



**Sample
Report**

Inspection Report

Home Buyer

Property Address:
2980 Oakstone Creek Pl
San Diego, CA



InSight Home Inspections of San Diego

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InSight Home Inspections of San Diego

Date: 11/17/2010	Time: 01:00 PM	Report ID: 101117-11
Property: 2980 Oakstone Creek PI		

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

A word about mold and indoor air contaminates: Susceptibility to mold spores has become a hot topic and controversial issue. The fact is there are no acceptable or unacceptable levels of mold contamination set by the Center for Disease Control, the Environmental Protection Administration, or any other independent authoritative source. Without accepted thresholds, test results can be interpreted very differently depending on the the tester/interpreter's personal opinion. Our clients are very important to us and we believe that the discovery and testing of Mold should be left to true experts in the field. That's why we specifically disclaim these issues in our agreement and do not inspect for, or provide an opinion on the potential for, or existence of mold or related damage in the home.

This inspection specifically excludes testing for any toxic or dangerous substances or gases other than gases typically used for fuel for home heating systems. We did not test for the presence of substances including but not limited to: asbestos, urea-formadehyde foam, and lead in paint or water.

Confidentiality: This is a confidential report and is not to be used or relied upon by any person other than the client named in the inspection agreement without the prior written consent of InSight Home Inspection Service.

In Attendance:
Buyers and Buyer's agent

Type of building:
Single Family (2 story)

Approximate age of building:
6 years

Temperature:
70

Weather:
Clear

Rain in last 3 days:
No

Radon Test:
No

1. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN NI NP RR Items

1.0 DISHWASHER

Dishwasher Brand: WHIRLPOOL

Comments:

The dishwasher air gap was overflowing at the time of the inspection. This indicates an obstruction or kink in the drain hose. Recommend corrections by a licensed plumber.



1.0 Picture 1

1.1 RANGES/COOKTOPS

Range/Cooktop: WHIRLPOOL

Comments:

1.2 RANGE HOOD

Exhaust/Range hood: BUILT into MICROWAVE, VENTED

Comments:

1.3 FOOD WASTE DISPOSER (1)

Disposer Brand: IN SINK ERATOR

Comments:

1.4 MICROWAVE COOKING EQUIPMENT (Built in)

Built in Microwave: WHIRLPOOL

Comments:

1.5 WASHING MACHINES

Comments:

Washing machines are not part of our inspection. For general maintenance, we recommend upgrading the washer hoses as they are a common source of leaking.

IN NI NP RR Items

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IN NI NP RR Items

1.6 REFRIGERATOR

Comments:
Refrigerators are not part of our inspection.

IN NI NP RR Items

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The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Plumbing System

The home inspector shall observe: Accessible Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. Tub overflow drains are Not tested.

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IN NI NP RR Items

2.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Washer Drain Size: 2" Diameter

Plumbing Waste: ABS

Comments:

Slow drain noted at the upper left hallway bathroom sink. Recommend professional clean out or necessary corrections.



2.0 Picture 1 left sink

2.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS

Water Source: Public

Plumbing Water Supply (into home): Not visible

Plumbing Water Distribution (inside home where visible): Copper

Comments:

2.2 WATER FIXTURES

Comments:

IN NI NP RR Items

InSight Home Inspections of San Diego

IN NI NP RR Items

(1) The kitchen faucet is loose on the counter. Recommend repair.



2.2 Picture 1

(2) The rear outdoor faucet was inoperable. Advise inquiry with the seller and corrections as necessary.



2.2 Picture 2

(3) The master bathroom toilet "runs". This usually indicates worn tank hardware. Recommend necessary corrections.



2.2 Picture 3

IN NI NP RR Items

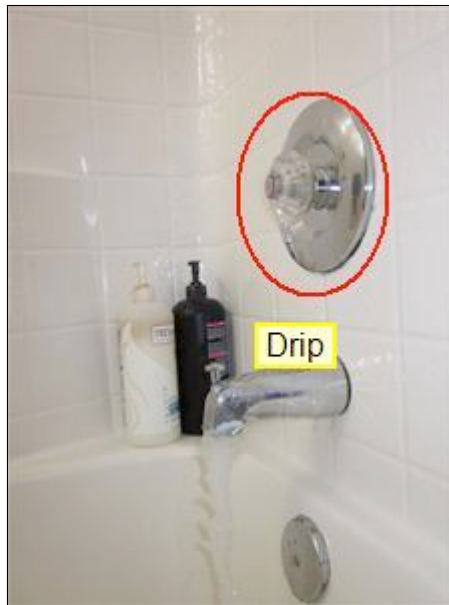
IN NI NP RR Items

(4) The hallway tub diverter sprays water from the shower head and tub spout simultaneously. This usually indicates a worn spout (diverter). The spout is corroded. We recommend necessary corrections by a licensed plumber.



2.2 Picture 4 spout/diverter

(5) The upper hallway shower valve drips at the handle. Recommend repair by a licensed plumber.



2.2 Picture 5



2.3 HOT WATER and CONTROLS

Water Heater Power Source: Gas (quick recovery)

Water Heater Capacity: 50 Gallon (2-3 people)

Manufacturer: RHEEM

Water Heater Location: Garage

Approximate Age of Water Heater: 7 years old

Comments:

IN NI NP RR Items

InSight Home Inspections of San Diego

IN NI NP RR **Items**

Picture of water heater.



2.3 Picture 1

 2.4 WATER HEATER VENT/FLUE
Comments:

 2.5 HOT WATER HEATER T & P VALVE AND DISCHARGE PIPE
Comments:

 2.6 SEISMIC STRAPS
Comments:

 2.7 MAIN WATER SHUT-OFF DEVICE (Describe location)
Comments:
 The main water shut off valve is located in the garage.

 2.8 WATER PRESSURE
Comments:
 High water pressure noted (100 psi). This can cause water lines, faucets and water supplied appliances to fail. We advise adjusting or replacing the regulator to the adjust the pressure to the Industry recommended range of 50-65.

 2.9 GAS STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)
Comments:

 2.10 MAIN GAS SHUT OFF (Describe Location)
Comments:
 The main gas shut off is located at the right side gas meter.

IN NI NP RR **Items**

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The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle.

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Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

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IN NI NP RR Items

3.0 CEILINGS

Ceiling Materials: Gypsum Board
Comments:

3.1 WALLS

Wall Material: Gypsum Board
Comments:
 Discoloration noted above the microwave cabinet; dry at the time of the inspection. Recommend professional cleaning and sanitation.



3.1 Picture 1 view above microwave

3.2 FLOORS

Floor Covering(s): Carpet, Tile
Comments:

IN NI NP RR Items

IN NI NP RR Items

Cracked tile and grout noted in the entry up to 1/16". This appears to a shrinkage or curing crack.



3.2 Picture 1 entry



3.2 Picture 2 cracked tile

 3.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS
 Comments:

 3.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS
 Countertop (kitchen): Corian/Solid Surface
 Cabinetry: Wood
 Comments:
 (1) Due to personal property, the cabinets were not visible. We recommend a careful evaluation before the close of escrow.

IN NI NP RR Items

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IN NI NP RR Items

(2) Stains noted around the kitchen sink (sealant). Recommend restoration.



3.4 Picture 1 kitchen sink

(3) Chip noted at the kitchen sink.



3.4 Picture 2

3.5 DOORS (REPRESENTATIVE NUMBER)

Comments:

IN NI NP RR Items

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IN NI NP RR Items

The 3rd bedroom (upstairs) door handle is damaged/loose. Recommend adjustment or replacement.



3.5 Picture 1

 3.6 WINDOWS (REPRESENTATIVE NUMBER)

Window Types: Double Pane

Comments:

Note: Some (or all) of the windows in the home are dual pane. Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of the inspection. Changing conditions such as temperature, humidity and lighting limit the ability of the inspector to visually review these windows for broken seals. For a more complete information on the condition of all the double glazed windows, consult the seller prior to closing.

 3.7 SHOWER ENCLOSURE (s)

Comments:

 3.8 INTERIORS

Comments:

 3.9 ATTIC

Comments:

 3.10 WINDOW/DOOR SCREENS where applicable

Comments:

IN NI NP RR Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Electrical System

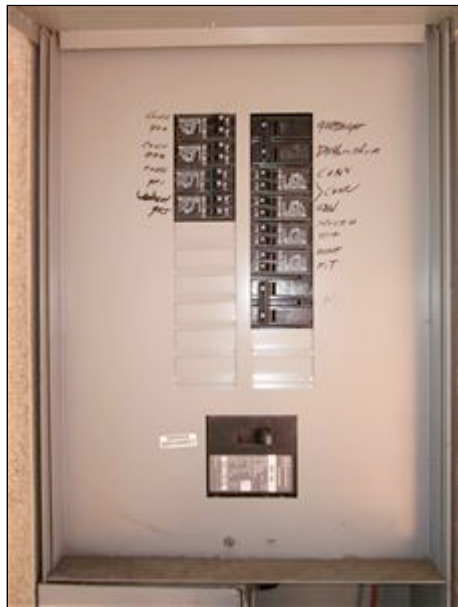
The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

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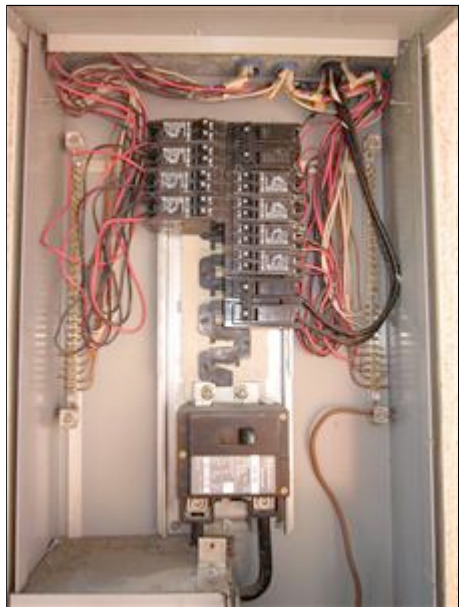
IN	NI	NP	RR	Items
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.0 MAIN AND DISTRIBUTION PANELS
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Panel capacity: 200 AMP
Panel Type: Circuit breakers
Electric Panel Manufacturer: CUTLER HAMMER
Comments:
 Picture of electric panel (s).



4.0 Picture 1



4.0 Picture 2

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1 SERVICE GROUNDING at PANEL(S)
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Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.2 LOCATION OF MAIN AND DISTRIBUTION PANELS
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Comments:
 The main panel box is located at the right side exterior.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.3 OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE
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Branch wire 15 and 20 AMP: Copper
Wiring Methods: Romex

IN	NI	NP	RR	Items
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IN NI NP RR

Items

Comments:

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4.4 BRANCH CIRCUIT CONDUCTORS AND CONNECTING DEVICES (J-BOXES)

Comments:

□ □ □ ☒

4.5 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles)

Comments:

The switch cover is missing in the attic. Advise installing for safety.



4.5 Picture 1 attic view

□ □ □ ☒

4.6 EXTERIOR LIGHT FIXTURES

Comments:

(1) Sensor light were not tested.

(2) The rear patio light cover is missing.



4.6 Picture 1 rear

IN NI NP RR

Items

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IN	NI	NP	RR	Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.7 POLARITY AND GROUNDING OF RECEPTACLES Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.8 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS) Comments: The exterior, garage, kitchen and bathroom GFCI's were operable at the time of the inspection.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.9 SMOKE DETECTORS Comments: Units are located in the hallway, each floor and the bedrooms; operable at the time of the inspection.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.10 CARBON MONOXIDE DETECTORS Comments: There is no carbon monoxide detector in the home. CO detectors are highly recommended for safety.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.11 AFCI (Arc Fault Circuit Interruptor) Comments: An Arc Fault Circuit Interrupter (AFCI) is a circuit breaker designed to prevent fires by detecting non-intended electrical arcing. A properly operating AFCI breaker will shut off a circuit in a fraction of a second if arcing develops. AFCI breakers were not originally installed in the home but can be retrofitted for safety.

IN	NI	NP	RR	Items
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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

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IN NI NP RR Items

5.0 GRADING and DRAINAGE
Driveway: Concrete
Comments:

5.1 WALL CLADDING FLASHING AND TRIM
Siding Material: Stucco
Comments:
 Hole damage noted at the rear patio stucco near the outlet. Recommend repair to prevent moisture/pest intrusion.



5.1 Picture 1 rear patio

5.2 DRIVEWAYS, PATIO FLATWORK, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)
Comments:

IN NI NP RR Items

IN NI NP RR **Items**

Common cracks noted at the rear patio.



5.2 Picture 1 rear patio

5.3 WINDOWS
Comments:

5.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS
Appurtenance: Patio
Comments:

5.5 EAVES, SOFFITS AND FASCIAS
Comments:

5.6 FIREPLACE CHIMNEY (exterior)
Comments:

5.7 FENCES
Comments:

5.8 OTHER
Comments:
Note: This house is built within a slope or hillside setting. Geological evaluations are beyond the scope of our inspection.

5.9 WINDOW and DOOR SCREENS (where applicable)
Comments:

IN NI NP RR **Items**

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The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Garage

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN NI NP RR Items

6.0 GARAGE CEILINGS

Comments:

6.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Comments:

6.2 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME (fire door)

Comments:

6.3 SELF CLOSING MECHANISM (fire door)

Comments:

6.4 GARAGE FLOOR

Comments:

6.5 GARAGE VEHICLE DOOR (S)

Garage Door Type: One automatic

Garage Door Material: Metal

Comments:

The garage vehicle door is dented/damaged. Advise replacement by a qualified door company.



6.5 Picture 1

6.6 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Auto-opener Manufacturer: GENIE

Comments:

Unable to test the safety reverse due to damaged vehicle door. Refer to 6.5.

IN NI NP RR Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

7. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

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IN NI NP RR Items

7.0 HEATING EQUIPMENT

Heat Type: Forced Air
Energy Source: Gas
Number of Heat Systems (excluding wood): One
Heat System Brand: LENNOX
Approximate Age of Furnace: appears original
Comments:
 Picture of furnace (s)



7.0 Picture 1 attic view

7.1 NORMAL OPERATING CONTROLS (thermostat)

Comments:

7.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Ductwork: Insulated
Filter Type: Disposable
Comments:

7.3 COOLING FUNCTION

Comments:
 The A/C was tested and found to be cooling at a normal range of between 14 and 20 degrees at the air registers. This appears to be the original. We recommend regular maintenance.

7.4 COOLING AND AIR HANDLER EQUIPMENT

IN NI NP RR Items

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IN NI NP RR **Items**

Number of AC Units: One
Cooling Equipment Type: Air Conditioner Unit
Cooling Equipment Energy Source: Electricity
Central Air Manufacturer: LENNOX
Comments:
Picture of A/C compressor.



7.4 Picture 1

 7.5 GAS/LP FIRELOGS AND FIREPLACES

Comments:

 7.6 DAMPER and/or DAMPER CLAMP

Comments:

Damper Clamp is installed for safety.

IN NI NP RR **Items**

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The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

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IN NI NP RR Items

8.0 ROOF COVERINGS

Roof Covering: Tile

Viewed roof covering from: Ground, Ladder, Binoculars, 2nd Story Windows

Comments:

The roof shows normal age for its age and type; appears to be in serviceable condition. The roof was visually inspected from accessible areas on the interior and exterior. If a roof is too high, too steep, is wet or composed of materials that can be damaged if walked upon, the roof is Not mounted. Therefore, client is advised that this is a limited inspection. A licensed roofer should be consulted if a more detailed report is desired.

8.1 FLASHINGS

Comments:

8.2 CHIMNEYS

Chimney (exterior): Prefabricated/Stucco

Comments:

8.3 ROOF DRAINAGE SYSTEMS

Comments:

IN NI NP RR Items

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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN	NI	NP	RR	Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.0 FOUNDATIONS Foundation: Poured concrete Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.1 WALLS (Structural) Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.2 FLOORS (Structural) Floor Structure: Not visible Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.3 CEILINGS (structural) Ceiling Structure: 2X4 Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.4 ROOF STRUCTURE AND ATTIC Roof Structure: Engineered wood trusses Roof-Type: Hip Method used to observe attic: Crawled, Some Parts where inaccessible Attic info: Scuttle hole Comments:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.5 FOUNDATION ANCHOR BOLTS Comments: Not visible due to finished wall material.

IN	NI	NP	RR	Items
IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace				

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN	NI	NP	RR	Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.0 INSULATION IN ATTIC Attic Insulation: Batt Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.1 INSULATION UNDER FLOOR SYSTEM Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.2 VENTILATION OF ATTIC AND FOUNDATION AREAS Ventilation: Eave vents, Roof vents Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.3 VENTING SYSTEMS (Kitchens, baths and laundry) Exhaust Fans: Fan Dryer Power Source: Gas Connection Dryer Vent: Flexible Metal Comments:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10.4 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC) Comments:

IN	NI	NP	RR	Items
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IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Photo Gallery

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN NI NP RR

Items

11.0 KITCHEN

Comments:
Kitchen



11.0 Picture 1

11.1 LIVING ROOM

Comments:

IN NI NP RR

Items

IN NI NP RR

Items

Living Room



11.1 Picture 1



11.1 Picture 2

11.2 MAIN DINING ROOM

Comments:
Main Dining Room

11.3 FAMILY ROOM

Comments:

IN NI NP RR

Items

IN NI NP RR

Items

Family Room



11.3 Picture 1

☒ □ □ □

11.4 HALLWAY BATHROOM

Comments:

Hallway Bathroom, 1st floor



11.4 Picture 1

☒ □ □ □

11.5 MASTER BEDROOM

Comments:

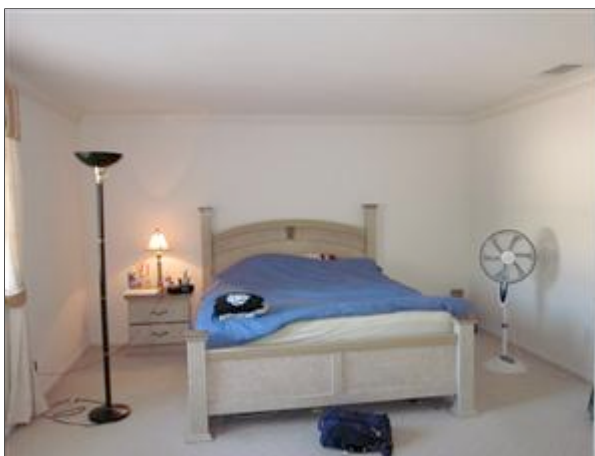
IN NI NP RR

Items

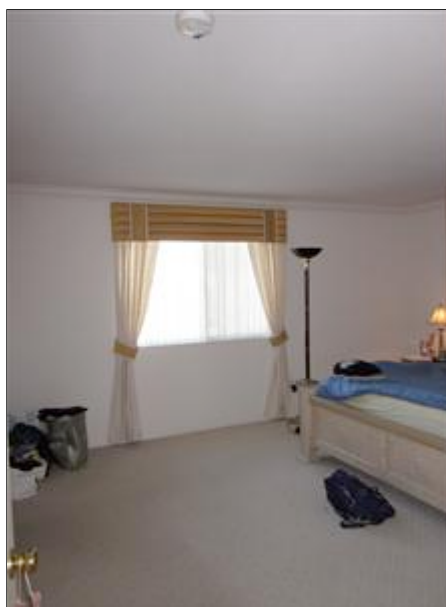
IN NI NP RR

Items

Master Bedroom



11.5 Picture 1



11.5 Picture 2

11.6 MASTER BATHROOM

Comments:

IN NI NP RR

Items

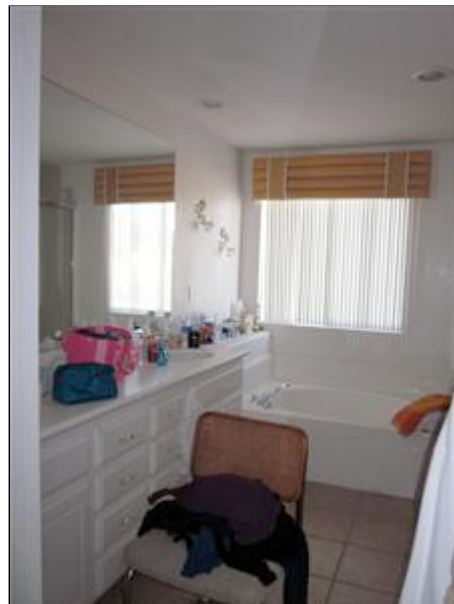
IN NI NP RR

Items

Master Bathroom



11.6 Picture 1



11.6 Picture 2



11.7 2ND BEDROOM

Comments:

IN NI NP RR

Items

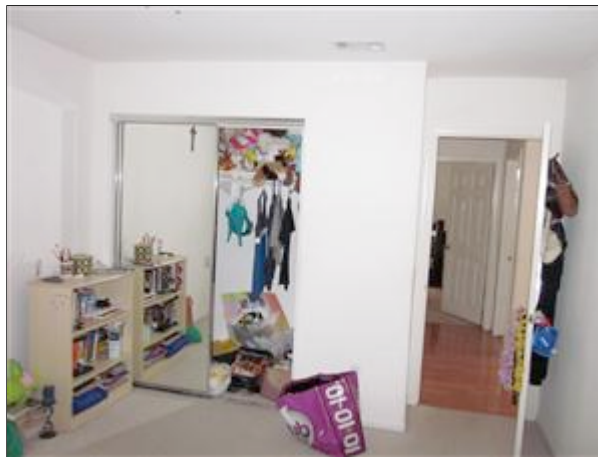
IN NI NP RR

Items

2nd Bedroom



11.7 Picture 1



11.7 Picture 2

11.8 3RD BEDROOM

Comments:

IN NI NP RR

Items

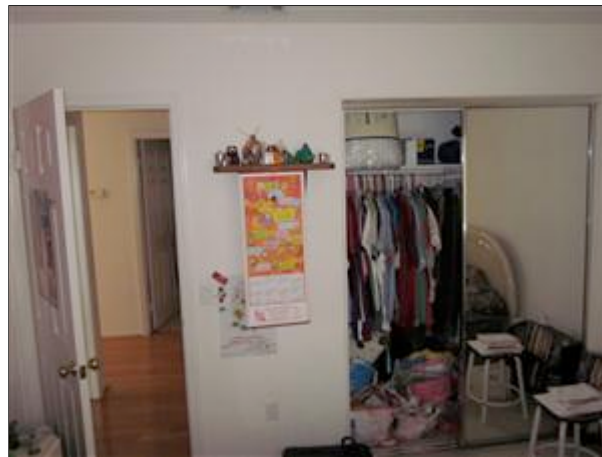
IN NI NP RR

Items

3rd Bedroom



11.8 Picture 1



11.8 Picture 2

11.9 4TH BEDROOM

Comments:

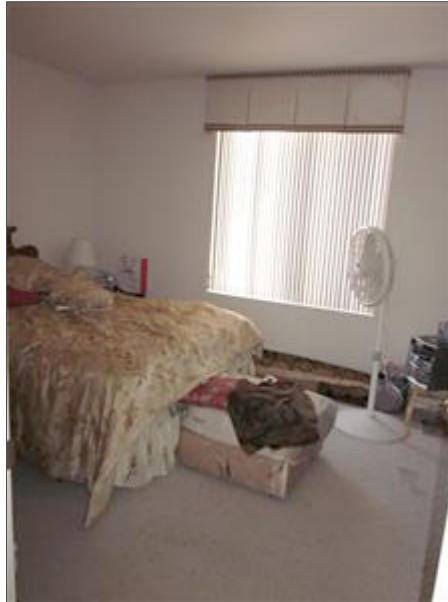
IN NI NP RR

Items

IN NI NP RR

Items

4th Bedroom, 1st floor



11.9 Picture 1



11.9 Picture 2

11.10 HALLWAY BATHROOM (2nd floor)

Comments:

IN NI NP RR

Items

IN NI NP RR

Items

Hallway Bathroom (2nd floor)



11.10 Picture 1



11.10 Picture 2

☒ ☐ ☐ ☐

11.11 LOFT

Comments:

IN NI NP RR

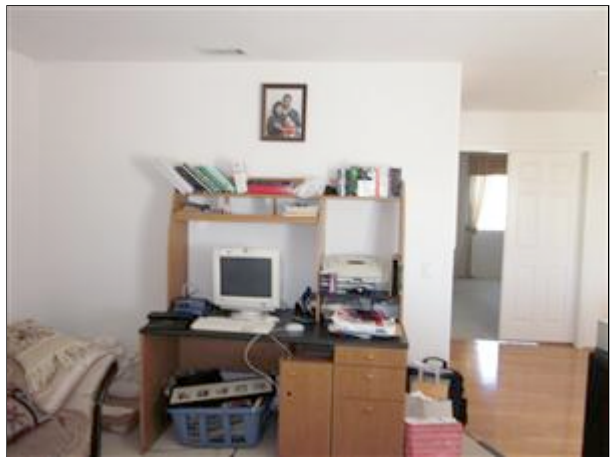
Items

IN NI NP RR Items

Loft



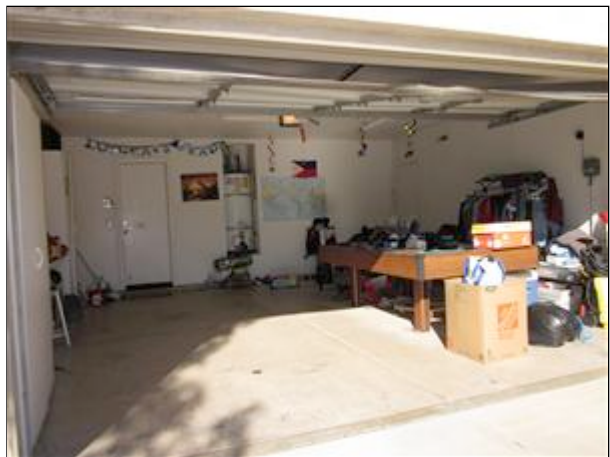
11.11 Picture 1



11.11 Picture 2

☒ ☐ ☐ ☐ 11.12 GARAGE

Comments:
Garage



11.12 Picture 1

IN NI NP RR Items

InSight Home Inspections of San Diego

IN NI NP RR

Items



11.13 LAUNDRY

Comments:
Laundry Area



11.13 Picture 1

IN NI NP RR

Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

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General Summary



InSight Home Inspections of San Diego

**10755 Scripps Poway Pkwy #464
San Diego, CA 92131
858-722-9119**

Customer

Address

2980 Oakstone Creek Pl
San Diego, CA

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Built-In Kitchen Appliances

1.0 DISHWASHER

Repair or Replace

The dishwasher air gap was overflowing at the time of the inspection. This indicates an obstruction or kink in the drain hose. Recommend corrections by a licensed plumber.

2. Plumbing System

2.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace

Slow drain noted at the upper left hallway bathroom sink. Recommend professional clean out or necessary corrections.

2.2 WATER FIXTURES

Repair or Replace

- (1) The kitchen faucet is loose on the counter. Recommend repair.
- (2) The rear outdoor faucet was inoperable. Advise inquiry with the seller and corrections as necessary.
- (3) The master bathroom toilet "runs". This usually indicates worn tank hardware. Recommend necessary corrections.
- (4) The hallway tub diverter sprays water from the shower head and tub spout simultaneously. This usually indicates a worn spout (diverter). The spout is corroded. We recommend necessary corrections by a licensed plumber.
- (5) The upper hallway shower valve drips at the handle. Recommend repair by a licensed plumber.

2.8 WATER PRESSURE

2. Plumbing System

Repair or Replace

High water pressure noted (100 psi). This can cause water lines, faucets and water supplied appliances to fail. We advise adjusting or replacing the regulator to the adjust the pressure to the Industry recommended range of 50-65.

3. Interiors

3.1 WALLS

Repair or Replace

Discoloration noted above the microwave cabinet; dry at the time of the inspection. Recommend professional cleaning and sanitation.

3.2 FLOORS

Inspected

Cracked tile and grout noted in the entry up to 1/16". This appears to a shrinkage or curing crack.

3.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Repair or Replace

(1) Due to personal property, the cabinets were not visible. We recommend a careful evaluation before the close of escrow.

(2) Stains noted around the kitchen sink (sealant). Recommend restoration.

3.5 DOORS (REPRESENTATIVE NUMBER)

Repair or Replace

The 3rd bedroom (upstairs) door handle is damaged/loose. Recommend adjustment or replacement.

4. Electrical System

4.5 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles)

Repair or Replace

The switch cover is missing in the attic. Advise installing for safety.

4.6 EXTERIOR LIGHT FIXTURES

Repair or Replace

(1) Sensor light were not tested.

(2) The rear patio light cover is missing.

4.10 CARBON MONOXIDE DETECTORS

Not Present

There is no carbon monoxide detector in the home. CO detectors are highly recommended for safety.

5. Exterior

5.1 WALL CLADDING FLASHING AND TRIM

Repair or Replace

Hole damage noted at the rear patio stucco near the outlet. Recommend repair to prevent moisture/pest intrusion.

5.8 OTHER

Not Inspected

Note: This house is built within a slope or hillside setting. Geological evaluations are beyond the scope of our inspection.

6. Garage

6.5 GARAGE VEHICLE DOOR (S)

Repair or Replace

The garage vehicle door is dented/damaged. Advise replacement by a qualified door company.

6.6 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Not Inspected

Unable to test the safety reverse due to damaged vehicle door. Refer to 6.5.

8. Roofing

8.0 ROOF COVERINGS

Inspected

The roof shows normal age for its age and type; appears to be in serviceable condition. The roof was visually inspected from accessible areas on the interior and exterior. If a roof is too high, too steep, is wet or composed of materials that can be damaged if walked upon, the roof is Not mounted. Therefore, client is advised that this is a limited inspection. A licensed roofer should be consulted if a more detailed report is desired.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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InSight Home Inspections of San Diego

Inspection Agreement

The address of the property is: 2980 Oakstone Creek PI

Fee for the home inspection is \$375.00. This amount shall be paid in full prior to the completion the Services. Should you fail to timely pay the agreed upon fee(s), you shall be responsible for paying any and all fees associated with collection, including but not limited to administration costs, attorney's fees, and cost of litigation. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.

THIS AGREEMENT made on 11/17/2010 by and between InSight Home Inspections of San Diego (Hereinafter "INSPECTOR") and the undersigned (hereinafter "CLIENT"), collectively referred to herein as "the parties." The Parties Understand and Voluntarily Agree as follows:

SCOPE OF THE INSPECTION. The inspection is a limited visual non-evasive examination of certain readily accessible systems and components (designed for inspection herein) using normal operating controls and opening readily accessible panels. The purpose of the inspection is to provide you with information about the condition of certain items and components of the home at the time of the inspection and to provide the CLIENT with a written inspection report via email or print document identifying the defects that INSPECTOR both observed and deemed material. The home inspection will Not reveal every concern that exists or ever could exist. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure. The inspector is a generalist and not a licensed engineer or expert in any specific craft or trade. If the inspector recommends further action, including (but not limited to) consulting with a specialized expert(s), you must do so at your own expense or otherwise assume all risks associated with failure to do so. The inspector recommends client hire licensed contractors to evaluate the repairs before the end of the contingency period. Some repair items may lead to additional repairs not discovered by the inspector.

Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance to the current Standards of Practice of the National Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>. CLIENT understands that these standards contain certain limitations, exceptions, and exclusions.

I have read and agree to the Scope of the Inspection: (Initial Here) _____/_____ .

The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repair persons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties. INSPECTOR'S inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement.

EXCLUSIONS: A system or component is not readily accessible if inspection requires moving personal property, dismantling, destructive measures, or any action that will, in the opinion of the inspector, likely cause risk to persons or property. Anything Not readily observable because it is concealed or inaccessible due to obstructions including (but not limited to) floor coverings, suspended ceiling tiles, insulation, furniture or other personal property, soil. Vegetation, water, ice or snow cannot be inspected. We are not required to move or disturb such items in order to diminish or eliminate the obstruction. We are not required to report on or engage in any practice or act that is not included or that is specifically excluded in the Inspection guidelines unless otherwise agreed to in writing signed by the parties. We are not required to inspect anything identified in the Inspection guidelines as limitations or exclusions specific to the system or component, the causes of any condition or deficiency, methods and costs of corrections, suitability of the property for a specialized use, market value or marketability, advisability of purchase of the property, the presence of pests such as wood damaging organisms (including termites), rodents or insect, rot/decay, fungus, including mold and mildew, decorative items, underground items, breached vacuum seals in insulated glass, or items not permanently installed. We are not required to do the following: predict future conditions including (but not limited to) failure of components, operate any system or component that is shut down or otherwise inoperable, light pilot lights, determine the presence of hazardous substances, enter hazardous areas, or perform engineering, architectural, plumbing, or any other job function requiring an occupational license or certification in your jurisdiction (unless the inspector holds a valid license and the parties agree in writing signed by the parties on the additional service(s) for an additional fee). We are not required to inspect fences, soil conditions, spas, saunas, steam baths, pools (and related equipment), outbuildings (other than garage or carport), sprinkler systems, private and community waste disposal systems, telephones, cable television, intercoms, security systems, low voltage lighting systems, any timing systems, well systems, window-unit air conditioning systems, furnace heat exchangers, and heating or cooling systems when weather conditions or other circumstances may cause equipment damage. We are not required to inspect cosmetic items such as paint, wallpaper, carpet, or other finishes on walls, ceilings or floors, and any type of window treatment (such as blinds or draperies). We are not required to determine recall information or non-compliance with manufacturer's specifications or applicable regulatory requirements, including (but not limited to) building code compliance. Water/moisture, leaks, seepage and drainage problems are often only visible during or after a certain amount of rain. It is thus impossible to observe water/moisture leaks, seepage and drainage problems unless the inspections is conducted during or immediately after a rain sufficient to reveal such problems.

It is beyond the scope of this inspection to determine if any system or component is, has been, or will be part of any product, component or system recall in the future. Client may wish to subscribe or contact the CPSC (Consumer Product Safety Commission) for recall information regarding any system or component.

MOLD EXCLUSION: Insight Home Inspections is not responsible for discovering or reporting on the presence or absence of mold or mildew. Furthermore, Insight Home Inspections is not responsible for any damages that arise from or related to mold or mildew, even if the mold or mildew is a direct consequence of a condition upon which Insight Home Inspections is required to report as set forth in this agreement. We believe that discovery and testing should be left to true experts in this field.

CALIFORNIA REQUIREMENTS: Division 3, Chapter 9.3 7195-7199 of the Business and Professions Code provides certain requirements for home inspectors ("California Requirements"). Pursuant to the California Requirements, the inspection report "shall identify the inspected systems, structures, or components of the dwelling, any material defects identified, and any recommendations regarding the conditions observed or recommendations for evaluation by appropriate persons." As indicated above, Insight Home Inspections shall perform the Inspection in compliance with the Inspection guidelines. However, in the event that the California Requirements impose a duty or obligation not required in the Inspection guidelines, we will comply therewith. In other words, we will exceed the Inspection guidelines to the extent required by the California Requirements. This Inspection shall, thus, be in full compliance with the California Requirements.

INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents, employees, for claims, damages, costs of defense or suit, attorney's fees and expenses and payments arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to Three times the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual

