.

**GARAGE DOOR(S)**

No. of doors: 1 Type: Aluminum, Conditions: The garage door(s) were operated and appeared functional.

**DOOR OPENER(S)**

The automatic garage door opener(s) were operational and the automatic reversing system(s) functioned when the door(s) hit a 1 1/2 inch object placed in its path on the ground while closing.

**FIRE WALL(S)**

The visible areas of the garage firewall/ceiling appeared functional.

**FIRE DOOR(S)**

Action: The fire-resistant door automatic closing-device was damaged/defective/missing. The fire-resistant door did not close and latch shut by itself. We recommend correcting the condition(s) noted.

**GARAGE CEILING**

Appears serviceable.

## Attic Area

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**ATTIC AREA****ATTIC ACCESS(S)**

Location: upper hall, Type: hatch in the ceiling, Conditions: The attic was fully accessible.

**ROOF FRAMING**

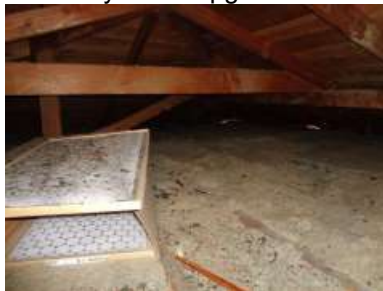
Framing types: factory-built trusses, The visible areas of the roof framing appeared functional.

**ROOF SHEATHING**

Materials: plywood, Conditions: The visible areas of the roof sheathing appeared functional.

**INSULATION**

Materials: fiberglass batts, Conditions: The attic space had minimal insulation installed by today's standards. We recommend installing additional insulation for energy efficiency as an upgrade.



**Inspection Report Exclusively For: John Client****BATHROOM FANS**

Conditions: OK. Bathroom fans appear to vent to exterior.

**WIRING**

Wiring is secured and no open junction boxes.

**VENTILATION**

Vent types: roof, gable and soffit, Conditions: There were damaged/deteriorated/missing ventilation screens. This condition allows insects, birds, rodents or other animals to enter the attic space. We recommend correcting the condition(s) noted.

## Roof

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**ROOF INFORMATION**

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**TYPE**

Gable.

**INSPECTION METHOD**

The inspector walked on the roof and viewed the accessible roofing components.

**ROOF LAYER(S)**

2 layers observed. 2 is the maximum number of layers allowed. When it is time for a new roof, both of these layers must be removed before installing a new roof.

**ROOF COVERING(S)**

Materials: fiberglass/asphalt composition shingles, Condition: OK. Roof coverings appear serviceable.

**DRIP EDGE**

Drip edge is present and appears serviceable.

**FLASHING(S)**

The visible flashings appeared functional.

## Foundation

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**FOUNDATION**

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**FOUNDATION TYPE(S)**

Foundation types: Concrete slab on grade, Appears serviceable. See Building Characteristics section of this report for information regarding concrete slabs.

## 3<sup>rd</sup> Party Notice

This report was prepared solely for John Client in accordance **The Home Inspection Company & CREIA's** Standard Residential Agreement.

Any 3<sup>rd</sup> party not involved in this contract should not rely on this report exclusively and The Home Inspection Company holds no liability for any interpretations made by a 3<sup>rd</sup> party.

We recommend any 3<sup>rd</sup> party should have their own inspection for the property.