



HOME INSPECTION REPORT

Prepared For Exclusive Use By
Richard & Brooke Sweeney



For The Property Located At
10314 Spruce Grove Avenue, San Diego, CA 92131

This inspection report is the narrative counterpart to the on-site checklist inspection report prepared at the time of the inspection, and is based upon the results of that on-site inspection report. It does not supersede the on-site inspection report but rather, complements it. Additional comments regarding deficiencies may be found in this report, including additional recommendations for further evaluation of a reported defect (which we urge you to follow up on). In the event of a conflict between the two reports as to findings and/or recommendations, or should you have any questions about the inspection results, please contact our office as soon as possible after the inspection - our inspector will be happy to explain or clarify the results of the inspection at your convenience.

NOTICE: The acceptance of this report by Client(s) acknowledge(s) the Client's consent to be bound by all terms and conditions of the Inspection Agreement, specifically but not limited to, the scope of the inspection and the consequences of failing to follow any recommendation for further evaluation.

TABLE OF CONTENTS

GENERAL INFORMATION / KEY WORDS USED IN REPORT	3
HOME INSPECTION REPORT	4
GROUNDS & BUILDING EXTERIOR	4
FOUNDATION	6
ROOF	7
ATTIC	8
GARAGE (OR PARKING STRUCTURE)	9
LAUNDRY	10
PLUMBING	11
ELECTRICAL	12
HEATING & COOLING	13
FIREPLACE(S)	15
INTERIOR ROOMS	16
BEDROOMS	18
BATHROOMS	20
POOL AND SPA	21
SUMMARY INSPECTION REPORT	22

GENERAL INFORMATION

Property Address:	10314 Spruce Grove Avenue
Property City:	San Diego
Property State:	CA

Inspection Date:	03.26.2015
Inspection Start Time:	08:45:00 AM
Inspection End Time:	10:30:00 AM
Inspection Weather:	Clear
Inspection Temperature:	70 degrees

Inspector's Name:	Edward Jackson
-------------------	----------------

Client's Name:	Richard & Brooke Sweeney
----------------	--------------------------

Inspection Fee:	\$460.0
-----------------	---------

Property Configuration:	Single Family
Property Furnished Status:	Furnished/Occupied
Property Lot Type:	Minor Slope

Persons Present:	Buyer, Buyer's Agent, Seller
------------------	------------------------------

DEFINITION OF KEY WORDS USED IN THIS REPORT

DEFICIENT: A system or component marked "DEFICIENT" means it failed to perform or function as intended or that it is in a sub-standard condition. "DEFICIENT" may also signify a safety concern or, in some cases, that something could not be fully inspected. A "DEFICIENT" finding constitutes our recommendation to have the system or component evaluated by a competent and qualified contractor or specialist prior to close of escrow to ascertain repair options and costs (a process that may lead to discovery of a material defect).

INFORMATIONAL: Provides information as to the configuration or composition of a system or component (e.g. type of roof, size of water heater, etc).

SATISFACTORY: Indicates component or system is functioning as intended (sometimes stated as "functional"). It does not necessarily mean that the item is in good condition, it only that no serious deficiency has been observed that prevents the system or component from performing as intended.

NOT INSPECTED: The system or component was not inspected (or only a partial or limited inspection was performed). Since your inspector is not responsible for deficiencies that may exist as to areas, systems or components that we did not inspect, additional inspection(s) of such areas by others is recommended.

GROUNDS & BUILDING EXTERIOR

Our inspection of the exterior includes the outside of the structure as well as improvements made to the grounds surrounding the structure. **The following are outside the scope of the inspection:** * surface drainage beyond 5 feet from the foundation * soil conditions, site drainage, geological stability * irrigation systems & landscape lighting systems * condition of detached buildings (e.g., sheds) * security alarm and intercom systems * propane tanks and related components * surface and underground drains * components subject to recalls * mechanically controlled gates * ponds, statues, fountains, and patio heaters * moving any personal item, equipment, plant life, soil, or debris that is obstructing access or visibility * reporting of cosmetic deficiencies

GROUNDS

Driveway

1.1 - DEFICIENT: There is cracking in the driveway up to 1/4" in width the cause of which we are unable to determine. The most common causes of this are relatively benign conditions (poor construction, age, excessive vehicle weight, tree roots); however, in rare instances, the cause may be structurally significant (e.g. unstable /expansive soils adversely impacting the structure).

Walkways / Steps / Porch

1.2 - SATISFACTORY: The visible portions of the walkways and any associated areas (steps/porches) appear to be in satisfactory condition.

Fencing and Gating

1.3 - SATISFACTORY: The visible fencing and gating appear to be in satisfactory condition.

Retaining and Yard Walls

1.4 - SATISFACTORY: The visible portions of the retaining wall(s) appear to be in satisfactory condition.

Visual Grade

1.5 - INFORMATIONAL: In general terms, the grade of this property can best be described as follows: minor slope.

1.6 - SATISFACTORY: Surface drainage conditions within five (5) feet of the inspected structure(s) appear to be satisfactory. Note: the scope of the inspection of the exterior grounds is limited to the visual grade within five (5) feet of the foundation/structure - we do not perform a drainage evaluation of the site as a whole; therefore, you may want to obtain an independent site evaluation from a qualified contractor if you want to rule out any possible drainage issues originating beyond this five (5) foot area.

Exterior Drains

1.7 - SATISFACTORY: The property is served by one or more area drains that are not filled or tested by your home inspector. However, because dirt and/or debris can block the pipes, they should be tested (flushed through) to determine whether or not the drain line(s) are currently functional. The lines must be maintained and tested annually, and the drain covers evaluated regularly for damage.

Trees & Vegetation

1.8 - DEFICIENT: One or more trees are very close to or in contact with the structure. This could adversely impact the structure, foundation and/or the drain lines. We recommend that this foliage be removed or trimmed back to help prevent damage and/or premature decay and deterioration.



BUILDING EXTERIOR

Exterior Siding and Walls

1.9 - SATISFACTORY: The exterior walls of the structure appear to be in satisfactory condition.

Gutters / Fascia-Eaves

1.10 - INFORMATIONAL: The structure was found to have gutters installed at the roof's drip edges.

1.11 - SATISFACTORY: The gutters of the main structure appeared to be in satisfactory condition. However, without water in the gutters it is not possible to determine whether they are water tight and properly slope toward the downspouts; you may wish to have the system water tested for proper function at this time (or take your chances and wait for the next heavy rainfall to evaluate the system).

Chimney Exterior

1.12 - SATISFACTORY: The visually accessible portion of the chimney(s) at the exterior was in satisfactory condition.

1.13 - SATISFACTORY: A spark arrestor is installed on the top of the chimney(s) and appears in satisfactory condition.

BBQ - Fireplace / Pit

1.14 - DEFICIENT: The inspector found a faulty ignitor, which prevented the gas firepit from functioning. A plumbing contractor is recommended to troubleshoot the system and provide you with repair options and costs.

Exterior Electrical

1.15 - SATISFACTORY: The accessible exterior electrical components were found to be in satisfactory condition.

Exterior Waste / Drain Lines

1.16 - SATISFACTORY: The visually accessible portions of the exterior waste or drain lines were found to be in satisfactory condition.

Patio (Open or Covered)

1.17 - INFORMATIONAL: The patio configuration is an open patio area.

1.18 - DEFICIENT: There is cracking in the patio slab up to 1/16" in width. Although cracks can be due to somewhat benign causes (e.g., minor settlement that has stabilized; tree roots, age), the limited scope of a home inspection precludes the inspector from being able to rule out other causes of a potentially serious nature (e.g., unstable/expansive soils).

FOUNDATION

Inspection of the foundation includes identifying the type of foundation and flagging structural deficiencies with the foundation. Where applicable, this includes inspection of foundation area components (e.g., crawl space framing, plumbing, electrical, ducts). **The following are outside the scope of the inspection:** * removal of any floor coverings; change in floor elevation from one room to the next * termite or rodent infestation * entry of inaccessible crawl space areas * investigating for presence of mold, radon, asbestos, lead or any environmental hazard * evaluating sufficiency of existing crawl space ventilation * evaluating sump pumps * crawl space water/gas valves

CONCRETE SLAB FOUNDATION

Exterior Slab Foundation

2.1 - INFORMATIONAL: There are areas of the exterior perimeter slab foundation that were visually inaccessible. Inaccessible areas: all sides of the structure. The inspector's view of the slab/stem wall edge was blocked or obscured by concrete, vegetation and high grade. While the inspector will flag any deficiencies that are visually accessible to him, reporting of slab deficiencies that may be spotted in inaccessible areas is beyond the scope of this inspection.

Interior Slab Foundation

2.2 - NOT INSPECTED: The floor coverings (e.g. carpeting, tile, wood) throughout the residence preclude the inspector from being able to fully evaluate the condition of the concrete slab. Floor coverings are not removed by the inspector. While the inspector will flag any interior slab deficiencies that may be detected without removal of the floor coverings (slopes, ridges), reporting of concealed slab deficiencies is beyond the scope of this inspection. You may wish to contact the seller to see if floor coverings can be removed for further evaluation of the concrete slab.

ROOF

Our inspection of the roof identifies the roof type and materials, and any visually apparent defects with the roof components (e.g., flashings, drainage skylights, chimney(s), roof penetrations). **The following are outside the scope of the inspection:** * walking on a roof that is dangerous (too steep/high) or which will cause damage (tiles) * whether roof is free of leaks * testing of gutters and downspouts * probing for termite damage * solar heating & electrical systems * antennas and lightening arrestors. Note: a further roof evaluation by a licensed roofing contractor is recommended in the any of the following cases: (i) a roof deficiency is noted; (ii) the roof inspection is from the ground or from a ladder (consequently, a limited inspection) and/or (iii) if you wish to rule out any possibility of a roof leak (which our visual inspection is unable to accomplish)

ROOF - PRIMARY STRUCTURE

General Comments

3.1 - INFORMATIONAL: The primary structure has a sloped (pitched) roof.

3.2 - INFORMATIONAL: The sloped (aka "pitched") roof portion of the residence is comprised of tiles (concrete).

3.3 - INFORMATIONAL: The roof covering was not walked upon in order to prevent damage to the tile, but was viewed from available vantage points from a ladder and/or ground. Note: The inability to walk the roof significantly limits our inspection which can result in hidden defects going undetected.

Sloped (Pitched) Roof Inspection Results

3.4 - SATISFACTORY: The visually accessible portions of the roof appeared to be in satisfactory condition relative to its age.

Flashings

3.5 - SATISFACTORY: The roof flashing, where visually accessible, appears to be in satisfactory condition.

ATTIC

Inspection of the attic includes identifying the type of attic framing, structural deficiencies with the roof and ceiling components and flagging deficiencies with the attic (including water stains), plumbing, insulation, electrical and plumbing. **The following are outside the scope of the inspection:** * operation of electric vent fans * electrical and plumbing deficiencies obscured by insulation, ducts and/or framing * inspection of areas where access is blocked or limited due to attic framing and/or the HVAC * evaluating sufficiency of existing attic space ventilation

ATTIC

Attic Framing

4.1 - INFORMATIONAL: The inspector was precluded from performing a thorough visual inspection of the attic due to insulation, height restrictions and ducting. Visually apparent deficiencies will be noted; however, the inspector is not able to view and evaluate all components in the attic obscured by the noted obstruction(s). This is especially true as to portions of the electrical wiring, junction boxes, plumbing lines and some of the framing components in the inaccessible area(s).

Ventilation

4.2 - SATISFACTORY: Ventilation within the attic appears to be adequate and the accessible vents appear properly screened.

Insulation

4.3 - INFORMATIONAL: The inspector observed insulation in the attic of approximately 8 inches in depth, consisting of fiberglass batt type insulation.

4.4 - SATISFACTORY: As to the visually accessible areas of the attic floor, the insulation was found to be adequate in thickness and in satisfactory condition.

Attic Wiring

4.5 - INFORMATIONAL: The inspector was precluded from performing a thorough visual inspection of the attic electrical wiring and components due to insulation, height restrictions and ducting. Visually apparent deficiencies will be noted; however, the inspector cannot determine if any deficient wiring exists in areas where these visual obstructions exist.

HVAC Ducts & Exhaust Venting

4.6 - SATISFACTORY: We observed no deficiencies with the visible and accessible attic HVAC ducts and the vent pipes at the time of the inspection (note: see above for any admonition made regarding conditions that have restricted the inspector's viewing of the attic plumbing).

Attic Plumbing

4.7 - SATISFACTORY: We observed no deficiencies with the visible and accessible attic plumbing at the time of the inspection (note: see above for any admonition made regarding conditions that have restricted the inspector's viewing of the attic plumbing).

GARAGE (OR PARKING STRUCTURE)

GARAGE INTERIOR

General Comments

5.1 - INFORMATIONAL: All of the garage's visible systems and components were inspected (the floor, walls, ceiling, doors, windows, electrical, garage door, and garage door opener) and found to be in satisfactory condition with the exception of the **deficient** items noted below.

Exposed Framing / Roof Underside

5.2 - SATISFACTORY: The observable wood framing components and the underside of the roof (and/or finished ceiling if applicable) of the garage interior were found to be in satisfactory condition.

Slab / Foundation

5.3 - NOT INSPECTED: Portions of the garage slab floor were visually inaccessible; the inspector's view of these areas was blocked or obscured by vehicle(s). Reporting of slab deficiencies that are obscured in such inaccessible areas is beyond the scope of this inspection. Percentage of inaccessible area: 70%

Fire Door

5.4 - DEFICIENT: The fire door (interior door accessing the garage) has a detached self-closing mechanism. For safety reasons, we recommend a proper functioning self-closing mechanism be installed.

Firewall

5.5 - SATISFACTORY: Where visible, the firewall (the wall separating the house interior from the garage) appeared to be in satisfactory condition. The normally required rating, however, could not be verified.

Garage Doors and Windows

5.6 - SATISFACTORY: All garage doors and windows were found to be in satisfactory condition at the time of the inspection.

Vehicle Garage Doors

5.7 - DEFICIENT: The door spring is broken and will require servicing for the door to function properly.



Garage Door Opener

5.8 - SATISFACTORY: The automatic garage door opener and auto reversing feature functioned satisfactorily when tested.

Ventilation

5.9 - SATISFACTORY: The venting for the garage appeared to be satisfactory.

Garage Electrical

5.10 - SATISFACTORY: We observed no deficiencies with the visible and accessible garage electrical at the time of the inspection.

LAUNDRY

Inspection of the laundry room or provisions include identifying deficiencies with the walls, ceiling, floor, doors, cabinets, sinks and the plumbing and electrical components. **The following are outside the scope of the inspection:** * moving or operating the washer or dryer * reporting the absence of 240v dryer outlets * plumbing section exclusions

LAUNDRY PROVISIONS

General Comments

6.1 - INFORMATIONAL: All of the visually accessible laundry areas and provisions were inspected (plumbing, floors, walls, electrical, doors, windows, etc.) and found to be in satisfactory condition except for the **deficient** item(s) noted below.

Laundry Plumbing

6.2 - **DEFICIENT**: The inspector found leakage at the water supply valve(s) for the washing machine.



6.3 - **DEFICIENT**: Low water pressure was observed at the faucet(s). Typically, a defective faucet valve or a problem in the supply line to this fixture is the cause when low pressure is not also observed in other fixtures of the house. Possible additional causes *if low flow is flagged in other bathrooms/kitchen*: outdated/aged plumbing lines; water regulator issues.

Dryer - Gas Line (if present) & Venting

6.4 - SATISFACTORY: The visible portions of the dryer's gas supply line if present, and the venting of the dryer appear to be satisfactory.

PLUMBING

Our evaluation of the plumbing components includes identifying deficiencies with the main shut off valve, the fuel supply, the water heater and the visible water and drain lines and valves. **The following are outside the scope of the inspection:** * operating water supply shut off valves * evaluation of water softener or purification systems * testing of solar water heater systems * lighting pilot lights * testing floor drains * testing for gas leaks * evaluating instant hot water systems * determining proper sizing of drain or water supply lines * evaluation of propane tanks * evaluation of waters wells, private water supply systems and private sewage systems (e.g. septic tanks) * testing shower pans for leaks

WATER & FUEL SUPPLY

General Comments

7.1 - INFORMATIONAL: Where exposed to view, the water main pipe material entering the structure is copper. Note: reporting of copper as the material for the water supply lines is based upon the inspector observing copper pipe and/or connections in accessible areas of the structure. This does not rule out the possibility that galvanized or PB pipe is located in areas not visually accessible to the inspector.

Water Supply - Shut Off Valve - Regulator

7.2 - INFORMATIONAL: The water pressure was tested and found to be 80 psi. (Generally speaking, the acceptable level for water pressure is between 40 and 80 psi.).

7.3 - NOT INSPECTED: A water pressure regulator could not be located after searching (required to regulate water pressure). We recommend further evaluation by a licensed plumber to determine if a regulator is installed on the premises and if so, to evaluate its operational status.

Fuel Supply

7.4 - INFORMATIONAL: The fuel supply provided to the property is natural gas.

7.5 - SATISFACTORY: The visible portions of the gas pipes appear to be in satisfactory condition.

WATER HEATER

Water Heater Components

7.6 - INFORMATIONAL: There is an approximate 6 year old, 40 gallon natural gas water heater.

7.7 - INFORMATIONAL: The water heater is anchored or strapped as a seismic protection measure.

7.8 - SATISFACTORY: The water heater was functioning satisfactorily at the time of the inspection, with no evidence of prior or active leakage observed.

Water Heater Venting

7.9 - SATISFACTORY: Venting of the gas water heater appears to be satisfactory

ELECTRICAL

Examination of the electrical system includes identifying deficiencies with the visually accessible branch circuits and wiring, the main electrical service panel and any sub-panels. We also test light fixtures, ceiling fans and a representative sampling of accessible electrical outlets for basic operation. Location and operational status of smoke detectors and GFCI outlets will be noted on the report as well. **The following are outside the scope of the inspection:** * load bearing or voltage/amp capacity tests * evaluation of intercom, telephone, cable, security, video and low voltage systems * removal of switch and outlet cover plates * evaluation of heat detectors, carbon monoxide detectors, built in vacuum equipment, motion sensor devices * determining the adequacy / efficiency of the overall electrical system * troubleshooting any deficiency with the electrical system * evaluating electrical equipment found dismantled or disconnected

ELECTRICAL MAIN & SUB-PANEL COMPONENTS

Electrical Service

8.1 - INFORMATIONAL: Electrical service capacity to the structure is 120/240 volt (3 wire) and enters the structure via underground conduit.

8.2 - SATISFACTORY: The visible portions of the utility company's electrical lines that enter the structure from the street are in satisfactory condition.

Main Panel

8.3 - INFORMATIONAL: The premises are served by a circuit breaker style 200 amp panel. Location: the side of the garage.

8.4 - SATISFACTORY: The main electrical panel and its components have no visible deficiencies.

240 Volt Wiring Material

8.5 - INFORMATIONAL: The structure's 240 volt wiring material is copper. This does not rule out aluminum wiring in inaccessible areas of the structure.

8.6 - INFORMATIONAL: The structure's 240 volt wiring was observed to be aluminum wiring (an acceptable wiring material for the 240 volt wiring).

120 Volt Wiring Material

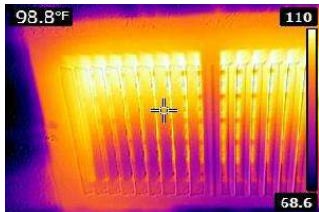
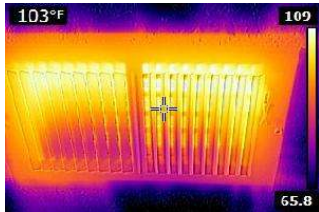
8.7 - INFORMATIONAL: The structure's 120 volt wiring material is copper. This does not rule out aluminum wiring in inaccessible areas of the structure.

HEATING & COOLING

HEATING SYSTEM

General Information & Comments

9.1 - INFORMATIONAL: The structure is heated by a gas fired forced air unit (FAU). Location: the garage.



9.2 - INFORMATIONAL: Using an infrared temperature detector and/or thermal imaging camera, the following readings were taken while the heating system was in operation: Temperature at Return: 70 degrees. Temperature at Register: 100 degrees.

Heater Components

9.3 - DEFICIENT: The use of a flexible gas line is improper and will need to be replaced with rigid black pipe. Deficiency: Flexible line enters into unit.



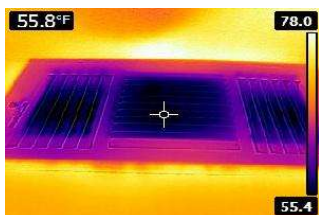
Vents & Venting

9.4 - SATISFACTORY: The venting of the heater was found to be satisfactory.

COOLING SYSTEM

Air Conditioner

9.5 - INFORMATIONAL: The air conditioning unit for the premises is provided by a central air conditioner which is located at the exterior.



9.6 - INFORMATIONAL: Using an infrared handheld thermometer, the following readings were taken while the cooling system was in operation: Temperature at Return: 70 degrees. Temperature at Register: 55 degrees.

FIREPLACE(S)

FIREPLACE - LIVING ROOM

General Comments

10.1 - SATISFACTORY: The living room fireplace was inspected and found to have no visible defects.

Gas Starter

10.2 - INFORMATIONAL: The fireplace has a gas starter.

10.3 - SATISFACTORY: The fireplace's gas starter was found to be in satisfactory condition.

Flue / Liner

10.4 - SATISFACTORY: The chimney flue and liner were in satisfactory condition.

Damper

10.5 - SATISFACTORY: The damper is functional.

Hearth / Mantle/ Doors

10.6 - SATISFACTORY: The hearth extension is in satisfactory condition.

FIREPLACE - FAMILY ROOM/DEN

General Comments

10.7 - SATISFACTORY: The Family Room/Den fireplace was inspected and found to have no visible defects.

Gas Starter

10.8 - INFORMATIONAL: The fireplace has a gas starter.

Flue / Liner

10.9 - SATISFACTORY: The chimney flue and liner were in satisfactory condition.

Damper

10.10 - SATISFACTORY: The damper is functional.

Hearth / Mantle/ Doors

10.11 - SATISFACTORY: The hearth extension is in satisfactory condition.

INTERIOR ROOMS

Our inspection of the interior includes identifying deficiencies with the walls, ceilings, floors, doors, steps, closets, countertops, stairs and a representative sample of the accessible windows and electrical receptacles. **The following are outside the scope of the inspection:** * moving furniture, blinds, window and floor coverings which may be obstructing visual access * reporting cosmetic deficiencies and normal wear & tear * determining condition of dual glazed/double pane windows (varying conditions such as weather, lighting, dirty surfaces, etc., inhibits our ability to accurately report the condition of these windows) * conducting a mold inspection * operating security bar release mechanisms

ENTRY

General Comments

11.1 - INFORMATIONAL: All visible components and systems of the Entry Way were inspected (floor, walls, ceiling, electrical, fixtures, windows, doors) and found to be in satisfactory condition with the exception of the **deficient** items listed below.

Doors

11.2 - DEFICIENT: The door's deadbolt is keyed on the interior side of the door instead of having a non-keyed latch to open the door. This is a potential safety hazard during a fire should occupants be unable to exit the residence because the key is not in the deadbolt.

LIVING ROOM

General Comments

11.3 - SATISFACTORY: All of the visible systems and components of the Living Room (e.g., walls, ceiling, floor, windows, doors, electrical, closets) were inspected and found to be in satisfactory condition.

FAMILY ROOM

General Comments

11.4 - SATISFACTORY: All of the visible systems and components of the Family Room (e.g., walls, ceiling, floor, windows, doors, electrical, closets) were inspected and found to be in satisfactory condition.

DINING ROOM

General Comments

11.5 - INFORMATIONAL: All visible components and systems of the Dining Room were inspected (floor, walls, ceiling, electrical, fixtures, windows, doors) and found to be in satisfactory condition with the exception of the **deficient** items listed below.

Windows

11.6 - DEFICIENT: One or more windows in this room do not function properly. The springs are missing.

DINETTE

General Comments

11.7 - INFORMATIONAL: All visible components and systems of the Dinette were inspected (floor, walls, ceiling, electrical, fixtures, windows, doors) and found to be in satisfactory condition with the exception of the **deficient** items listed below.

Windows

11.8 - DEFICIENT: One or more of the window screens are missing.

KITCHEN

General Comments

11.9 - INFORMATIONAL: The inspector will test the *built-in* kitchen appliances to determine that they are functioning; but no determination is made as to how well they function. Note: The following appliances are excluded from the inspection: free standing appliances, refrigerators, hot water dispensers, freezers, ice makers, water treatments systems, thermostats and portable dishwashers.

11.10 - INFORMATIONAL: All visible components and systems of the kitchen were inspected (floor, walls ceiling, electrical, appliances, cabinets, plumbing fixtures, windows, doors) and found to be in satisfactory condition with the exception of the **deficient** items listed below.

Windows

11.11 - DEFICIENT: One or more of the window screens are missing.

Electrical

11.12 - DEFICIENT: Outlet(s) lack GFCI protection. We recommend that the receptacle outlets in the kitchen be provided with GFCI protection for safety.

11.13 - DEFICIENT: There is exposed or unprotected wiring in this room that will need to be corrected for safety reasons.



Cabinets and Countertops

11.14 - INFORMATIONAL: There were stored items in the kitchen cabinets that prevented the inspector from gaining full visual access to the interior of these cabinets; as a result, the inspector is unable to flag any deficiencies in the cabinets obscured by the stored items.

1ST FLOOR HALLWAY

General Comments

11.15 - INFORMATIONAL: All visible components and systems of the 1st floor hallway were inspected (floor, walls ceiling, electrical, windows, doors, closet) and found to be in satisfactory condition with the exception of the **deficient** items listed below.

Electrical

11.16 - DEFICIENT: A light fixture in the hallway did not work. This may be due to a burned out light bulb. Prior to close of escrow you should have the fixture fitted with a new bulb and retested.

BEDROOMS

MASTER BEDROOM

General Comments

12.1 - INFORMATIONAL: All visible components and systems of the bedroom were inspected (floor, walls ceiling, electrical, windows, doors, closet) and found to be in satisfactory condition with the exception of the **deficient** items listed below.

Smoke Detector

12.2 - DEFICIENT: There is no smoke detector in the bedroom. We recommend that smoke detectors be installed in all bedrooms for fire safety.

Misc. Deficiencies

12.3 - DEFICIENT: The ceiling fan does not function.

LEFT BEDROOM

General Comments

12.4 - INFORMATIONAL: All visible components and systems of the bedroom were inspected (floor, walls ceiling, electrical, windows, doors, closet) and found to be in satisfactory condition with the exception of the **deficient** items listed below.

Smoke Detector

12.5 - DEFICIENT: There is no smoke detector in the bedroom. We recommend that smoke detectors be installed in all bedrooms for fire safety.

RIGHT BEDROOM

General Comments

12.6 - INFORMATIONAL: All visible components and systems of the bedroom were inspected (floor, walls ceiling, electrical, windows, doors, closet) and found to be in satisfactory condition with the exception of the **deficient** items listed below.

Windows

12.7 - DEFICIENT: One or more of the window screens are missing.

Cabinets & Closets

12.8 - INFORMATIONAL: At the time of the inspection, the closet (and any cabinets) was filled with personal items (e.g., clothing, shoes, boxes, containers, etc.). This precluded the inspector from having full visual access to the interior of the closets/cabinets (and any deficiencies obscured by stored items). Any visually accessible deficiencies found in the closet will be noted in the report.

Smoke Detector

12.9 - DEFICIENT: There is no smoke detector in the bedroom. We recommend that smoke detectors be installed in all bedrooms for fire safety.

MIDDLE BEDROOM

General Comments

12.10 - INFORMATIONAL: All visible components and systems of the bedroom were inspected (floor, walls ceiling, electrical, windows, doors, closet) and found to be in satisfactory condition with the exception of the **deficient** items listed below.

Windows

12.11 - DEFICIENT: One or more of the window screens are missing.

Cabinets & Closets

12.12 - INFORMATIONAL: At the time of the inspection, the closet (and any cabinets) was filled with personal items (e.g., clothing, shoes, boxes, containers, etc.). This precluded the inspector from having full visual access to the interior of the closets/cabinets (and any deficiencies obscured by stored items). Any visually accessible deficiencies found in the closet will be noted in the report.

Smoke Detector

12.13 - DEFICIENT: There is no smoke detector in the bedroom. We recommend that smoke detectors be installed in all bedrooms for fire safety.

BATHROOMS

Our inspection of the bathroom identifies deficiencies with the walls, floor, ceiling, windows, doors and the plumbing fixtures. **The following are outside the scope of the inspection:** evaluation of steam showers and saunas * leak testing the shower pan * operating any shutoff valves serving the toilet and sink(s) * evaluation of drains beyond confirming functional drainage at sink, trap and through adjacent drain line (not extending more than 5' from fixture)

MASTER BATHROOM

General Comments

13.1 - INFORMATIONAL: All visible components and systems of this bathroom were inspected (e.g., walls, ceiling, floor, windows, doors, electrical, closets, plumbing fixtures) and found to be in satisfactory condition with the exception of the **deficient** items listed below.

Exhaust Fan

13.2 - DEFICIENT: The exhaust fan in this bathroom did not respond and needs repair or replacement.

Cabinets & Countertop

13.3 - INFORMATIONAL: At the time of the inspection, storage items in the cabinet(s) of this bathroom (and the other bathrooms) obstructed full visual access to the cabinet interior and its plumbing components, rendering this a limited inspection (i.e. deficiencies may exist in areas obscured from view).

HALL BATHROOM

General Comments

13.4 - INFORMATIONAL: All visible components and systems of this bathroom were inspected (e.g., walls, ceiling, floor, windows, doors, electrical, closets, plumbing fixtures) and found to be in satisfactory condition with the exception of the **deficient** items listed below.

Sink Drain / Water Supply

13.5 - DEFICIENT: The sink in the bathroom is slow draining or partially blocked. You may want to obtain further evaluation of the plumbing to rule out any possibility of costly plumbing repairs that may be needed to address this condition.

Cabinets & Countertop

13.6 - INFORMATIONAL: At the time of the inspection, storage items in the cabinet(s) of this bathroom (and the other bathrooms) obstructed full visual access to the cabinet interior and its plumbing components, rendering this a limited inspection (i.e. deficiencies may exist in areas obscured from view).

POOL AND SPA

POOL

General Comments

14.1 - INFORMATIONAL: The residence has an in ground pool - spa combination.

Decking and Coping

14.2 - SATISFACTORY: The pool deck and coping was in satisfactory condition.

Pool Surface

14.3 - DEFICIENT: There are areas of algae spotting and/or blotching of the pool/spa surface which typically results when there is a problem with the pool's water chemistry (e.g., ph out of balance; low chlorine levels).



Pool Motor / Pump / Lines

14.4 - DEFICIENT: The air blower that provides bubbles to the jets of the spa was not functional and will need servicing.

Electrical

14.5 - DEFICIENT: The required GFCI for the pool/spa light failed to respond when the test button was pushed. For safety reasons, this should be further evaluated by an electrician.

Filter

14.6 - INFORMATIONAL: The pool/spa filter configuration is of the following type: Diatomaceous earth.

14.7 - SATISFACTORY: The pool/spa filter was functional.

Heater

14.8 - INFORMATIONAL: The pool and/or spa heater configuration is as follows: Gas.

14.9 - SATISFACTORY: The visible portions of the pool/spa heater were functional.

SUMMARY INSPECTION REPORT

This summary report is intended to provide the client and those individuals directly involved in this transaction a convenient and cursory preview of some of the conditions and components that we have identified within our report as being in need of further evaluation or service by an appropriately qualified specialist or that pose a potential health and safety risk. It is not intended to be comprehensive, and should not be used as a substitute for reading the entire home inspection report, or be viewed as a tacit endorsement of the condition of components or features that do not appear in this summary report.

Section 1.0 - Grounds & Building Exterior

Grounds

Driveway

1.1 -- DEFICIENT: Crack(s) in driveway - 1/16" or greater

Walkways / Steps / Porch

1.2 -- SATISFACTORY: Walkways / steps / porch satisfactory

Fencing and Gating

1.3 -- SATISFACTORY: Fencing and gating satisfactory

Retaining and Yard Walls

1.4 -- SATISFACTORY: Retaining walls(s) satisfactory

Visual Grade

1.5 -- INFORMATIONAL: **Basic Lot Type

1.6 -- SATISFACTORY: Satisfactory surface drainage within 5' of structure

Exterior Drains

1.7 -- SATISFACTORY: Exterior drains satisfactory (but not tested)

Trees & Vegetation

1.8 -- DEFICIENT: Trees / shrubs too close or touching structure / roof

Building Exterior

Exterior Siding and Walls

1.9 -- SATISFACTORY: Exterior siding/walls satisfactory

Gutters / Fascia-Eaves

1.10 -- INFORMATIONAL: **Gutters - installed at roof drip edges

1.11 -- SATISFACTORY: Gutters in satisfactory condition

Chimney Exterior

1.12 -- SATISFACTORY: Chimney has no visible defects

1.13 -- SATISFACTORY: Spark arrestor installed

BBQ - Fireplace / Pit

1.14 -- DEFICIENT: Faulty ignitor

Exterior Electrical

1.15 -- SATISFACTORY: Exterior electrical in satisfactory condition

Exterior Waste / Drain Lines

1.16 -- SATISFACTORY: Exterior Waste/Drain lines satisfactory

Patio (Open or Covered)

1.17 -- INFORMATIONAL: **Type of Patio

1.18 -- DEFICIENT: Patio slab cracks - 1/16" or greater

Section 2.0 - Foundation

Concrete Slab Foundation

Exterior Slab Foundation

2.1 -- INFORMATIONAL: Visually inaccessible areas of slab - incomplete evaluation

Interior Slab Foundation

2.2 -- NOT INSPECTED: **Floor coverings prevent view of slab

Section 3.0 - Roof

Roof - Primary Structure

General Comments

3.1 -- INFORMATIONAL: Roof configuration

3.2 -- INFORMATIONAL: Sloped Roof: type of roof materials

3.3 -- INFORMATIONAL: Sloped Roof: Observed from ladder and/or ground - tile roofs

Sloped (Pitched) Roof Inspection Results

3.4 -- SATISFACTORY: Roof covering satisfactory

Flashings

3.5 -- SATISFACTORY: Roof flashing appears satisfactory

Section 4.0 - Attic

Attic

Attic Framing

4.1 -- INFORMATIONAL: Limited access due to obstructions (height, insulation, etc)

Ventilation

4.2 -- SATISFACTORY: Ventilation and screening appears satisfactory

Insulation

4.3 -- INFORMATIONAL: **Type of attic insulation

4.4 -- SATISFACTORY: Attic insulation satisfactory

Attic Wiring

4.5 -- INFORMATIONAL: Limited visual access to attic wiring

HVAC Ducts & Exhaust Venting

4.6 -- SATISFACTORY: HVAC Ducts & Vent Pipe(s) satisfactory

Attic Plumbing

4.7 -- SATISFACTORY: Attic plumbing appears satisfactory

Section 5.0 - Garage (or Parking Structure)

Garage Interior

General Comments

5.1 -- INFORMATIONAL: Garage Inspected - Everything satisfactory except item(s) noted below

Exposed Framing / Roof Underside

5.2 -- SATISFACTORY: Framing and roof underside satisfactory

Slab / Foundation

5.3 -- NOT INSPECTED: Inaccessible areas: slab floor - not inspected

Fire Door

5.4 -- DEFICIENT: Self closer missing, disconnected or damaged

Firewall

5.5 -- SATISFACTORY: Garage firewall appears satisfactory

Garage Doors and Windows

5.6 -- SATISFACTORY: Garage doors and windows satisfactory

Vehicle Garage Doors

5.7 -- DEFICIENT: Springs are broken (or rusted)

Garage Door Opener

5.8 -- SATISFACTORY: Automatic door opener in satisfactory condition

Ventilation

5.9 -- SATISFACTORY: Ventilation appears satisfactory

Garage Electrical

5.10 -- SATISFACTORY: Garage wiring appears satisfactory

Section 6.0 - Laundry

Laundry Provisions

General Comments

6.1 -- INFORMATIONAL: Laundry area Inspected - Everything satisfactory except item(s) noted below

Laundry Plumbing

6.2 -- DEFICIENT: Washer supply valve corroded and/or leaking

6.3 -- DEFICIENT: Low water flow at faucet(s)

Dryer - Gas Line (if present) & Venting

6.4 -- SATISFACTORY: Dryer gas line (if present) & venting satisfactory

Section 7.0 - Plumbing

Water & Fuel Supply

General Comments

7.1 -- INFORMATIONAL: **Water main pipe material

Water Supply - Shut Off Valve - Regulator

7.2 -- INFORMATIONAL: **Water pressure test results

7.3 -- NOT INSPECTED: **Water pressure regulator not located (or not installed)

Fuel Supply

7.4 -- INFORMATIONAL: **Type of Fuel Supply

7.5 -- SATISFACTORY: Visible portions of gas supply line satisfactory

Water Heater

Water Heater Components

7.6 -- INFORMATIONAL: **Water heater information

7.7 -- INFORMATIONAL: **Water heater seismic bracing

7.8 -- SATISFACTORY: Water heater functioning satisfactorily

Water Heater Venting

7.9 -- SATISFACTORY: Water heater vent pipe satisfactory

Section 8.0 - Electrical

Electrical Main & Sub-Panel Components

Electrical Service

8.1 -- INFORMATIONAL: **Description of Service

8.2 -- SATISFACTORY: Service lines and connections satisfactory

Main Panel

8.3 -- INFORMATIONAL: **Main panel size and location

8.4 -- SATISFACTORY: Main panel satisfactory

240 Volt Wiring Material

8.5 -- INFORMATIONAL: 240 volt wiring is copper

8.6 -- INFORMATIONAL: 240 volt wiring is aluminum

120 Volt Wiring Material

8.7 -- INFORMATIONAL: 120 volt wiring is copper

Section 9.0 - Heating & Cooling

Heating System

General Information & Comments

9.1 -- INFORMATIONAL: **Type & Location of Heater

9.2 -- INFORMATIONAL: **Register & Return temp. readings

Heater Components

9.3 -- DEFICIENT: Improper use of flexible gas line

Vents & Venting

9.4 -- SATISFACTORY: Venting in satisfactory condition

Cooling System

Air Conditioner

9.5 -- INFORMATIONAL: **Type & location of air conditioning

9.6 -- INFORMATIONAL: **Register & Return temp. readings

Section 10.0 - Fireplace(s)

Fireplace - Living Room

General Comments

10.1 -- SATISFACTORY: Fireplace in satisfactory condition

Gas Starter

10.2 -- INFORMATIONAL: **Gas Starter (Y/N)

10.3 -- SATISFACTORY: Gas starter satisfactory

Flue / Liner

10.4 -- SATISFACTORY: Chimney flue/liner satisfactory

Damper

10.5 -- SATISFACTORY: Damper is satisfactory

Hearth / Mantle/ Doors

10.6 -- SATISFACTORY: Hearth extension satisfactory

Fireplace - Family Room/Den

General Comments

10.7 -- SATISFACTORY: Fireplace in satisfactory condition

Gas Starter

10.8 -- INFORMATIONAL: **Gas Starter (Y/N)

Flue / Liner

10.9 -- SATISFACTORY: Chimney flue/liner satisfactory

Damper

10.10 -- SATISFACTORY: Damper is satisfactory

Hearth / Mantle/ Doors

10.11 -- SATISFACTORY: Hearth extension satisfactory

Section 11.0 - Interior Rooms

Entry

General Comments

11.1 -- INFORMATIONAL: Components & Systems Inspected - Everything satisfactory except item(s) noted below

Doors

11.2 -- DEFICIENT: Double keyed deadbolt

Living Room

General Comments

11.3 -- SATISFACTORY: All Components & Systems Satisfactory

Family Room

General Comments

11.4 -- SATISFACTORY: All Components & Systems Satisfactory

Dining Room

General Comments

11.5 -- INFORMATIONAL: Components & Systems Inspected - Everything satisfactory except item(s) noted below

Windows

11.6 -- DEFICIENT: A window does not function properly

Dinette

General Comments

11.7 -- INFORMATIONAL: Components & Systems Inspected - Everything satisfactory except item(s) noted below

Windows

11.8 -- DEFICIENT: Window screen damaged or missing

Kitchen

General Comments

11.9 -- INFORMATIONAL: Scope of Inspection

11.10 -- INFORMATIONAL: Components & Systems Inspected - Everything satisfactory except item(s) noted below

Windows

11.11 -- DEFICIENT: Window screen damaged or missing

Electrical

11.12 -- DEFICIENT: No GFCI protection

11.13 -- DEFICIENT: Exposed or unprotected wiring

Cabinets and Countertops

11.14 -- INFORMATIONAL: Stored items in cabinets limits inspection

1st Floor Hallway

General Comments

11.15 -- INFORMATIONAL: Components & Systems Inspected - Everything satisfactory except item(s) noted below

Electrical

11.16 -- DEFICIENT: Light fixture doesn't work (poss. burnt bulb)

Section 12.0 - Bedrooms

Master Bedroom

General Comments

12.1 -- INFORMATIONAL: Components & Systems Inspected - Everything satisfactory except item(s) noted below

Smoke Detector

12.2 -- DEFICIENT: **No smoke detector in bedroom

Misc. Deficiencies

12.3 -- DEFICIENT: Ceiling fan problem(s)

Left Bedroom

General Comments

12.4 -- INFORMATIONAL: Components & Systems Inspected - Everything satisfactory except item(s) noted below

Smoke Detector

12.5 -- DEFICIENT: **No smoke detector in bedroom

Right Bedroom

General Comments

12.6 -- INFORMATIONAL: Components & Systems Inspected - Everything satisfactory except item(s) noted below

Windows

12.7 -- DEFICIENT: Window screen damaged or missing

Cabinets & Closets

12.8 -- INFORMATIONAL: Stored items in closet/cabinets - a limited inspection

Smoke Detector

12.9 -- DEFICIENT: **No smoke detector in bedroom

Middle Bedroom

General Comments

12.10 -- INFORMATIONAL: Components & Systems Inspected - Everything satisfactory except item(s) noted below

Windows

12.11 -- DEFICIENT: Window screen damaged or missing

Cabinets & Closets

12.12 -- INFORMATIONAL: Stored items in closet/cabinets - a limited inspection

Smoke Detector

12.13 -- DEFICIENT: **No smoke detector in bedroom

Section 13.0 - Bathrooms

Master Bathroom

General Comments

13.1 -- INFORMATIONAL: Components & Systems Inspected - Everything satisfactory except item(s) noted below

Exhaust Fan

13.2 -- DEFICIENT: Exhaust fan not functional

Cabinets & Countertop

13.3 -- INFORMATIONAL: Stored Items in cabinet(s) - limited inspection

Hall Bathroom

General Comments

13.4 -- INFORMATIONAL: Components & Systems Inspected - Everything satisfactory except item(s) noted below

Sink Drain / Water Supply

13.5 -- DEFICIENT: Sink drain: slow draining or partially blocked

Cabinets & Countertop

13.6 -- INFORMATIONAL: Stored Items in cabinet(s) - limited inspection

Section 14.0 - Pool and Spa

Pool

General Comments

14.1 -- INFORMATIONAL: Pool - Spa configuration

Decking and Coping

14.2 -- SATISFACTORY: Decking and coping satisfactory

Pool Surface

14.3 -- DEFICIENT: Algae spots / blotching

Pool Motor / Pump / Lines

14.4 -- DEFICIENT: Spa air blower not functional

Electrical

14.5 -- DEFICIENT: Pool/spa area GFCI did not respond properly

Filter

14.6 -- INFORMATIONAL: Type of pool/spa filter

14.7 -- SATISFACTORY: Pool/spa filter is functional

Heater

14.8 -- INFORMATIONAL: Type of Heater

14.9 -- SATISFACTORY: Heater is functional