



Home Integrity Inspections

Accurate, Thorough, Professional

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Confidential Inspection Report

**6163 Your Street
San Diego, CA 92101**



Prepared for: Mr. & Mrs. Buyer

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

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GENERAL INFORMATION

Client & Site Information:

Inspection Date: June 15, 2007 - 9:00 AM.
Client: Mr. & Mrs. Buyer.
Inspection Site: 6163 Your Street
 San Diego, CA 92101
House Occupied? No.
People Present: Purchaser, Purchasers spouse, Selling agent, Inspector.

Building Characteristics:

Building Type & Age: 2 story, Single family, with attached 2 car garage. Approx. 15 years old.

Climatic Conditions:

Weather: Clear.
Soil Conditions: Dry.

Utility Services:

Utility Sources/Status: Public water and sewer. Private Gas and Electric, All utilities were on.

Payment Information:

Fee: 375.00.
Paid By: Check.

Checkbox Ratings:

AC = Acceptable = Operable with typical wear and tear consistent with age.
 MG = Marginal = Declining in usefulness. Should be evaluated by an expert.
 RR = Repair / Replace = Needs repair or replacement.
 MN = Maintenance Issue = In need of typical maintenance.
 SF = Safety Issue = Item, system or component is a health or safety risk.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only.

GROUNDS

Paving Conditions:

AC MG RR MN SF

Driveway: p " " " " Stone Pavers.

Walks: p " " " " Stone Pavers and concrete walkways.

Rear Patio & Structure:

Deck: p " " " " Concrete slab on grade.

Structure: p " " " " Wood posts and beams with wood trellis.

Fences & Gates:

Condition: p " " " " Wood fencing and side gates.

Grading:

Site: p " " " "

Landscaping:

Condition: Plants and ground covering is acceptable. However, sprinkler heads are located too close to the building and foundation. It is recommended that all sprinkler heads be re-located to a minimum of 18 inches away from the building.

EXTERIOR WALLS & FOUNDATION

Exterior Walls:

Materials & Condition: Walls are constructed with: Stucco. Several cracks noted are major. Recommend evaluation and repairs to be done by a licensed stucco contractor.



Flashing & Trim: p " " " "

Chimney:

	AC	MG	RR	MN	SF	
Chimney Exterior:	p	..	..	..	..	Stucco - Same as building.
Flashing:	p	..	..	..	..
Chimney Cap:	p	..	..	..	..	There is a metal rain hat with an approved spark arrestor installed.
Height & Clearance:	p	..	..	..	..

Foundation:

Materials & Condition:	p	..	..	..	..	Concrete slab on grade with perimeter foundation footings. The Foundation was surveyed and found to be flat and level within a 1/2 inch variance.
Recent Movement:	There is no evidence of any recent movement.					

ROOF SYSTEM

Any Roofing deficiencies listed in this report should be evaluated and repaired by a licensed contractor.

Roof:

Style:	Hip roof.
Roof Access:	Walked on roof.
Roof Covering:	Acceptable overall. However, there are several loose tiles located at the valleys. Recommend evaluation and repairs be done by a licensed roofing contractor.



Flashings:

Condition:	p
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Eaves - Soffits - Fascias:

Condition & Materials:	p	Wood fascia on wood overhangs.
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Gutters & Downspouts:

AC MG RR MN SF

Condition:

p

Attic & Roof Structure:

Access: Attic access panel is located in ceiling of the master bedroom closet.

Structure: p A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls. The rafter spacing is 24 inches on center. The roof decking material is plywood sheeting.

Ventilation: p

Insulation: p

Depth & R-factor: 8-9 inches.

ELECTRICAL SYSTEM

Any electrical deficiencies listed in this report should be evaluated and repaired by a licensed electrical contractor.

Service:

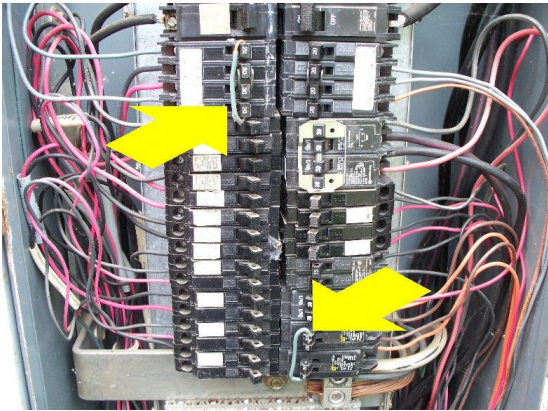
Type & Condition: p Underground, 125 Amp, 110/220 Volt.

Grounding Equipment: p Grounded via plumbing and rod in ground.

Electrical Distribution Panels:

Main Panel Location: Exterior of house on the East side.

Main Panel Observations: Two 220 volt handle tie(s) are missing. Recommend a licensed electrical contractor install ties as needed.



Conductors:

	AC	MG	RR	MN	SF	
Entrance Cables:	p	..	..	..	..	Aluminum.
Branch Wiring:	p	..	..	..	..	Copper.

Switches & Fixtures:

General:	Overall acceptable with the exception of the repair items listed below.					
Living Room:	..	..	p	..	..	Two ceiling light fixtures installed in this room did not function using the wall switch. Unable to determine if the switch is bad or if light bulbs are bad. Change bulbs prior to calling an electrician for evaluation and possible repair.

Electrical Outlets:

General:	Overall acceptable with the exception of the repair items listed below.					
Exterior Walls:	..	..	p	..	..	Exterior outlets are GFCI type. One outlet cover at the rear patio area is loose. Tighten as needed.
Living Room:	..	..	p	..	..	One grounded type outlet did not appear to be properly grounded. One or more outlets is loose in the wall.
Bedroom #2:	..	..	p	..	..	One or more outlets is loose in the wall. Missing or damaged cover plates noted.

HEATING - AIR CONDITIONING

Any Heating or Air Conditioning deficiencies listed in this report should be evaluated and repaired by a licensed HVAC contractor.

Heating Equipment:

Type & Location:	Forced Air Unit. Furnace is located in the attic.					
Fuel Source:	Natural Gas.					
Capacity / Approx. Age:	64,000 BTU. Approx. 17 years old.					
General Operation & Cabinet:	p	..	..	..	..
Burners / Heat Exchangers:	p	..	..	..	..
Pump / Blower Fan:	p	..	..	..	..

Combustion Air: p " " " "
AC MG RR MN SF

Flues, Vents, Plenum: p " " " "

Air Filters: " " " p " The HVAC filter is located in the 2nd floor ceiling above the stair landing. The filter is in need of cleaning or replacement. Filters should be cleaned or replaced every 3 months of usage.

Normal Controls: p " " " " Thermostats are located in the living room and the 2nd floor hall.

Fireplaces / Solid Fuel Heating:

Condition: p " " " " Flue damper is currently open.

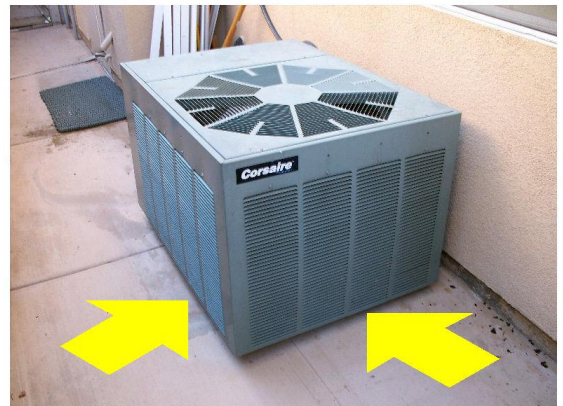
Air Conditioning:

Primary Type: Central, Package Unit.

Fuel Source: 220 Volt. An electrical disconnect is present at the condenser.

Air Temp Drop: 10 degrees.

System Condition: Operable. However the condenser should be fastened at its base to the concrete below.



Condensate Line: p " " " "

Normal Controls: Multiple thermostats are employed. See heating section above.

Ductwork / Distribution:

Ducts / Air Supply: p " " " "

PLUMBING SYSTEM

Any Plumbing deficiencies listed in this report should be evaluated and repaired by a licensed plumbing contractor.

Main Line:

Shut Off: Water meter is located at the street. Main shutoff valve is located at the garage.

Material: Copper.

Condition: Acceptable where visible.

Pressure: Acceptable at 50 PSI.

Supply Lines:

Material: Copper.

Condition: Acceptable where visible.

Waste Lines:

Material: ABS.

Condition: Acceptable where visible.

Hose Bibs / Hookups:

AC MG RR MN SF

General: p " " " "

Water Heater:

Power Source: Gas.

Capacity: 50 Gallons.

Location: Garage.

Condition: p " p " " Overall acceptable except there are screws missing at the vent pipe connection. Minor repair is needed.

Fuel System:

Natural Gas: Meter located at exterior of the building on the West side.

Fixtures & Drain:

Kitchen Sink: p " " " " Faucet is serviceable, Hand sprayer is serviceable. Minor wear /scratches noted at the stainless steel sink.

Water Purifier:

AC MG RR MN SF

Other Built-ins:

p " " " "

Hookups/ Faucets:

Laundry:

p " " " "

Waste Lines/Sink Drains:

Laundry:

p " " " "

KITCHEN - APPLIANCES

Range/ Cooktop / Oven:

Type & Condition:

p " " " " Gas, 4 burner stove with oven below.

Ventilation:

Type & Condition:

p " " " " External vented, Fan/Hood.

Refrigerator:

Type & Condition:

p " " " " Side by Side Refrigerator / Freezer.

Dishwasher:

Condition:

p " " " "

Garbage Disposal:

Condition:

Unit is an older model. Evidence of past leakage noted. Unit may be near the end of its useful life.



Other Built-ins:

Microwave:

p " " " "

BATHROOMS

Sink & Cabinetry:

AC MG RR MN SF

Master Bath:

p

Hall Bath:

p

Toilet:

Master Bath:

p

Hall Bath:

Overall acceptable. However, the tank is loose a its base. Tighten as needed.



Tub/Shower Fixtures:

Master Bath:

p

Hall Bath:

p

Tub/Shower And Walls:

Master Bath:

p Tile surround.

Hall Bath:

p Tile surround.

Bath Ventilation:

Master Bath:

p

INTERIOR ROOMS

Kitchen:

AC MG RR MN SF

Cabinetry - Counters: p " " " " Natural wood cabinetry. Tile counter tops.

Master Bedroom:

Built-in Cabinetry: p " " " " "

Stairs - Handrails:

Handrails: Handrails are missing. Replacement is needed.

Treads / Risers p " " " " "

Doors:

Main Entry Door: p " " " " "

Interior Doors: Overall acceptable with the exception of the repair items listed below.

Interior To Garage: An appropriate fire rated door is installed. At least one of the door hinges needs repair or replacement. This door requires a self closing device or self closing hinges to be installed. **The current condition is considered a health and safety risk and needs immediate attention.**

Master Bedroom: " " p " " Doors rubs/sticks at frame. Some binding is noted.

Bedroom #2: " " p " " Door hardware needs some adjustment or repair for it to function appropriately.

Windows:

General Type & Condition: Clad-Metal/Vinyl, Insulated glass. Overall acceptable with the exception of repair items listed below.

Master Bedroom: " " p " " Difficult to open and close. Rollers may be worn out.

Walls:

General Type & Condition: p " " " " Drywall.

Ceilings:

General Type & Condition: p " " " " Drywall.

Floors:

	AC	MG	RR	MN	SF	
Master Bath:	p	..	..	..	..	Tile.
Hall Bath:	p	..	..	..	..	Tile.
Entry / Foyer / Hall:	p	..	..	..	..	Tile entry. Carpet in Hall.
Living Room:	..	p	..	..	..	Carpet. Stains noted.
Kitchen:	p	..	..	..	..	Tile.
Master Bedroom:	p	..	..	..	..	Carpet.
Bedroom #2:	p	..	..	..	..	Carpet.
Bedroom #3:	..	p	p	..	..	Carpet is stained. The sub-floor in this room is in need of some repair. Movement was noted. Determination of the cause and repairs are needed.
Hall - 2nd Floor:	..	p	..	..	..	Carpet. Stains noted.

Closets:

Master Bedroom:	p	..	..	..	..
Bedroom #2:	p	..	..	..	..
Bedroom #3:	p	..	..	..	..

Smoke / Fire Detector:

General:	p	..	..	..	..
Living Room:	Present.				
Kitchen:	Present.				
Master Bedroom:	Present.				
Bedroom #2:	Present.				
Bedroom #3:	Present.				
Hall - 2nd Floor:	Present.				

LAUNDRY AREA

Laundry appliances are not moved during the inspection. The condition of walls or flooring hidden by them cannot be judged. Water supply valves are not operated as they may be subject to leaking if turned.

Laundry:

Location:	Hall - 2nd floor.					
	AC	MG	RR	MN	SF	
Fuel System:	p	..	..	..	..	Gas service
Clothes Washer:	p	..	..	..	..
Clothes Dryer:	p	..	..	..	..
Dryer Vent:	p	..	..	..	..
Floors:	p	..	..	..	..	Tile.
General Observations:	An overflow pan is not installed. Overflow pans are commonly installed where laundry appliances are located indoors. They are installed for the purpose of controlling any excessive water coming from a washing machine, and to prevent damage to floors, moldings or walls.					



GARAGE - CARPORT

Type:

Two car, Attached.

Ceilings:

AC MG RR MN SF

Condition:

p " " " "

Garage Door:

Material - Condition: p " " " " Metal panel sectional.

Door Opener: p " " " "

Garage Walls:

Type & Condition: p " " " " Drywall.

Fire Walls: p " " " "

Floor:

Condition: p " " " " Painted concrete.