



# Inspection Report

## Sample Report

**Property Address:**  
12345 Sample Way  
San Diego , CA 12345



**South Coast Home Inspections**

**Abe Blas**  
**6965 El Camino Real, Ste 105-582**  
**Carlsbad, CA 92009**  
**760-473-1071**



<b>Date:</b> 2/2/2018	<b>Time:</b> 1:02 PM	<b>Report ID:</b>
<b>Property:</b> 12345 Sample Way San Diego , CA 12345	<b>Customer:</b> Sample Report	<b>Real Estate Professional:</b>

### Comment Key or Definitions

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

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

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

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

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

**NOTE: Regardless of the age of the building we recommend inquiring about any permits and inspection records with final signatures for the building and for any changes, remodels or additions that may have been made to the building.**

**Age Of Home:**  
Over 10 Years

**Weather:**  
Clear

**Client Is Present:**  
No

**Temperature:**  
Over 65

**Rain in last 3 days:**  
No

**1. Exterior**

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

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

**IN NI NP RR Inspection Items**

1.0 WALL CLADDING FLASHING AND TRIM

**Siding Material:** Stucco

**Comments:**

(1) A gap is present around a light fixture at the east side of the living room. Recommend sealing the area.



1.0 Picture 1

(2) The clearance between the weep screed and north concrete patio does not meet industry standards. The patio slopes away from the home and no visible evidence of water intrusion was observed at the time of inspection.

**IN NI NP RR Inspection Items**

**IN NI NP RR**    **Inspection Items**

---



1.0 Picture 2

1.1 DOORS (Exterior)

**Comments:**

(1) A striker plate is missing at the main entry door. Recommend installing a striker plate for the deadbolt lock to provide added security.



1.1 Picture 1

(2) Small cracks are present in the wood main entry door.

---

**IN NI NP RR**    **Inspection Items**

**IN NI NP RR**    **Inspection Items**

---



1.1 Picture 2

(3) Locking hardware is not available for the master study french doors presenting a security concern. Recommend installing locking hardware.



1.1 Picture 3

**☒ ☐ ☐ ☒** 1.2 WINDOWS**Comments:**

(1) Several of the dual paned windows have failed having all windows evaluated by a licensed window contractor and replace as necessary.

---

**IN NI NP RR**    **Inspection Items**

**IN NI NP RR**    **Inspection Items**

---



1.2 Picture 1



1.2 Picture 2



1.2 Picture 3

---

**IN NI NP RR**    **Inspection Items**

---

**IN NI NP RR    Inspection Items**


---



1.2 Picture 4

(2) Most of the window screens were not installed at the time of inspection. Screens were observed in the garage.

- 1.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/COVER AND APPLICABLE RAILINGS

**Comments:**

Some of the master deck boards are not properly secured. Recommend securing where necessary by a qualified person.



1.3 Picture 1

- 1.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

**Driveway:** Concrete

**Rain Gutters:** None

**Comments:**

(1) Areas around the home do not maintain a negative slope from the home. Recommend maintaining a negative slope or installing a drainage system to allow water to drain away from home.

---

**IN NI NP RR    Inspection Items**


---

**IN NI NP RR**    **Inspection Items**

---



1.4 Picture 1 west side of the home

(2) The outdoor kitchen is beyond the scope of this inspection however some tiles have fallen off of the countertop.



1.4 Picture 2

(3) Soil erosion was observed at multiple locations around the property. Recommend consulting with a landscaping contractor for options to minimize erosion.



---

**IN NI NP RR**    **Inspection Items**



**IN NI NP RR    Inspection Items**

---

1.4 Picture 3

    1.5 EAVES, SOFFITS AND FASCIAS**Comments:**

Deteriorated wood was observed in the fascia adjacent to the living room chimney. Recommend further evaluation from a termite inspector as well as a roofing contractor and repair or replace as necessary.



1.5 Picture 1

---

**IN NI NP RR    Inspection Items**

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

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

**2. Roofing**

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

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

**IN NI NP RR Inspection Items**

2.0 ROOF COVERINGS

**Roof Covering:** Concrete, Tile

**Viewed roof covering from:** Ground, Ladder, Binoculars

**Comments:**

(1) Two damaged roof tiles were observed above the west side of the living room (right side of the main entryway). Recommend further evaluation from a licensed roofing contractor and repair or replace as necessary.



2.0 Picture 1

(2) A tile or flashing appears to be missing along a short fascia board at the east side of the living room. Recommend further evaluation from a licensed roofing contractor to determine if corrective action is necessary.



2.0 Picture 2

**IN NI NP RR Inspection Items**

---

**IN NI NP RR    Inspection Items**


---

2.1 FLASHINGS

**Comments:**

2.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

**Comments:**

Cricket flashing was not installed behind the chimneys which would not meet current industry standards. Recommend further evaluation from a licensed roofing contractor to determine if corrective action is necessary.



2.2 Picture 1

2.3 ROOF DRAINAGE SYSTEMS

**Comments:**

A roof drainage system was not installed on the home. Recommend installing gutters by a qualified professional.

---

**IN NI NP RR    Inspection Items**


---

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

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

### 3. Heating / Central Air Conditioning

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

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

IN	NI	NP	RR	Inspection Items
----	----	----	----	------------------

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.0 HEATING EQUIPMENT
-------------------------------------	--------------------------	--------------------------	--------------------------	-----------------------

**Heat Type:** Forced Air

**Energy Source:** Gas

**Number of Heat Systems (excluding wood):** Two

**Comments:**

(1) Photo of the heating equipment with the service panels removed.



3.0 Picture 1 Unit 1



3.0 Picture 2 Unit 2

IN	NI	NP	RR	Inspection Items
----	----	----	----	------------------

---

**IN NI NP RR    Inspection Items**


---

(2) The furnaces were manufactured in 2002.

3.1 NORMAL OPERATING CONTROLS

**Comments:**

3.2 AUTOMATIC SAFETY CONTROLS

**Comments:**

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

**Ductwork:** Insulated

**Filter Type:** Washable, Disposable

**Comments:**

The air filters are dirty and should be replaced and secured before operating the heating or cooling systems.



3.3 Picture 1

3.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

**Comments:**

3.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

**Comments:**

3.6 GAS/LP FIRELOGS AND FIREPLACES

**Comments:**

(1) The fireplace vent cover is damaged for the family room fireplace. Recommend replacing the cover by a qualified professional.

---

**IN NI NP RR    Inspection Items**


---

**IN NI NP RR    Inspection Items**

---



3.6 Picture 1

(2) A gap was present around the family room fireplace gas pipe. Recommend applying an appropriate fireproof material to seal the gap by a qualified person.



3.6 Picture 2

(3) The pilot light for the master study gas stove was not lit at the time of inspection. The unit was not tested by the inspector. Recommend verifying that it operates.



---

**IN NI NP RR    Inspection Items**

---

**IN NI NP RR    Inspection Items**


---

3.6 Picture 3

    3.7 COOLING AND AIR HANDLER EQUIPMENT

**Cooling Equipment Type:** Split System (Evaporator Coil Inside/ Condensing Unit Outside)

**Cooling Equipment Energy Source:** Electricity

**Number of AC Only Units:** One

**Comments:**

(1) The condensing unit did not operate when tested. Recommend further evaluation from a licensed HVAC contractor and repair or replace as necessary.



3.7 Picture 1

(2) The condensing unit was manufactured in 2004.

    3.8 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

**Comments:**

A condensing unit is not available for one of the zones which appears to be the upper level of the home. The home is plumbed for future A/C if desired.



3.8 Picture 1

---

**IN NI NP RR    Inspection Items**


---

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

---

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector

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



#### 4. Insulation and Ventilation

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

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

IN	NI	NP	RR	Inspection Items
----	----	----	----	------------------

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.0 INSULATION IN ATTIC
-------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------

**Attic Insulation:** Batt

**Comments:**

Some of the attic insulation was out of place. Recommend adjusting the insulation where necessary.



4.0 Picture 1

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1 VENTILATION OF ATTIC AND FOUNDATION AREAS
-------------------------------------	--------------------------	--------------------------	--------------------------	---

**Ventilation:** Roof Vents

**Comments:**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.2 VENTING SYSTEMS (Kitchens, baths and laundry)
-------------------------------------	--------------------------	--------------------------	--------------------------	---

**Dryer Power Source:** 220 Volts Electric, Gas Connection, Both (your choice)

**Comments:**

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.3 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)
--------------------------	-------------------------------------	--------------------------	--------------------------	--

**Comments:**

The circuit breaker for the whole house fan was off at the time of inspection. Recommend verifying that the fan operates.

IN	NI	NP	RR	Inspection Items
----	----	----	----	------------------

**IN NI NP RR    Inspection Items**

---



4.3 Picture 1

---

**IN NI NP RR    Inspection Items**

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

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

**5. Structural Components**

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

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

**IN NI NP RR Inspection Items**

5.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

**Foundation:** Poured concrete  
**Comments:**

5.1 WALLS (Structural)

**Wall Structure:** Wood  
**Comments:**

5.2 FLOORS (Structural)

**Floor Structure:** Slab  
**Comments:**

Due to floor coverings throughout the home, structural components of the floor were not visible.

5.3 CEILINGS (structural)

**Ceiling Structure:** 4" or better  
**Comments:**

5.4 ROOF STRUCTURE AND ATTIC

**Roof Structure:** Stick-built  
**Roof-Type:** Hip  
**Method used to observe attic:** Walked  
**Attic info:** Attic access  
**Comments:**  
Attic pictures.

**IN NI NP RR Inspection Items**

**IN NI NP RR    Inspection Items**

---



5.4 Picture 1



5.4 Picture 2



5.4 Picture 3

---

**IN NI NP RR    Inspection Items**

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

---

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

**6. Garage**

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

**IN NI NP RR Inspection Items**

6.0 GARAGE CEILINGS  
**Comments:**

6.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)  
**Comments:**

6.2 GARAGE FLOOR  
**Comments:**

6.3 GARAGE DOOR (S)  
**Garage Door Type:** One manual, One automatic  
**Garage Door Material:** Metal  
**Comments:**

The two car garage door is bent. The door opened and closed properly when tested.



6.3 Picture 1

6.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME  
**Comments:**

6.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)  
**Comments:**  
 The light cover for the garage door operator is damaged. Recommend replacing the cover.

**IN NI NP RR Inspection Items**

**IN NI NP RR    Inspection Items**

---



6.5 Picture 1

---

**IN NI NP RR    Inspection Items**

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

**7. Built-In Kitchen Appliances**

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

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

**IN NI NP RR Inspection Items**

7.0 DISHWASHER  
**Comments:**

7.1 RANGES/OVENS/COOKTOPS  
**Comments:**

Two of the igniters in the cooktop did not operate when tested. Recommend repair by a qualified appliance technician.



7.1 Picture 1

7.2 RANGE HOOD  
**Comments:**

The fan above the cooktop did not appear to have power at the time of inspection. Recommend verifying that the fan operates when the circuit breakers are turned on.



**IN NI NP RR Inspection Items**

**IN NI NP RR    Inspection Items**

---

7.2 Picture 1

7.3 TRASH COMPACTOR  
**Comments:**

7.4 FOOD WASTE DISPOSER  
**Comments:**

7.5 MICROWAVE COOKING EQUIPMENT  
**Comments:**

---

**IN NI NP RR    Inspection Items**

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

---

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



**8. Plumbing System**

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

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

**IN NI NP RR Inspection Items**

8.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

**Washer Drain Size:** 2" Diameter

**Plumbing Waste:** ABS

**Water Pressure:** Within guidelines

**Comments:**

(1) The drain stopper in the half bathroom sink does not operate. Recommend adjusting or replacing the drain stopper linkage.



8.0 Picture 1

(2) The west master sink is slow to drain. Recommend removing the drain screen and testing to determine if further corrective action is necessary.

**IN NI NP RR Inspection Items**

---

**IN NI NP RR    Inspection Items**


---



8.0 Picture 2

(3) A leak was detected at the west master sink drain. Recommend repair by a qualified person.



8.0 Picture 3

8.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

**Water Source:** Public

**Plumbing Water Supply (into home):** Copper

**Plumbing Water Distribution (inside home):** Copper

**Comments:**

(1) The water pressure at the home was about 70 PSI which is within the recommended pressure of 40-80 PSI.

---

**IN NI NP RR    Inspection Items**


---

**IN NI NP RR    Inspection Items**

---



8.1 Picture 1

(2) Recommend caulking gaps adjacent to plumbing fixtures including behind the kitchen sink.

(3) A leak was detected below an insulated copper supply pipe in the attic (adjacent to the whole house fan). Recommend further evaluation from a licensed plumber and repair as necessary.



8.1 Picture 2

(4) Some of the angle stops in the home are closed for the toilets and hot water to the kitchen island sink. Inspectors do not open angle stops. Recommend opening the angle stops and testing to determine if corrective action is necessary.

---

**IN NI NP RR    Inspection Items**

**IN NI NP RR    Inspection Items**

---



8.1 Picture 3 Half bathroom

(5) Some of the angle stops were corroding and may have a limited servicable life remaining. Recommend further evaluation from a licensed plumber and replace as necessary.



8.1 Picture 4 Kitchen



8.1 Picture 5 upper level hall bathroom

---

**IN NI NP RR    Inspection Items**

**IN NI NP RR    Inspection Items**

---



8.1 Picture 6 master bathroom

(6) The cold water valve for the kitchen island sink turns 360 degrees without a stopping point. Recommend repair or replacing the faucet by a licensed plumber.



8.1 Picture 7

(7) Water is not available from the upper level hall bathroom shower valve or bathtub valve. Recommend further evaluation from a licensed plumber and repair as necessary.

---

**IN NI NP RR    Inspection Items**

**IN NI NP RR    Inspection Items**

---



8.1 Picture 8



8.1 Picture 9

(8) The cold water valve at the upper level hall bathroom sink leaks when it is opened. Recommend further evaluation from a licensed plumber and repair or replace as necessary.



8.1 Picture 10

---

**IN NI NP RR    Inspection Items**

**IN NI NP RR Inspection Items**

---

(9) The hot water valve at the east master sink is seized. Recommend further evaluation from a licensed plumber and repair or replace as necessary.



8.1 Picture 11

(10) The east master sink is cracked. Recommend replacing the sink by a licensed plumber.



8.1 Picture 12

8.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

**Water Heater Power Source:** Gas (quick recovery)

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

**Water Heater Seismic Bracing:** Present

**TPR Valve:** Present

**Comments:**

(1) The hot water tank was manufactured in 2013. The average life expectancy for a hot water tank is 10-15 years.

(2) Recommend installing a drain from the hot water tank drip pan to the garage floor.

---

**IN NI NP RR Inspection Items**

**IN NI NP RR    Inspection Items**

---



8.2 Picture 1

(3) Evidence of a previous leak was observed on top of the hot water tank. Recommend further evaluation from a licensed plumber to determine if corrective action is necessary.



8.2 Picture 2

(4) A sediment trap was not installed for the gas line entering the hot water tank which would not meet current industry standards. Recommend installing a sediment trap by a licensed plumber.

---

**IN NI NP RR    Inspection Items**



**IN NI NP RR    Inspection Items**

---



8.2 Picture 3

- 8.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

**Comments:**

The main water shut off is located outside on the south side of the garage.



8.3 Picture 1

- 8.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

**Comments:**

- 8.5 MAIN FUEL SHUT OFF (Describe Location)

**Comments:**

The main fuel shut off is located on the west side of the home at the gas meter.

---

**IN NI NP RR    Inspection Items**

**IN NI NP RR Inspection Items**

---



8.5 Picture 1

---

**IN NI NP RR Inspection Items**

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

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 9. Electrical System

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

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

IN	NI	NP	RR	Inspection Items
----	----	----	----	------------------

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.0 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS
-------------------------------------	--------------------------	--------------------------	--------------------------	--

**Panel capacity:** 200 AMP

**Panel Type:** Circuit breakers

**Comments:**

(1) The hedge in front of the electrical panel does not provide proper access to the panel. Recommend removing the hedge.



9.0 Picture 1

(2) Photo of the main electrical panel with the service cover removed.

IN	NI	NP	RR	Inspection Items
----	----	----	----	------------------

**IN NI NP RR    Inspection Items**

---



9.0 Picture 2

(3) Photo of the sub panel (located in the garage utility closet) with the service cover removed.



9.0 Picture 3

- 
- 
- 
- 9.1 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

**Branch wire 15 and 20 AMP:** Copper

**Wiring Methods:** Romex

**Comments:**

Circuit breakers labeled master lights, kitchen lights, house fan and freezer were turned off at the main and sub panels. The kitchen light circuit breaker was reset and

---

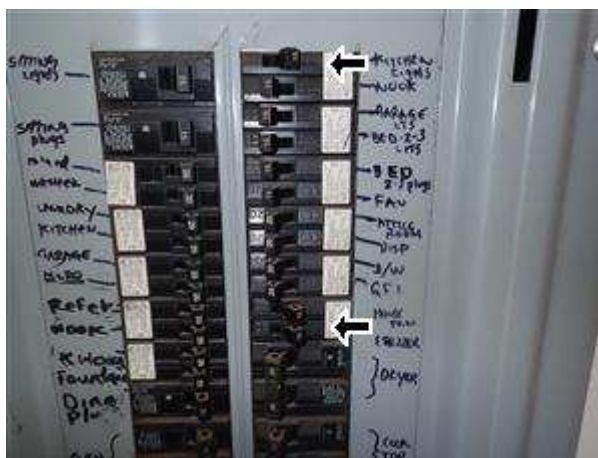
**IN NI NP RR    Inspection Items**

**IN NI NP RR Inspection Items**

immediately tripped suggesting an electrical short. Recommend turning on all breakers that are off, testing the circuits/lights and further evaluation by a licensed electrician to determine what corrective action is necessary.



9.1 Picture 1 main electrical panel



9.1 Picture 2

- 9.2 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

**Comments:**

(1) The exterior light fixtures at the west side of the home and on both sides of the main entry door are damaged. Recommend replacing the damaged fixtures by a qualified person.

**IN NI NP RR Inspection Items**

**IN NI NP RR    Inspection Items**

---



9.2 Picture 1 west fixture



9.2 Picture 2

(2) One of the garage light fixtures did not operate. Recommend changing the bulbs and testing to determine if further corrective action is necessary.



9.2 Picture 3

(3) Due to some of the circuit breakers in the home being off, the inspector was not

---

**IN NI NP RR    Inspection Items**

---

**IN NI NP RR    Inspection Items**


---

able to test several light fixtures in the home including (but not limited to) the kitchen, dining room, living room, master bathroom and laundry room. Recommend verifying that all light fixtures operate.

(4) The family room ceiling fan and master study fan are somewhat noisy in the opinion of the inspector.



9.2 Picture 4

(5) The master bedroom ceiling fan did not operate. Recommend determining if power is available or if a remote is missing.



9.2 Picture 5

- 9.3 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

**Comments:**

- 9.4 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

**Comments:**

(1) The south exterior GFCI receptacle did not trip when tested. Recommend replacing the GFCI receptacle by a qualified person.

---

**IN NI NP RR    Inspection Items**


---

**IN NI NP RR    Inspection Items**

---



9.4 Picture 1

(2) Receptacles at the east side of the kitchen did not have power and the GFCI receptacle did not reset. Recommend further evaluation from a licensed electrician to determine what corrective action is necessary.



9.4 Picture 2

(3) The receptacle adjacent to the laundry sink is not GFCI protected which does not meet industry standards. Recommend installing a GFCI receptacle by a qualified person.

---

**IN NI NP RR    Inspection Items**



**IN NI NP RR Inspection Items**

---



9.4 Picture 3

9.5 LOCATION OF MAIN AND DISTRIBUTION PANELS  
**Comments:**

9.6 SMOKE DETECTOR LOCATIONS  
**Comments:**  
 Recommend testing and changing the batteries on all smoke detectors upon occupancy.

9.7 CARBON MONOXIDE DETECTORS  
**Comments:**

---

**IN NI NP RR Inspection Items**

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

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

**10. Interiors**

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

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

**IN NI NP RR Inspection Items**

10.0 CEILINGS

**Ceiling Materials:** Sheetrock

**Comments:**

(1) Stains and a mold like substance were observed on the upper level hallway ceiling from the attic. Recommend asking the seller for any leak history and removing the substance by a qualified professional.



10.0 Picture 1

(2) A drywall repair was observed in the kitchen ceiling. Recommend asking the seller for any repair history.

10.1 WALLS

**Wall Material:** Sheetrock

**Comments:**

A "mold like" substance was present on the drywall below the kitchen sink. Recommend removing the substance and repairing the drywall by a qualified professional.

**IN NI NP RR Inspection Items**

**IN NI NP RR**      **Inspection Items**

---



10.1 Picture 1

    10.2 FLOORS**Comments:**

(1) Some of the floor tiles in the master bathroom were not properly secured and may become loose or crack over time. One tile at the bathtub step is not secure. Recommend securing the tile by a qualified person.



10.2 Picture 1

(2) The wood floor is discolored at various locations including the main entryway and breakfast nook.

---

**IN NI NP RR**      **Inspection Items**

**IN NI NP RR**      **Inspection Items**

---



10.2 Picture 2 breakfast nook

(3) Some of the quarter round base trim is not secured in the NE storage room.

(4) Stains are present in the master bedroom and master closet carpet.



10.2 Picture 3

10.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

**Comments:**

10.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

**Comments:**

(1) The lower family room cabinet hinges are loose and missing screws. Recommend installing screws to secure the hinges.

---

**IN NI NP RR**      **Inspection Items**

**IN NI NP RR**      **Inspection Items**

---



10.4 Picture 1

(2) The cabinet doors between the kitchen and dining room are out of alignment. Recommend adjusting the door hinges.



10.4 Picture 2

(3) The base of the upper level hall bathroom sink cabinet is damaged from a previous leak. No leaks were detected at the time of inspection. Holes were also observed in the drywall. Recommend repairing the cabinet and drywall by a qualified person.

---

**IN NI NP RR**      **Inspection Items**

**IN NI NP RR**      **Inspection Items**

---



10.4 Picture 3

**☒** **☐** **☐** **☐** 10.5 DOORS (REPRESENTATIVE NUMBER)**Comments:**

(1) The half bathroom and upper level hall bathroom doors are missing locking hardware. Recommend installing locking hardware or replacing the door knobs if privacy is desired.



10.5 Picture 1 half bathroom

(2) Trim and drywall is missing behind the NE bedroom closet door.

---

**IN NI NP RR**      **Inspection Items**

**IN NI NP RR**      **Inspection Items**

---



10.5 Picture 2

(3) The master water closet door comes in contact with it's jamb when closed. Recommend adjusting door and/or hardware.



10.5 Picture 3

    10.6 WINDOWS (REPRESENTATIVE NUMBER)**Comments:**

(1) The inspector was unable to lock the right locking device at the SW living room window. Recommend adjusting the locking mechanism by a qualified person.

---

**IN NI NP RR**      **Inspection Items**

**IN NI NP RR**      **Inspection Items**

---



10.6 Picture 1

(2) The NE bedroom window is missing locking hardware. Recommend installing hardware to lock the window.



10.6 Picture 2

(3) The south family room window has separated from the window track. Recommend repairing the window by a qualified professional.



---

**IN NI NP RR**      **Inspection Items**



**IN NI NP RR      Inspection Items**

---

10.6 Picture 3

---

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

---

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind.

Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

*Prepared Using HomeGauge <http://www.homegauge.com> SHGI (c) 2000-2004 : Licensed To South Coast Home Inspections*

## General Summary



South Coast Home Inspections

6965 El Camino Real, Ste 105-582

Carlsbad, CA 92009

760-473-1071

**Customer**

Sample Report

**Property Address**

12345 Sample Way

San Diego , CA 12345

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

### 1. Exterior

#### 1.1 DOORS (Exterior)

##### Inspected

(3) Locking hardware is not available for the master study french doors presenting a security concern. Recommend installing locking hardware.

#### 1.2 WINDOWS

##### Inspected, Repair or Replace

(1) Several of the dual paned windows have failed having all windows evaluated by a licensed window contractor and replace as necessary.

#### 1.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

##### Repair or Replace

Some of the master deck boards are not properly secured. Recommend securing where necessary by a qualified person.

#### 1.5 EAVES, SOFFITS AND FASCIAS

##### Repair or Replace

Deteriorated wood was observed in the fascia adjacent to the living room chimney. Recommend further evaluation from a termite inspector as well as a roofing contractor and repair or replace as necessary.

## 2. Roofing

### 2.0 ROOF COVERINGS

#### Repair or Replace

(1) Two damaged roof tiles were observed above the west side of the living room (right side of the main entryway). Recommend further evaluation from a licensed roofing contractor and repair or replace as necessary.

(2) A tile or flashing appears to be missing along a short fascia board at the east side of the living room. Recommend further evaluation from a licensed roofing contractor to determine if corrective action is necessary.

### 2.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

#### Repair or Replace

Cricket flashing was not installed behind the chimneys which would not meet current industry standards. Recommend further evaluation from a licensed roofing contractor to determine if corrective action is necessary.

## 3. Heating / Central Air Conditioning

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

#### Repair or Replace

The air filters are dirty and should be replaced and secured before operating the heating or cooling systems.

### 3.6 GAS/LP FIRELOGS AND FIREPLACES

#### Repair or Replace

(1) The fireplace vent cover is damaged for the family room fireplace. Recommend replacing the cover by a qualified professional.

(2) A gap was present around the family room fireplace gas pipe. Recommend applying an appropriate fireproof material to seal the gap by a qualified person.

### 3.7 COOLING AND AIR HANDLER EQUIPMENT

#### Repair or Replace

(1) The condensing unit did not operate when tested. Recommend further evaluation from a licensed HVAC contractor and repair or replace as necessary.

### 3.8 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

#### Not Present

A condensing unit is not available for one of the zones which appears to be the upper level of the home. The home is plumbed for future A/C if desired.

## 4. Insulation and Ventilation

### 4.0 INSULATION IN ATTIC

#### Inspected

Some of the attic insulation was out of place. Recommend adjusting the insulation where necessary.

## 6. Garage

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

### **Repair or Replace**

The light cover for the garage door operator is damaged. Recommend replacing the cover.

## **7. Built-In Kitchen Appliances**

### **7.1 RANGES/OVENS/COOKTOPS**

#### **Repair or Replace**

Two of the igniters in the cooktop did not operate when tested. Recommend repair by a qualified appliance technician.

## **8. Plumbing System**

### **8.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS**

#### **Repair or Replace**

(1) The drain stopper in the half bathroom sink does not operate. Recommend adjusting or replacing the drain stopper linkage.

(3) A leak was detected at the west master sink drain. Recommend repair by a qualified person.

### **8.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES**

#### **Inspected, Repair or Replace**

(2) Recommend caulking gaps adjacent to plumbing fixtures including behind the kitchen sink.

(3) A leak was detected below an insulated copper supply pipe in the attic (adjacent to the whole house fan). Recommend further evaluation from a licensed plumber and repair as necessary.

(4) Some of the angle stops in the home are closed for the toilets and hot water to the kitchen island sink. Inspectors do not open angle stops. Recommend opening the angle stops and testing to determine if corrective action is necessary.

(5) Some of the angle stops were corroding and may have a limited servicable life remaining. Recommend further evaluation from a licensed plumber and replace as necessary.

(6) The cold water valve for the kitchen island sink turns 360 degrees without a stopping point. Recommend repair or replacing the faucet by a licensed plumber.

(7) Water is not available from the upper level hall bathroom shower valve or bathtub valve. Recommend further evaluation from a licensed plumber and repair as necessary.

(8) The cold water valve at the upper level hall bathroom sink leaks when it is opened. Recommend further evaluation from a licensed plumber and repair or replace as necessary.

(9) The hot water valve at the east master sink is seized. Recommend further evaluation from a licensed plumber and repair or replace as necessary.

(10) The east master sink is cracked. Recommend replacing the sink by a licensed plumber.

### **8.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS**

#### **Inspected**

(3) Evidence of a previous leak was observed on top of the hot water tank. Recommend further evaluation from a licensed plumber to determine if corrective action is necessary.

(4) A sediment trap was not installed for the gas line entering the hot water tank which would not meet current industry standards. Recommend installing a sediment trap by a licensed plumber.

## **9. Electrical System**

## **9.0 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS**

### **Inspected**

(1) The hedge in front of the electrical panel does not provide proper access to the panel. Recommend removing the hedge.

## **9.1 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE**

### **Repair or Replace**

Circuit breakers labeled master lights, kitchen lights, house fan and freezer were turned off at the main and sub panels. The kitchen light circuit breaker was reset and immediately tripped suggesting an electrical short. Recommend turning on all breakers that are off, testing the circuits/lights and further evaluation by a licensed electrician to determine what corrective action is necessary.

## **9.2 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

### **Repair or Replace**

(1) The exterior light fixtures at the west side of the home and on both sides of the main entry door are damaged. Recommend replacing the damaged fixtures by a qualified person.

(3) Due to some of the circuit breakers in the home being off, the inspector was not able to test several light fixtures in the home including (but not limited to) the kitchen, dining room, living room, master bathroom and laundry room. Recommend verifying that all light fixtures operate.

## **9.4 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)**

### **Repair or Replace**

(1) The south exterior GFCI receptacle did not trip when tested. Recommend replacing the GFCI receptacle by a qualified person.

(2) Receptacles at the east side of the kitchen did not have power and the GFCI receptacle did not reset. Recommend further evaluation from a licensed electrician to determine what corrective action is necessary.

(3) The receptacle adjacent to the laundry sink is not GFCI protected which does not meet industry standards. Recommend installing a GFCI receptacle by a qualified person.

## **10. Interiors**

### **10.0 CEILINGS**

#### **Inspected, Repair or Replace**

(1) Stains and a mold like substance were observed on the upper level hallway ceiling from the attic. Recommend asking the seller for any leak history and removing the substance by a qualified professional.

### **10.1 WALLS**

#### **Repair or Replace**

A "mold like" substance was present on the drywall below the kitchen sink. Recommend removing the substance and repairing the drywall by a qualified professional.

### **10.2 FLOORS**

#### **Inspected, Repair or Replace**

(1) Some of the floor tiles in the master bathroom were not properly secured and may become

loose or crack over time. One tile at the bathtub step is not secure. Recommend securing the tile by a qualified person.

#### **10.4 COUNTERTOPS AND A REPRESENTATIVE NUMBER OF CABINETS**

##### **Inspected, Repair or Replace**

(3) The base of the upper level hall bathroom sink cabinet is damaged from a previous leak. No leaks were detected at the time of inspection. Holes were also observed in the drywall. Recommend repairing the cabinet and drywall by a qualified person.

#### **10.5 DOORS (REPRESENTATIVE NUMBER)**

##### **Inspected**

(1) The half bathroom and upper level hall bathroom doors are missing locking hardware. Recommend installing locking hardware or replacing the door knobs if privacy is desired.

(3) The master water closet door comes in contact with its jamb when closed. Recommend adjusting door and/or hardware.

#### **10.6 WINDOWS (REPRESENTATIVE NUMBER)**

##### **Repair or Replace**

(1) The inspector was unable to lock the right locking device at the SW living room window. Recommend adjusting the locking mechanism by a qualified person.

(2) The NE bedroom window is missing locking hardware. Recommend installing hardware to lock the window.

(3) The south family room window has separated from the window track. Recommend repairing the window by a qualified professional.

---

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



# INVOICE

**South Coast Home Inspections**  
**6965 El Camino Real, Ste 105-582**  
**Carlsbad, CA 92009**  
**760-473-1071**  
**Inspected By: Abe Blas**

**Inspection Date: 2/2/2018**  
**Report ID:**

Customer Info:	Inspection Property:
Sample Report  <b>Customer's Real Estate Professional:</b>	12345 Sample Way San Diego , CA 12345

**Inspection Fee:**

Service	Price	Amount	Sub-Total
Heated Sq Ft 3,501 & Up (.14/sq ft)	525.00	1	525.00
			<b>Tax \$0.00</b>
			<b>Total Price \$525.00</b>

**Payment Method:** Credit Card  
**Payment Status:** Paid  
**Note:**



## **South Coast Home Inspections**

**Abe Blas**  
**6965 El Camino Real, Ste 105-582**  
**Carlsbad, CA 92009**  
**760-473-1071**





## **Inspection Agreement**

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the home inspection company web site.