



# Inspection Report

**Robert Eilers**  
**Lisa Torregrossa**

**Property Address:**  
4749 Constance Dr  
San Diego CA 92115



**Foresight Building Inspection**

**Sean Kinney**

**1544 Harbison Canyon Rd**  
**El Cajon, CA 92019**  
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<b>Date:</b> 6/20/2022	<b>Time:</b> 11:00 AM	<b>Report ID:</b> 3467
<b>Property:</b> 4749 Constance Dr San Diego CA 92115	<b>Customer:</b> Robert Eilers Lisa Torregrossa	<b>Real Estate Professional:</b> Megan Beauvais GRI Compass

### 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 property and prior to the closing of any inspection contingencies. Any recommendations by the inspector for further evaluation, repair, or replace suggest a second opinion or further inspection by a qualified tradesman, contractor, or engineer. Pictures may be included in the report as a reference but do not provide a complete representation of all the defects, and should not be used as the sole means for determining repairs and costs. All costs associated with further evaluations, repairs, or replacement of systems and components should be considered before purchasing this property and prior to the close of escrow.

**Inspected (IN)** = The inspector visually observed or tested the system or component which responded properly when tested or appeared to be in serviceable condition, consistent with the age of the system or component.

**Not Inspected (NI)** = This system or component was not available, visible, or accessible for inspection. Further evaluation is required when system or component is available for inspection.

**Not Present (NP)** = This system or component was not present at the time of the inspection.

**Further Evaluation (E)** = Observations were made during the inspection of the system or component that require further evaluation from a qualified specialist.

**Repair or Replace (RR)** = The system or component has visible defect, did not function properly when tested, or appears to have exceeded its serviceable life. Further evaluation is recommended to determine repairs or replacement needed.

**Recommend Upgrade (UP)** = An upgrade in the system or component is recommended to meet current building or safety standards.

**In attendance:**

Client, Client's agent or representative

**Type of building:**

Single Family, (one-story)

**Approximate size of building:**

0-1,500 sq/ft

**Approximate age of building:**

50-75 yrs

**Owner/Tenant occupied:**

Yes, Vacant

**Temperature:**

Over 65 (F) = 18 (C)

**Weather:**

Clear

**Rain in last 3 days:**

No

1. Roofing

**Items to be inspected:** Roof covering; Roof drainage systems; Flashings; Skylights; Chimneys; and Penetrations. **The Inspector is not required to:** Walk on the roof surface if in the opinion of the Inspector there is risk of damage or a hazard to the Inspector. Warrant or certify that the roof systems, coverings, or components are free from leakage.

Items

1.0 ROOF COVERINGS

**Comments:** Further Evaluation

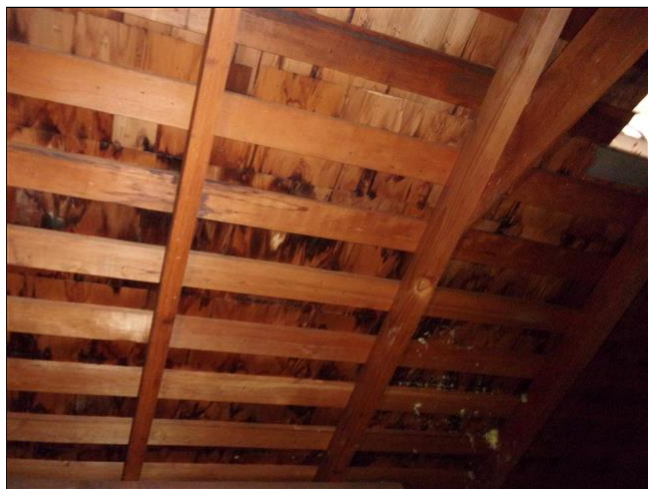
The asphalt composition shingles have been installed over wood shake/shingles, which is not an approved method of installation. Proper installation of new shingles will require some upgrades to the roof sheathing system. It is recommended to contact a licensed roofing company for evaluation and cost estimates for any eventual roof-covering replacement.



1.0 Item 1(Picture) recommend further evaluation of asphalt shingles over wood shake



1.0 Item 2(Picture) asphalt shingles were installed over wood shake



1.0 Item 3(Picture) asphalt shingles were installed over wood shake

1.1 ROOF DRAINAGE SYSTEMS (rain gutters, downspouts, etc)

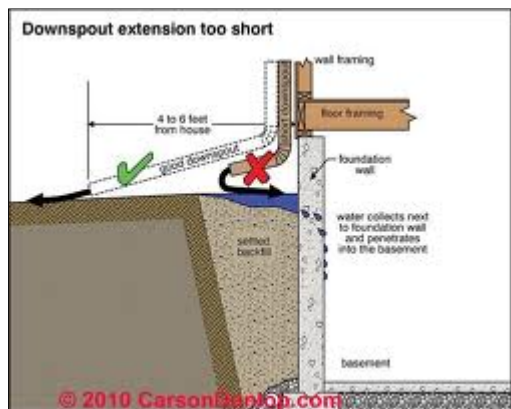
**Comments:** Repair or Replace

**Recommended Upgrade:**



A properly designed and installed rain gutter system helps control water flow and keeps moisture away from the building system and its foundation. A rain gutter system or additional gutters to the existing system are a recommended upgrade.

Defects or deficiencies were observed at one or more areas of the downspout components. It is recommended to have the system evaluated by a rain gutter specialist and repaired/replace as needed.



1.1 Item 1(Picture)



1.1 Item 2(Picture) rain gutter cleaning needed



1.1 Item 3(Picture) rain gutter cleaning needed

## 1.2 FLASHINGS

**Comments:** Repair or Replace

Repairs are needed at areas of the vent boot flashings where sealant was missing, deteriorated, or separated. It is recommended to have a licensed roofer evaluate and correct as needed.



1.2 Item 1(Picture) boot flashing sealant separation visible

1.3 CHIMNEYS

Comments: Not Present

1.4 SKYLIGHTS

Comments: Not Present

1.5 VENTS

Comments: Inspected

1.7 OTHER

Comments:

Styles & Materials

Roof Covering:	Viewed roof covering from:	Sky Light(s):
Asphalt/Fiberglass Shingles	Walked roof	None
Chimney (exterior):		
None		

## 2. Exterior

**Items to be inspected:** Surface grade directly adjacent to the building. Doors and windows. Attached decks, porches, patios, balconies, stairways, and their enclosures. Wall cladding and trim. Portions of walkways and driveways that are adjacent to the building. **The Inspector is not required to:** Inspect door or window screens, shutters, awnings, or security bars. Inspect fences or gates or operate automated door or gate openers or their safety devices. Use a ladder to inspect systems or components.

### Items

#### 2.0 WALL CLADDING SYSTEM

**Comments:** Inspected

#### 2.1 DOORS

**Comments:** Inspected

#### 2.2 WINDOWS

**Comments:** Repair or Replace

(1) Possible WDO (wood destroying organisms) evidence or damage was observed at areas of the exterior window systems. It is recommended to have a licensed pest control company evaluate all WDO related defects and remediate as needed.



2.2 Item 1(Picture) near entry: possible WDO evidence or damage observed

(2) The paint, caulking, or sealant at the exterior windows was damaged, deteriorated, or had other observable defect. It is recommended to have the paint evaluated by a qualified painter and repaired/replaced as needed.



2.2 Item 2(Picture) window sill/trim: paint maintenance/repairs needed



2.2 Item 3(Picture) window sill/trim: paint maintenance/repairs needed



(3) There was possible condensation, cracking in the seal, or other visible defect observed at one or more of the dual-paned windows indicating the glazing assembly may need to be repaired or replaced. This is often difficult to detect if windows are dirty or at the second story. A further inspection to determine dual pane seal performance by a window glazing specialist is recommended.



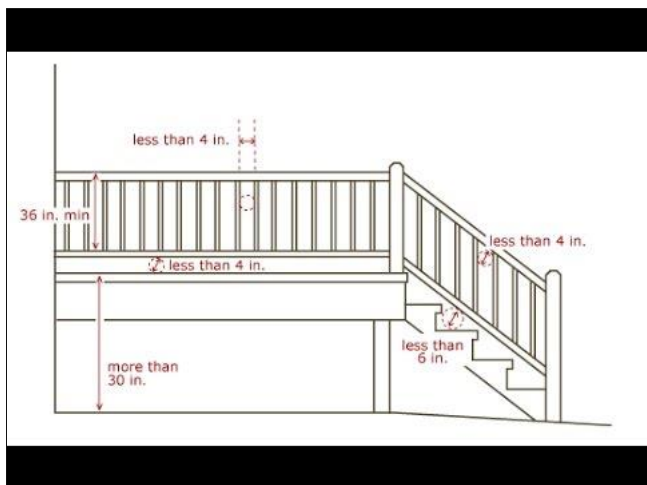
2.2 Item 4(Picture) possible evidence of dual pane seal defect observed

### 2.3 DECKS, PATIOS, ATTACHED COVERINGS, STAIRS AND RAILINGS,

**Comments:** Recommend Upgrade

#### Recommended Safety Upgrade:

Stair and guard railing heights and spacing requirements have improved over the years to increase safety and decrease potential fall hazards. While the current systems present may have been acceptable at the time of construction, it is recommended to have stair and guard railing systems evaluated and upgraded as needed to modern safety standards.



2.3 Item 1(Picture)

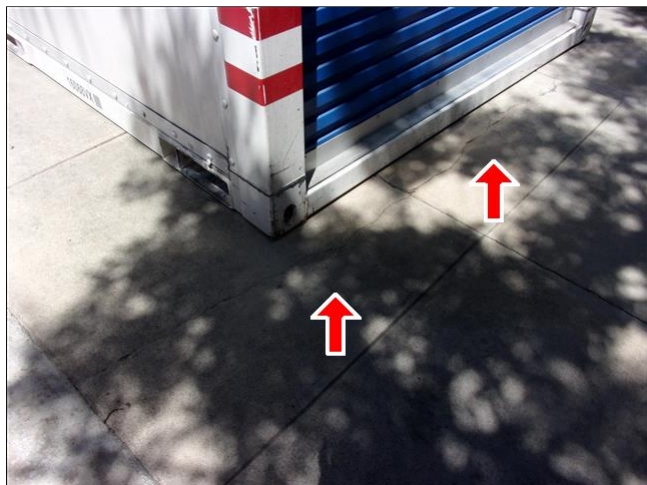


2.3 Item 2(Picture) fall hazard / railing safety upgrades recommended

### 2.4 GRADING, DRAINAGE, DRIVEWAYS, CONCRETE PATIOS/WALKWAYS, VEGETATION (With respect to their effect on the condition of the building)

**Comments:** Repair or Replace

(1) Cracking, damage, or other visible defect was observed at areas of the exterior hardscape (driveway, walkway, stairs, patio, etc.). It is recommended to have these evaluated by a licensed contractor and repaired/replaced as needed.



2.4 Item 1(Picture) cracks visible at concrete driveway



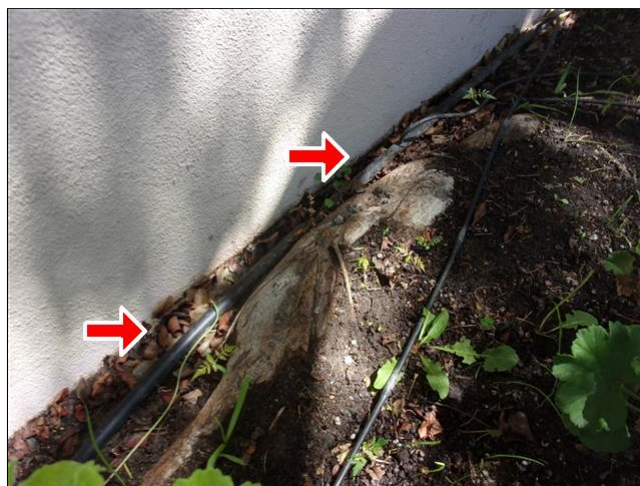
2.4 Item 2(Picture) crack in walkway

(2) Trees, shrubs, or other vegetation near the property can cause damage as root systems and branches grow. It is recommended to contact a licensed arborist or landscaping contractor for further evaluation and correction or removal as needed.

Overgrown vegetation, excessive irrigating, or other landscaping corrections and improvements are recommended. Consult with a qualified landscaping company for recommendations and corrections as needed.



2.4 Item 3(Picture) trees/large shrubs next to the building exterior are not recommended



2.4 Item 4(Picture) irrigation systems next to build foundation are not recommended

(3) Disclaimer: This inspection does not evaluate soil stability. Because the location of the house was on or near a hillside and evaluating ground soil stability is outside the scope of this inspection, it is recommended to contact an appropriate soil engineer for further evaluation.





2.4 Item 5(Picture) hillside stability was not inspected or tested as part of the scope of this inspection

## 2.5 EAVES, SOFFITS AND FASCIAS

**Comments:** Inspected

## 2.8 OTHER

**Comments:**

(1) **Recommended Safety Upgrade:**

Because identification of safety glass is not always possible at the time of the inspection, due to the age of the window or glass door panes, safety glass may not be present. While safety glass may not have been required at the time of construction, as a safety upgrade, it is recommended to contact a glazing specialist for evaluation of any window or door panes that would now require safety glass and upgrade as needed.



2.8 Item 1(Picture) recommend evaluation and upgrade of any non-safety glass windows at appropriate locations

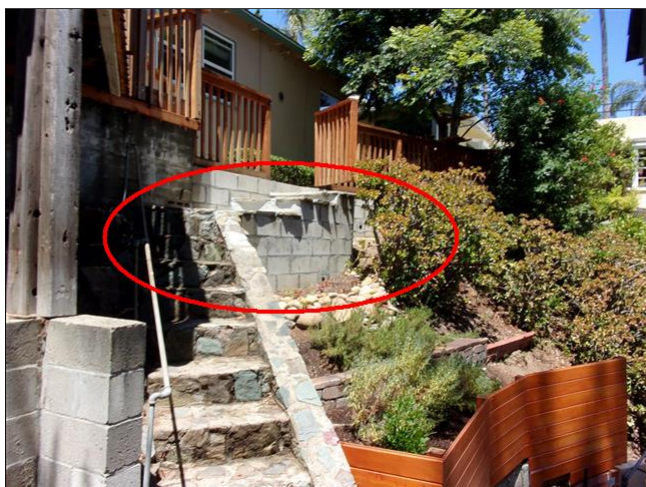
(2) Note: Retaining walls are not inspected as part of the scope of this inspection. Further evaluation from a qualified person (contractor, engineer, etc.) is recommended to determine serviceability.



2.8 Item 2(Picture) retaining walls were not inspected or tested as part of the scope of this inspection / recommend further evaluation



2.8 Item 3(Picture) retaining walls were not inspected or tested as part of the scope of this inspection / recommend further evaluation



2.8 Item 4(Picture) retaining walls were not inspected or tested as part of the scope of this inspection / recommend further evaluation

(3) Note: While storage or utility sheds are not inspected as part of the scope of this inspection, some defects were observed. Because these additions are commonly under-constructed or may not have been built according to construction industry standards, further evaluation is recommended from a qualified contractor.



2.8 Item 5(Picture) shed was not inspected or tested as part of the scope of this inspection



2.8 Item 6(Picture) non-grounded three-pronged outlets observed



2.8 Item 7(Picture) broken window pane

Styles & Materials

Driveway:	Siding Material:	Additional Comments:
Concrete	Stucco/Plaster	



### 3. Garage

#### Items

##### 3.1 GARAGE FIREWALL SYSTEM (walls, ceilings, doors)

**Comments:** Repair or Replace

There were holes, damages, or other breaches observed in the garage firewall separation (the wall and/or ceiling that separates the garage from the living areas). All penetrations (damages, holes, attic access, etc.) in the garage firewall should be evaluated and corrected as needed.



3.1 Item 1(Picture) penetrations observed in garage firewalls

##### 3.2 GARAGE WALLS AND CEILINGS

**Comments:** Further Evaluation

Disclaimer: Cracks in the ceiling and/or walls may be a result from possible settling, movement, or other structural defect. This inspection is not meant to be a structural evaluation but an observation of visible physical defects. Only further evaluation and investigation from a qualified person can determine if non-visible defects are present.



3.2 Item 1(Picture) cracks in garage wall observed

##### 3.3 GARAGE FLOOR

**Comments:** Further Evaluation

(1) Moisture stains or other possible evidence of moisture intrusion was observed at the garage floors. Further evaluation is recommended to determine cause of moisture intrusion and correction as needed.



3.3 Item 1(Picture) efflorescence observed (drip irrigation observed at adjacent side of garage wall)

(2) Cracks were observed at the garage concrete slab. Concrete cracks may occur during the curing process as concrete dries and shrinks or may be the result settling, movement, or structural defect that has occurred. Because the scope of this inspection is only to observe and document, further evaluation is required to determine the cause of cracks and correction as needed.



3.3 Item 2(Picture) cracks visible at garage floor



3.3 Item 3(Picture) cracks visible at garage step

- 3.4 GARAGE DOOR (S)  
Comments: Inspected
- 3.5 GARAGE DOOR OPERATOR  
Comments: Inspected
- 3.8 OTHER  
Comments:

Styles & Materials

Garage Door Type:	Detached Garage:	Attached Garage:
One automatic		Yes

## 4. Interiors

**Items to be inspected:** Walls, ceiling, and floors. Doors and windows. Stairways, handrails, and guardrails. Permanently installed cabinets. Absence of smoke alarms. Vehicle doors and openers. **The Inspector is not required to:** Inspect window, door, or floor coverings. Determine whether a building is secure from unauthorized entry. Use a ladder to inspect systems or components.

### Items

#### 4.0 CEILINGS AND WALLS

**Comments:** Repair or Replace

(1) Disclaimer: Cracks in the ceiling and/or walls may be a result from possible settling, movement, or defect that has occurred. This inspection is not meant to be a structural evaluation but an observation of visible physical defects. Only further evaluation and investigation from a qualified person can determine if non-visible defects are present and corrections as needed.



4.0 Item 1(Picture) cracks visible at interior wall



4.0 Item 2(Picture) cracks visible at bathroom ceiling



4.0 Item 3(Picture) cracks visible at bedroom ceiling

(2) Damages, missing drywall, or other defects to the walls or ceilings were observed. It is recommended to have these walls and ceilings evaluated by a qualified tradesman and repaired/replaced as needed.



4.0 Item 4(Picture) bedroom closet: wall maintenance/repairs needed

#### 4.1 FLOOR COVERINGS

**Comments:** Inspected

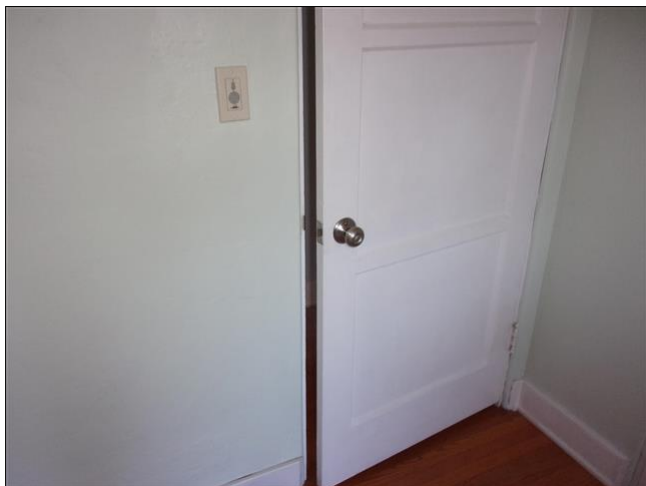
#### 4.2 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

**Comments:** Not Present

#### 4.3 DOORS (REPRESENTATIVE NUMBER)

**Comments:** Repair or Replace

A representative number of doors was tested. One or more of the tested doors or hardware had signs of damage, defect, or did not operate properly when tested. It is recommended to have all doors and hardware defects evaluated and repaired/replaced as needed.



4.3 Item 1(Picture) door did not latch properly when tested

#### 4.4 COUNTERS, CABINETRY, AND SHELVING (REPRESENTATIVE NUMBER)

**Comments:** Repair or Replace

Caulking or grout defects were observed at areas of the countertops, backsplash, or sink fixtures where caulking or grout was missing, deteriorated, or had other observable defect.



4.4 Item 1(Picture) kitchen: caulking or appropriate sealant maintenance/repairs needed

#### 4.5 WINDOWS (REPRESENTATIVE NUMBER)

**Comments:** Repair or Replace

There was possible condensation, cracking in the seal, or other visible defect observed at one or more of the double-paned windows indicating the glazing assembly may need to be repaired/replaced. Consult with a licensed window glazer for evaluation and correction as needed.



4.5 Item 1(Picture) possible evidence of dual pane seal defect observed



4.5 Item 2(Picture) bathroom window did not operate properly when tested

#### 4.6 BATH TUB AND SHOWER SYSTEM

**Comments:** Repair or Replace

There was visible damage, deterioration, or other observable defect at the tub or shower pan/surround that should be evaluated and repaired as needed.





4.6 Item 1(Picture) oxidation visible at tub surface

#### 4.8 OTHER (additional observations)

##### Comments:

##### Lead and Asbestos Disclaimer:

Buildings constructed prior to 1978 may contain lead. It is outside the scope of this inspection to identify or determine if lead is present in the building materials and surrounding area. Only further evaluation and lab testing from a qualified lead specialist can determine if lead is present.

Many buildings built or remodeled between 1945 and 1978 may contain asbestos materials. It is outside the scope of this inspection to identify or determine if asbestos is present in the building materials and surrounding area. Only further evaluation and lab testing from a qualified lead specialist can determine if asbestos is present.

Refer to the following links for helpful information from the EPA (Environmental Protection Agency and CSLB (CA State Licensing Board):

<https://www.epa.gov/lead/real-estate-disclosure>

<http://www.cslb.ca.gov/Resources/GuidesAndPublications/AsbestosGuideForConsumers.pdf>

5. Structural Components

**Items to be inspected:** Foundation system. Floor framing system, Foundation anchoring and cripple wall bracing. Wood separation from soil. Roof framing.  
**The Inspector is not required to:** Determine size, spacing, location, or adequacy of foundation bolting/bracing components or reinforcing systems.

Items

5.0 FOUNDATION AND SUBFLOOR AREA

**Comments:** Repair or Replace

There were cracks, deterioration, or other observable defects visible at areas of the foundation wall system or components. It is recommended to have a qualified licensed contractor or engineer evaluate to determine if repairs or replacement are needed.

Disclaimer: It is outside the scope of this inspection to evaluate structural defects or determine structural integrity. All structural defects should be evaluated by a licensed contractor or engineer to determine the integrity of the structural systems.

Possible efflorescence was visible on or around areas of the foundation wall systems indicating possible moisture contact or intrusion by the foundation. Because moisture by the foundation walls can increase rate of deterioration, further evaluation from a qualified specialist is recommended determine the cause of moisture and corrections/ improvements as needed.



5.0 Item 1(Picture) cracks observed at garage foundation stem wall



5.0 Item 2(Picture) cracks observed at garage foundation stem wall



5.0 Item 3(Picture) efflorescence observed at the foundation stem wall



5.0 Item 4(Picture) efflorescence observed at the foundation stem wall



5.0 Item 5(Picture) cracks visible at the foundation stem wall



5.0 Item 6(Picture) cracks visible at the foundation stem wall



5.0 Item 7(Picture) cracks visible at the foundation stem wall / efflorescence observed

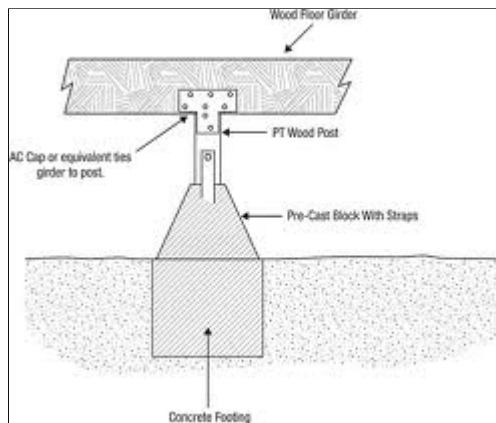
### 5.1 POST AND PIERS

**Comments:** Inspected, Recommend Upgrade

**Recommend System Upgrade:**

The foundation post and pier system appeared constructed conforming to the standards of the era it was built. However, these standards would not meet modern building standards, which have improved over the years to protect homes against natural and unnatural occurring stresses on the foundation such as settling, deterioration, or seismic activity. Metal strap connectors and shorter distances between posts are examples of these upgrades. It is recommended to contact and licensed contractor regarding upgrades to the foundation post and pier system.





5.1 Item 1(Picture)



5.1 Item 2(Picture) post and pier seismic strapping/  
anchoring upgrades recommended

## 5.2 FLOORS

**Comments:** Further Evaluation

Moisture stains or other evidence of past moisture intrusion were observed at areas of the flooring system. No moisture was observed at the time of the inspection. Only further evaluation and investigation can determine the cause and identify presence of hidden damages.

Disclaimer: It is outside the scope of this inspection to inspect for or identify mold. Any moisture related damages or defects should be evaluated by a qualified mold specialist to determine the presence of mold and appropriate remediation as necessary.



5.2 Item 1(Picture) below bathroom:  
moisture stains or damage visible

## 5.3 WALLS AND CEILINGS

**Comments:** Inspected

## 5.5 ROOF STRUCTURE AND ATTIC

**Comments:** Inspected



5.7 OTHER

Comments:

The scope of this inspection to visually observe and survey areas of the attic and subfloor area which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which my result in damage to the property or personal injury to the inspector. Some areas of the attic, roof structure, or subfloor areas were observed to be not accessible or visible for inspection. Only accessible and visible areas were inspected.

Styles & Materials

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Foundation:	Foundation Anchoring Visible:	Roof Structure:
Raised Foundation	Yes	Stick-built
Method used to observe attic:		
From entry		

6. Plumbing System

**Items to be inspected:** Water supply piping. Drain, waste, and vent piping. Faucets and fixtures. Fuel gas piping. Water heaters. The functional flow and functional drainage of water. **The Inspector is not required to:** Fill any fixture with water, inspect overflow drains or drain stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components. Inspect whirlpool baths, steams showers, or sauna systems or components. Inspect fuel tanks or determine if the fuel gas systems is free of leaks. Inspect wells or water treatment systems.

Items

6.0 HOT WATER HEATING SYSTEMS

**Comments:** Further Evaluation

The water heater was operational at the time of the inspection but may have exceeded or is near to exceeding its expected serviceable life. Further evaluation from a qualified plumber is recommended to determine current servicing/ maintenance needs and the remaining life expectancy.



6.0 Item 1(Picture) aged water heater

6.1 MAIN WATER SHUT-OFF DEVICE (Describe location)

**Comments:** Inspected



6.1 Item 1(Picture) water meter and main shut-off



6.1 Item 2(Picture) house water shut off valve

**6.2 MAIN FUEL SHUT OFF (Describe Location)**

**Comments:** Inspected

Because determining if the fuel system is free of leaks, it is recommended to have SDG&E (San Diego Gas and Electric) perform a routine service check up. Please contact SDG&E for more information:

<https://www.sdge.com/residential/services/service-check>



6.2 Item 1(Picture) gas meter and shut-off valve

**6.3 VISIBLE PLUMBING DRAIN, WASTE AND VENT SYSTEMS**

**Comments:** Further Evaluation

Plumbing DWV (drain, waste, vent) systems may have hidden defects that can only be detected with further inspection from a qualified plumber who provides drain video/camera inspections. Because the scope of this inspection is limited to only visible and accessible systems and components, it is recommended to contact a licensed plumber for further inspection and evaluation.



6.3 Item 1(Picture) sewer camera inspection

**6.4 VISIBLE WATER SUPPLY DISTRIBUTION SYSTEMS**

**Comments:** Repair or Replace, Recommend Upgrade

(1) **Recommended Upgrade:**

One or more of the exterior spigots were missing an anti-siphon device (vacuum breaker), which are installed for backflow prevention. While this may not have been required at the time of construction, it is recommended to have these installed as an upgrade.



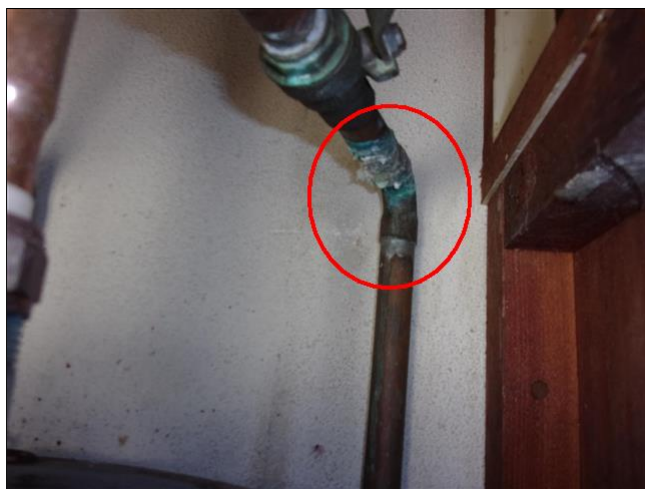
6.4 Item 1(Picture) recommend installation of vacuum breakers (anti-siphon device)



6.4 Item 2(Picture) aged water supply valves/hoses observed

(2) There was damage, deterioration, or other observable defect in the plumbing water supply. It is recommended to have the water distribution system and components evaluated by a licensed plumber and repaired/replaced as needed.

Disclaimer: It is outside the scope of this inspection to inspect for or identify mold. Any moisture related damages or defects should be evaluated by a qualified mold specialist to determine the presence of mold and appropriate remediation as necessary.



6.4 Item 3(Picture) near water heater: leaking observed at water supply



6.4 Item 4(Picture) near water heater: leaking observed at water supply

## 6.5 PLUMBING FIXTURES (sinks, toilets, tubs, etc.)

**Comments:** Repair or Replace

One or more of the plumbing fixtures (toilets, sinks, faucets, tub/shower valves, etc.) were loose, leaked during operation, or had other observable defect. It is recommended to have the fixtures evaluated by a licensed plumber and repaired/replaced as needed.





6.5 Item 1(Picture) kitchen: faucet leaked during testing



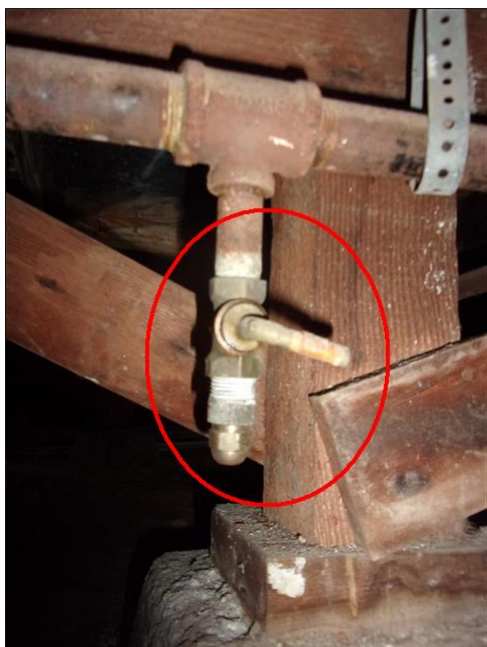
6.5 Item 2(Picture) tub spout diverter did not operate properly when tested

## 6.6 VISIBLE FUEL DISTRIBUTION SYSTEMS

**Comments:** Repair or Replace

### SAFETY HAZARD

A possible gas odor was observed in the fuel supply line. Contact a licensed plumber immediately for evaluation and inspection of the fuel supply system and components.



6.6 Item 1(Picture) subfloor area below bathroom: gas odor observed / recommend further evaluation

## 6.8 OTHER

**Comments:**



Styles & Materials

<b>Water Source:</b> City	<b>Visible Water Distribution Material (inside building):</b> Copper	<b>Water Distribution Location:</b> Subfloor (crawlspace)
<b>Visible Plumbing DWV (Drain/Waste/Vent):</b> Cast iron Plastic (ABS or PVC)	<b>Water Heater Location:</b> Exterior Shed/Closet	<b>Water Heater Power Source:</b> Gas
<b>Natural Gas (city connection):</b> Yes		

7. Electrical System

**Important Note:** Due to electrical shock and fire hazards, all electrical observations in this report should be considered a safety concern and should be promptly evaluated by a licensed electrician.

**Items to be inspected:** Service equipment. Electrical panels. Circuit wiring. Switches, receptacles, outlets, and lighting fixtures. **The Inspector is not required to:** Operate circuit breakers or circuit interrupters. Remove cover plates. Inspect de-icing systems or components. Inspect private or emergency electrical supply systems or components.

Items

7.1 SERVICE ENTRANCE CONDUCTORS

**Comments:** Inspected

7.2 LOCATION OF MAIN AND DISTRIBUTION PANELS

**Comments:** Inspected



7.2 Item 1(Picture) electric meter and main panel

7.3 ELECTRIC PANELS, SERVICE AND GROUNDING EQUIPMENT, MAIN BREAKER

**Comments:** Inspected

7.4 CIRCUIT BREAKERS AND BRANCH CIRCUIT WIRING

**Comments:** Repair or Replace

Improper wiring method, damages, or other defects were observed at areas of the branch circuit wiring or breaker system. All electrical system and component defects should be considered safety hazards. It is recommended to have the systems evaluated by a licensed electrician and repaired/replaced as needed.



7.4 Item 1(Picture) laundry washing machine needs a three pronged grounded outlet

## 7.5 ELECTRICAL OUTLETS, SWITCHES, and FIXTURES

**Comments:** Repair or Replace

Defects were observed at one or more of the outlets, switches, or fixtures. All electrical system and component defects should be considered safety hazards. It is recommended to have a licensed electrician evaluate all outlets, switches, and fixtures and repair/replace as needed.



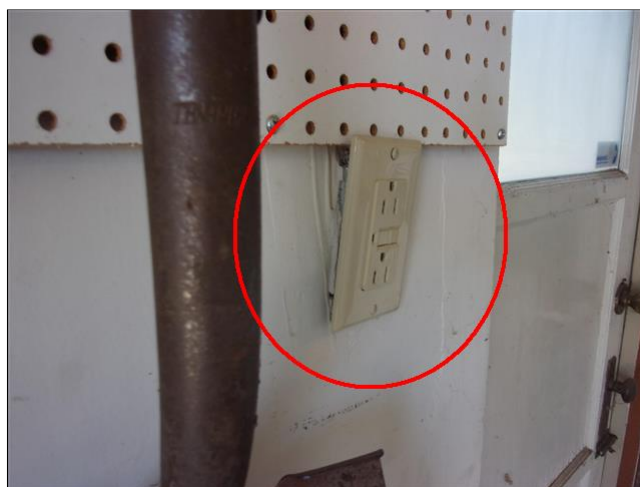
7.5 Item 1(Picture) missing exterior outlet cover



7.5 Item 2(Picture) exterior: loose outlet



7.5 Item 3(Picture) kitchen: outlet cover maintenance/ repairs needed



7.5 Item 4(Picture) garage: loose outlet





7.5 Item 5(Picture) loose outlet



7.5 Item 6(Picture) loose outlet



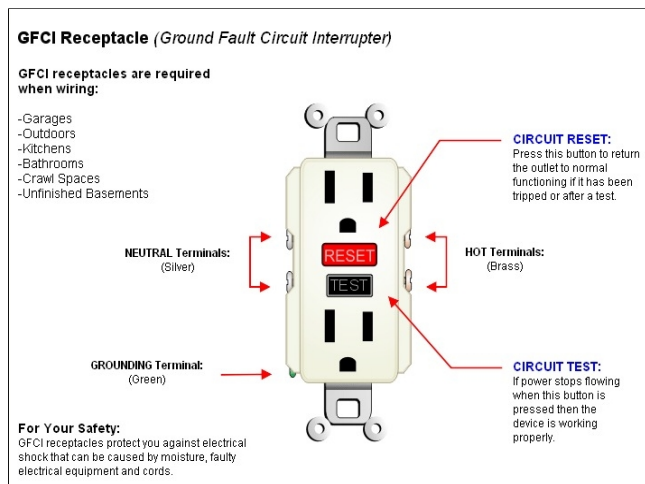
7.5 Item 7(Picture) missing outlet cover

## 7.6 POLARITY AND GROUNDING OF RECEPTACLES, GFCI (Ground Fault Circuit Interrupters)

**Comments:** Repair or Replace, Recommend Upgrade

### (1) Recommended Safety Upgrade:

One or more outlets observed in the kitchen, bathroom, exterior, or garage did not appear to be GFCI protected. While this may have been acceptable at the time of construction, current standards require that all kitchen countertop outlets, bathroom outlets, exterior outlets, and garage outlets must be GFCI. Other auxiliary systems may also require GFCI outlets such as pool pumps, sumps, and jacuzzi jet motors. It is recommended to have a licensed electrician evaluate the appropriate GFCI locations and upgrade as needed.



### 7.6 Item 1(Picture)

(2) Reversed polarity was observed at one or more of the outlets. This occurs when the hot and neutral are improperly connected at one or more areas of the circuit wiring. It is recommended to have a licensed electrician evaluate and correct as needed.



7.6 Item 2(Picture) reversed polarity observed when outlet was tested



7.6 Item 3(Picture) reversed polarity observed when outlet was tested

## 7.7 PRESENCE OF SMOKE AND CARBON MONOXIDE DETECTORS

**Comments:** Repair or Replace

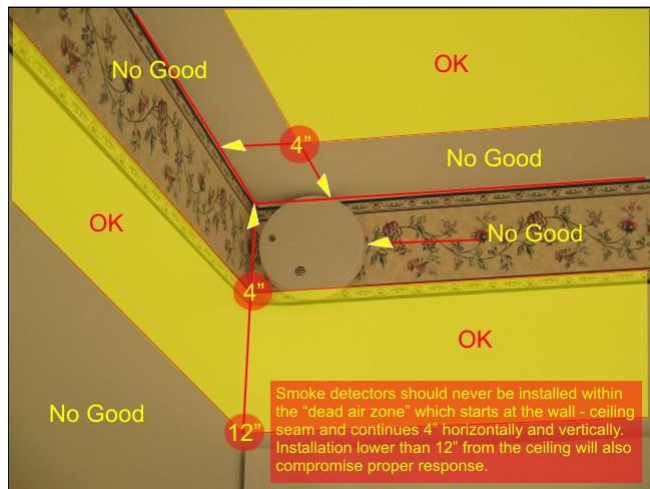
Smoke and Carbon Monoxide Detectors: Scope of the Inspection

The purpose of this inspection is to identify missing smoke and CO monoxide detectors according to modern safety standards.

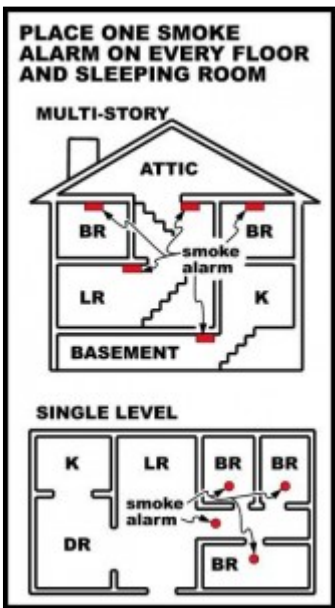
**Disclaimer:** This inspection does not test smoke detectors or guarantee functional operation. According to most manufacturers, smoke and CO monoxide detectors should be tested weekly and should be replaced every 10 years. Unless the installation date has been provided (usually written on the detector label), the exact age of the detectors cannot be verified.

Recommendation:

If there is no visible installation date or the age cannot be verified, it is recommended to install a new detector with a visible date to facilitate future replacement. It is recommended to test detectors according to the manufacturers specifications. Consult with the local fire department for tips and other useful information on smoke alarm installation and maintenance.



7.7 Item 1(Picture)



7.7 Item 2(Picture)



7.7 Item 3(Picture) missing bedroom smoke detector

7.8 OTHER

Comments:

Styles & Materials

Service Entrance Conductors:

Underground service

Electrical Panel Size or Capacity:

200 AMP

Panel Type:

Circuit breakers

Branch wire 15 and 20 AMP:

Copper

Visible Wiring Types:

NM Cable (non metallic)  
Aged NM Cable (non metallic)

Grounding System:

Partially visible

## 8. Heating / Central Air Conditioning

**Items to be inspected:** Heating equipment. Central cooling equipment. Energy source and connections. Combustion air and exhaust vent systems. Condensate drainage. Conditioned air distribution systems. **The Inspector is not required to:** Inspect heat exchangers or electrical heating elements. Inspect non-central air conditioning units or evaporative coolers. Inspect radiant, solar, hydronic, or geothermal systems or components. Determine volume, uniformity, temperature, airflow, balance or leakage or any air distribution system. Inspect electronic air filtering or humidity control systems or components.

### Items

#### 8.2 HEATING SYSTEM AND COMPONENTS

**Comments:** Further Evaluation, Repair or Replace

(1) Because no current visible maintenance or service record was observed, a performance and safety inspection by a licensed HVAC technician is recommended. An annual inspection by a technician can report any defects outside the scope of this inspection and provide an estimated life expectancy for the system and components.



8.2 Item 1(Picture) attic FAU: no visible maintenance record observed

(2) The forced air unit (FAU) or furnace did not operate properly when tested or had other observable defect. It is recommended to have a licensed HVAC contractor for evaluate and repair/replace as needed.



8.2 Item 2(Picture) FAU gas vent is in contact with combustible wood (2" minimum separation needed)

#### 8.3 NORMAL OPERATING CONTROLS

**Comments:** Inspected

The furnace or forced air unit (FAU) responded to normal controls when tested.



**8.4 COOLING SYSTEM AND COMPONENTS**

**Comments:** Further Evaluation

(1) Because no visible maintenance and service record was observed, a routine maintenance inspection by a qualified HVAC technician is recommended. An annual maintenance inspection by a technician can report any defects outside the scope of this inspection and provide an estimated life expectancy for the system and components.

(2) Note: Window A/C units are not inspected or tested as part of the scope of this inspection.



8.4 Item 1(Picture) window a/c units were not inspected or tested as part of the scope of this inspection

**8.6 CONDENSATE DRAIN LINES**

**Comments:** Not Present

**8.7 DISTRIBUTION SYSTEMS (ducting, air filters, and registers)**

**Comments:** Repair or Replace

One or more of the return air filters are missing, damaged, or dirty and should be cleaned or replaced. Filters should be cleaned/replaced at least two times a year depending on usage.



8.7 Item 1(Picture) air filter replacement recommended

**8.8 PRESENCE OF INSTALLED HEAT SOURCE IN EACH BEDROOM**

**Comments:** Inspected

**8.9 CHIMNEYS, FLUES, AND VENTS (for solid fuel and gas firelog fireplaces)**

**Comments:** Not Present

Disclaimer: It is outside the scope of this inspection to determine if the fireplace or chimney systems are functional and safe for use. A safety and performance inspection is recommended from a licensed or certified fireplace/chimney specialist.

8.10 GAS FIRELOG AND SOLID FUEL FIREPLACES

Comments: Not Present

Disclaimer: It is outside the scope of this inspection to determine if the fireplace or chimney systems are functional or safe for use. A fireplace/chimney specialist is recommended for evaluation of all systems and components before operation.

8.11 OTHER

Comments:

Styles & Materials

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Number of Heat Systems (excluding wood):	Heat Type:	Energy Source:
One	Forced Air Unit (FAU)	Gas
FAU Location(s):	Cooling Equipment Type:	Ductwork:
Attic	Wall or Window AC	Insulated
Filter Type:	Fireplaces:	
Washable or disposable	None	

9. Insulation and Ventilation

**Items to be inspected:** Ventilation and Insulation in the attic and under-floor areas. **The Inspector is not required to:** Inspect mechanical attic ventilation systems or components. Determine the composition or energy rating of insulation materials.

Items

9.0 INSULATION

**Comments:** Inspected

9.1 VENTING SYSTEMS (Kitchens, baths and laundry)

**Comments:** Repair or Replace

Recommend Safety Inspection and Cleaning:

Lint debris buildup in dryer ducting resulting in fires can easily be avoided by annual or semi-annual inspections and cleaning. Because the interior of dryer ducting is not visible for inspection, it is recommended to have cleaning and safety inspection performed by a qualified ducting cleaning company.



9.1 Item 1(Picture) dryer vent cleaning / maintenance/ repairs needed

9.2 VENTILATION OF ATTIC AND FOUNDATION AREAS

**Comments:** Inspected

9.3 CRAWLSPACE/ATTIC ACCESSIBILITY

**Comments:** Inspected

9.6 OTHER

**Comments:**

Styles & Materials

<b>Attic Insulation:</b>	<b>Ventilation:</b>
Loose fill	Eave vents

10. Built-In Kitchen Appliances

**Items to be inspected:** Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposers. **Exclusions:** Auxiliary features of appliances beyond the appliance's basic function. Determine compliance with manufacturers' installation guidelines or specifications.

Items

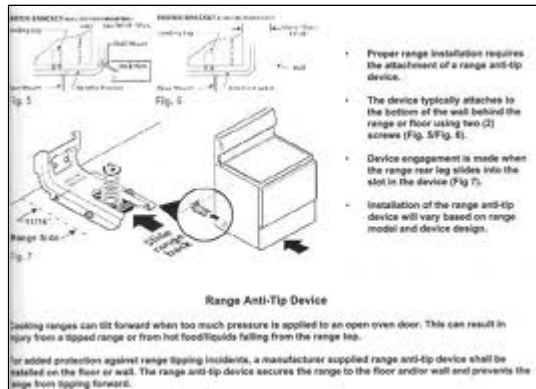
10.0 DISHWASHER

Comments: Inspected

10.1 RANGES/OVENS/COOKTOPS

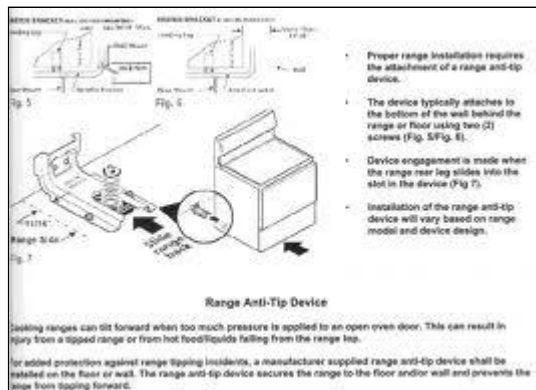
Comments: Further Evaluation

(1)



10.1 Item 1(Picture)

(2) The presence of an anti-tip bracket was not verifiable. It is recommended to have the the unit evaluated to determine the presence of an anti-tip bracket.



10.1 Item 2(Picture)

10.2 RANGE HOOD

Comments: Inspected

10.3 GARBAGE DISPOSAL

Comments: Inspected

10.4 BUILT-IN MICROWAVE

Comments: Not Present

10.7 OTHER

Comments:

The refrigerator icemaker hose and supply valve were not visible or accessible for inspection. Further evaluation of these components is recommended to determine functional condition.



**STANDARD RESIDENTIAL INSPECTION AGREEMENT****THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT, PLEASE READ IT CAREFULLY**Client: Robert Eilers, Lisa TorregrossaReport ID: 3467Address: 4749 Constance Dr San Diego, CA 92115

**SCOPE OF THE INSPECTION:** The real estate inspection to be performed for Client is a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s).

Inspector will prepare and provide Client a written report for the sole use and benefit of Client. The written report shall document any material defects discovered in the building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives.

The inspection shall be performed in accordance with the Standards of Practice of the California Real Estate Inspection Association (CREIA<sup>SM</sup>), attached hereto and incorporated herein by reference, and is limited to those items specified herein.

**CLIENT'S DUTY:** Client agrees to read the entire written report when it is received and promptly call Inspector with any questions or concerns regarding the inspection or the written report. The written report shall be the final and exclusive findings of Inspector.

Client acknowledges that Inspector is a generalist and that further investigation of a reported condition by an appropriate specialist may provide additional information which can affect Client's purchase decision. Client agrees to obtain further evaluation of reported conditions before removing any investigation contingency and prior to the close of the transaction.

In the event Client becomes aware of a reportable condition which was not reported by Inspector, Client agrees to promptly notify Inspector and allow Inspector and/or Inspector's designated representative(s) to inspect said condition(s) prior to making any repair, alteration, or replacement. Client agrees that any failure to so notify Inspector and allow inspection is a material breach of this Agreement.

**ENVIRONMENTAL CONDITIONS:** Client agrees what is being contracted for is a building inspection and not an environmental evaluation. The inspection is not intended to detect, identify, or disclose any health or environmental conditions regarding this building or property, including, but not limited to: the presence of asbestos, radon, lead, urea-formaldehyde, fungi, molds, mildew, PCBs, or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or building materials. The Inspector is not liable for injury, health risks, or damage caused or contributed to by these conditions.

**GENERAL PROVISIONS:** The written report is not a substitute for any transferor's or agent's disclosure that may be required by law, or a substitute for Client's independent duty to reasonably evaluate the property prior to the close of the transaction. This inspection Agreement, the real estate inspection, and the written report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever.

No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against Inspector/Inspection Company or its officers, agents, or employees more than one year from the date Client discovers, or

through the exercise of reasonable diligence should have discovered, the cause of action. In no event shall the time for commencement of a legal action or proceeding exceed two years from the date of the subject inspection. **THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.**

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their heirs, successors, and assigns.

This Agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this Agreement.

Each party signing this Agreement warrants and represents that he/she has the full capacity and authority to execute this Agreement on behalf of the named party. If this Agreement is executed on behalf of Client by any third party, the person executing this Agreement expressly represents to Inspector that he/she has the full and complete authority to execute this Agreement on Client's behalf and to fully and completely bind Client to all of the terms, conditions, limitations, exceptions, and exclusions of this Agreement.

**SEVERABILITY:** Should any provision of this Agreement be held by a court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect, unimpaired by the court's holding.

**MEDIATION:** The parties to this Agreement agree to attend, in good faith, mediation with a retired judge or lawyer with at least 5 years of mediation experience before any lawsuit is filed. All notices of mediation must be served in writing by return receipt requested allowing 30 days for response. If no response is forthcoming the moving party may then demand binding arbitration under the terms and provisions set forth below.

**ARBITRATION:** Any dispute concerning the interpretation or enforcement of this Agreement, the inspection, the inspection report, or any other dispute arising out of this relationship, shall be resolved between the parties by binding arbitration conducted in accordance with California Law, except that the parties shall select an arbitrator who is familiar with the real estate profession. The parties agree that they shall be entitled to discovery procedures within the discretion of the arbitrator. The arbitrator shall manage and hear the case applying the laws of the State of California to all issues submitted in the arbitration proceeding. The award of the arbitrator shall be final, and a judgment may be entered on it by any court having jurisdiction. Any disputes are to be arbitrated by: Judicial Arbitration and Mediation Service (JAMS®)

**Client acknowledges having read and understood all the terms, conditions, and limitations of this Agreement and voluntarily agrees to be bound thereby and to pay the fee(s) listed here.**

Inspection Fee: Total Price \$495.00

Payment Method: Check

Payment Status: Paid

**RESIDENTIAL STANDARDS OF PRACTICE - FOUR OR FEWER UNITS****Part I. Definitions and Scope**

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

- A. A real estate inspection is a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s). Cosmetic and aesthetic conditions shall not be considered.
- B. A real estate inspection report provides written documentation of material defects discovered in the inspected building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives. The report may include the Inspector's recommendations for correction or further evaluation.
- C. Inspections performed in accordance with these Standards of Practice are not technically exhaustive and shall apply to the primary building and its associated primary parking structure.

**Part II. Standards of Practice**

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

**SECTION 1 - Foundation, Basement, and Under-floor Areas**

- B. Items to be inspected:
  - 1. Foundation system
  - 2. Floor framing system
  - 3. Under-floor ventilation
  - 4. Foundation anchoring and cripple wall bracing
  - 5. Wood separation from soil
  - 6. Insulation
- C. The Inspector is not required to:
  - 1. Determine size, spacing, location, or adequacy of foundation bolting/ bracing components or reinforcing systems
  - 2. Determine the composition or energy rating of insulation materials

**SECTION 2 - Exterior**

- B. Items to be inspected:
  - 1. Surface grade directly adjacent to the buildings
  - 2. Doors and windows
  - 3. Attached decks, porches, patios, balconies, stairways, and their enclosures
  - 4. Wall cladding and trim
  - 5. Portions of walkways and driveways that are adjacent to the buildings
- C. The Inspector is not required to:
  - 1. Inspect door or window screens, shutters, awnings, or security bars
  - 2. Inspect fences or gates or operate automated door or gate openers or their safety devices
  - 3. Use a ladder to inspect systems or components

**SECTION 3 - Roof Covering**

- B. Items to be inspected:
  - 1. Covering
  - 2. Drainage
  - 3. Flashings
  - 4. Penetrations
  - 5. Skylights

- B. The Inspector is not required to:
  - 1. Walk on the roof surface if in the opinion of the Inspector there is risk of damage or a hazard to the Inspector
  - 2. Warrant or certify that roof systems, coverings, or components are free from leakage

**SECTION 4 - Attic Areas and Roof Framing**

- B. Items to be inspected:
  - 1. Framing
  - 2. Ventilation
  - 3. Insulation
- C. The Inspector is not required to:
  - 1. Inspect mechanical attic ventilation systems or components
  - 2. Determine the composition or energy rating of insulation materials

**SECTION 5 - Plumbing**

- B. Items to be inspected:
  - 1. Water supply piping
  - 2. Drain, waste, and vent piping
  - 3. Faucets and fixtures
  - 4. Fuel gas piping
  - 5. Water heaters
  - 6. Functional flow and functional drainage
- C. The Inspector is not required to:
  - 1. Fill any fixture with water or inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts
  - 2. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components
  - 3. Inspect whirlpool baths, steam showers, or sauna systems or components
  - 4. Inspect fuel tanks or determine if the fuel gas system is free of leaks
  - 5. Inspect wells or water treatment systems

**SECTION 6 - Electrical**

- B. Items to be inspected:
  - 1. Service equipment
  - 2. Electrical panels
  - 3. Circuit wiring
  - 4. Switches, receptacles, outlets, and lighting fixtures
- C. The Inspector is not required to:
  - 1. Operate circuit breakers or circuit interrupters
  - 2. Remove cover plates
  - 3. Inspect de-icing systems or components
  - 4. Inspect private or emergency electrical supply systems or components

**SECTION 7 - Heating and Cooling**

- B. Items to be inspected:
  - 1. Heating equipment
  - 2. Central cooling equipment
  - 3. Energy source and connections
  - 4. Combustion air and exhaust vent systems
  - 5. Condensate drainage
  - 6. Conditioned air distribution systems
- C. The Inspector is not required to:
  - 1. Inspect heat exchangers or electric heating elements
  - 2. Inspect non-central air conditioning units or evaporative coolers
  - 3. Inspect radiant, solar, hydronic, or geothermal systems or components
  - 4. Determine volume, uniformity, temperature, airflow, balance, or leakage of any air distribution system
  - 5. Inspect electronic air filtering or humidity control systems or components

**SECTION 8 - Fireplaces and Chimneys**

- B. Items to be inspected:
  - 1. Chimney exterior
  - 2. Spark arrestor
  - 3. Firebox
  - 4. Damper
  - 5. Hearth extension

- B. The Inspector is not required to:
1. Inspect chimney interiors
  2. Inspect fireplace inserts, seals, or gaskets
  3. Operate any fireplace or determine if a fireplace can be safely used
- SECTION 9 – Building Interior**
- B. Items to be inspected:
1. Walls, ceilings, and floors
  2. Doors and windows
  3. Stairways, handrails, and guardrails
  4. Permanently installed cabinets
  5. Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposers
  6. Absence of smoke alarms
  7. Vehicle doors and openers
- C. The Inspector is not required to:
1. Inspect window, door, or floor coverings
  2. Determine whether a building is secure from unauthorized entry
  3. Operate or test smoke alarms or vehicle door safety devices
  4. Use a ladder to inspect systems or components

### Part III. Limitations, Exceptions, and Exclusions

- A. **The following are excluded from a real estate inspection:**
1. Systems or components of a building, or portions thereof, which are not readily accessible, not permanently installed, or not inspected due to circumstances beyond the control of the Inspector or which the Client has agreed or specified are not to be inspected
  2. Site improvements or amenities, including, but not limited to; accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their components or accessories
  3. Auxiliary features of appliances beyond the appliance's basic function
  4. Systems or components, or portions thereof, which are under ground, under water, or where the Inspector must come into contact with water
  5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit systems or components located in common areas
  6. Determining compliance with manufacturers' installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, covenants, or other restrictions
  7. Determining adequacy, efficiency, suitability, quality, age, or remaining life of any building, system, or component, or marketability or advisability of purchase
  8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
  9. Acoustical or other nuisance characteristics of any system or component of a building, complex, adjoining property, or neighborhood
  10. Conditions related to animals, insects, or other organisms, including fungus and mold, and any hazardous, illegal, or controlled substance, or the damage or health risks arising there from
  11. Risks associated with events or conditions of nature including, but not limited to; geological, seismic, wildfire, and flood
  12. Water testing any building, system, or component or determine leakage in shower pans, pools, spas, or any body of water
  13. Determining the integrity of hermetic seals at multi-pane glazing
  14. Differentiating between original construction or subsequent additions or modifications
  15. Reviewing information from any third-party, including but not limited to; product defects, recalls, or similar notices
  16. Specifying repairs/replacement procedures or estimating cost to correct
  17. Communication, computer, security, or low-voltage systems and remote, timer, sensor, or similarly controlled systems or components

18. Fire extinguishing and suppression systems and components or determining fire resistive qualities of materials or assemblies
  19. Elevators, lifts, and dumbwaiters
  20. Lighting pilot lights or activating or operating any system, component, or appliance that is shut down, unsafe to operate, or does not respond to normal user controls
  21. Operating shutoff valves or shutting down any system or component
  22. Dismantling any system, structure, or component or removing access panels other than those provided for homeowner maintenance
- B. **The Inspector may, at his or her discretion:**
1. Inspect any building, system, component, appliance, or improvement not included or otherwise excluded by these Standards of Practice. Any such inspection shall comply with all other provisions of these Standards.
  2. Include photographs in the written report or take photographs for Inspector's reference without inclusion in the written report. Photographs may not be used in lieu of written documentation.

### Part IV. Glossary of Terms

**\*NOTE:** All definitions apply to derivatives of these terms when italicized in the text.

**Appliance:** An item such as an oven, dishwasher, heater, etc. which performs a specific function

**Building:** The subject of the inspection and its primary parking structure

**Component:** A part of a system, appliance, fixture, or device

**Condition:** Conspicuous state of being

**Determine:** Arrive at an opinion or conclusion pursuant to a real estate inspection

**Device:** A component designed to perform a particular task or function

**Fixture:** A plumbing or electrical component with a fixed position and function

**Function:** The normal and characteristic purpose or action of a system, component, or device

**Functional Drainage:** The ability to empty a plumbing fixture in a reasonable time

**Functional Flow:** The flow of the water supply at the highest and farthest fixture from the building supply shutoff valve when another fixture is used simultaneously

**Inspect:** Refer to Part I, "Definition and Scope", Paragraph A

**Inspector:** One who performs a real estate inspection

**Normal User Control:** Switch or other device that activates a system or component and is provided for use by an occupant of a building

**Operate:** Cause a system, appliance, fixture, or device to function using normal user controls

**Permanently Installed:** Fixed in place, e.g. screwed, bolted, nailed, or glued

**Primary Building:** A building that an Inspector has agreed to inspect

**Primary Parking structure:** A building for the purpose of vehicle storage associated with the primary building

**Readily Accessible:** Can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may harm persons or property

**Real Estate Inspection:** Refer to Part I, "Definitions and Scope", Paragraph A

**Representative Number:** Example, an average of one component per area for multiple similar components such as windows, doors, and electrical outlets

**Safety Hazard:** A condition that could result in significant physical injury

**Shut Down:** Disconnected or turned off in a way so as not to respond to normal user controls

**System:** An assemblage of various components designed to function as a whole

**Technically Exhaustive:** Examination beyond the scope of a real estate inspection, which may require disassembly, specialized knowledge, special equipment, measuring, calculating, quantifying, testing, exploratory probing, research, or analysis