



# Your Inspection Report

3771 Texas Street  
San Diego, CA 92104

PREPARED FOR:  
DAVID JONES

INSPECTION DATE:  
Tuesday, October 15, 2024

PREPARED BY:  
Darin Redding



Housecall Property Inspections  
PO Box 60063  
San Diego, CA 92160

619-663-8740  
Fax: 619-270-9822  
[housecallpi.com](http://housecallpi.com)  
[darin@sandiegohomeinspect.com](mailto:darin@sandiegohomeinspect.com)

Inspected Once, Inspected Right!



October 19, 2024

Dear David Jones,

RE: Report No. 2563  
3771 Texas Street  
San Diego, CA  
92104

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Darin Redding  
on behalf of  
Housecall Property Inspections

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# INVOICE

October 19, 2024

Client: David Jones

Report No. 2563

For inspection at:

3771 Texas Street

San Diego, CA

92104

on: Tuesday, October 15, 2024

Multi-family - up to 1000 sq. ft. ea. (price per each)	\$275.00
Multi-family - up to 1000 sq. ft. ea. (price per each)	\$275.00
Multi-family - up to 1000 sq. ft. ea. (price per each)	\$275.00
Total	<u>\$825.00</u>

PAID IN FULL - THANK YOU!

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# AGREEMENT

3771 Texas Street, San Diego, CA October 15, 2024

Report No. 2563

[housecallpi.com](http://housecallpi.com)

## PARTIES TO THE AGREEMENT

### Company

Housecall Property Inspections  
PO Box 600063  
San Diego, CA 92160

### Client

David Jones

**Total Fee: \$825.00**

This is an agreement between David Jones and Housecall Property Inspections.

## HOME INSPECTION AGREEMENT

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT, PLEASE READ CAREFULLY BEFORE SIGNING.

**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 buildings 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 International Association Of Certified Home Inspectors (InterNACHI), incorporated herein by reference, and is limited to those items specified herein. The full text of the Standards of Practice can be found here: <http://www.nachi.org/sop.htm> A Spanish version is also available here: <http://www.nachi.org/sopspanish.htm>

**CLIENTS 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 Clients 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 that the inspection report or oral statements made by the Inspector supply any information about any systems, components, or items not specifically included in this contract, in the inspection report, and in the scope of inspection, this information shall be deemed to be informational only and supplied as a courtesy to the customer, and shall not be deemed to be an amendment to or waiver of the foregoing exclusions and shall not be deemed to acknowledge or create any duty not otherwise expressly specified in this contract.

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 Inspectors 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.

# AGREEMENT

3771 Texas Street, San Diego, CA    October 15, 2024

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**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.

**CHINESE DRYWALL EXCLUSION:** The Client specifically acknowledges that the building inspection will not and is not intended to detect, identify, disclose, or report on the presence of Chinese Drywall products or the actual or potential environmental concerns or hazards arising out of the existence of these products. Client agrees to hold the Company and Inspector harmless for any injury, health risk, or damages of any nature caused or contributed to by these products. Furthermore, Client acknowledges that any discussions regarding the actual or potential presence of Chinese Drywall are informative in nature only and that the Property Inspection Company and/or Inspector do not hold the Company or themselves to be experts pertaining to the potential concerns associated with Chinese Drywall.

**GENERAL PROVISIONS:** The written report is not a substitute for any transferors or agents disclosure that may be required by law, or a substitute for Clients 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 including all documents incorporated herein by reference, constitutes the entire integrated agreement between the parties and shall supersede and replace any and all prior and/or contemporaneous agreements, understandings, and/or representations of any kind, whether written or oral, related to the subject matter hereof. This Agreement may be modified only by a written agreement signed by all of the parties hereto.

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 Clients behalf and to fully and completely bind Client to all of the terms, conditions, limitations, exceptions, and exclusions of this Agreement.

**HOLD HARMLESS AGREEMENT:** Client agrees to hold any and all real estate agents involved in the purchase of the property to be inspected harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed by reasons of acts or neglects of the Inspector or his employees or visitors or of independent contractors engaged or paid by Inspector for the purpose of inspecting the subject home.

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**CANCELLATION:** A 24-hour cancellation notice is requested. Inspections cancelled less than 24 hours from the agreed upon inspection time will be charged a \$150 cancellation fee. Inspections terminated while on-site due to any reason, including the absence of utility service, will be billed the full inspection fee.

**SEVERABILITY:** Should any provision of this Agreement be held by a court of competent jurisdiction to be either invalid or unenforceable, such provision will be enforced to the maximum extent permissible so as to effect the intent of this Agreement, and the remaining provisions of this Agreement shall remain in full force and effect, unimpaired by the courts 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 legal proceedings is pursued in San Diego County, California. 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. The parties shall equally bear the costs of the Mediation.

**ARBITRATION OF DISPUTES:** Any dispute or claim between the parties concerning the interpretation of this Agreement and/or arising from this Agreement, including but not limited to any dispute or claim between the parties arising from the inspection and/or report, except a claim for inspection fee payment, shall be resolved by neutral, BINDING ARBITRATION conducted through the American Arbitration Association in accordance with the California Code of Civil Procedure. The parties agree that the arbitrator appointed through the American Arbitration Association shall be familiar with the home inspection industry. The parties understand that they are waiving their rights to a court and/or jury trial. The parties shall be entitled to all discovery rights and legal motions as provided in the California Code of Civil Procedure and the arbitrator shall apply the substantive and procedural laws of the State of California to all issues submitted in the arbitration proceeding. The Binding Arbitration shall be held in San Diego County, California. The parties shall equally bear the costs of the Binding Arbitration. The award of the arbitrator shall be final and a judgment may be entered on it by any court having jurisdiction.

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 listed here.

**I, David Jones (Signature) \_\_\_\_\_, (Date) \_\_\_\_\_, have read, understood and accepted the terms of this agreement.**



This Client Advisory page is intended to provide a convenient and cursory preview of some conditions and components that have been identified within this report as needing service. It is not comprehensive and should not be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of components or features that may not appear in this Advisory. Only items relevant to this home are mentioned in this report. Have appropriate licensed contractors further evaluate the listed concerns and defects, as well as the entire systems in question before close of escrow. Also, it is recommended that a final walk-through inspection be carried out the day before closing by the new owners to double check the condition of the property, using this report as a guideline.

[Priority Maintenance Items](#)

## Structure

### **FOUNDATIONS \ General notes**

**Condition:** • [Cracked horizontally](#)

Cracking noted at the foundation wall. This is likely caused from rebar which is within the concrete and rusting, which causes the concrete to become loose, crack and spall. Contact a foundation repair person for price estimates prior to the end of clients contingency period. Approximately 15 lf. of repairs will be necessary in this inspectors opinion.

**Implication(s):** Chance of structural movement

**Location:** North

**Task:** Further evaluation

## Electrical

### **SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers**

**Condition:** • [Wrong breaker for panel](#)

It's crucial that any breaker installed in a Murray panel is UL-listed for use in that specific panel. This ensures safety and adherence to electrical codes.

Interchangeable Breakers: Some breaker brands may physically fit in the panel but may not be UL-listed for it. Using non-listed breakers could void warranties or cause safety hazards. Breakers to Avoid: While other brands (e.g., GE, Square D) may physically fit into a Murray panel, they are not certified for use in these panels unless explicitly stated. Always ensure the breakers are listed for your specific panel. For full safety and compliance, Siemens breakers are the recommended and approved option for Murray panels. Always verify compatibility with local electrical codes and consult an electrician if needed.

**Implication(s):** Electric shock | Fire hazard

**Location:** Front Unit

**Task:** Further evaluation

### **SERVICE BOX, GROUNDING AND PANEL \ Panel wires**

**Condition:** • [Loose connections](#)

The strain relief has detached from the building, causing a safety hazard in this inspector's opinion. Recommend repairs by a licensed electrician.

**Implication(s):** Electric shock | Fire hazard

**Location:** Rear Unit 1

**Task:** Repair

**Time:** Immediate

### **DISTRIBUTION SYSTEM \ Outlets (receptacles)**

**Condition:** • [Test faulty on GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

The GFCI outlet failed testing near the rear door which leads into the kitchen. Recommend replacement by a licensed electrician.

**Implication(s):** Electric shock

**Location:** Rear of Front Unit

**Task:** Replace

### **DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)**

**Condition:** • Inoperative

One of the combo smoke/CO detectors did not respond to the test button. Recommend replacing.

**Implication(s):** Health hazard

**Location:** Rear Unit #

**Task:** Replace

## Plumbing

### **WATER HEATER \ Temperature/pressure relief (TPR) valve**

**Condition:** • [Discharge tube too short](#)

The TPR discharge tube is too short and should be extended for safety according to manufacturer's recommendations.

**Implication(s):** Scalding

**Location:** All units

**Task:** Repair

### **WATER HEATER - GAS BURNER AND VENTING \ Combustion air**

**Condition:** • [Inadequate combustion air](#)

The International Fuel Gas Code (IFGC) and other building codes typically require 1 square inch of opening for every 4,000 BTU/hr of total input for direct outdoor air that is used for combustion. Total BTU Load: Your appliances have a combined load of approx. 110,000 BTU. Required Opening Size:  $110,000 \text{ BTU} \div 4,000 \text{ BTU/sq. in.} = 27.5$  square inches of net free area required for intake air. The drilled holes in the laundry door does not provide adequate air flow for these appliances. Recommend adding additional venting.

**Implication(s):** Equipment not operating properly | Hazardous combustion products entering home | Increased operating costs

**Location:** Laundry Area

**Task:** Improve

### **WATER HEATER - GAS BURNER AND VENTING \ Venting system**

**Condition:** • [Improper material](#)

The venting arrangement is improper for the dual water heaters that share a common flue. The single wall sections should be replaced with 'B' type sections to ensure proper drafting. Also, a plumber should investigate if the diameter of the flue pipe is properly sized for the BTU output of both water heaters combined.

**Implication(s):** Equipment not operating properly | Hazardous combustion products entering home

**Location:** Laundry Area



# ADVISORY

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**Task:** Correct

## **FIXTURES AND FAUCETS \ Toilet**

**Condition:** • [Loose](#)

The toilet is loose at the base. Moisture was low in the flooring below the toilet suggesting the seal is still functional. Recommend tightening the anchor bolts and applying a caulking around the perimeter to minimize movement and help create a seal with the flooring. Have a licensed plumber perform these repairs.

**Implication(s):** Chance of water damage to structure, finishes and contents | Sewage entering the building | Possible hidden damage

**Location:** Front Unit Bathroom

## Interior

### **FLOORS \ Resilient flooring**

**Condition:** • The tiles and the mastic (glue that adheres tiles to the floor below) may contain asbestos. Asbestos exposure has been linked to certain types of cancer. Asbestos was common in building materials through the early 1970's. Materials that are loose (friable) have the potential to release asbestos fibers into the indoor air, where they can get inhaled. The tiny fibers can become lodged in the lungs and the respiratory system does not have adequate defenses to expel these fibers. Recommend having the materials tested by an accredited lab and removed if asbestos is found.

**Location:** Laundry Area

**Task:** Further evaluation

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

## Description

### General:

• Our evaluation of the roof is based on our observation of the surface materials, penetrations and drainage. This report is an opinion of the general quality and condition of the roof. Clients are urged to contact their insurance company about the insurability of any roof. This inspection is not a certification or warranty as to whether the roof is, or will remain, free of leaks and no water test is performed. We do not predict life expectancy nor verify that materials are installed according to the various manufactures' specifications. It is prudent to obtain a roofing certification for any roof that is over 3 years old. If you think a roof certification is in your best interest you need to consult with a licensed roofer. If possible, we always recommend asking the current owner for documents if any roof warranty is in effect and transferable. We suggest having a licensed pest control operator evaluate all areas or items where moisture, moisture stains or evidence of insects are noted in this report as hidden damage may be present. If the home is to be tented for fumigation, this service sometimes causes roof damage. If the structure is tented, we recommend a follow-up inspection of the roof after tenting has been removed and before the close of this transaction. We further recommend deferring any needed roof repairs until after the tenting has been removed. Roof materials have a limited service life and may have to be spot repaired should leaks develop prior to replacement. Roof maintenance is an ongoing process and includes keeping the roof clear of tree debris, replacing any loose, damaged or missing shingles, and sealing any gaps at flashing materials.



• The inspector shall inspect from ground level or eaves: the roof covering, gutters, downspouts, vents, flashings, skylights, chimney and other roof penetrations and the general structure of the roof from the readily accessible panels, doors or stairs.

The inspector is not required to: Walk on any pitched roof surface. Predict the service life expectancy. Inspect underground downspout diverter drainage pipes. Remove debris or other conditions that prohibit the observation of the roof surfaces. Move insulation. Inspect antennae, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector, to be unsafe. Walk on any roof areas if it might, in the opinion of the inspector, cause damage. Perform a water test. Warrant or certify the roof. Confirm proper fastening.

# ROOFING

3771 Texas Street, San Diego, CA    October 15, 2024

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**Sloped roofing material:** • Composition shingles

**Sloped roof flashing material:** • Aluminum

**Probability of leakage:** • Low

**Approximate age:** • 15 years

**Typical life expectancy:** • 15-20 years

## Limitations

**Inspection performed:** • By walking on roof

**Age determined by:** • Visual inspection from roof surface

**Not included as part of a building inspection:** • Not readily accessible interiors of vent systems, flues, and chimneys

## Recommendations

### SLOPED ROOFING \ Composition shingles

**1. Condition:** • [Granule loss](#)

Granule loss is starting to appear on the roofing system, indicating material aging. The roof is in the last third of its service life and will likely need replacement within the next 5 to 7 years in this inspector's opinion.

**Implication(s):** Shortened life expectancy of material

**Task:** None required

# EXTERIOR

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## Description

### General:

• Anything beyond a distance of six-feet from the primary structure and the primary parking structure is not within the scope of our inspection. As a courtesy we may include our observations of the general condition of paving, fencing, hardscaping or conditions on the property that we think might be useful to you in making your purchase decision. Please note, we do not render opinions regarding soil quality or stability nor determine property lines or ownership of fences.

Owners Note: Client is urged to keep soil levels a minimum of 4-6 below top of slab and graded away to promote positive drainage and to prevent water from ponding around foundation. Proper soil levels will also help deter insects should they try to enter the home from the outside. High soil levels are considered conducive for Wood Destroying Insects and can prevent a visual inspection of the foundation in these areas.



• The inspector shall inspect: the siding, flashing and trim; all exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias; and report as in need of repair any spacings between intermediate balusters, spindles, or rails for steps, stairways, balconies and railings that permit the passage of an object greater than 4 inches in diameter; a representative number of windows; the vegetation, surface drainage, and retaining walls when these are likely to adversely affect the structure; and describe the exterior wall covering.

The inspector is not required to: Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. Inspect items, including window and door flashings, which are not visible or readily accessible from the ground. Inspect geological, geotechnical, hydrological and/or soil conditions. Inspect recreational facilities or playground equipment. Inspect seawalls, break-walls and docks. Inspect erosion control and earth stabilization measures. Inspect for safety-type glass. Inspect underground utilities. Inspect underground items. Inspect wells or springs. Inspect solar, wind, or geothermal systems. Inspect swimming pools or spas. Inspect septic systems or cesspools. Inspect sprinkler systems. Inspect drain fields or drywells. Determine the integrity of the thermal window seals or damaged glass. Inspect any damaged glass.

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**Gutter & downspout material:** • No gutters or downspouts

**Lot slope:** • [Flat](#)

**Soffit (underside of eaves) and fascia (front edge of eaves):** • [Wood](#)

**Wall surfaces and trim:** • Wood siding

**Walkway:** • Concrete

**Deck:** • Raised • Wood

**Balcony:** • Wood • Wood railings

**Fence:** • Wood

**Garage:** • None

## Limitations

**Not included as part of a building inspection:** • Geological and soil conditions • Property line verification

## Recommendations

### ROOF DRAINAGE \ Gutters and Downspouts

**2. Condition:** • [Missing](#)

The addition of a roof drainage system is important to carry safely away from the home. Recommend upgrades to add gutters and downspouts to drain a safe distance away from the structure.

### WALLS \ Masonry (brick, stone) and concrete

**3. Condition:** • [Mechanical damage](#)

Bricks should be sealed properly against the home to prevent water intrusion

**Implication(s):** Chance of water entering building | Weakened structure

**Location:** Front

**Task:** Repair



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*Seal here*

## **EXTERIOR GLASS/WINDOWS \ Exterior trim**

### **4. Condition:** • Insect damage

Evidence of activity by wood destroying pests noted at many of the exterior window frames, as well as railing systems at the upper rear unit, and at the rear elevated decks. Have a licensed pest control professional evaluate.

**Implication(s):** Material deterioration

**Location:** Various

**Task:** Further evaluation



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*Wood damage*

## **PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes**

**5. Condition:** • Some deck boards have evidence of rot (due to moisture, likely from potted plants above), and some structural timbers have termite activity. Recommend a pest control professional review and offer repair estimates

**Location:** Rear

**Task:** Further evaluation



*Insect damage at beam*

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*Termite damage here*



*Fungus damage in deck boards*

## LANDSCAPING \ Walkway

### 6. Condition: • [Unsealed gap at building](#)

The gap between the concrete flat work and the house should be sealed and checked regularly to prevent moisture

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intrusion into structure.

**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** South Exterior

**Task:** Repair



*Gaps here and settling*

## LANDSCAPING \ Fence

**7. Condition:** • Damage

One or two posts at the North rear are loose and will soon need to be replaced.

**Implication(s):** Material deterioration

**Location:** North

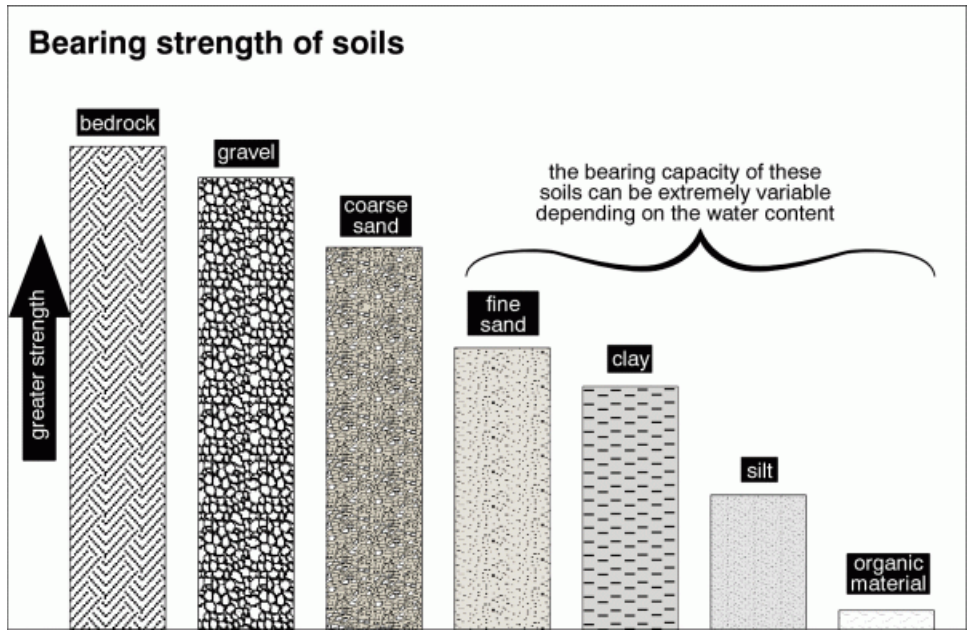
**Task:** Repair

ADVISORY	ROOFING	EXTERIOR	<b>STRUCTURE</b>	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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## Description

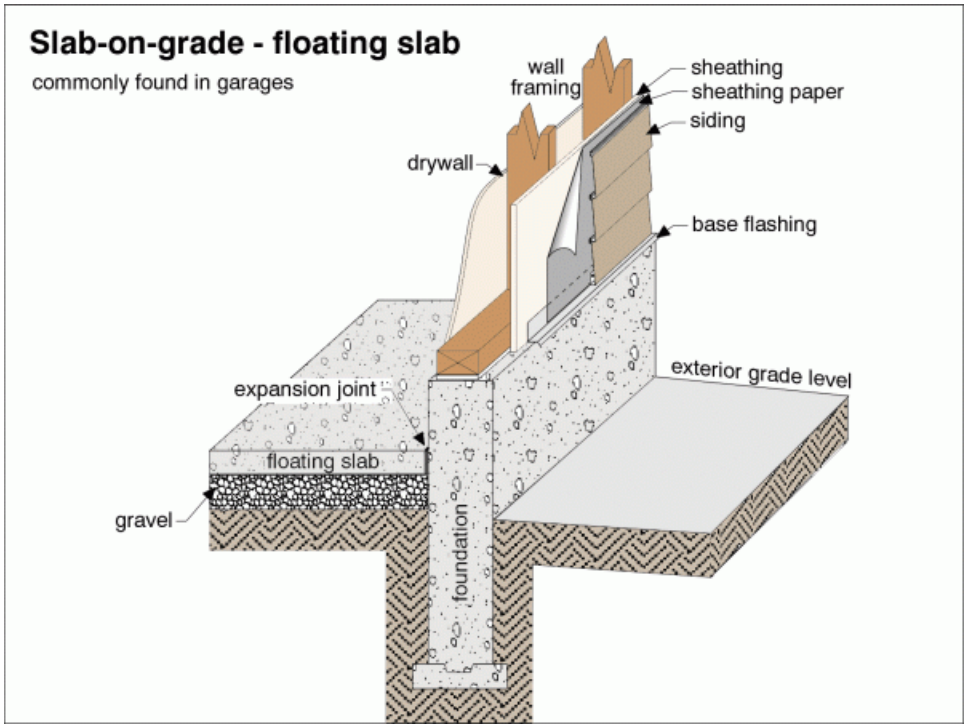
**General:**

• Foundations and footings are part of the building's structural components. Many of these components are buried below grade, inaccessible, or otherwise hidden from view. We report signs of movement and the general condition of the readily viewable portions. The foundation performance opinion stated below neither in any way addresses future foundation movement or settlement, nor does it certify floors to be level. Soil in the San Diego California area is known to be unstable and unpredictable. Due to the expansive nature of the soil in this area, no warranty against future movement can be made. We can make no representation as to the internal condition or stability of concrete footings and foundations except as exhibited by their performance. We report the presence or absence of foundation bolting, but do not identify size, spacing, location or adequacy of foundation bolting and bracing components or reinforcement systems. The older a building is the more likely it could benefit from seismic reinforcement or "retrofitting" and we routinely recommend further evaluation to determine if seismic upgrades are practical on pre WWII structures. We recommend further evaluation by a licensed pest control operator when moisture, moisture stains, insects, rot, or insufficient clearance or contact between soil and wood are reported because hidden damage or wood destroying insects or fungus may be present. Should you have present or future concerns regarding the foundation's condition, you are strongly advised to consult with a licensed Professional Structural Engineer for further evaluation. Proper drainage is critical to the future performance of the foundation. Trees and shrubs around foundation can affect soil moisture content and thus the foundation. Experts recommend that trees and shrubs be planted away from foundations, or that good root barriers be installed to prevent roots from getting under slab. Poor drainage away from slab, or ponding against it, can also affect foundation performance. If for any reason water ponds at any location near the foundation for any extended period of time (24 hours or more) drainage corrections will have to be made.





ADVISORY	ROOFING	EXTERIOR	<b>STRUCTURE</b>	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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*Attic views*



*Attic views*

# STRUCTURE

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Rear deck



Attic at rear



Attic at rear



Crawlspace



Crawlspace

• The inspector shall inspect: the basement; the foundation; the crawlspace; the visible structural components; and report on the location of under-floor access openings; and report any present conditions or clear indications of active water penetration observed by the inspector; for wood in contact or near soil; and report any general indications of foundation movement that are observed by the inspector, such as, but not limited to: sheetrock cracks, brick cracks, out-of-square door frames, or floor slopes; and report on any cutting, notching and boring of framing members which may present a structural or safety concern.

The inspector is not required to: Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector. Move stored items or debris. Operate sump pumps with inaccessible floats. Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems. Provide any engineering or architectural service. Report on the adequacy of any structural system or component.

## Configuration:

- [Crawlspace](#)



Front building

- [Slab-on-grade](#)

Rear building

**Foundation material:** • [Poured concrete](#)

**Floor construction:**

- Slab - concrete

Rear building

- Wood posts with concrete piers

Front building

**Exterior wall construction:** • [Wood frame](#)

**Roof and ceiling framing:** • Rafters

## Limitations

**General:** • Our evaluation must be based on symptoms. Most of the time, many, if not all, structural components are inaccessible. Thus, our evaluation is based only on our observations of symptoms of movement, damage, and deterioration. If there are no visible symptoms, conditions requiring repair may go undetected. We make no comment on the internal conditions of soils, foundations and framing, except as reflected in their performance. Most of the structure of this dwelling was not accessible for a visual inspection. The opinions expressed in this report on the construction methods and conditions of structural components were, of necessity, based upon a limited visual inspection. Surface finishes completely covered the floor slab, rendering a meaningful visual evaluation impossible. Client should note that removing floor coverings during renovations may reveal slab cracks that were not noted during the home inspection. Further evaluation might be possible by removing the carpeting however such an activity would be considered too invasive for a home inspection. Anchorage of the sill plate can not be determined unless the home sits on a crawlspace. The sill plate is the first (lowest) wood member of the framing that rests directly on the foundation. If the sill plate is inaccessible, it was unknown as to how or even if it was bolted, nailed or strapped. Checking whether floor structures are level such as concrete slabs, first or second story wood floors or exterior wood decks is beyond the standards of practice of a home inspection and therefore excluded from this inspection. Client should contract with a structural engineer and request a manometer survey if levelness of the floors is a concern.

**Inspection limited/prevented by:** • Insulation • Restricted attic access

**Attic/roof space:** • Inspected from access hatch • Please note that in a typical attic, insulation covers some structural, a majority of the electrical, and some of the mechanical components. Note that attic insulation is never moved or otherwise disturbed, so anything under the insulation was not inspected or otherwise examined. For this inspection, a part of the attic and attic floor was not visible and/or inaccessible due to normal attic conditions (framing, ductwork, insulation, storage, configuration, etc.). Defects and/or other problems could be present but not visible due to these conditions. Although evidence of visible water stains to the roof under-structure may be identified in this report, water penetration from a roof into a living space cannot be predicted as there are many factors involved. For example, some leaks may appear only under very specific conditions (rain and wind coming from a certain direction for example) and later may seem to be cured until the right conditions present themselves once again. If we discover evidence of past water leaks it is prudent to assume these leaks are active unless you are able to verify that all repairs have been completed in a workmanlike manner by a licensed roofing contractor. It is always a good idea to review copies of invoices and warranties if they exist. This should be resolved to client's satisfaction prior to the close of escrow.

ADVISORY	ROOFING	EXTERIOR	<b>STRUCTURE</b>	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPENDIX	REFERENCE								

**Crawlspace:** • Inspected

**Percent of foundation not visible:**

• 50 %

Foundation at rear building not accessible for inspection

## Recommendations

### RECOMMENDATIONS \ General

**8. Condition:** • We expect homes to be built according to the standard practices and building codes, if any, that were in use at the date of construction. Older homes often have areas or systems that do not comply with current building codes. While this inspection makes every effort to point out safety concerns, it does not inspect for building code compliance. It is common for homes of any age to have had repairs done, and some repairs may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the quality of the repairs. In older homes, the inspector reviewed the structure from the standpoint of how it has fared through the years with the materials that were used. You can expect problems to become apparent as time passes. The inspector will not be able to find all deficiencies in and around a property, especially concerning construction techniques of the past.

**9. Condition:** • We recommend a semi-annual inspection by a licensed pest control company of all properties in San Diego due to elevated termite activity. Having regular inspections can alert you to the presence of these insects before considerable damage can be done. Wood destroying insects can and do appear without warning. Many pest control companies will perform these inspections for free. Most offer annual service contracts that will include regular inspections and tenting/fumigation if and when the need arises.

**10. Condition:** • The original home has additional structures added on to it. While every attempt has been made to point out visible safety issues and obvious deficiencies, it is not possible to determine whether or not these additional structures have been built according to "code". This entire report is not a code inspection, nor is the inspector licensed to perform any code inspections pertaining to this specific property. All code enforcement questions must be directed to the authority having jurisdiction. Contact the local building department for further details prior to the close of escrow to determine if proper permits were obtained for this work.

### FOUNDATIONS \ General notes

**11. Condition:** • [Cracked horizontally](#)

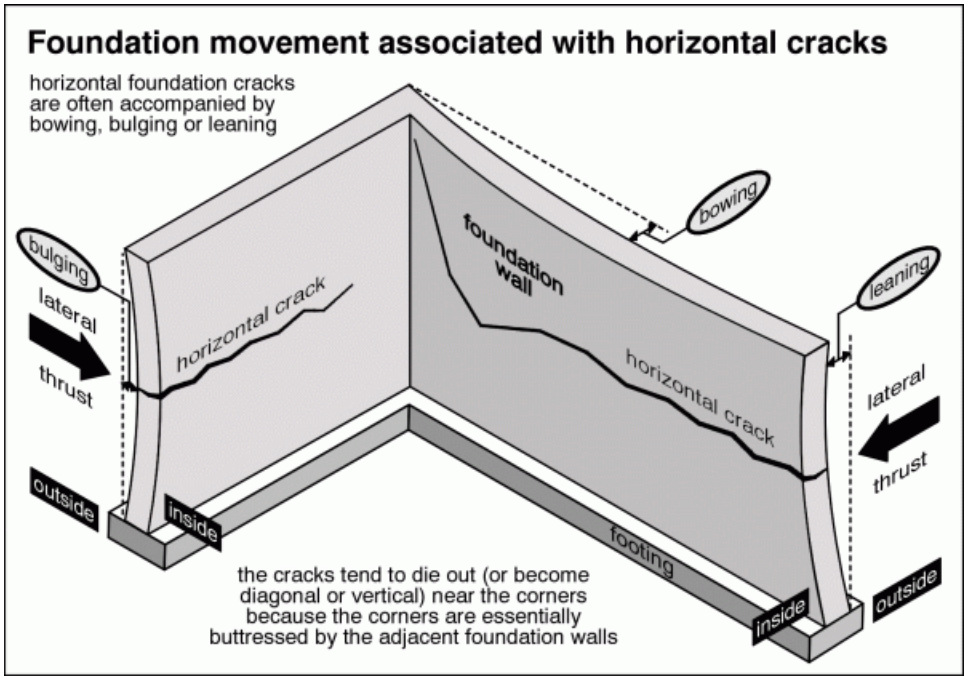
Cracking noted at the foundation wall. This is likely caused from rebar which is within the concrete and rusting, which causes the concrete to become loose, crack and spall. Contact a foundation repair person for price estimates prior to the end of clients contingency period. Approximately 15 lf. of repairs will be necessary in this inspectors opinion.

**Implication(s):** Chance of structural movement

**Location:** North

**Task:** Further evaluation

ADVISORY	ROOFING	EXTERIOR	<b>STRUCTURE</b>	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPENDIX	REFERENCE								



Foundation cracks



Foundation cracks

# STRUCTURE

3771 Texas Street, San Diego, CA    October 15, 2024

Report No. 2563

[housecallpi.com](http://housecallpi.com)

ADVISORY

ROOFING

EXTERIOR

**STRUCTURE**

ELECTRICAL

HEATING

COOLING

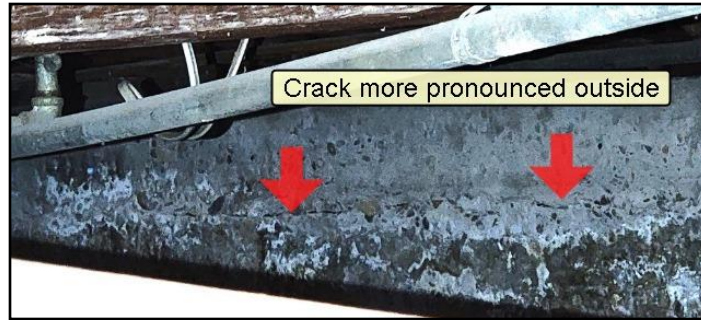
INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE



*Same area from inside crawlspace*

ADVISORY	ROOFING	EXTERIOR	STRUCTURE	<b>ELECTRICAL</b>	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPENDIX	REFERENCE								

## Description

**General:** • With the exception of the main breaker panel, a condenser disconnect box and wall receptacles, no other equipment or component covers are removed or opened to check electrical wiring. Breakers and fuses located within the service panel(s) are not tested. Attic insulation and shrouds/covers are not removed to determine if fans are correctly installed. Only visible electrical components which are interior to or attached to the exterior walls of the home were inspected. Wiring and all associated components underground, interior to walls, floors and ceilings, not attached to the home or not readily visible in the attic, or otherwise inaccessible or hidden from view, could not be observed by the inspector and are excluded from this inspection. Discrepancies related to the electrical system should be considered as safety hazards. • The inspector shall inspect: The service drop/lateral; the meter socket enclosures; the means for disconnecting the service main; and describe the service disconnect amperage rating, if labeled; panelboards and overcurrent devices (breakers and fuses); and report on any unused circuit breaker panel openings that are not filled; the service grounding and bonding; a representative number of switches, lighting fixtures, and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter or AFCI -protected during the inspection using the AFCI test button, where possible; and test all ground-fault circuit interrupter (GFCI) receptacles and circuit breakers observed and deemed to be GFCIs during the inspection using a GFCI tester, where possible; and report the presence of solid conductor aluminum branch circuit wiring, if readily visible; and report on any tested receptacles in which power was not present, polarity was incorrect, was not secured to the wall, the cover was not in place, the ground fault circuit interrupter devices were not properly installed or did not operate properly, evidence of arcing or excessive heat was present, or where the receptacle was not grounded or was not secured to the wall; the service entrance conductors and the condition of the conductor insulation; and report the absence of smoke detectors; and service entrance cables, and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances from grade or rooftops.

The inspector is not required to: Insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. Operate electrical systems that are shut down. Remove panelboard cabinet covers or dead front covers, if they are not readily accessible. Operate or reset overcurrent protection devices or overload devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. Inspect the fire or alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices. Verify the service ground. Inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of labeling. Inspect exterior accent lighting.

**Service entrance cable and location:** • [Overhead](#)

**Service size:**

• [100 Amps \(240 Volts\)](#)

Two panels

**Main disconnect/service box rating:** • [100 Amps](#)

**Main disconnect/service box type and location:** • [Breakers](#)

**System grounding material and type:** • Aluminum - not visible

**Auxiliary panel (subpanel) type and location:** • Breakers - bedroom closet



**Distribution wire (conductor) material and type:** • [Copper - non-metallic sheathed](#)

**Type and number of outlets (receptacles):** • [Grounded and ungrounded - typical](#)

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • [GFCI - bathroom](#) • GFCI - Kitchen (within 6 ft of sink only)

**Smoke alarms (detectors):** • Present - some not working

**Carbon monoxide (CO) alarms (detectors):** • Present - not working

## Limitations

**Inspection limited/prevented by:**

• Furniture and/or storage items in the home made a portion of the electrical system inaccessible. Items that are not accessible cannot be inspected and as such are excluded from a home inspection.  
@ rear building

**System ground:** • Quality of ground not determined

**Circuit labels:** • The accuracy of the circuit index (labels) was not verified. • One or more circuits not labeled

**Not included as part of a building inspection:** • Amperage, voltage, and impedance measurements

## Recommendations

**RECOMMENDATIONS \ General**

**12. Condition:** • We inspect for unsafe wiring conditions and operate a representative sampling of the readily accessible switches, receptacles and lights. We strongly suggest that further evaluation and correction be completed for all electrical defects noted in this report. We recommend asking the seller to replace burned-out light bulbs so you can verify that all lights are operational, and recommend checking all receptacles for proper wiring and grounding prior to the close of this transaction. We advise using a qualified licensed electrician for all repairs, upgrades or modifications of the electrical system.

**SERVICE BOX, GROUNDING AND PANEL \ Service box - fuse, breaker, wire**

**13. Condition:** • AFCIs are newly developed electrical devices designed to protect against fires caused by arcing faults in the homes wiring. Arc faults can be created by damaged, deteriorated, or worn electrical plugs, cords, and/or branch circuit conductors. AFCIs are required in new construction under current building standards which have been adopted in most jurisdictions across the country. AFCIs are currently only required for bedroom circuits but may be required for whole home protection in future updates of building standards and regulations. Older homes with aging and deteriorating wiring systems can especially benefit from the added protection of AFCIs. You may wish to consult with a qualified electrical contractor concerning options and costs for updating bedroom branch circuits to AFCI protection for safety reasons.

**SERVICE BOX, GROUNDING AND PANEL \ Distribution panel**

**14. Condition:** • [Circuits not labeled](#)

Some circuits are not labels at the electrical sub-panel. Recommend correction.

**Implication(s):** Nuisance

**Location:** Various



ADVISORY	ROOFING	EXTERIOR	STRUCTURE	<b>ELECTRICAL</b>	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPENDIX	REFERENCE								

## SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

### 15. Condition: • [Wrong breaker for panel](#)

It's crucial that any breaker installed in a Murray panel is UL-listed for use in that specific panel. This ensures safety and adherence to electrical codes.

Interchangeable Breakers: Some breaker brands may physically fit in the panel but may not be UL-listed for it. Using non-listed breakers could void warranties or cause safety hazards. Breakers to Avoid: While other brands (e.g., GE, Square D) may physically fit into a Murray panel, they are not certified for use in these panels unless explicitly stated. Always ensure the breakers are listed for your specific panel. For full safety and compliance, Siemens breakers are the recommended and approved option for Murray panels. Always verify compatibility with local electrical codes and consult an electrician if needed.

**Implication(s):** Electric shock | Fire hazard

**Location:** Front Unit

**Task:** Further evaluation



*Possible unapproved breakers in this panel*

## SERVICE BOX, GROUNDING AND PANEL \ Panel wires

### 16. Condition: • [Loose connections](#)

The strain relief has detached from the building, causing a safety hazard in this inspector's opinion. Recommend repairs by a licensed electrician.

**Implication(s):** Electric shock | Fire hazard

**Location:** Rear Unit 1

**Task:** Repair

**Time:** Immediate



*Wires not anchored correctly*

**17. Condition:** • Neutral wires are double lugged to the neutral bus bar. Recommend splitting these to separate lugs for a more positive connection.

**Location:** Front Unit #

### **DISTRIBUTION SYSTEM \ Outlets (receptacles)**

**18. Condition:** • [Loose](#)

The loose outlet boxes should be secured properly.

**Implication(s):** Electric shock | Fire hazard

**Location:** Front Bathroom

**Task:** Repair

**19. Condition:** • [Test faulty on GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

The GFCI outlet failed testing near the rear door which leads into the kitchen. Recommend replacement by a licensed electrician.

**Implication(s):** Electric shock

**Location:** Rear of Front Unit

**Task:** Replace

**20. Condition:** • GFCI's (Ground Fault Circuit Interrupters) are modern electrical devices, either a receptacle or a circuit breaker, which is designed to protect people from electric shock. GFCI's are now required in wet or damp environments. In the event of a fault in an appliance that you are touching, the GFCI would detect the current that passes through your body to ground, and shut the circuit off, protecting you from a potentially fatal shock. We strongly recommend that all receptacles located in the Kitchen, Baths, Garage, at Spas, Hot Tubs, Fountains, Pools, crawl spaces and outdoors be upgraded to the ground fault circuit interrupter type. This should be done by a qualified, licensed electrician. FYI: GFCI's should be tested monthly, as some are known to deteriorate and lock in the hot position. Faulty and/or malfunctioning GFCI breakers and receptacles should be replaced immediately. Appliances such as refrigerators should not be put on

ADVISORY	ROOFING	EXTERIOR	STRUCTURE	<b>ELECTRICAL</b>	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPENDIX	REFERENCE								

GFCI's, as a nuisance trip of the device will cause the loss of food.

### **DISTRIBUTION SYSTEM \ Cover plates**

**21. Condition:** • [Missing](#)

The missing electrical cover plates should be replaced for safety.

**Implication(s):** Electric shock

**Location:** Various

**Task:** Replace

### **DISTRIBUTION SYSTEM \ Lights**

**22. Condition:** • [Damage](#)

**Implication(s):** Electric shock | Fire hazard

**Location:** Front Unit

**Task:** Replace

### **DISTRIBUTION SYSTEM \ Smoke alarms (detectors)**

**23. Condition:** • The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms. Test all alarms and detectors weekly or monthly per manufacture instructions. Please note that pressing the test button on most smoke alarms simply indicates that the battery is functioning and rarely actually "tests" the smoke sensor. There are aerosol cans that can properly test these devices by simulating a puff of smoke, and we recommend their usage following manufacturers recommendations. The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances and those with an attached garage. CO detectors should be installed at every floor elevation and any areas where fuel-fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Install new batteries yearly. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death. For further information about fire safety and CO poisoning, consult your local fire department and your equipment manufacture(s), and feel free to read these links to learn more: [www.cpsc.gov/CPSC/PUBS/464.pdf](http://www.cpsc.gov/CPSC/PUBS/464.pdf), [www.carbonmonoxidekills.com](http://www.carbonmonoxidekills.com), [www.nfpa.org/index.asp](http://www.nfpa.org/index.asp), and [www.usfa.dhs.gov/downloads/pyfff/inhome.html](http://www.usfa.dhs.gov/downloads/pyfff/inhome.html).

### **DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)**

**24. Condition:** • None observed

Given the presence of multiple gas appliances in the laundry room, it is advisable to install a carbon monoxide detector in this area, particularly since there are living spaces located above. This measure enhances the safety of building occupants by providing an early warning in the event of a failure or defect in the gas appliances below.

**Implication(s):** Health hazard

**Location:** Laundry Area

**Task:** Improve

**25. Condition:** • Inoperative

One of the combo smoke/CO detectors did not respond to the test button. Recommend replacing.

**Implication(s):** Health hazard

**Location:** Rear Unit #

**Task:** Replace

## Description

**General:** • Heating and central air conditioning systems identified and reported include heating and cooling equipment, ventilation, energy source and connections, and the distribution system including a sampling of ducting, outlets, piping systems and valves. Adequacy, efficiency, or the even distribution of air throughout a building is not addressed during our visual inspection. Modern furnace heat exchangers are generally not fully visible without disassembly and are beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. • The inspector shall inspect: The heating systems using normal operating controls, and describe the energy source and heating method; and report as in need of repair heating systems which do not operate; and report if the heating systems are deemed inaccessible.

The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems or solar heating systems. Inspect fuel tanks or underground or concealed fuel supply systems. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

### FIREPLACE:

The inspector shall inspect: the fireplace, and open and close the damper door, if readily accessible and operable; hearth extensions and other permanently installed components; and report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including fireplace opening clearance from visible combustible materials.

The inspector is not required to: Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of any installation. Inspect automatic fuel-feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists, whether gravity controlled or fan-assisted. Ignite or extinguish fires. Determine adequacy of draft or draft characteristics. Move fireplace inserts, stoves, or firebox contents. Perform a smoke test. Dismantle or remove any component. Perform a National Fire Prevention Association (NFPA)-style inspection. Perform a Phase I fireplace and chimney inspection.

### Heating system type:

- [Furnace](#)  
Front unit
- Gravity Wall Furnace  
Rear units (occupied, not tested but tenants confirmed working)

**Fuel/energy source:** • [Gas](#)

**Furnace manufacturer:** • International Comfort Products

**Heat distribution:** • [Ducts and registers](#)

**Approximate capacity:** • [50,000 BTU/hr](#)

**Efficiency:** • [Conventional](#)

**Exhaust venting method:** • [Induced draft](#)

# HEATING

3771 Texas Street, San Diego, CA    October 15, 2024

Report No. 2563

[housecallpi.com](http://housecallpi.com)

ADVISORY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

**HEATING**

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

**Combustion air source:** • Outside

**Approximate age:** • [20 years](#)

**Typical life expectancy:** • Furnace (conventional or mid-efficiency) 18 to 25 years

**Main fuel shut off at:**

• Meter



*Gas shutoffs*

**Failure probability:** • [Medium](#)

**Temperature difference:** • 25

**Carbon monoxide test:** • Not tested

## Limitations

**Heat exchanger:** • Not accessible

## Recommendations

### RECOMMENDATIONS \ Overview

**26. Condition:** • No heating recommendations are offered as a result of this inspection.

### GAS FURNACE \ Gas meter

**27. Condition:** • [Poor location](#)

The installation of a bollard to protect against vehicle impact is recommended at the gas meters.

**Implication(s):** Fire or explosion | Difficult access | Difficult to service

**Location:** Exterior

**Task:** Protect



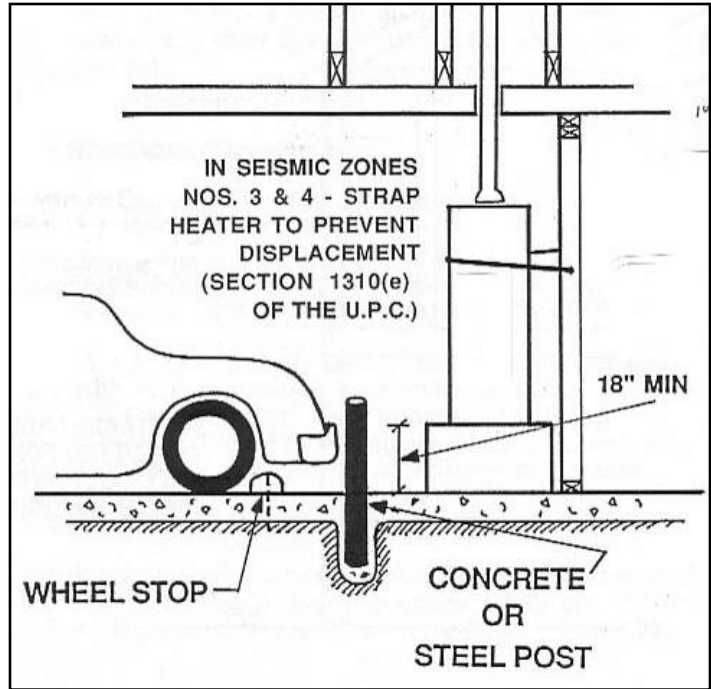
# HEATING

3771 Texas Street, San Diego, CA    October 15, 2024

Report No. 2563

[housecallpi.com](http://housecallpi.com)

ADVISORY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	<b>HEATING</b>	COOLING	INSULATION	PLUMBING	INTERIOR
APPENDIX	REFERENCE								



*Bollard could be installed at the gas meters*

# COOLING & HEAT PUMP

3771 Texas Street, San Diego, CA    October 15, 2024

Report No. 2563

[housecallpi.com](http://housecallpi.com)

ADVISORY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

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APPENDIX

REFERENCE

## Limitations

**General:** • No air conditioning system present for inspection

- ADVISORY
- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION**
- PLUMBING
- INTERIOR
- APPENDIX
- REFERENCE

## Description

**General:** • Please note that in a typical attic, insulation covers some structural, a majority of the electrical, and some of the mechanical components. Note that attic insulation is never moved or otherwise disturbed, so anything under the insulation was not inspected or otherwise examined.

For this inspection, a portion of the attic and attic floor was not visible and/or inaccessible due to normal attic conditions (framing, ductwork, insulation, storage, configuration, etc.). Defects and/or other problems could be present but not visible due to these conditions. • The inspector shall inspect: The insulation in unfinished spaces; the ventilation of attic spaces; mechanical ventilation systems; and report on the general absence or lack of insulation in unfinished spaces.

The inspector is not required to: Enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or pose a safety hazard to the inspector, in his or her opinion. To move, touch, or disturb insulation. To move, touch or disturb vapor retarders. Break or otherwise damage the surface finish or weather seal on or around access panels and covers. Identify the composition or exact R-value of insulation material. Activate thermostatically operated fans. Determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers and wiring. Determine the adequacy of ventilation.

- Attic/roof insulation material:** • [Glass fiber](#)
- Attic/roof insulation amount/value:** • 3 inches
- Attic/roof ventilation:** • [Roof and soffit vents](#)
- Wall insulation material:** • None found
- Wall insulation amount/value:** • Not visible
- Crawlspace ventilation:** • [Wall Vents](#)

## Limitations

- Attic inspection performed:** • From access hatch
- Crawlspace inspection performed:** • By entering crawlspace
- Roof ventilation system performance:** • Not evaluated
- Not included as part of a building inspection:** • Insulation cannot be disturbed

## Recommendations

- ATTIC/ROOF \ Insulation**
- 28. Condition:** • [Amount less than current standards](#)
- Implication(s):** Increased heating and cooling costs
- Task:** Improve

ADVISORY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	<b>PLUMBING</b>	INTERIOR
APPENDIX	REFERENCE								

Description

**General:** • Only visible plumbing components which are interior to or attached to the exterior walls of the home were inspected. Unless otherwise stated below, tubs and sinks are filled and then drained for inspection of leaks at visible plumbing. Plumbing and all associated plumbing components underground, interior to walls, floors and ceilings, not attached to the home or not readily visible in the attic, or otherwise inaccessible or hidden from view could not be observed by this Inspector and are excluded from this inspection. It is important to note that the simple change of having a house vacant, having the water shut off, or performing any repairs can have an adverse effect on the plumbing system. Waste plumbing systems all contain a significant amount of sludge, that during normal use is somewhat liquefied and is able to move through the piping without issue. When a home is vacant, the lack of water in the waste plumbing system can cause the sludge to become solid at which time blockages and leaks are likely. If no blockage was reported on the inspection report, but drains run slowly after you move in, the drains will require service by a plumber. All plumbing repairs noted under "Plumbing System" should be performed by a qualified and licensed plumbing contractor. Water filtration systems and water softener systems are outside the scope of this inspection and are not inspected. We recommend you have a qualified contractor and/or the seller to demonstrate the proper use and verify proper function of these systems before closing. • The inspector shall: Inspect and determine if the water supply is public or private; verify the presence of and identify the location of the main water shut-off valve; inspect the water heating equipment, including venting, connections, energy source supply system, and seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves; flush toilets; water-test sinks, tubs and showers for functional drainage; inspect the interior water supply, including all fixtures and faucets; inspect the drain, waste and vent systems, including all fixtures; describe any visible fuel storage systems; inspect the drainage sump pumps and test pumps with accessible floats; inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves; inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets; inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs; and inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

The inspector is not required to: Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, combustion air systems, water softening or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any underground or concealed fuel supply systems. Inspect any private sewage waste disposal system or component thereof. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate wait-time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation. Determine the existence or condition of polybutylene plumbing.

**Water supply source (based on observed evidence):** • Public

**Service piping into building:**

• [Copper](#)

Rear building (where visible)

• [Galvanized steel](#)

Front building

**Supply piping in building:** • [Not visible](#)

**Main water shut off valve at the:**

• Meter

@ sidewalk

**Water flow and pressure:** • 110 PSI - excessive • Excessive

**Water heater type:** • [Conventional](#)

**Water heater location:**

• Laundry area

@rear units

• Utility closet

@front unit

**Water heater fuel/energy source:** • [Gas](#)

**Water heater exhaust venting method:** • Natural draft

**Water heater manufacturer:**

• Rheem

Dual water heaters at laundry room

• A.O. Smith

Front building

**Water heater tank capacity:**

• [40 gallons](#)

@ each appliance

**Water heater approximate age:** • All are fairly new

**Water heater typical life expectancy:** • 8 to 12 years

**Water heater failure probability:** • [Low](#)

**Hot water temperature (Generally accepted safe temp. is 120° F):** • 125° F

**Hot water circulating system:** • Not present

**Waste disposal system:** • [Public](#)

**Waste and vent piping in building:**

• [ABS plastic](#)

@ visible portions of front building (viewed from crawlspace)



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• [Cast iron](#)

Rear building

**Pumps:** • None

**Water treatment system:** • None

**Gas meter location:** • Exterior left side

**Gas piping material:** • Steel

**Backwater valve:** • None noted

**Exterior hose bibb (outdoor faucet):** • Present

## Limitations

**General:** • Water was run down each drain to check for drainage and leaks in the waste system. While this test is somewhat effective in determining if active leaks are present in the visible portions of the waste plumbing system, the brevity of a test like this cannot simulate the waste flows which you would find when the home is operating at full occupancy. There may be partial blockage of the sanitary drain lines buried in the yard, from broken pipes or tree roots that might not manifest until the system was being used at full capacity. Examination of such partial blockage is beyond the scope of this inspection and requires very specialized equipment. If drain stoppages do occur in the future, you should immediately bring this to the attention of a licensed plumber for further evaluation.

**Items excluded from a building inspection:** • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water heater relief valves are not tested

## Recommendations

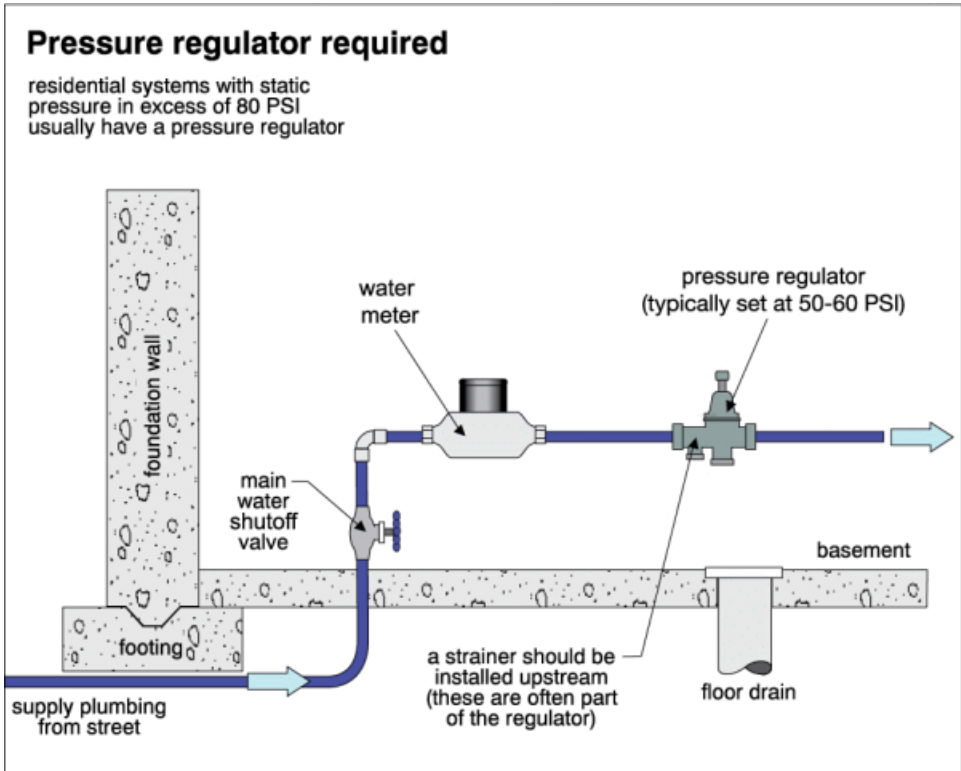
### **SUPPLY PLUMBING \ Water supply piping in building**

**29. Condition:** • [Excessive pressure](#)

The water pressure measured at the exterior hose bib was recorded at 100 PSI, exceeding the recommended maximum pressure of 80 PSI. Elevated water pressure can lead to premature failure of plumbing components, including faucets, toilets, shower valves, and refrigerator water lines, as these devices are not designed to endure excessive pressure. Additionally, warranties on these appliances may be voided if installed in a home with high water pressure. It is recommended that a licensed plumber be consulted to correct this issue.

**Implication(s):** Chance of water damage to structure, finishes and contents | Damage to equipment

**Task:** Improve



**30. Condition:** • [Galvanized steel](#)

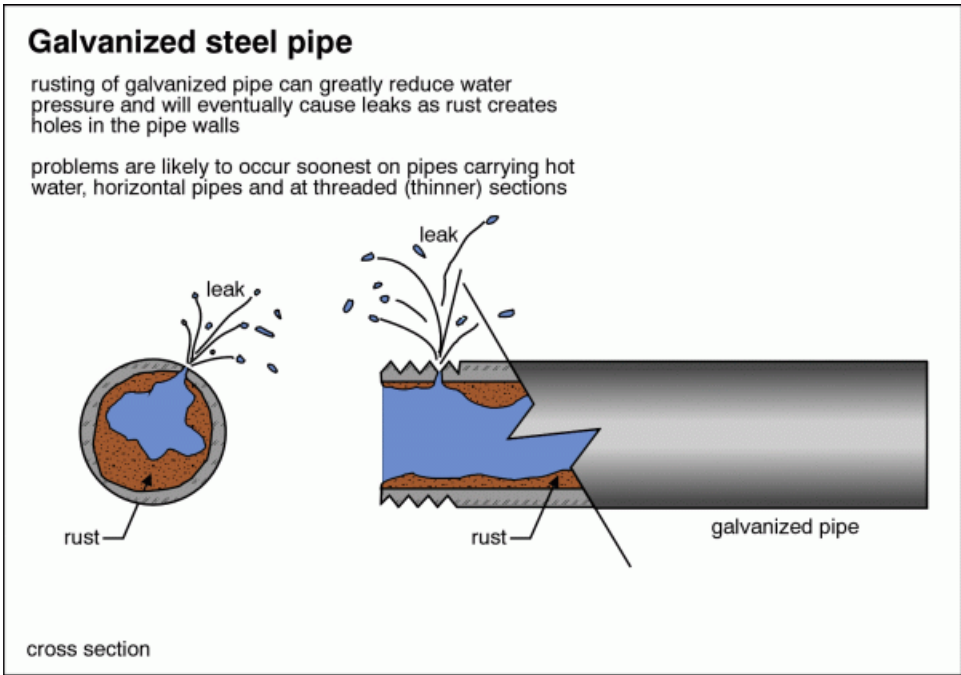
Portions of the water supply pipe is the older galvanized steel. This was only evident at the front unit, but possibly the rear units have as the same type of piping. These pipes rust from the inside and affect water quality. No current issues found in the water delivery (color and pressure are both good). Recommend replacing the remaining galvanized piping during renovations.

**Implication(s):** Reduced water pressure and volume

**Location:** Front unit and ?

**Task:** Improve

**Time:** When remodelling



### WATER HEATER \ Hot/cold piping

**31. Condition:** • Rigid copper hot/cold lines are not permitted to tie-in the water heater to the water supply system of the home. Recommend contacting a licensed plumber and have the water supply lines changed out to flexible lines for safety.

**Location:** Laundry Area

**Task:** Improve



*Rigid water supply lines*

**WATER HEATER \ Temperature/pressure relief (TPR) valve**

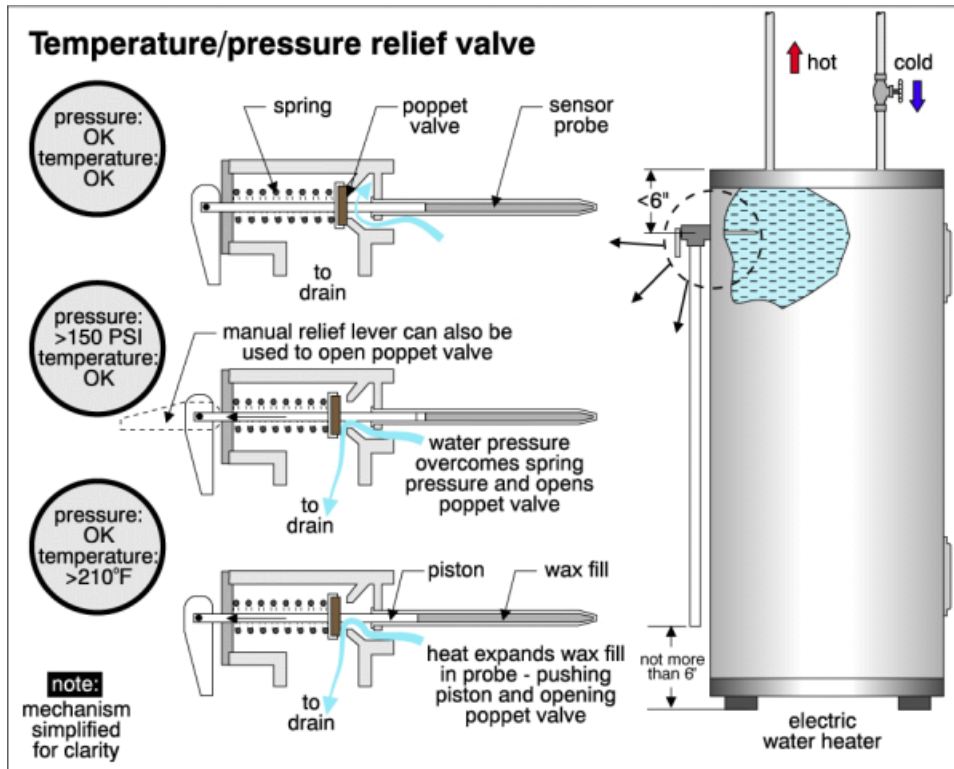
**32. Condition:** • [Discharge tube too short](#)

The TPR discharge tube is too short and should be extended for safety according to manufacturer's recommendations.

**Implication(s):** Scalding

**Location:** All units

**Task:** Repair



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TPR discharge issue



TPR discharge issue

**33. Condition:** • [Recommend draining and flushing unit at least once a year to reduce deposits/noise and extend life.](#)

Note: The T&P valve is a safety device that releases water from the heater (ideally to the outside of the dwelling) if the temperature of the water, or the pressure in the tank, reaches certain preset levels. This is so that water that may have exceeded the boiling point due to a runaway burner or electric element control that fails to function properly does not result in a steam explosion should the tank burst. For a video of what it looks like when a water heater blows visit the link below. T&P valves should be tested regularly and replaced every 3 years per the manufacturers instructions by a qualified and licensed plumber.

**WATER HEATER - GAS BURNER AND VENTING \ Combustion air**

**34. Condition:** • [Inadequate combustion air](#)

The International Fuel Gas Code (IFGC) and other building codes typically require 1 square inch of opening for every 4,000 BTU/hr of total input for direct outdoor air that is used for combustion. Total BTU Load: Your appliances have a combined load of approx. 110,000 BTU. Required Opening Size:  $110,000 \text{ BTU} \div 4,000 \text{ BTU/sq. in.} = 27.5$  square inches of net free area required for intake air. The drilled holes in the laundry door does not provide adequate air flow for these appliances. Recommend adding additional venting.

**Implication(s):** Equipment not operating properly | Hazardous combustion products entering home | Increased operating costs

**Location:** Laundry Area

**Task:** Improve

**WATER HEATER - GAS BURNER AND VENTING \ Venting system**

**35. Condition:** • [Improper material](#)

The venting arrangement is improper for the dual water heaters that share a common flue. The single wall sections should be replaced with 'B' type sections to ensure proper drafting. Also, a plumber should investigate if the diameter of



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the flue pipe is properly sized for the BTU output of both water heaters combined.

**Implication(s):** Equipment not operating properly | Hazardous combustion products entering home

**Location:** Laundry Area

**Task:** Correct



*Venting issue*

### **WASTE PLUMBING \ Drain piping - performance**

**36. Condition:** • Functional drainage might be low. Condition sometimes is caused by clogged drains; other causes or multiple causes are possible. Individuals have their own perceptions of adequate sink drainage. Recommend Client judging adequacy of drainage and further evaluation by licensed plumbing professional if Client deems drainage unsatisfactory.

Water evacuating from garbage disposal was backfilling into adjacent sink bowl. Recommend clearing the partial clog.

**Location:** Rear 1st floor kitchen

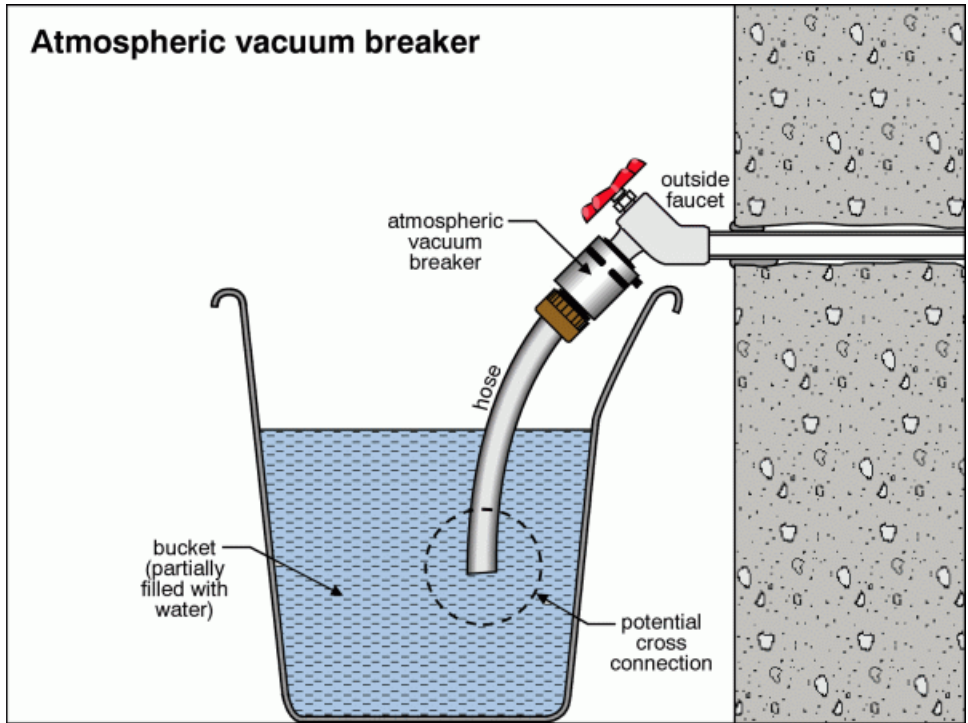
**Task:** Repair

### **FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)**

**37. Condition:** • [Backflow prevention missing](#)

**Implication(s):** Contaminated drinking water

**Task:** Improve



**FIXTURES AND FAUCETS \ Basin, sink and laundry tub**

**38. Condition:** • [Rust](#)

The underside of the kitchen sinks exhibits signs of rust. There were no signs of leaking, so likely, the rust is simply a sign of age. If the rust underneath the kitchen sinks is not addressed over time, it could lead to potential problems. Recommend replacing the sinks during renovations.

**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** Various

**Task:** Replace



*Rust under sink*

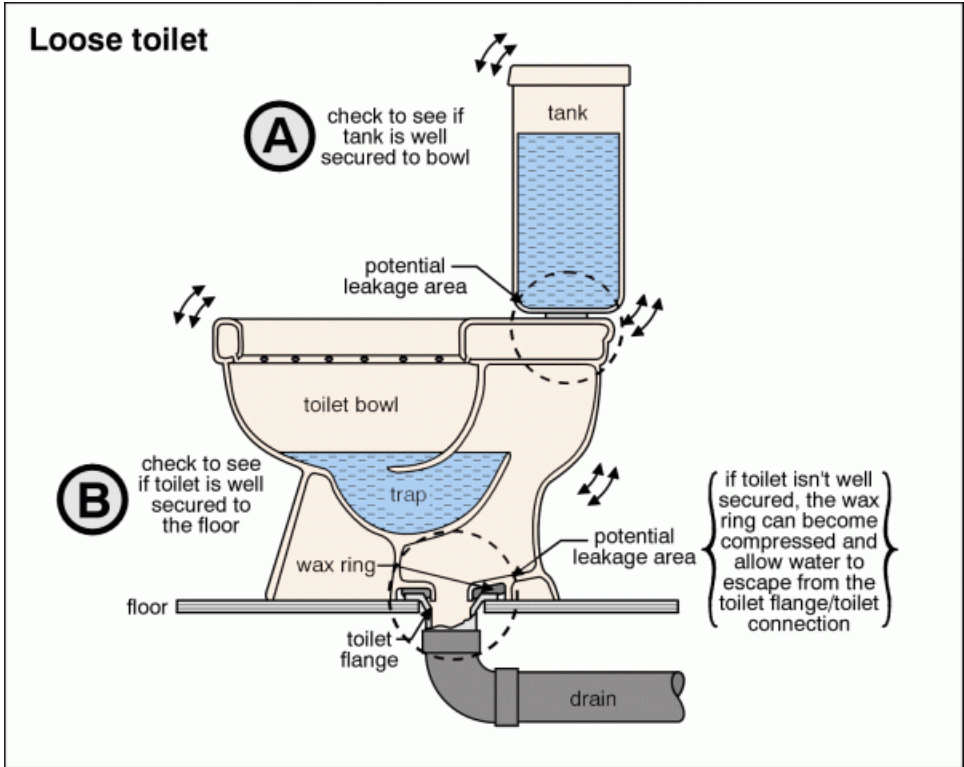
**FIXTURES AND FAUCETS \ Toilet**

**39. Condition:** • [Loose](#)

The toilet is loose at the base. Moisture was low in the flooring below the toilet suggesting the seal is still functional. Recommend tightening the anchor bolts and applying a caulking around the perimeter to minimize movement and help create a seal with the flooring. Have a licensed plumber perform these repairs.

**Implication(s):** Chance of water damage to structure, finishes and contents | Sewage entering the building | Possible hidden damage

**Location:** Front Unit Bathroom

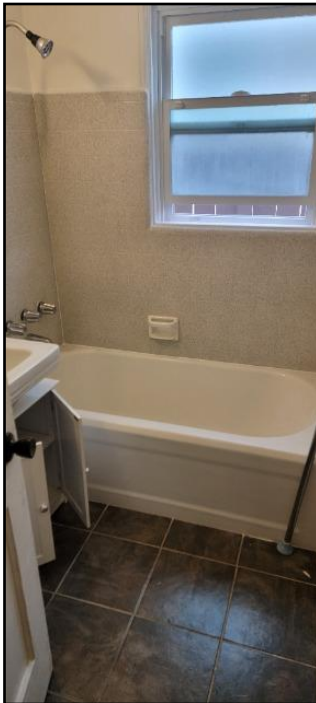


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## Description

**General:**

• This inspection does not include testing for the presence of lead based paint. If Client has questions or concerns as to whether any of the interior or exterior surfaces contain lead based paint, it is recommended they consult a qualified environmental testing company to perform testing. The condition of the hidden wood or wood structural members and other components in the wall cavities is unknown to this inspector and therefore no opinion as to the condition of the wood or wood structural members or other components in hidden areas is either intended or implied by this inspection and written report.



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- The inspector shall: Open and close a representative number of doors and windows; inspect the walls, ceilings, steps, stairways and railings; and report as in need of repair any spacing between intermediate balusters, spindles or rails for steps, stairways and railings that permit the passage of an object greater than 4 inches in diameter; inspect garage doors and garage door openers by operating first by remote (if available), and then by the installed automatic door control; and report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage floor; and report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use; and report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

The inspector is not required to: Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops or fixtures. Move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. Move drop-ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage, except as otherwise noted. Verify or certify safe operation of any auto-reverse or related safety function of a garage door. Operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam jenny, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Discover firewall compromises. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

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**Major floor finishes:** • [Hardwood](#)

**Major wall and ceiling finishes:** • [Plaster/drywall](#)

**Windows:** • [Single/double hung](#)

**Glazing:** • [Single](#)

**Exterior doors - type/material:** • Hinged

**Oven type:** • Conventional

**Oven fuel:** • Gas

**Appliances:** • Refrigerator • Waste disposal • Range • Exhaust Fan

**Laundry facilities:** • Washer • Hot/cold water supply • Dryer • 120-Volt outlet • Gas piping

**Kitchen ventilation:**

- Exhaust fan
- @ front unit

**Laundry room ventilation:** • Clothes dryer vented to exterior

**Stairs and railings:** • Wood railing • Wood risers and treads

## Limitations

**General:**

- Furnishings and storage might conceal defects or damage to walls; concealed defects are not within the scope of the home inspection.
- @ rear units

**Inspection limited/prevented by:** • Storage in closets and cabinets / cupboards

**Not included as part of a building inspection:** • Cosmetic issues • Vermin, including wood destroying organisms. • Environmental issues including asbestos • Lead based paint

**Appliances:** • Self-cleaning features on ovens not tested • Appliances are not moved during an inspection

## Recommendations

### CEILINGS \ Plaster or drywall

**40. Condition:** • The ceiling at the rear covered porch, which is currently unpainted drywall, should be painted to protect it from moisture, UV exposure, and other environmental elements. Painting will seal the drywall, preventing potential damage such as cracking, mold growth, or warping. Additionally, a painted surface is easier to clean and maintain, which contributes to the longevity and overall appearance of the space.

**Location:** Front Unit

**Task:** Protect

### WALLS \ Plaster or drywall

**41. Condition:** • [Typical flaws](#)

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Hairline cracks seen at several places, which is indicative of the material and age of the buildings.

**Location:** Various

### **FLOORS \ Resilient flooring**

**42. Condition:** • The tiles and the mastic (glue that adheres tiles to the floor below) may contain asbestos. Asbestos exposure has been linked to certain types of cancer. Asbestos was common in building materials through the early 1970's. Materials that are loose (friable) have the potential to release asbestos fibers into the indoor air, where they can get inhaled. The tiny fibers can become lodged in the lungs and the respiratory system does not have adequate defenses to expel these fibers. Recommend having the materials tested by an accredited lab and removed if asbestos is found.

**Location:** Laundry Area

**Task:** Further evaluation



*Possible asbestos (not tested)*

### **WINDOWS \ Glass (glazing)**

**43. Condition:** • [Cracked](#)

The window is cracked and should be replaced.

**Implication(s):** Physical injury

**Location:** Rear upstairs dining area

**Task:** Replace

### **WINDOWS \ Sashes**

**44. Condition:** • [Stiff](#)

Some of the single hung wood windows were difficult to operate at the time of inspection. Recommend repairs to allow full use, which can assist with escape in the event of an emergency. This is especially important at sleeping rooms.

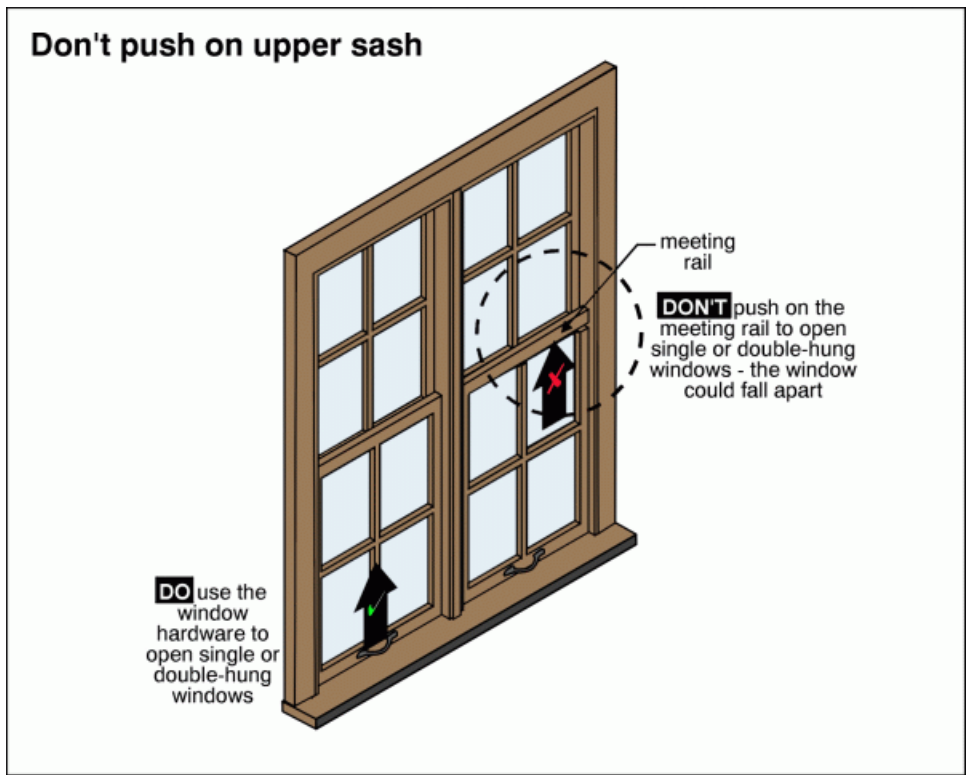
**Implication(s):** Reduced operability



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**Location:** Various

**Task:** Improve



### WINDOWS \ Hardware

**45. Condition:** • [Missing](#)

Several of the window locks are missing. Recommend replacement for security.

**Implication(s):** System inoperative or difficult to operate

**Location:** Various

**Task:** Repair

### WINDOWS \ Storms and screens

**46. Condition:** • [Missing](#)

**Implication(s):** Chance of pests entering building | Increased heating costs | Reduced comfort

**Location:** Various

**Task:** Replace

### WINDOWS \ Means of egress/escape

**47. Condition:** • [Too small](#)

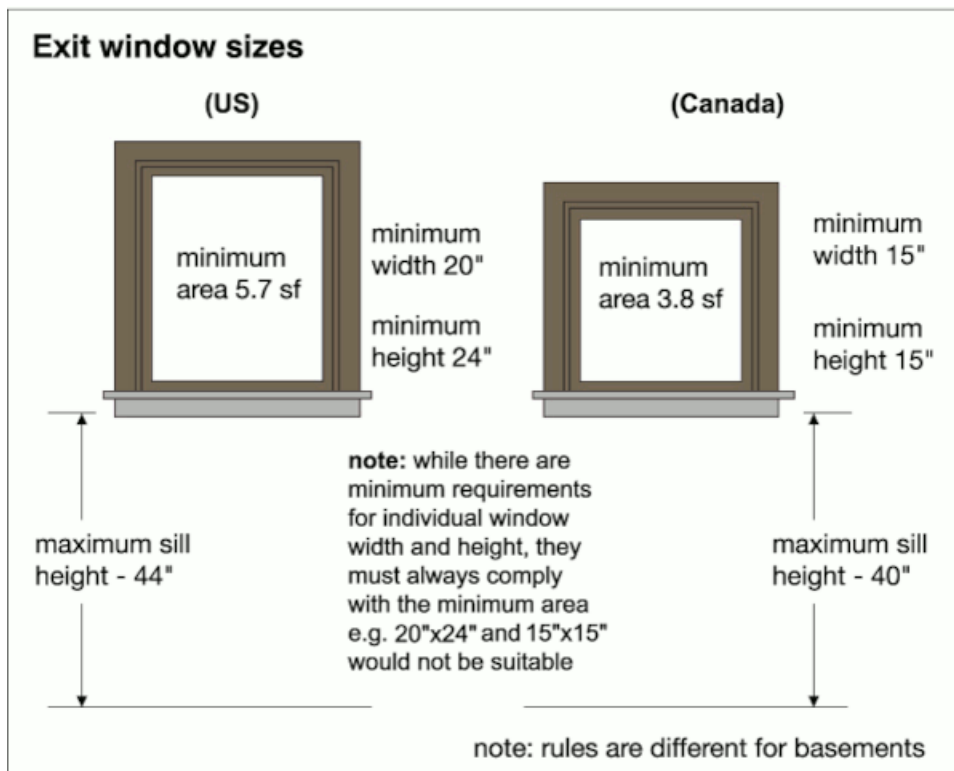
Window egress requirements have changed over time, and while the net opening sizes in the sleeping rooms were probably appropriate at the time this home was built, they are not adequate according to current building standards. The openings may not be large enough to facilitate exit in an emergency.

**Implication(s):** Restricted emergency exits

**Task:** Improve

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**Time:** When remodelling



### WINDOWS \ Blinds

**48. Condition:** • Damaged

Window shades broken in the rear bedroom at the front unit. Replace as needed.

**Location:** Various

**Task:** Replace

### DOORS \ Doors and frames

**49. Condition:** • [Loose or poor fit](#)

The hinge at the exterior door is loose, and one must lift the door when closing to fully close the door. Repair as needed.

**Implication(s):** Chance of damage to finishes and structure

**Location:** Rear lower unit kitchen

**Task:** Repair

**50. Condition:** • Steel entry doors, as seen at the front unit, should be painted for protection according to the manufacturer's recommendations.

**Task:** Protect

### STAIRS \ Handrails and guards

**51. Condition:** • [Damage](#)

Guardrails damaged from termites should be repaired for safety.

**Implication(s):** Fall hazard

**Location:** Rear Units

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**Task:** Repair  
**Time:** Immediate

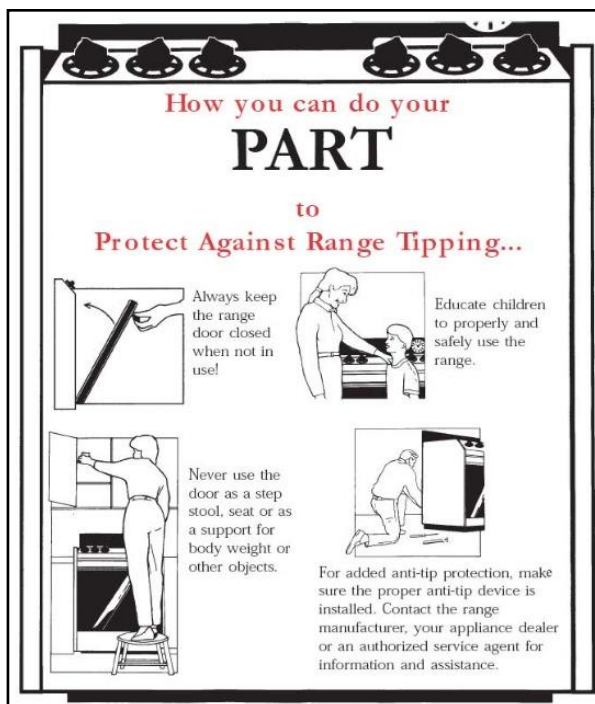
**APPLIANCES \ Range**

**52. Condition:** • Anti-tip device missing

Anti-tip devices provide a measure of safety in the event that the oven door is opened, and weight is applied to the door. If this were to happen it can cause the oven to tilt forward. Recommend repairs according to best practices.

**Implication(s):** Physical injury

**Task:** Provide



**APPLIANCES \ Microwave oven**

**53. Condition:** • Inoperative

The microwave oven was not operable at the time of inspection according to the tenant. Recommend replacement.

**Implication(s):** Equipment inoperative

**Location:** Rear upstairs kitchen

**Task:** Replace

**APPLIANCES \ Washing machine**

**54. Condition:** • Appliance manufacturers recommend that you replace washing machine hoses made of rubber every two years, stainless steel braided lines every five years. These hoses are a common source of flooding in a home and can catastrophically fail without warning. Also, manufacturers of washing machines recommend that the valves to the washing machine be turned off when not in use, a very useful practice.

**POTENTIALLY HAZARDOUS MATERIALS \ General notes**

**55. Condition:** • Possible asbestos containing materials

As mentioned elsewhere in this report, the floor tiles in the laundry and/or the mastic below the tiles may contain

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asbestos. A lab test would be needed to confirm. No lab tests were done as part of this inspection. If asbestos is found via the results of an independent, accredited lab, there may be options to encapsulate which can be more economical than removal.

**Implication(s):** Health hazard

**Location:** Laundry Area

**Task:** Further evaluation

**END OF REPORT**

## Maintaining Your New Home

### Upon Taking Ownership

After taking possession of your new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

1. Complete all of the improvements recommended in this inspection report.
2. Change all the locks on the exterior entrances for improved security.
3. Check that all windows and doors are secure. Improve windows hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
4. Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
5. Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of a fire.
6. Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
7. Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
8. Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
9. Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas immediately.
10. Install rain caps and vermin screens on all chimney flues, as necessary.
11. Investigate the location of the main shut-offs for the plumbing, heating and electrical systems.

### Regular Maintenance

#### Every Week

1. Check that the soil around the perimeter of the house is clinging tightly to the edge of the foundation. If there is any space between the soil and the concrete, the soil is too dry and you should increase the frequency with which you water.
2. Periods of dry weather occur in all seasons. Inspect this item weekly.

#### Every Month

1. Check that fire extinguishers are fully charged. Re-charge if necessary.



2. Replace heating/cooling air filters.
3. Inspect and clean humidifiers and electronic air cleaners.
4. Test the Temperature and Pressure Relief Valve on the Water Heater(s) for proper operation. Replace if defective.
5. Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate.
6. Carefully inspect the condition of tub and shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
7. Repair or replace leaking faucets or shower heads.
8. Secure loose toilets, or repair flush mechanisms that become troublesome.
9. Operate all of the doors in the house to ensure that none are sticking or binding at the jambs. Door frames out of square is an indication of excessive foundation movement.
10. Test all ground fault circuit interrupter (GFCI) and arc fault circuit interrupter (AFCI) devices, as identified in the inspection report. If these devices do not trip or reset properly, they should be replaced immediately.

#### Spring and Fall

1. Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
2. Look in the attic (if accessible) to insure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed to be sure there are no bare spots.
3. Trim back tree branches and shrubs to insure that they are not in contact with the house. Remove any leaves from the roof decking.
4. Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
5. Survey the crawl space walls for evidence of moisture seepage.
6. Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
7. Ensure that the grade of the land around the house encourages water to flow away from the foundation.
8. Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
9. Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
10. Inspect for evidence of wood-destroying insect activity. Eliminate any wood/soil contact around the perimeter of the home.
11. Test the overhead garage door opener (if present), to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
12. Replace or clean exhaust hood filters.

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13. Clean, inspect and/or service all appliances as per the manufacturer's recommendations.
14. Have the heating, cooling and water heater systems cleaned and serviced.

Annually

1. Replace smoke and CO detector batteries.
2. Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secured.
3. Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
4. If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
5. Have the home inspected by a licensed wood-destroying insect specialist. Preventative treatments may be recommended in some cases.

Prevention is The Best Approach

Although we've all heard it many times, nothing could be truer than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the *best* way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, if and when the time comes.

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The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS

