



The Real Estate  
Inspection Company

THE REAL ESTATE INSPECTION COMPANY

7602039682

[info@sdinspect.com](mailto:info@sdinspect.com)

<https://sdinspect.com/>



## HOME INSPECTION REPORT (CONDO)

2909 Cowley Way Unit F  
San Diego, CA 92117

Emmet Gormican  
MAY 17, 2023



Inspector  
**Jim Rose**  
InterNACHI Certified Inspector  
760-616-4461  
[jim@sdinspect.com](mailto:jim@sdinspect.com)

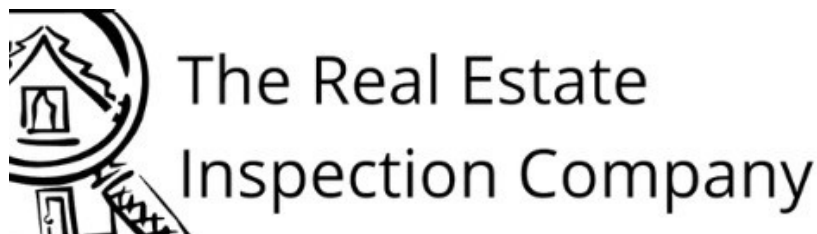


Agent  
**Cody Stamm**  
Whissel Realty with Exp Realty  
(619) 672-9977  
[codystamm@whisselrealty.com](mailto:codystamm@whisselrealty.com)

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## SCOPE OF WORK

**IMPORTANT:** A Home Inspection is NOT intended to reveal minor defects. Please familiarize yourself with the Standards Of Practice for home inspections and read the Inspection agreement for limitations.

You have contracted with The Real Estate Inspection Company to perform a generalist inspection in accordance with the [Standards of Practice of InterNACHI](#). This home inspection is limited to a visual inspection. This means that we can only evaluate what we can see. There may be defects behind walls or under floor coverings, or which have been concealed from view by painting, personal items, or wall coverings.

Inspectors working for The Real Estate Inspection Company inspect properties in accordance with the Standards of Practice of InterNACHI and our Inspection Agreement, which are listed on our website at [www.sdinspect.com](http://www.sdinspect.com). Items that are not listed in this report were not inspected. The observations and opinions expressed within the report take precedence over any verbal comments. It should be understood that the inspector is only on site for a few hours and will not comment on insignificant deficiencies, but will confine the observations to truly significant defects or deficiencies that significantly affect the value, desirability, habitability, or safety of the structure.

A home inspection is limited in scope and is lower in cost than many individual inspections. The client is hereby informed that exhaustive inspections are available from specialists in a multitude of disciplines such as roofing, plumbing, pools, heating and air conditioning, decking, electrical, fenestration (windows and doors), and environmental quality among others. Additional inspections by specialists in a particular field will be more exhaustive and thorough, and likewise cost significantly more than a home inspection. A home inspection is intended to identify evidence of problems that exist. Since home inspections are non-destructive, the home inspector can only report on the evidence that is observable at the time of the inspection. A home inspection is specifically not exhaustive in nature and therefore cannot identify defects that may be discovered only through more rigorous testing than a home inspection allows. A generalist inspection is essentially visual and does not include the dismantling of any component, or the sampling of air and inert materials. Consequently, a generalist inspection and report will not be as comprehensive or technically exhaustive as that by a specialist, and it is not intended to be.

We are specifically prohibited by state law from commenting on damage caused by termites and other wood-destroying organisms, which is the responsibility of a state-

licensed pest control expert and commonly mandated as a condition of sale and usually scheduled and paid for by the sellers. More importantly, a home inspection does not include mold, air, contaminant, radon, asbestos, lead, drug residue, or other sampling unless otherwise agreed to. Mold testing services are available by this company and other companies for an additional fee. DO NOT RELY ON THIS REPORT FOR THE IDENTIFICATION OF MOLD OR OTHER ALLERGENS UNLESS THE CLIENT AUTHORIZES THE COLLECTION AND TESTING OF AREAS OF CONCERN. THE REAL ESTATE INSPECTION COMPANY SPECIFICALLY DISCLAIMS ANY MOLD-RELATED ISSUES UNLESS SAMPLES AND TESTING ARE AUTHORIZED BY PAYMENT OF ADDITIONAL MOLD SAMPLING FEES.

Components and systems shall be operated with normal user controls, and be not forced or modified to work. Those components or systems that are found not to work at the time of inspection will be reported, and those items should be inspected and repaired or replaced by a qualified specialist in that field.

A Visual Mold Assessment is performed to determine the presence of observable areas of concern, or conditions conducive to mold growth. A Visual Mold Assessment is valid for the date of the inspection and cannot predict future mold growth. Because conditions conducive to mold growth in a building can vary greatly over time, the results of the Visual Mold Assessment can only be relied upon for the point in time at which the inspection was conducted.

The client should obtain estimates for any items noted in the report that require further evaluation or repair.

The inspector cannot know what expense would be considered significant by the client, as everyone's budget is different.

It is the client's responsibility to obtain quotations prior to the end of the contingency period.

THE CLIENT SHOULD CONSIDER ALL DEFECTS IDENTIFIED IN THE REPORT AS SIGNIFICANT.

It is the client's responsibility to call a licensed professional immediately and provide them with a copy of this report.

During the course of a home inspection verbal interaction occurs between the parties who are present. It is important to understand that spoken comments cannot be relied upon since there is no transcription of conversations. Therefore, no one relying on the findings of this inspection should consider any oral statements made during the inspection. Only the written comments in this inspection report should be relied upon regardless of any oral comments made during the inspection appointment. If you have any questions about the content in this report or wish to have clarification on any comment, you must contact the inspector within 3 days of the inspection.

## HOW TO READ THIS REPORT

The inspection report has **INFORMATION** tabs, items listed in the information tabs are:

**Items Inspected or Inspected OK** = Inspector 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.

**This inspection report has LIMITATIONS tabs, click the limitations tabs to read items not inspected, not present, or other limitations:**

**Not Inspected** = Inspector 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** = This item, component, or unit is not in this home or building.

**This inspection report has STANDARDS tabs. The standards tab describes what is and is not included in this inspection. Please read.**

## **INSPECTION OBSERVATION CATEGORIES**

**Maintenance Items** - Primarily comprised of small cosmetic items and simple handyman or do-it-yourself maintenance items. These observations are more informational in nature and represent more of a future to-do list rather than something you might use as a negotiation or Seller-repair item.

**Recommendations/Safety** - Most items typically fall into this category. These observations may require a qualified contractor to evaluate further and repair or replace but the cost is somewhat reasonable.

**Action Item Repair** - This category is composed of immediate concerns or items that could represent a significant expense to repair or replace. When this action is indicated, you should consider having a licensed expert in that field further evaluate that entire system BEFORE THE END OF YOUR CONTINGENCY PERIOD.

Numerous digital photographs have been taken of the house to document the flaws noted or defects observed when possible. Sometimes it is not possible to take a photograph of a defect due to location, lighting, or other obstructions. Numerous pictures may be taken of a house but not all photographs will necessarily be included in the report.

If similar defects are found at several locations throughout the house, only a representative number of photos may be shown in the report. Repair should not be limited to only those areas but at all instances of the defect (such as aged angle stop valves, failed GFCI, failed windows, worn rollers, etc.)

**A word about Home Warranties:** You should not regard this inspection and report as being a guarantee or warranty of the property and its components. It is not. It is simply a report on the general condition of the property on the day of inspection. Furthermore, as a homeowner, you should expect problems to occur; roofs will leak, drain pipes will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance/warranty policy current. If you have been provided with a home protection/warranty policy, read it carefully. Such policies usually only cover insignificant costs, such as that of a roofer service, and the representatives of some insurance/warranty companies are very likely to charge you for a service call and then deny coverage on the grounds that a given condition was pre-existing or not covered because of an alleged code violation or a manufacturer's defect. Therefore, you should read such policies very carefully, and depend upon The Real Estate Inspection Company for any assistance and consultation that you may need.

**CONDO:**

This home is a condominium. This inspection is limited to the interior living space and includes any appliances or systems that will be owned by the buyer. This inspection does not cover the exterior of the building (i.e. roof, exterior walls, structural components, skylights, roof penetrations, sprinklers, community water heating systems, community electric service panels) or any items owned by the homeowners' association (HOA). We also cannot inspect any heating and/or AC equipment that is located on the roof of the building as we do not have permission to mount the roof.

## SUMMARY

71

ITEMS INSPECTED

5

MAINTENANCE ITEM

11

RECOMMENDATION OR  
SAFETY UPGRADE



The Real Estate  
Inspection Company

**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.**

- ⊖ 2.2.1 BUILT-IN APPLIANCES - RANGES/COOKTOP: Induction Cooktop Excessive Noise
- ⊖ 3.2.1 PLUMBING SYSTEM - FAUCETS, VALVES AND CONNECTED FIXTURES: Toilet - Loose - wood floor
- ⊕ 3.2.2 PLUMBING SYSTEM - FAUCETS, VALVES AND CONNECTED FIXTURES: Tub - Stopper Missing
- ⊕ 3.2.3 PLUMBING SYSTEM - FAUCETS, VALVES AND CONNECTED FIXTURES: Tub - Chipped Enamel
- ⊕ 3.6.1 PLUMBING SYSTEM - WATER HEATER(S), FLUES AND VENTS: WH Shut Off Piping - corroded
- ⊖ 3.7.1 PLUMBING SYSTEM - TEMPERATURE AND PRESSURE RELIEF (TPR) VALVE: T&P Discharge - Terminates/Connected w/Leak Pan
- ⊖ 3.8.1 PLUMBING SYSTEM - WATER HEATER STRAPPING, BRACING AND PLATFORM: Seismic Strapping - Not Enough
- ⊖ 4.6.1 ELECTRICAL SYSTEMS - CONNECTED DEVICES AND FIXTURES (Representative number, excluding low-voltage items): Door Bell Inop
- ⊖ 4.7.1 ELECTRICAL SYSTEMS - EXTERIOR LIGHTING - ATTACHED (Daylight sensors and landscape lights excluded): Exterior Light Inop/Flickering

- 🔧 7.1.1 FIREPLACES - FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS: Creosote-Clean Chimney
- ⊖ 7.1.2 FIREPLACES - FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS: Glass doors - Missing
- ⊖ 8.2.1 FIRE/SAFETY - SMOKE DETECTORS: In Hallway(s) only - More needed
- ⊖ 10.2.1 EXTERIOR - WALL SIDING FLASHING AND TRIM: Damaged wood trim
- ⊖ 10.5.1 EXTERIOR - STOOPS, STEPS, PORCHES AND RAILINGS: Railing - Spacing
- ⊖ 10.6.1 EXTERIOR - BALCONIES (Railing, Decking Material): Loose Railing
- 🔧 13.2.1 INSULATION AND VENTILATION - CLOTHES DRYER VENTING SYSTEM: Dryer Duct - Foil

## 1: INSPECTION DETAILS

### Information

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<b>Style of Home</b> CONDO	<b>Year Built</b> 1980	<b>Weather</b> Clear
<b>Temperature at Start of Inspection</b> 65	<b>Rain in last 3 days</b> No	<b>In Attendance</b> Client's Agent, Client
	<b>Occupied</b> Yes	

### Limitations

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General

#### **OCCUPIED**

Due to personal items such as towels, clothing, personal items, hygiene, and/or cleaning products, a full evaluation of the cabinets and closets could not be made. I recommend you carefully inspect the cabinets and closets prior to the close of escrow. The home inspector does not move personal items, panels, furniture, equipment, plant life, soil, or debris that obstructs access or visibility.





## 2: BUILT-IN APPLIANCES

### Information

**EXHAUST/RANGE HOOD**

NOT VENTED TO EXTERIOR, BUILT INTO MICROWAVE

**RANGE**

CONVECTION, ELECTRIC

**REFRIGERATOR WATER SOURCE**

Could not confirm

**CLOTHES DRYER HEATING SOURCE**

220 Volt Electric only

### DISHWASHER: Dishwasher - INSPECTED

Kitchen

The dishwasher was tested and functioned properly at the time of the inspection. This is not an exhaustive test and does not verify the cleaning efficiency of the dishwasher. Notable exceptions will be listed below.



### RANGES/COOKTOP: Range - INSPECTED

The range was tested and was functional at time of the inspection. This test is not exhaustive and does not confirm the performance, accuracy, or effectiveness of the range.





**FOOD WASTE DISPOSER: Disposer - INSPECTED**

The disposer was tested and was functional at the time of inspection.

**RANGE HOOD/VENT: Vent - OK**

The range exhaust vent was tested and was functional at time of the inspection. This is not an exhaustive test, and does not evaluate the performance or effectiveness of the range hood.



**MICROWAVE COOKING EQUIPMENT (Built-in): Microwave - INSPECTED**

The microwave was tested with a testing device and was functional at time of the inspection. This is not an exhaustive test, and does not predict the performance of the microwave.

**REFRIGERATOR: REFRIGERATOR - INSPECTED**

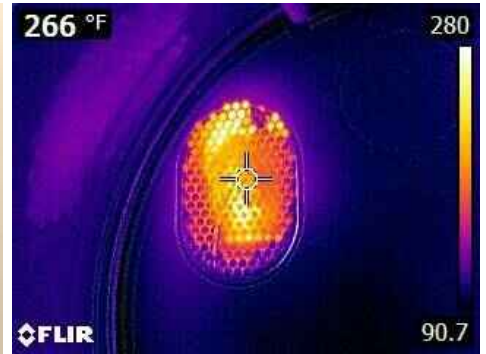
The interior temperatures of the refrigerator and freezer were observed using a thermal camera, and the refrigerator appeared to be functional. This is not an exhaustive test and does not assess the efficiency of the refrigerator. Appliances are not moved to inspect the walls, floors, or other components behind them. We recommend that you keep a good home warranty in place which covers the appliances.



**WASHER/DRYER: CLOTHES WASHER/DRYER - INSPECTED**

Hallway

The clothes washer/dryer were run through a short cycle during the inspection and appeared to be functional. This is not an exhaustive test and does not verify the cleaning efficiency of the clothes washer. Washer and dryers are not moved to inspect the walls/floors/other components behind them. We recommend that you keep a good home warranty in place which covers the appliances.



**WASHER/DRYER: Washer Hoses Replace**

Washer hoses are a common source of flooding in a home. We recommend installing new braided steel washer hoses to reduce the risk of leaks caused by burst hoses in the house. Any hoses left in the house or more than 5 years old should be replaced.





**WASHER/DRYER: Recep 220 - 3 prong upgrade**

TIP: There is a three-prong 220-volt receptacle in the laundry. Many new electric dryers require a four-prong receptacle. If you install an electric dryer, you may need to upgrade the receptacle or the dryer power cord. This should be performed by a licensed electrician.

**Repair or replace**

## 2.2.1 RANGES/COOKTOP

**INDUCTION COOKTOP  
EXCESSIVE NOISE**

Recommendation or Safety Upgrade

Excessive noise was noted when testing the induction cooktop at the range. We advise further evaluation with repairs or replacement as needed by a qualified appliance repair technician.

Recommendation

Contact a qualified professional.



## 3: PLUMBING SYSTEM

**Information**

**WATER SOURCE**

PUBLIC

**PLUMBING DISTRIBUTION**

**(Observable Only)**

COPPER, PARTIALLY VISIBLE

**GAS DISTRIBUTION**

NONE

**WASHER DRAIN SIZE**

NONE

**PLUMBING WASTE**

DRAIN TEST - YES\*, ABS

**WATER HEATER POWER SOURCE**

ELECTRIC

**CAPACITY**

38 GAL

**YEAR MANUFACTURED**

NEW

**WATER PRESSURE**

ADEQUATE

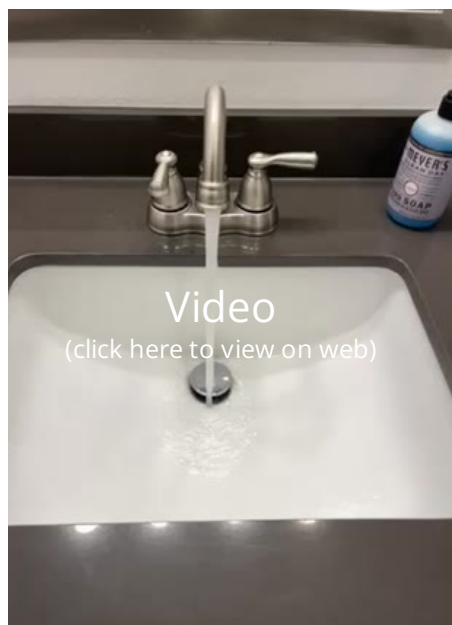


**INTERIOR DRAIN, WASTE AND VENT SYSTEMS: Condo - Exclusion\***

This inspection is being performed on a condominium. The inspection is limited to the components that are inside the unit only. Plumbing items that are located beyond the interior of the condominium, such as common drain lines, are not evaluated as part of this inspection and are the responsibility of the HOA. Any concerns or repairs of the drainage system are the responsibility of the HOA.

**INTERIOR DRAIN, WASTE AND VENT SYSTEMS: Drain Check - OK**

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow draining. All bathroom and kitchen fixtures were tested for an extended period of time during the inspection. Home inspectors only run clean water through the drains. This is not a conclusive test and flushing toilet paper, human waste, food debris or soap suds may cause drains to clog. Only a video-scan of the drains and main line would confirm its actual condition. We advise having a sewer camera inspection performed by The Real Estate Inspection Company to verify the condition.

**WATER SUPPLY AND DISTRIBUTION SYSTEM: Condo Exclusion\***

This inspection is being performed on a condo. The inspection is limited to the plumbing components that are inside the unit only. Plumbing items that are located beyond the interior of the condo, such as common plumbing supplies, plumbing in the walls, or under/over the unit, are not evaluated as part of this inspection and are the responsibility of the HOA. Any concerns or repairs to the plumbing system are the responsibility of the HOA.

**WATER HEATER(S), FLUES AND VENTS: Water Heater - INSPECTED**

Front Exterior Closet

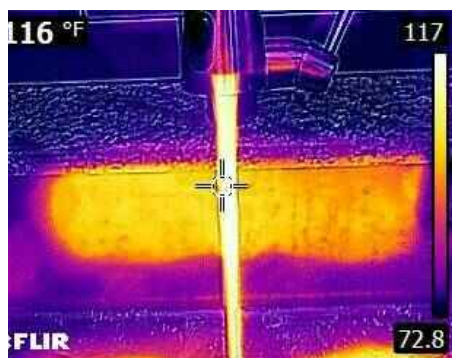
The water heater was inspected and was operational at the time of inspection. A home inspection does not evaluate the efficiency or recovery rate of water heaters. Notable exceptions will be listed below.





## WATER HEATER(S), FLUES AND VENTS: TEMP - Normal

Hot water temperature was tested at faucets during the inspection and was found to be operating within normal range which indicates the water heater was functioning as intended.



## Limitations

WATER PRESSURE AND REGULATOR

### WATER PRESSURE - NOT TESTED

Water pressure could not be tested with a gauge due to a lack of connection. However, the functional flow appears to be adequate when operating multiple fixtures simultaneously.

## Repair or replace

3.2.1 FAUCETS, VALVES AND  
CONNECTED FIXTURES



Recommendation or Safety Upgrade

### TOILET - LOOSE - WOOD FLOOR

HALL BATHROOM

The toilet was loose on the wood subfloor. This can damage the wax ring under the toilet which can allow water to leak, and cause damage to the subfloor and framing members. We recommend having a licensed plumber install a new wax ring and check the flange for damage.

There may be additional damage to the subfloor which is concealed. We therefore cannot report on the presence of wood damage, if any, to the sub-floor under the toilet.

Recommendation

Contact a qualified plumbing contractor.



3.2.2 FAUCETS, VALVES AND CONNECTED  
FIXTURES



Maintenance Item

### TUB - STOPPER MISSING

HALL BATHROOM

The tub stopper is missing. We recommend replacement.

Recommendation

Contact a qualified professional.



### 3.2.3 FAUCETS, VALVES AND CONNECTED FIXTURES



Maintenance Item

#### **TUB - CHIPPED ENAMEL**

HALL BATHROOM

The tub has a small chip(s) in the enamel coating. We recommend patching the chip to prevent additional rusting.

Recommendation

Contact a qualified professional.



### 3.6.1 WATER HEATER(S), FLUES AND VENTS



Maintenance Item

#### **WH SHUT OFF PIPING - CORRODED**

FRONT EXTERIOR CLOSET

The cold water shut-off valve/pipe to the water heater is corroded. We advise replacing this valve to avoid future leaks.

Recommendation

Contact a qualified professional.



### 3.7.1 TEMPERATURE AND PRESSURE RELIEF (TPR) VALVE



Recommendation or Safety Upgrade

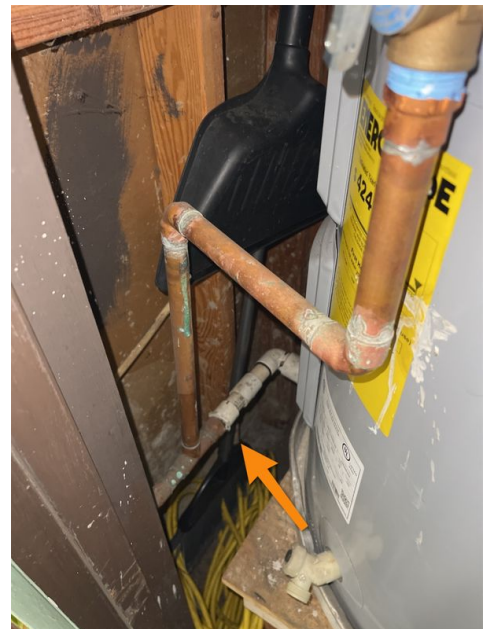
#### **T&P DISCHARGE - TERMINATES/CONNECTED W/LEAK PAN**

FRONT EXTERIOR CLOSET

The discharge pipe at the T & P valve terminates into the water heater leak pan. This is an incorrect installation.

Recommendation

Contact a qualified plumbing contractor.



### 3.8.1 WATER HEATER STRAPPING, BRACING AND PLATFORM



Recommendation or Safety Upgrade

#### **SEISMIC STRAPPING - NOT ENOUGH**

FRONT EXTERIOR CLOSET

The water heater is improperly strapped. Seismic strapping is required to be installed 4 inches above the controls, and at the top 1/3 of the water heater. We recommend installation of a seismic strap kit by a qualified person. Proper installation can be found by visiting [http://www.seismic.ca.gov/HOG/waterheaterbracing\\_08-11-04.pdf](http://www.seismic.ca.gov/HOG/waterheaterbracing_08-11-04.pdf)

Recommendation

Contact a qualified professional.



## 4: ELECTRICAL SYSTEMS

### Information

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**ELECTRICAL SERVICE  
CONDUCTORS**

BELOW GROUND, 220 VOLTS

**WIRING METHODS**

ROMEX

**MAIN PANEL CAPACITY**

100 AMP

**ELEC. PANEL MANUFACTURER**

ARROW HART

**EXTERIOR LIGHTING CONTROL**

STANDARD SWITCHED

**PANEL TYPE**

CIRCUIT BREAKERS

**BRANCH WIRE 15 and 20 AMP**

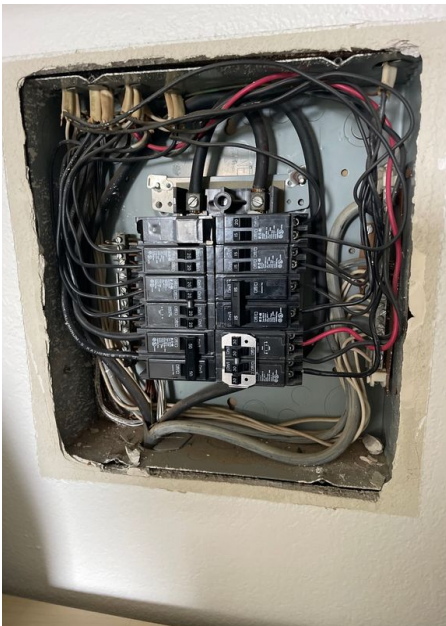
COPPER

**MAIN AND DISTRIBUTION PANELS: Panel(s) - Inspected**

Electrical panels are visually inspected only; the inspector does not perform load calculations to determine service capacity or adequacy.

**OVERCURRENT DEVICES (Circuit Breakers, Fuses) AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE: Inside Panel OK**

Note: The dead front cover was removed and breakers, wiring, and grounding were inspected. Appears to be functioning as intended. Electrical panels are visually inspected only, the inspector does not perform a load calculation to determine service capacity adequacy. Breakers are visually inspected only. The inspector does not perform any electrical stress tests on the system to determine if a breaker trips properly, including AFCI and GFCI breakers (consult an electrician for further evaluation, if this is a concern)





**BRANCH CIRCUIT CONDUCTORS: Branch Wiring - OK**

Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall, and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles. At the time of the inspection, the Inspector observed no deficiencies in the condition of visible branch wiring.

**BRANCH CIRCUIT CONDUCTORS: Pre-1995 Wiring**

Electrical codes have evolved, and continue to evolve each year. Older homes did not have the same requirements as newer homes. This evolution is a response to new electrical conveniences, safety concerns, and modern lifestyles. For example, a house built prior to the 1960s did not have a receptacle for garage door openers, microwaves, dishwashers, and clothes washers for example simply because these items were not available. Houses constructed prior to 1995 have many more circuits, receptacles, and safety features than old homes, but they likely have numerous receptacles on one circuit and do not have as many dedicated circuits as a new electrical system. This is typically the case in kitchens where all receptacles share one circuit (dishwasher, waste disposer, refrigerator, counter receptacles, etc.). This may become a conflict when new appliances are installed such as over-the-range microwaves. Many installation companies insist on current standards before they will install items such as microwaves, ovens, dishwashers, garage door openers, or washers and dryers. As a result, they may not install new items without insisting on some electrical upgrades. Home inspectors do not evaluate individual circuits for capacities, or identify which receptacles are on a particular circuit. Note: older homes are NOT required to be upgraded by the seller. Clients are hereby informed that some electrical upgrades will likely be required by some appliance installers and those costs will be your responsibility.

**POLARITY AND GROUNDING OF RECEPTACLES: Recep - OK**

A representative number of receptacles were tested for power, polarity, and grounding according to standards of practice.



**OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS): GFCI - OK**

All accessible GFCI receptacles were tested and were functioning properly unless otherwise noted.

**OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS): GFCI - Info**

Definition: A ground-fault is an unintentional electrical path between a source of electrical current and a grounded surface. Electrical shock can occur if a person comes into contact with an energized part. GFCI's (ground-fault circuit-interrupters) can greatly reduce the risk of shock by immediately shutting off an electrical circuit when that circuit represents a shock hazard (i.e., a person comes in contact with a faulty appliance together with a grounded surface). GFCI's can be installed in a circuit breaker panel board or directly in a receptacle outlet. For a chart listing GFCI installation requirements, please visit our website at [www.sdinspect.com](http://www.sdinspect.com)

## Repair or replace

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4.6.1 CONNECTED DEVICES AND FIXTURES (Representative number, excluding low-voltage items)

 Recommendation or Safety Upgrade

**DOOR BELL INOP**

The doorbell was inoperable.

Recommendation

Contact a qualified professional.



4.7.1 EXTERIOR LIGHTING - ATTACHED (Daylight sensors and landscape lights excluded)

Recommendation or Safety Upgrade

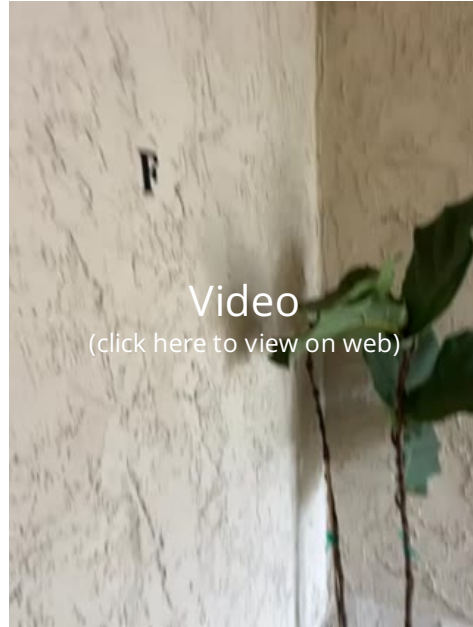
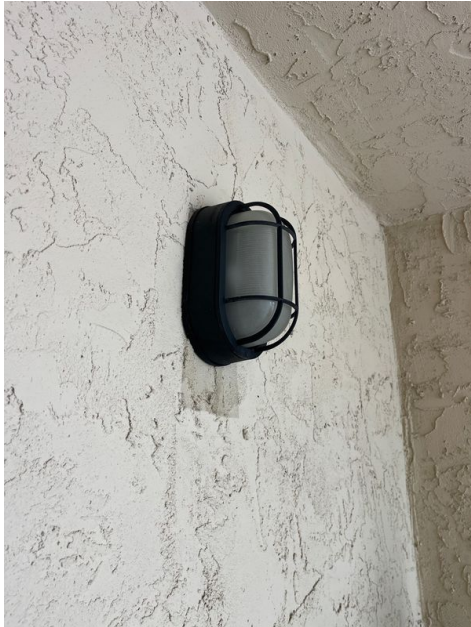
**EXTERIOR LIGHT INOP/FLICKERING**

FRONT EXTERIOR

The exterior light fixture(s) did not function or was flickering on/off when tested. This may be due to a bad bulb or possible electrical problems. Advise checking with HOA regarding changing the bulb and testing. If light fails to work, further repairs may be required by an electrician.

Recommendation

Contact a qualified professional.



## 5: HEATING EQUIPMENT

### Information

**HEAT TYPE**

WALL HEATER(S)

**ENERGY SOURCE**

ELECTRIC

**NUMBER OF HEAT SYSTEMS**

(excluding wood)

TWO

**AGE OF HEATING EQUIPMENT**

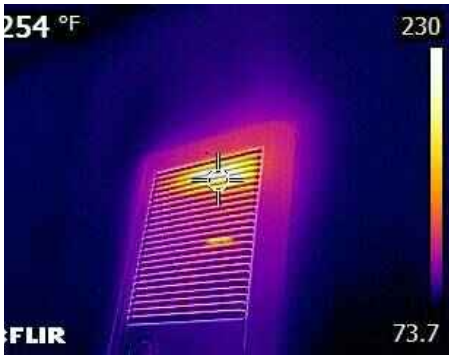
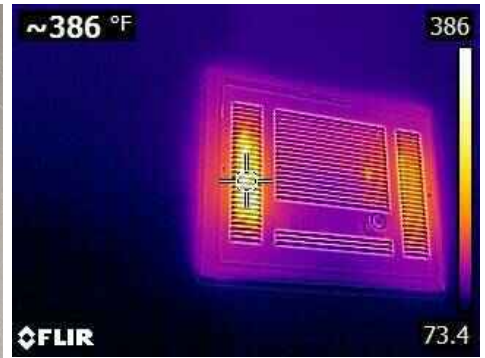
UNKNOWN/ UNLABELED



**WALL HEATERS: Wall Heaters - Inspected**

Living Room/Bedroom

The wall heaters functioned when tested at the time of the inspection.



## 6: COOLING EQUIPMENT

### Limitations

COOLING AND AIR HANDLER EQUIPMENT

**AC - NONE**

No AC was installed.

## 7: FIREPLACES

## Information

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### TYPES OF FIREPLACES

FACTORY BUILT

### NUMBER OF FIREPLACES

ONE

### FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS: GENERAL INFO\*

Living Room

Note: Our inspection of chimneys is that of a generalist and not a specialist, and is described by specialists as less than a phase-one inspection, as distinct from phase one- and phase-two inspections that are conducted by fireplace specialists. Please note that significant areas of chimney flues cannot be adequately viewed during a home inspection. Phase-one inspections have been documented by the Chimney Safety Institute of America which reported in 1992 "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend a phase-two inspection by a specialist within the contingency period to fully document the condition of the flue in its entirety.



## Repair or replace

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7.1.1 FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS



### CREOSOTE-CLEAN CHIMNEY

Creosote/soot build-up was noted at the chimney. We advise obtaining professional cleaning.

Recommendation

Contact a qualified chimney sweep.



7.1.2 FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS



Recommendation or Safety Upgrade

### **GLASS DOORS - MISSING**

Glass doors have been removed or are moss from the fireplace. We recommend replacement by a qualified fireplace service technician. Note: glass doors were NOT required on fireplaces built prior to 1988.

Recommendation

Contact a qualified professional.



## 8: FIRE/SAFETY

### Information

#### **FIRE SPRINKLERS**

None Present

#### **SECURITY SYSTEM**

None Present

**CARBON MONOXIDE DETECTOR(S): ALL ELECTRIC - NO CO NEEDED**

Carbon Monoxide detectors are not required in homes when there are NO gas-burning appliances (furnace, range, water heater), fireplaces, or wood-burning stoves and/or an attached garage. Please see the new law regarding Carbon Monoxide detectors. This house does not need a CO detector.

**Repair or replace**

## 8.2.1 SMOKE DETECTORS

**IN HALLWAY(S) ONLY - MORE NEEDED**

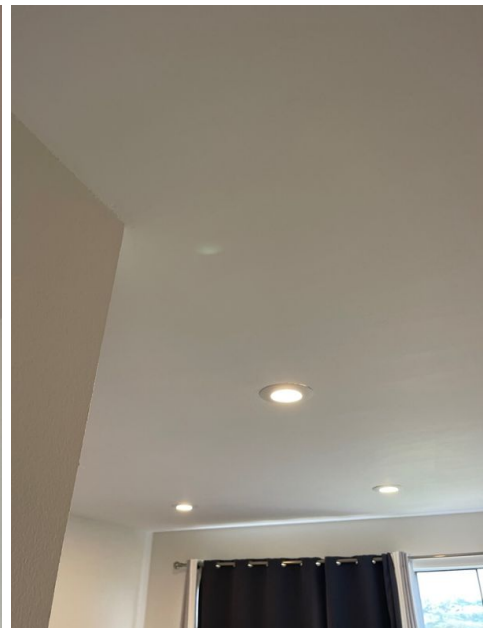
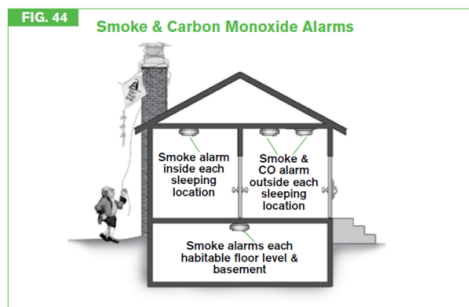
 Recommendation or Safety Upgrade

One smoke detector was present in the common hallway. California State Law SB 745 requires additional smoke detectors to be installed in all bedrooms and on each level in the common hallways in multi-story homes when modifications have been performed including alterations, repairs, or additions exceeding \$1,000 in value. Additional smoke detectors are also required in all dwellings intended to be used as rentals regardless of modifications.

Additional smoke detectors are needed to comply with current fire and safety standards and regulations. To see the requirements, please visit our website at [Smoke Detector Requirements](#).

Recommendation

Contact a qualified professional.

**9: INTERIORS****Information****CEILING & WALL MATERIALS**

SHEETROCK, Tile



**INTERIORS - General and Visual Mold Assessment : Moisture Meter-OK**

Note: A representative sampling for moisture was performed using a moisture meter at interior walls, ceilings, and cabinets in areas prone to moisture, such as kitchens, bathrooms, interior below-grade walls, or exterior walls with doors/windows. No elevated moisture was detected at the time of inspection. This is not an exhaustive test and only represents the conditions on the day of inspection.

**INTERIORS - General and Visual Mold Assessment : No Areas of Concern Observed (Visual Mold Assessment)**

The Free Visual Mold Assessment found no observable areas of concern during the home inspection. It is essential to understand that the Visual Mold Assessment cannot determine the presence of mold without the benefit of air and surface sampling due to the microscopic nature of mold in the home. If you wish, samples can be taken by this company to confirm this assessment is accurate and that no mold is present. Areas of concern are defined as moisture intrusion, water damage, musty odors, apparent mold growth, and conditions conducive to mold growth.

**INTERIORS - General and Visual Mold Assessment : 20+ Years Note**

NOTE: This home is more than 20 years old: The client must understand that any original components in the house are very likely worn. Home inspectors do not predict the life remaining of any component. Original items that may be nearing the end of their useful life, and may require maintenance or replacement in the near future include the roof and/or the roof underlayment, window rollers/glides, appliances, garage doors, and plumbing components, pool equipment, and surface, tile shower enclosures. It is important that you understand this, also the residence that you are buying happens to be older than 15 years, and not conform to many current codes. A home inspection is "non-invasive" and essentially visual and, intended to alert consumers on "material defects" that exist at the time of an inspection, defects that could significantly affect the value of a property or pose a threat to health and safety. A property inspection is not technically exhaustive, and is not intended to be, and will not reveal every defect and deficiency. Some defects may be latent, and/or become apparent at a later point in time, which is why inspections have been sensibly characterized as snapshots in time. And it is essential that consumers understand this and, thereby, have reasonable expectations.

**CEILINGS: Ceilings - Inspected - OK**

At the time of the inspection, the Inspector observed no deficiencies in the condition of ceilings in the home.



**WALLS: Walls - OK**

At the time of the inspection, the Inspector observed no deficiencies in the condition of walls in the home interior.

**FLOOR COVERINGS: Floors - OK**

At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in the home.



**TUB/SHOWER ENCLOSURE: Tub/Shower Enclosures - Inspected - OK**

The bathing enclosure(s) appeared to be in serviceable condition at the time of the inspection.

**COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS: Cabinets - Inspected - OK**

At the time of the inspection, the Inspector observed no deficiencies in the condition of the cabinets.





**DOORS (REPRESENTATIVE NUMBER): Doors - Inspected - OK**

At the time of the inspection, the Inspector observed no deficiencies in the condition of interior doors.

**WINDOWS (REPRESENTATIVE NUMBER: Locks, Glides/rollers): Window Note\***

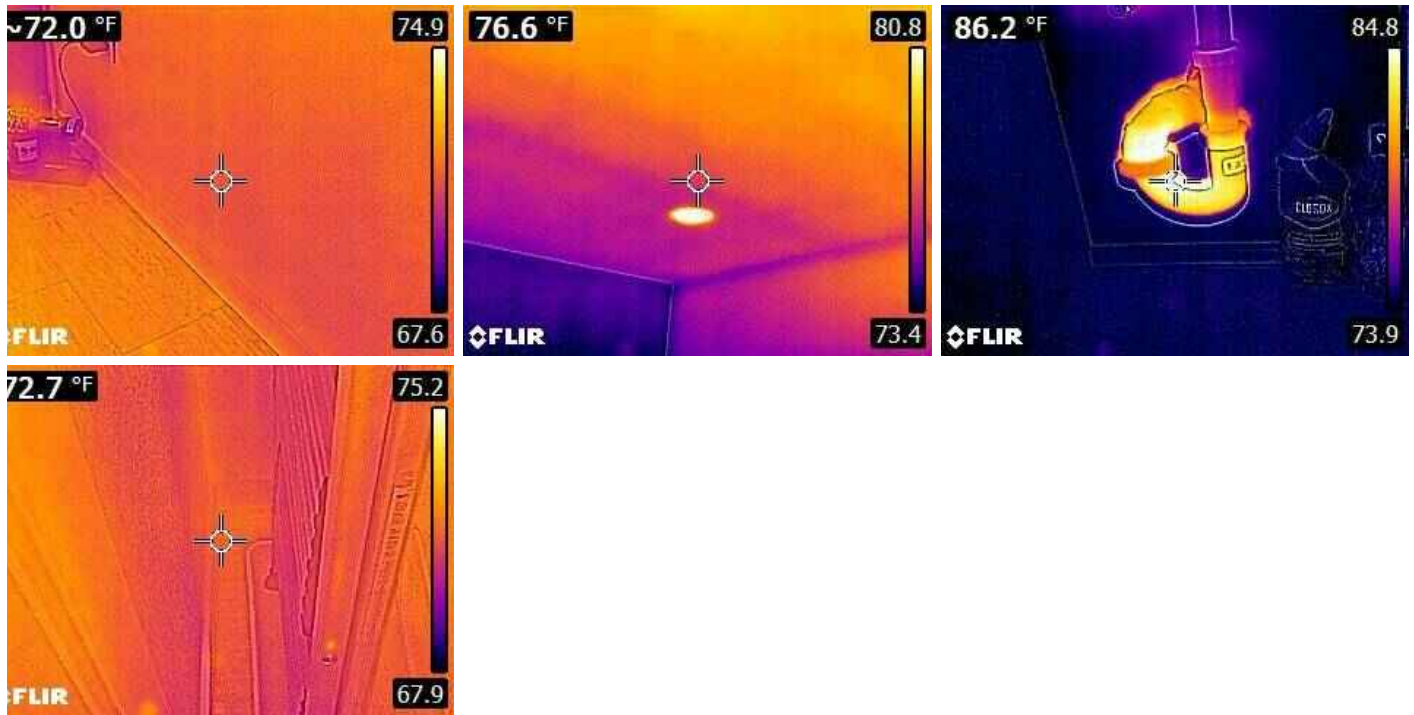
Note: Only a representative number of accessible windows are checked for operation during this inspection in accordance with the standards of practice of a home inspection. In some instances, the inspector may not be able to disclose the exact condition of every window. This includes reporting on the condition of the locks, springs, counterbalance mechanisms, or evidence of leaking if the furniture, personal items, or window coverings prevent access to windows and surrounding areas.

**ATTIC: Attic - Limitations**

Due to the structure of the roof/framing, some areas of the attic could not be inspected.

**INFRARED INSPECTION FINDINGS: Thermal Camera Scan - No Anomalies**

An infrared scan was performed in the house. No anomalies were observed.



**INFRARED INSPECTION FINDINGS: Thermal Camera Scan - Breakers Normal**

A thermal scan was performed on the electrical panel(s). The panel, circuit breakers, and wiring were found to be operating within the normal temperature range which indicates the system was functioning as intended with the conditions present at the time of inspection.



## INFRARED INSPECTION FINDINGS: IR Limitations

### IMPORTANT INFORMATION ABOUT THERMAL IMAGING

The Real Estate Inspection Company has chosen to exceed the Standards of Practice by using Infrared Thermal Imaging cameras (IR Cameras) on all home inspections (except for some limited scope inspections). This technology is not required by the industry standards for home inspectors. We feel that by implementing the use of IR Cameras, we can detect defects that may go unnoticed otherwise. For example, it is not practical to inspect every inch of a freshly painted ceiling with a moisture meter to find evidence of moisture. This would require substantial time with the use of a ladder or scaffolding in some cases. There may not be any observable evidence of a leak by looking at the ceiling with the naked eye. By using an IR camera, the whole ceiling can be scanned for evidence of a leak or other anomalies.

#### Limitations of Thermal Imaging

IR Cameras do not "see" moisture, and they are not x-ray vision cameras. An IR camera only sees the surface temperature. It cannot help to determine where an old leak existed if the area has dried. It also cannot predict or help us find leaks that may happen in the future, or under conditions that are different than the time of inspection. For example, we cannot find roof leaks in the middle of summer. We cannot find small leaks that are present under normal use but have not been leaking due to the house being vacant. An example may be a small leak under a toilet that has not been used. We may not find this leak, but it may show up after the toilet is flushed regularly. And we may not be able to determine leaking windows unless rain and wind conditions are causing a leak at the time of inspection.

In the end, IR Cameras are just another tool in our tool bag which we use to provide you with as much information as possible. While we go above and beyond the industry standards, we still cannot see hidden defects or predict events. We can only report on the evidence present at the time of inspection.

## Limitations

INTERIORS - General and Visual Mold Assessment

### PERSONAL PROPERTY

Note: Due to stored personal items not all areas throughout the house and garage were visible and accessible at the time of the inspection. Several areas were obstructed from view and could not be inspected. We recommend a careful evaluation during the final walk-through to ensure that there are no hidden defects.

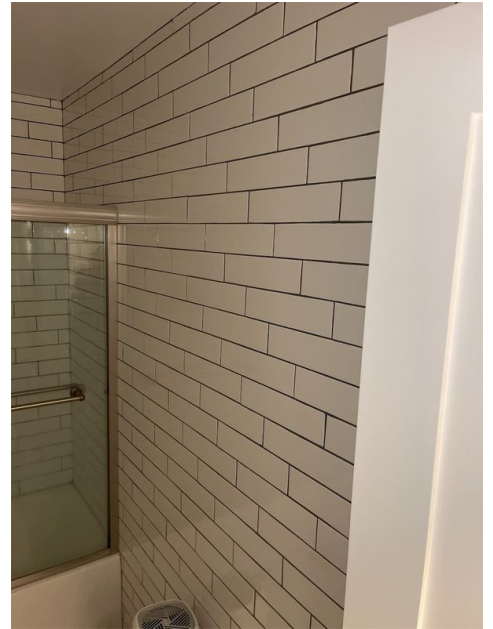


INTERIORS - General and Visual Mold Assessment

### WOOD PANELING/WALL PAPER/TILES

HALL BATHROOM

Note: Several areas of interior walls were covered in tile, wood paneling or wallpaper, therefore much of the drywall was not observable for stains, water damage, water intrusion, mold, cracks, or other hidden defects that may warrant a further evaluation. Due to the concealed nature of the walls, much of the drywall and surrounding areas were not visible.



ATTIC

### **ATTIC- NO ACCESS**

There is no attic access present and this area could not be inspected.

## 10: EXTERIOR

### Information

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#### **WINDOW TYPES**

SINGLE PANE ALUMINUM

#### **SIDING MATERIAL**

STUCCO, WOOD TRIM



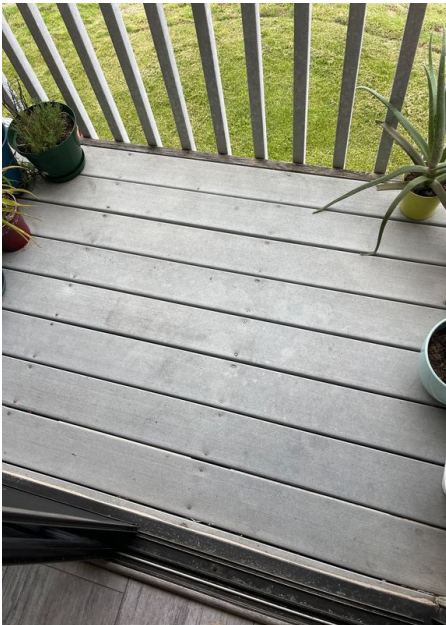
**DOORS (Exterior): Doors - Inspected - OK**

At the time of the inspection, the Inspector observed no deficiencies in the condition of exterior doors.

**BALCONIES (Railing, Decking Material): Balcony/Deck Coating- Inspected**

Rear Exterior

Note: The decking material/coating showed normal wear for its age and type. All decks require periodic maintenance to prolong the life of the deck and avoid leaks. No evidence of leaking was observed.

**BALCONIES (Railing, Decking Material): Condo - Balcony Exclusion\***

This inspection is a condo inspection. The exterior of the unit is not included in the inspection. This exclusion includes the decks and/or balconies. Decks and balconies are most likely the responsibility of the HOA, but this should be confirmed during your due diligence period.

## SAFETY GLASS: TEMPERED GLASS OK

The glass at the glass doors is tempered, which is indicated by a stamp or marking on the glass.



## Limitations

GRADING & DRAINAGE (With respect to their effect on the condition of the building)

### CONDO GRADING - EXCLUSION\*

The grading was not evaluated as part of a condo inspection. A condo inspection is limited to the interior only and not an evaluation of the exterior. Common areas are not part of a condo inspection.

## Repair or replace

10.2.1 WALL SIDING FLASHING  
AND TRIM



### DAMAGED WOOD TRIM

FRONT/REAR EXTERIOR

Some damaged wood was observed at the exterior. We recommend referring to the HOA regarding repairs at exterior walls/ trim.

Recommendation

Contact a qualified professional.



### 10.5.1 STOOPS, STEPS, PORCHES AND RAILINGS

#### **RAILING - SPACING**

##### FRONT EXTERIOR

While the railing/baluster spacing may have been standard at time of construction, it does not comply with current safety standards. The large openings can allow pets or children to fall through, or become entrapped. We recommend checking with HOA regarding installing additional balusters, or another form of barrier to prevent injuries.

##### Recommendation

Contact a qualified professional.



Recommendation or Safety Upgrade



### 10.6.1 BALCONIES (Railing, Decking Material)

#### **LOOSE RAILING**

##### REAR EXTERIOR

Loose railing noted. This is a safety hazard. We recommend checking with the HOA regarding repair by a qualified contractor.

##### Recommendation

Contact a qualified professional.



Recommendation or Safety Upgrade



## 11: ROOF

### Limitations

#### ROOF COVERINGS (Surface of roofing materials)

#### **CONDO - ROOF NOT INSPECTED**

This inspection is being performed on a condominium. A condo inspection is limited to the interior space only and does not include the roof in any way. Please contact the HOA for information regarding the condition of the roof, repair history, or any other roof concerns.

## 12: STRUCTURAL COMPONENTS

### Limitations

STRUCTURE (Informational)

#### **CONDO - EXCLUSION\***

This inspection is for a condominium. A condo inspection only includes an evaluation of the interior components of the condo. It excludes an evaluation of the structural components of the building or any portion of the building that is not part of the interior of this individual condo.

## 13: INSULATION AND VENTILATION

### Information

#### **ATTIC INSULATION**

NOT VISIBLE

#### **DRYER VENT**

FLEXIBLE FOIL\*

#### **BATHROOM VENTING: Exhaust Fans - OK**

The exhaust fan(s) were tested and were functional at the time of inspection. (This is not an exhaustive test, and does not evaluate the performance or effectiveness of the vent(s).)



### Repair or replace

13.2.1 CLOTHES DRYER VENTING SYSTEM

#### **DRYER DUCT - FOIL**



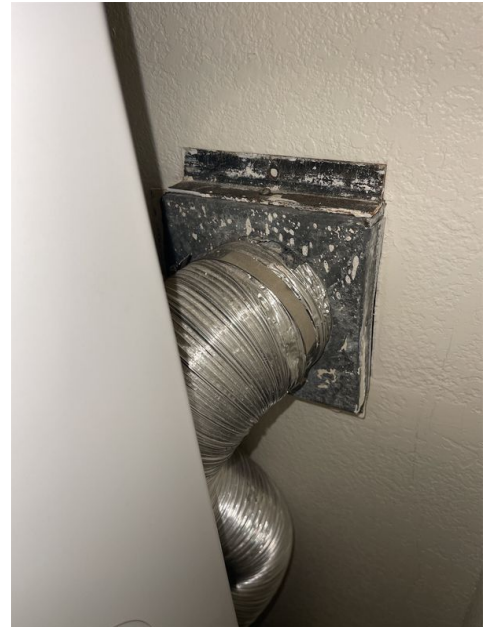
Maintenance Item



The clothes dryer is equipped with a foil, accordion-type duct. The U.S. Consumer Product Safety Commission considers these types of ducts to be unsafe and a fire hazard. The flexible foil-type duct can more easily trap lint and is more susceptible to kinks or crushing, which can greatly reduce the airflow. We recommend replacing the duct with a rigid or corrugated semi-rigid metal duct. Most manufacturers specify the use of a rigid or corrugated semi-rigid metal duct, which provides maximum airflow. For more information on dryer safety issues, see <https://www.cpsc.gov/s3fs-public/5022.pdf>

Recommendation

Contact a qualified professional.



## 14: UTILITY SHUT-OFF

### Information

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#### **MAIN WATER SHUT-OFF DEVICE:**

##### **Common Water Shut Off Found**

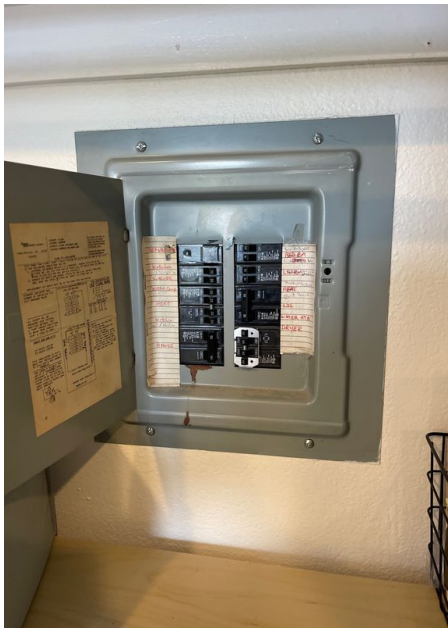
Water shut off for multiple units was found at front.



**MAIN PANEL AND DISTRIBUTION PANELS: Sub-Panel - In Bedroom Closet**

bedroom closet

Sub-panel located in the bedroom closet.

**Limitations**

MAIN PANEL AND DISTRIBUTION PANELS

**MULTI-UNIT**

The main service entrance and main breaker are located in the common area and were not inspected.



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# STANDARDS OF PRACTICE

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## **BUILT-IN APPLIANCES**

All appliances have an expected life span and will eventually wear out. To determine the life span of appliances and other components in your house, see the [Table of Life Expectancy](#).

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

## **PLUMBING SYSTEM**

Home inspectors check for functional flow at fixtures and drains by running water at all fixtures for an extended period of time. The test is to operate each serviceable fixture (faucets, toilets, and a representative number of hose spigots) and observe the associated drains, and allow adequate water to run to determine adequate flow rate, adequacy of the drain, and the draw of the drain (absence of blockage). However, inasmuch as significant portions of drainpipes are concealed, inspectors can only infer their condition by observing the draw at drains. Nonetheless, blockages and leaks will occur in the life of any system. Regardless, blockages and leaks in main sewer pipes are common and are costly to repair or replace, and for this reason, we sensibly disclaim responsibility for evaluating the concealed portions and strongly recommend that buyers arrange to have the main sewer pipe video-scanned by The Real Estate Inspection Company, or accept the risk of any damage that might occur.

Home inspectors do not operate (turn) any water supply shut off valves such as angle stops (the type under sinks), laundry hose spigots, water heater supply valves, or main water shut off valves at the meter. Home inspectors do not test clothes washer drains or stand pipes, or flood test the over-flow drains at tubs and sinks in accordance with industry standards of practice. If you have questions about these exclusions, please contact your home inspector.

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

## **ELECTRICAL SYSTEMS**

The electrical system is evaluated for proper installation, functionality of fixtures, and polarity of accessible receptacles. This is not an exhaustive test, and home inspectors do not determine the proper distribution of receptacles per circuit or the effectiveness of each breaker. This takes specialized tools which are outside the scope of a home inspection.

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

## **HEATING EQUIPMENT**

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

## **COOLING EQUIPMENT**

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

## **FIREPLACES**

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

## **FIRE/SAFETY**

Smoke detector should be tested upon moving into home, and every six months. We recommend replacing all smoke detectors when they become 10 years old. Smoke detectors that are 10 years old or older may have a failure rate as high as 30%, and smoke detectors that are 15 years old or older may have a failure rate as high as 50% according to the National Fire Protection Association [www.nfpa.org](http://www.nfpa.org). We also recommend that a smoke alarm be installed in each bedroom, and at least one on each level outside of bedrooms. It is further recommended that all smoke detectors be inter-connected with a signal wire to sound all alarms if one is activated. Wireless smoke detectors are available.

**Important Smoke Alarm Law SB 745:** A law took effect which will impact every homeowner in California. These are the new requirements that you should be aware of. For more details, please see our article "When and Where are Smoke Alarms Required?"

July 1, 2014 - Any smoke alarm installed that is solely powered by a battery MUST be a sealed unit with a 10-year non-removable battery. You must write the date of installation on the unit.

July 1, 2015 ALL old smoke alarms that are solely powered by batteries MUST be replaced with those that contain a sealed battery that is rated to last 10 years.

July 1, 2015 ALL smoke alarms powered by 120 VAC and/or battery must comply with the provisions of having a 10 year non-removable battery.

From now on, any repairs, alterations or additions greater than \$1,000 or requiring a permit will require upgrading (and installing additional alarms) that meet the new requirements.

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

## INTERIORS

**Note:** reported items on the interior surfaces can be evidence of more significant defects. Stains on ceilings may be evidence of roof or plumbing leaks. Stains on walls may be evidence that windows or doors are leaking. Determining the exact cause of staining based on evidence that is only observable at the interior surface is beyond the scope of a home inspection due to its concealed nature.

Stains that are reported may require more destructive testing to determine the exact source of the stain. It is the client's responsibility to arrange for additional testing which may be required by a specialist (fenestration, plumbing, roof, etc).

Determining the presence of RODENTS or the extent of a rodent infestation is NOT part of a home inspection. Level II pest inspectors must be licensed by the State of California. Home inspectors are not licensed pest inspectors, and do not lift insulation or investigate possible rodent infestation.

Home inspectors do NOT comment on cosmetic items such as wall, window and floor coverings, stains at counters, etc.

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

## EXTERIOR

**Note:** reported items at the exterior can be evidence of more significant defects. A home inspection is a cursory evaluation of these systems, not an exhaustive test. A home inspector is not a fenestration (waterproofing) expert. A home inspection cannot predict the functionality or adequacy of the exterior siding and flashing under all circumstances or weather conditions. A home inspector cannot confirm the proper installation of windows, flashings, or condition of vapor barriers due to their concealed nature. Exhaustive testing of windows, doors, decks or other penetrations is available from fenestration specialists. It is the client's responsibility to arrange for additional evaluation by a siding or fenestration specialist if the client has concerns about defects indicated in this report.

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

## ROOF

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

## STRUCTURAL COMPONENTS

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

## INSULATION AND VENTILATION

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)