



## Partial Sample Inspection Report

**Your Name**

**Property Address:**  
123 Sample Street,  
San Diego, CA 9xxx



**All State Home Inspections, Inc.**

Jay Perez CBL #017167  
PO Box 212937  
Chula Vista, CA 91921

Phone: 619-534-8385 Fax: 888-597-9800

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SAMPLE REPORT

Water-conducting fungi

- (Wood-decay fungi are determined by FDACS as “live” if two conditions are met: the moisture content of wood is >30%, usually measured by a moisture meter, and fruiting bodies are present.)

It is important to understand that a WDO inspection will only identify problems in the home if they are “visible and accessible” to the inspector at the time of the inspection. All reports “do not cover areas such as, but not limited to, those that are enclosed or inaccessible, areas concealed by wall-coverings, floor coverings, furniture, equipment, stored articles, insulation or any portion of the structure in which inspection would necessitate removing or defacing any part of the structure.” Inspectors performing WDO inspections will access crawl spaces and attics as long as the entrance is not blocked or too small for the inspector to gain entrance. WDO inspections will not come with any guaranty or warranty.

***This report is the exclusive property of All State Home Inspections, Inc. and the client whose name herewith, and its use by any unauthorized persons is strictly prohibited. The observations and opinions expressed within this report are those of All State Home Inspections, Inc. and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of NACHI (National Association of Certified Home Inspectors), and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.***

***In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.***

***Infrared Images may be included in this report and all items should be conversed with the seller's disclosure and verbal/email communications to see if any issues have been resolved. We tested with a moisture meter and all reading except noted in the sections of the report are normal readings.***

**All State Home Inspections, Inc. uses a third party to store the report information and it will be kept private.**

## BuildFax Property History Report

Displaying Building Permit information for:

123 Sample Street

(Requested Address :123 Sample Street)

### Jurisdiction:

San Diego County, Development Services  
San Diego, CA, 92101-4154  
Coverage Start: 1987-03-01  
Coverage End: 2017-12-30

### Available Information In Coverage Dates

Total Permits: 0

Contractors: 0

Total Job Costs: \$0.00 Displaying Building Permit information for: 123 Sample Street

No Permits have been issued and/or applied for. All modifications to that may have been made to the home including water heater replacements were not recorded. Please read the report in its entirety for ant observed modifications to the home.

**Standards of Practice:**  
INTER-NACHI: InterNational Association of  
Certified Home Inspectors

**In Attendance:**  
Customer and their agent

**Type of building:**  
Single Family (2 story)

**Style of Home:**  
Contemporary

**Approximate age of building:**  
Over 40 Years

**Home Faces:**  
East

**Temperature:**  
Over 75

**Weather:**  
Clear

**Ground/Soil surface condition:**  
Damp

**Rain in last 3 days:**  
No

**Radon Test:**  
No

**Water Test:**  
Yes  
Type : Water Pressure Test

**HOA Name:**  
Bonita Woods Park

**HOA Phone:**  
xxx-xxx-xxxx

**Home Owners Fees:**  
\$190.00 , Monthly

**Fees Include:**  
Common Area Maintenance

**BuidFax Property History:**

## Summary



All State Home Inspections, Inc.

PO Box 212937  
Chula Vista, CA 91921  
Phone: 619-534-8385 Fax: 888-597-9800

**Customer**  
Customers Name

**Address**  
123 Sample St  
Anywhere, CA 9xxxx

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

### 1. Roofing / Chimneys / Roof Structure and Attic

#### General Summary

##### Flashings

##### Inspected, Repair or Replace

1. 1. There is no evidence of proper flashing at the roof top and the side of the house meet for the rear yard awning. Currently, there is 3-Tab shingles installed in place which is not adequate. Additionally, the shingles have many gaps that allow tunneling directly behind this area that should be protected. This may cause unwanted damage and costs for repair.
  - We recommend that a licensed roofing contractor evaluate and repair/replace as needed.





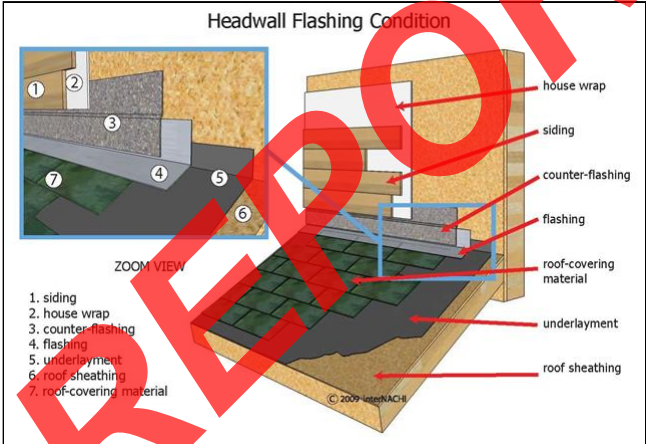
Item 1 - Item- (Picture 1) No evidence of proper flashing



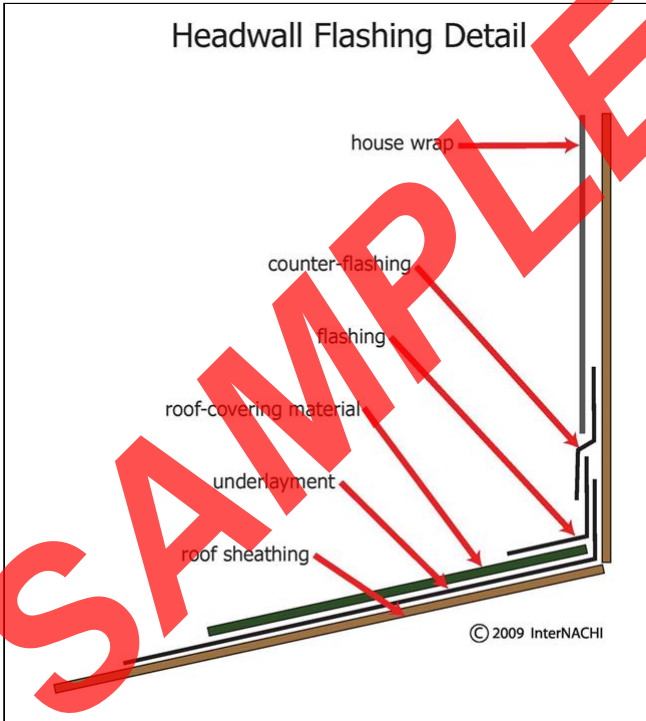
Item 1 - Item- (Picture 2) No evidence of proper flashing



Item 1 - Item- (Picture 3) No evidence of proper flashing



Item 1 - Item- (Picture 4) Example drawing 1



Item 1 - Item- (Picture 5) Example drawing 1

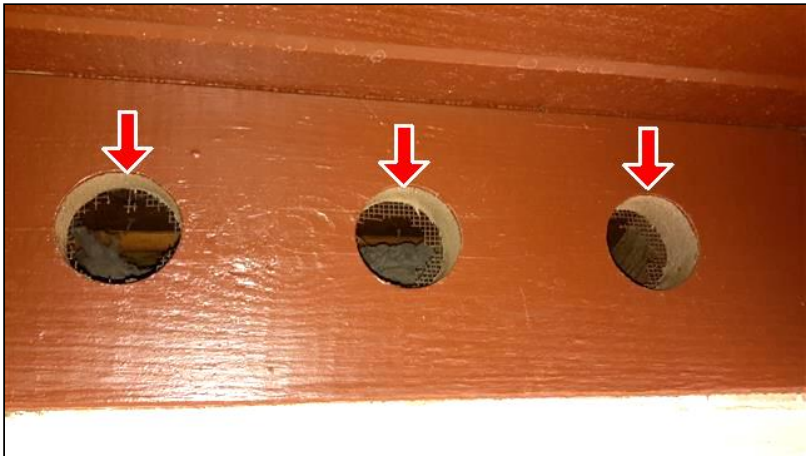
**Roof Ventilation**  
**Inspected, Repair or Replace**

2.
1.

The soffit vent holes screens are broken/worn and may allow unwanted animals and pests into your attic which may cause unwanted damage and costs for repair.

•

We recommend that a licensed contractor evaluate and replace as needed.



Item 2 - Item- (Picture 1) Screens are broken/worn

Roof Drainage Systems (gutters and downspouts)

Inspected, Repair or Replace

3.
- NOTE:

Although it is not a requirement, this home has a partial rain gutter drainage system. We recommend that a complete gutter system be install to control water displacement away from the home properly. Currently, rain may just fall off the roof to the ground below which may cause moisture intrusion/damage to the exterior/interior of the home. A well planned out installation will also include dirty water drainage for the entire exterior of the property.

We recommend that a licensed contractor evaluate and install as needed.

Roof Structure and Attic (Report leak signs or condensation)

Inspected, Repair or Replace

4.
1.

The attic access panel located in the Master Bedroom closet is cracked/damaged. This may allow unwanted access to insects and loss of energy savings.

•

We recommend that a licensed contractor evaluate and replace as needed.



Item 4 - Item- (Picture 1) Attic access panel is cracked/damaged

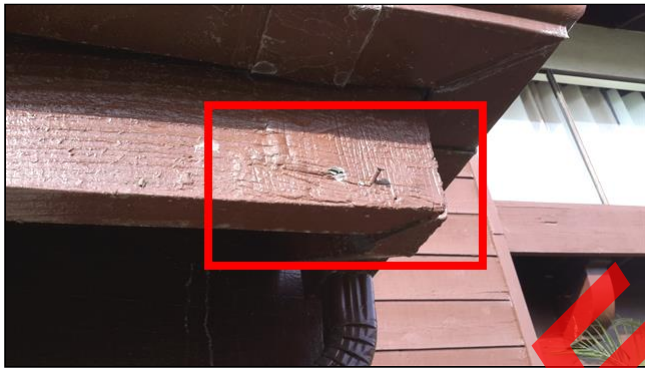
2. Exterior

General Summary



**Wall Cladding, Flashing and Trim****Inspected, Repair or Replace**

5. 1. **Item- (Pictures 1 - 3).** - There are many areas where the the wood trim and the wood ledges show indications of dry rot damage and or pest damage. This is caused from moisture intrusion, lack of paint or sealed wood areas, and/or WDO's to include termites. The areas should be sealed to prevent moisture intrusion and/or Wood Destroying Organisms which include termite and other wood destroying insects. This is known as **WDO**. See [Comment Key or Definitions -"WDO" for definition.](#)
- **We recommend that a licensed pest contractor and general contractor evaluate and repair/remediate as needed.**
2. **Item- (Pictures 4 - 9)** - The exterior stucco has holes that are not sealed and many small cracks. These holes and cracks are not structural damage but cosmetic which is cause by normal earth movement and the property settlement. The areas should be sealed to prevent moisture intrusion and/or Wood Destroying Organisms which include termite and other wood destroying insects. This is known as **WDO**. See [Comment Key or Definitions -"WDO" for definition.](#)
- **We recommend that a licensed pest contractor and general contractor evaluate and repair/remediate as needed.**



Item 5 - Item- (Picture 1) Trim dry rotting



Item 5 - Item- (Picture 2) Wood rot & wood exposed



Item 5 - Item- (Picture 3) Wood ledge dry rotting



Item 5 - Item- (Picture 4) Small hole in the stucco



Item 5 - Item- (Picture 5) Small hole in the stucco



Item 5 - Item- (Picture 6) Small exterior crack



Item 5 - Item- (Picture 7) Pipe and stucco not sealed



Item 5 - Item- (Picture 8) Small crack in the stucco



Item 5 - Item- (Picture 9) Small crack in stucco wall

### Doors (Exterior)

#### Inspected, Repair or Replace

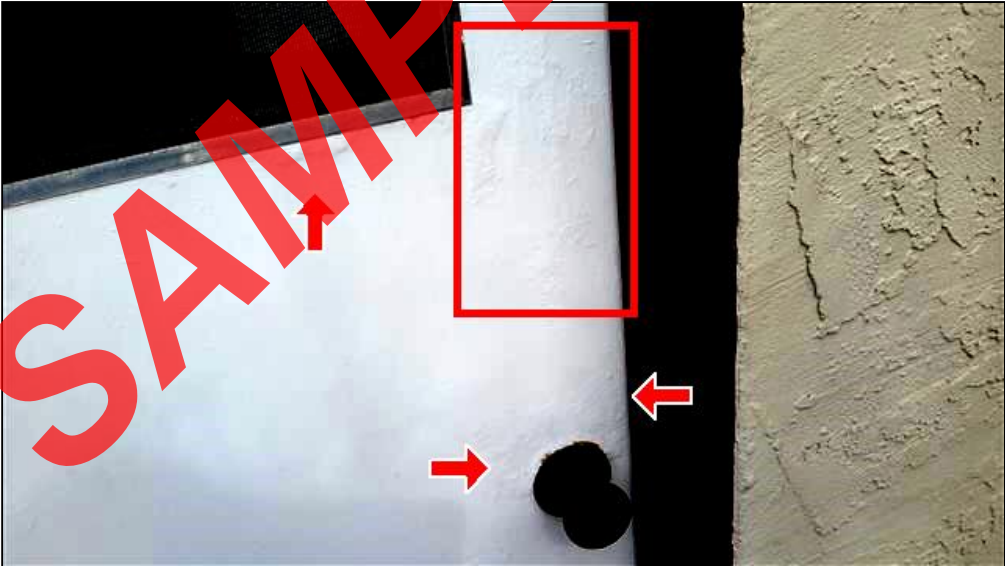
6.
  1. Item- (Picture 1) - The front right door does not lock. This door has an upper and a lower lock to support locking the left door. The left door lock, due to the broken locks, prevents both front doors from locking and security. Due to the right door unable to lock, even though the left door is locked, pushing both doors open at the same time opens the doors regardless if the left door being locked. **This is a SECURITY HAZARD.**
  2. Item- (Picture 2) - The laundry room door that leads to the exterior side yard has moisture damage. This door should be kept sealed/painted to prevent unwanted damage and costs for repair.

- We recommend that a licensed contractor evaluate and repair/replace as needed.





Item 6 - Item- (Picture 1) Door locks broken



Item 6 - Item- (Picture 2) Moisture damage to the exterior of the door

Windows

Inspected, Repair or Replace

7.
1.

All of the exterior windows and sliding glass doors do not have the screens installed. Screens are important as they allow the windows/doors to be opened and prevents animals, debris, and insects to enter the home which may cause unwanted damage and costs for repairs. All Window and door manufactures designed their products with screens/screen doors. and should be installed with no holes and/or tears/damage to the screens and their framing.
- We recommend that a licensed window contractor evaluate and install/repair/replace as needed.



Item 7 - Item- (Picture 1) No window screens installed



Item 7 - Item- (Picture 2) No window screens installed



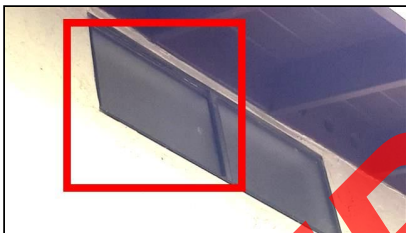
Item 7 - Item- (Picture 3) No window screens installed



Item 7 - Item- (Picture 4) No window screens installed



Item 7 - Item- (Picture 5) No window screens installed



Item 7 - Item- (Picture 6) No window screens installed



Item 7 - Item- (Picture 7) No window screens installed



Item 7 - Item- (Picture 8) No window screens installed



Item 7 - Item- (Picture 9) No window screens installed



Item 7 - Item- (Picture 10) No window screens installed

Decks, Balconies, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings  
Inspected, Repair or Replace

8. 1. There is indications of wood rot WDO's present on the exterior window wood ledge.
- **We recommend that a licensed pest contractor evaluate and remediate as needed.**



Item 8 - Item- (Picture 1) Wood Rot Damage



Item 8 - Item- (Picture 2) Wood Rot Damage

#### **Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)**

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

9. 1. Item- (Picture 1) - **NOTE:** Repair to rear block wall below wooden fence. In serviceable condition.
2. Item- (Pictures 2 - 4) There are small cracks on the driveway concrete. These cracks are cause from normal settlement and/or earth movement. The cracks should be sealed to prevent moisture intrusion which may, cause unwanted soil movement under the cement slab with unwanted damage and costs for repair.
- **We recommend that a licensed contractor evaluate and seal as needed.**
3. Item- (Pictures 5, 6) The metal fencing is loose and missing hardware to secure the system to the block wall. This may cause unwanted damage and costs for repair if not secured properly.
- **We recommend that a licensed contractor evaluate and repair/secure as needed.**
4. Item- (Picture 7) There are many areas where the concrete top is cracked. This may allow moisture intrusion and unwanted damage and costs for repair.
- **We recommend that a licensed contractor evaluate and seal/repair as needed.**
5. Item- (Picture 8) Some of the vegetation is growing close to the wooden fencing. Vegetation need moisture and will retain moisture. It is important to maintained the vegetation. This may cause unwanted damage and costs for repair.
- **We recommend that a licensed landscaper/arborist evaluate and maintain as needed.**
9. Item- (Picture 9) There are indications of rodent tunneling such as goffer holes. The holes have been partially filled. These rodents tunnel in the ground and may tunnel under the foundation which may cause unwanted damage and costs for repair.
- **We recommend that a licensed pest contractor evaluate and remediate as needed.**

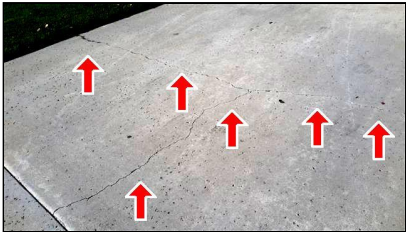


10. Item- (Picture 10) The gate rubs on the concrete and the locking post. This is caused from the gates weight causing the fence and the post to lean.

- We recommend that a licensed contractor evaluate and repair as needed.



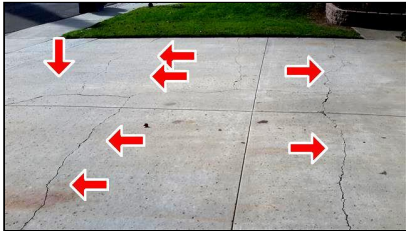
Item 9 - Item- (Picture 1)  
Concrete block wall repair



Item 9 - Item- (Picture 2) Small  
cracks



Item 9 - Item- (Picture 3) Small  
cracks



Item 9 - Item- (Picture 4) Small  
cracks



Item 9 - Item- (Picture 5) Loose metal  
fencing



Item 9 - Item- (Picture 6) Missing bolts to railing

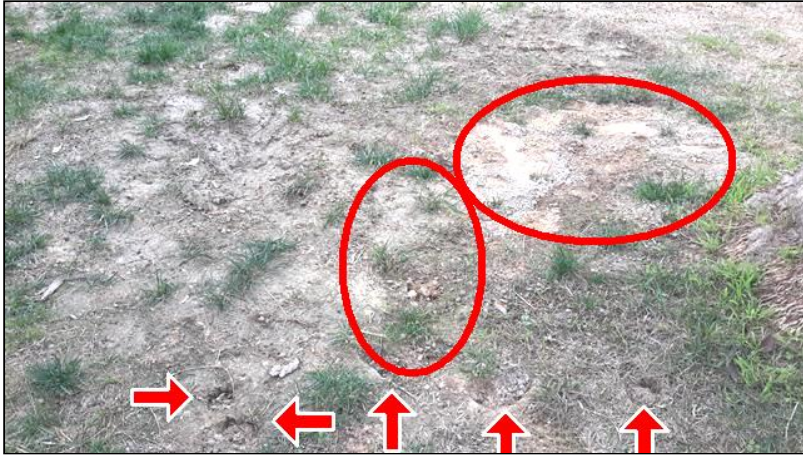


Item 9 - Item- (Picture 7) Small crack



Item 9 - Item- (Picture 8) Vegetation growing toward the wooden fence





Item 9 - Item- (Picture 9) Indication of goffer holes



Item 9 - Item- (Picture 10) Gate heavy causing gate to rub

#### Outlets (Exterior)

#### Inspected, Repair or Replace

10. 1. There are 4 sconce exterior lights on the concrete pillars that do not turn on.

2. There is a wire from the outside that is hanging in the garage next to the side door that we do not know what the electrical wire goes to. This wire is apparent to be plugged into the receptacle.
  - **We recommend that you contact the seller to ask in detail how to turn these lights on and to find out what the wire goes to that is unplugged in the garage before the closing of escrow.**

### 3. Garage

#### General Summary

##### Garage Floor

##### Inspected, Repair or Replace

##### 11. NOTE:

There is linoleum tiles on the floor in a partial area from the firewall. These tiles may contain asbestos. This tile is safe in the condition it is in. We recommend that in the event you wish to have this flooring removed, that the material be tested before the removal by a licensed contractor.

##### Garage Door Operators (Report whether or not doors will reverse when met with resistance)

##### Inspected, Repair or Replace

12.
  1. Both of the garage door were test for the reverse function. Although it reversed, it took extra pressure to retract.
  2. The single door opener light did not turn on. This may be a simple light bulb replacement or a defective appliance.
    - **We recommend that a licensed contractor evaluate and adjusts/replace as needed.**



Item 12 - Item- (Picture 1) Light to single door does not work

### 4(A) . Kitchen

#### General Summary

##### Windows

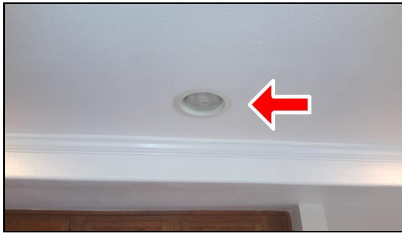
##### Inspected, Repair or Replace

13. See section 2.2 Exterior Windows for information.

##### Outlets Wall Switches and Fixtures

##### Inspected, Repair or Replace

14.
  1. There is one ceiling light that does not work. This may be a simple light bulb replacement or the fixture is defective.
    - **We recommend that a licensed contractor evaluate and repair/replace as needed.**



Item 14 - Item- (Picture 1) light does not work

### Ranges/Ovens/Cooktops

#### Inspected, Repair or Replace

15.
  1. The range exhaust vent tube has a flammable tape at the joint of the tube. The correct joint tape is metallic and non flammable. **This is considered a FIRE SAFETY HAZARD which may cause personal injury and/or property damage.**
  2. **We recommend that a licensed contractor evaluate and replace/install/repair as needed.**



Item 15 - Item- (Picture 1) Incorrect ducting tape



Item 15 - Item- (Picture 2) Foil Tape Example

## 4(B) . Laundry Room/Area

### General Summary

#### Windows

#### Inspected, Repair or Replace

16. See Section 2.2 Exterior Windows for more information.

#### Counters and a representative number of Cabinets

#### Inspected, Repair or Replace

17.
  1. The bottom drawer is missing the plastic guide that glides along the rail. This may cause unwanted damage and costs for repair.
  2. The upper cabinet doors bind when closing. This may cause unwanted damage and costs for repair.
    - **We recommend that a licensed contractor evaluate and repair as needed.**



Item 17 - Item- (Picture 1) drawer missing guides

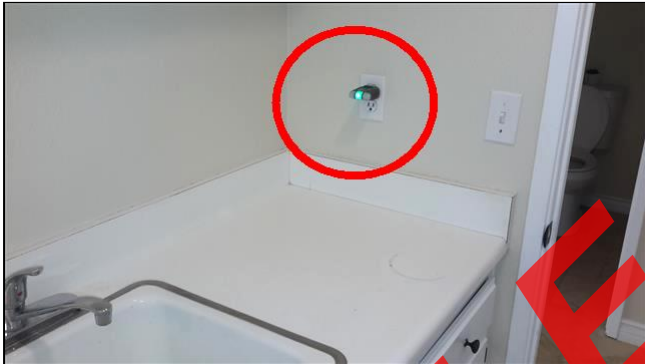


Item 17 - Item- (Picture 2) Doors bind when closing

Outlets Wall Switches and Fixtures

Inspected, Repair or Replace

18. 1. The receptacle adjacent to the laundry sink is not Ground Fault Circuit interrupter (GFCI) protected. The home indications of up grading of the electrical. All receptacles within 6 feet of a water fixture must be GFFCI protected. **This is an ELECTRICAL SAFETY HAZARD which may cause persona injury (including death) and/or property damage.**
- We recommend that a licensed electrical contractor evaluate and install as needed.



Item 18 - Item- (Picture 1) Receptacle is not GFCI protected

5(A) . Living Room

General Summary

Windows (Representative number)

Inspected, Repair or Replace

19. See Section 2.2 Exterior Windows for more information.

5(B) . Family Room

General Summary

Windows (Representative number)

Inspected, Repair or Replace

20. See Section 2.2 Exterior Windows for more information.



5(C) . Dining Room

General Summary

Windows (Representative number)

Inspected, Repair or Replace

21. See Section 2.2 Exterior Windows for more information.

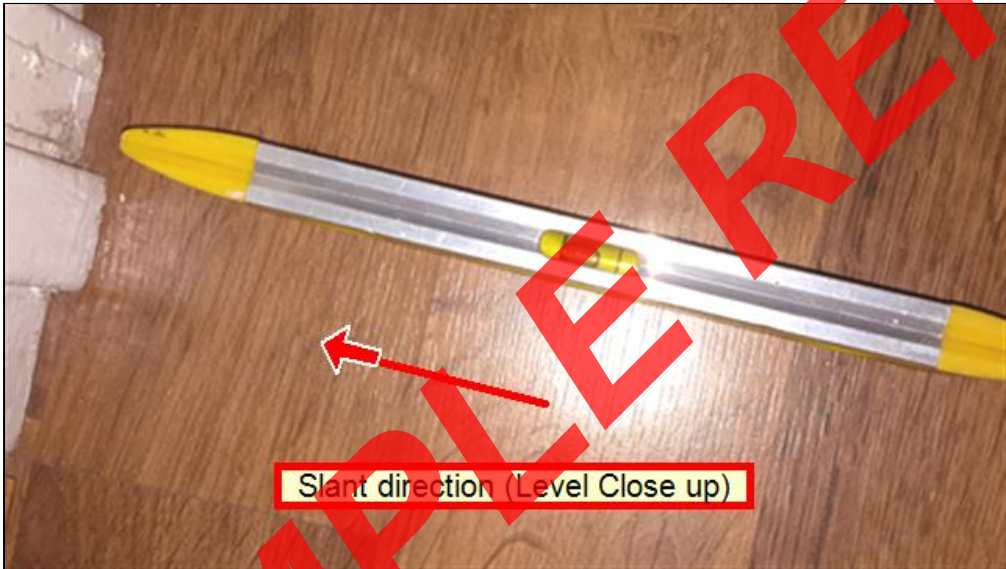
5(E) . Master Bedroom

General Summary

Floors

Inspected, Repair or Replace

22. 1. The entryway is slanted to the left when facing the door from the hallway. The slant is small and causes the door to swing open unless it is in a locked closed position. This is a minor slant and which is caused from the home settling over time. The structures integrity is not affected.
- We recommend that a licensed contractor evaluate and repair as needed.



Item 22 - Item- (Picture 1) Floor slants



Item 22 - Item- (Picture 2) Floor slants

**Doors (Representative number)**

**Inspected, Repair or Replace**

23. 1. The outside door does not open as intended and jumps when sliding. This is caused from worn/broken caster wheels under/behind the door. This may cause unwanted damage and costs for repair if not corrected.
- **We recommend that a licensed contractor evaluate and replace/adjust as needed.**



Item 23 - Item- (Picture 1) Door caster wheels worn/ broken

#### Windows (Representative number)

##### Inspected, Repair or Replace

- 24.
1. The stationary glass frame is loose inside the outer entire frame. This glass may rattle with vibrations and/or high winds and which may break the glass, This may cause unwanted loss of energy, damage and costs for repair.
  2. See Section 2.2 Exterior Windows for more information.
    - **We recommend that a licensed window contractor evaluate and repair/replace as needed.**



Item 24 - Item- (Picture 1) Glass frame is loose

5(F) . Bedroom 2

General Summary

Windows (Representative number)

Inspected, Repair or Replace

25. 1. The window lock is broken. This prevents the window from locking per the manufactures design and intentions.  
2. See Section 2.2 Exterior Windows for more information.  
• We recommend that a licensed window contractor evaluate and repair/replace as needed.



Item 25 - Item- (Picture 1) Window lock broken

### Outlets, Switches and Fixtures

#### Inspected, Repair or Replace

26. 1. The ceiling fan spins slow when in Hi, Medium, and Low settings. This is an indication the fan motor is failing.
- **We recommend that a licensed contractor evaluate and repair/replace as needed.**



Item 26 - Item- (Picture 1) Fan spins slow at all settings

## 5(G) . Bedroom 3

### General Summary

#### Windows (Representative number)

#### Inspected, Repair or Replace

27. 1. The stationary glass frame is loose inside the outer entire frame. This glass may rattle with vibrations and/or high winds and which may break the glass, This may cause unwanted lose of energy, damage and costs for repair.
2. See Section 2.2 Exterior Windows for more information.
- **We recommend that a licensed window contractor evaluate and repair/replace as needed.**





Item 27 - Item- (Picture 1) Window shakes within the frame (Loose)

5(H) . Bedroom 4

General Summary

Doors (Representative number)

Inspected, Repair or Replace

28. 1. The entry door has no door stop. Door stops are important as they prevent the door from over extending which may allow the door knob to damage the wall which, may be unwanted damage and costs for repairs.
- We recommend that a licensed contractor evaluate and install as needed.





Item 28 - Item- (Picture 1) Missing door stop

**Windows (Representative number)**

**Inspected, Repair or Replace**

29. See Section 2.2 Exterior Windows for more information.

**6(B) . Hall Bath**

**General Summary**

**Doors (Representative number)**

**Inspected, Repair or Replace**

30.
1.

The entry door has no door stop. Door stops are important as they prevent the door from over extending which may allow the door knob to damage the wall which, may be unwanted damage and costs for repairs.
  - We recommend that a licensed contractor evaluate and install as needed.



Item 30 - Item- (Picture 1) Missing door stop

### Windows

#### Inspected, Repair or Replace

31. See Section 2.2 Exterior Windows for more information.

### Plumbing Drain, Waste and Vent Systems

#### Inspected, Repair or Replace

32. 1. The sink stopper on the right sink is stuck in the closed position. The stopper does not release to drain the sink basin.
- We recommend that a licensed plumbing contractor evaluate and repair/replace as needed.

Local Plumbing company:

Eastlake Plumbing

Hours:

Open 7 days a week 24 hours

Phone: (619) 271-4306

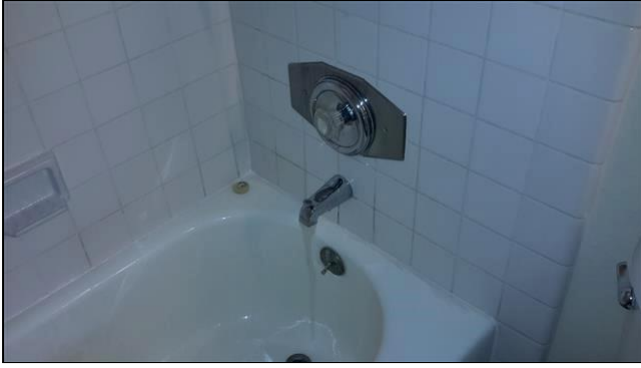


Item 32 - Item- (Picture 1) Sink drain stopper is stuck closed

### Plumbing Water Supply and Distribution Systems and Fixtures

#### Inspected, Repair or Replace

33. 1. Item- (Picture 1) The water pressure is very low when other faucets or toilet is flushed. This is not a normal instance.
- We recommend that a licensed plumber evaluate and repair/replace as needed.
2. Item- (Pictures 2 & 3) There is a small chip on the edge of the tub. Additionally, there are many small cracks in the tubs finish. This condition may cause premature wear/rust and unwanted damage and costs for repair.
- We recommend that a licensed contractor evaluate and repair/replace as needed.



Item 33 - Item- (Picture 1) Low water pressure



Item 33 - Item- (Picture 2) Small chip in the tub



Item 33 - Item- (Picture 3) Small cracks in the tub finish

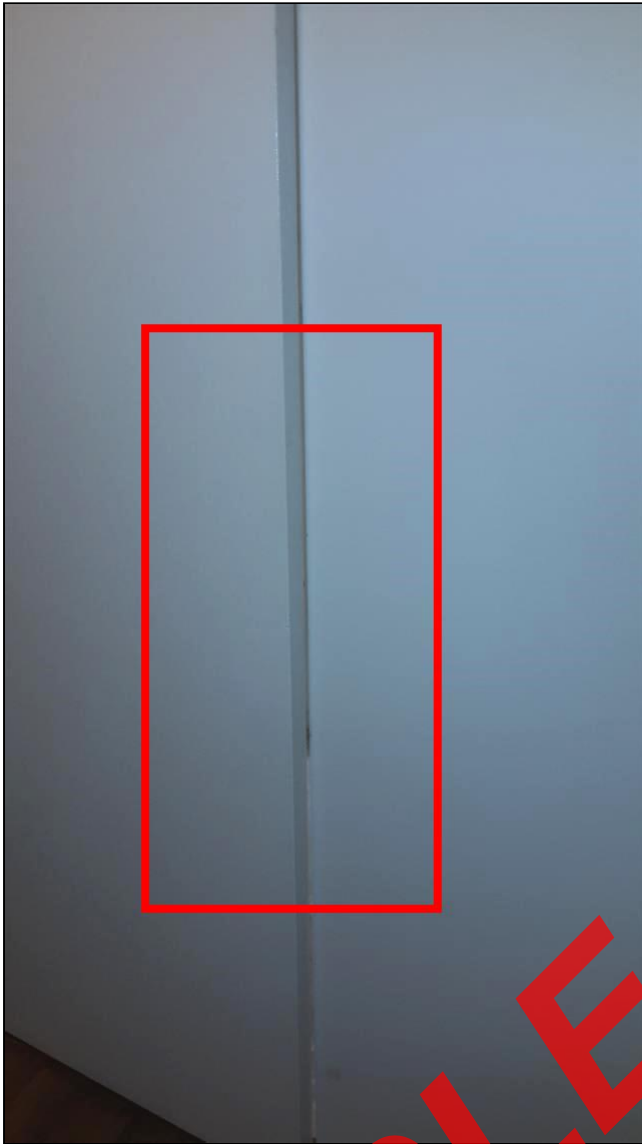
## 6(C) . Master Bath

### General Summary

#### Doors (Representative number)

#### Inspected, Repair or Replace

- 34.
1. Item- (Picture 1) The closet door do not have door knobs/handles on the inside. If the doors are closed when you are in the inside of the closet, you will lick yourself inside the closet and have no wa to open the doors.
  2. Item- (Picture 2) The glass doors are offset and bind when closing/opening the doors. This may cause premature unwanted damage and costs for repair.
- We recommend that a licensed contractor evaluate and repair/install/adjust as needed.



Item 34 - Item- (Picture 1) Missing door knob/handles



Item 34 - Item- (Picture 2) Glass doors bind when closing

### Windows

#### Inspected, Repair or Replace

35. See section 2.2 Exterior Windows for information.

### Plumbing Drain, Waste and Vent Systems

#### Inspected, Repair or Replace

36. 1. Item- (Pictures 1 & 2) Both sink drain stops do not open and close properly. This may prevent the sink basin to be filled or drain properly.
- We recommend that a licensed plumbing contractor evaluate and repair/replace as needed.





Item 36 - Item- (Picture 1) Drain stop is stuck



Item 36 - Item- (Picture 2) Drain stop is stuck

### Plumbing Water Supply and Distribution Systems and Fixtures

#### Inspected, Repair or Replace

37. 1. Item- (Picture 1) The water pressure is very low when other faucets or toilet is flushed. This is not a normal instance.
- We recommend that a licensed plumber evaluate and repair/replace as needed.



Item 37 - Item- (Picture 1) Low water pressure

## 7. Structural Components

### General Summary



**Floors (Structural)****Inspected, Repair or Replace**

38. 1. Item- (Picture 1) The Master Bathroom floor tiles are loose and slants slightly.
2. Item- (Picture 2) The entry way circular tile is hollow in many areas. This affects the integrity of the tile if anything of some weight and hard falls on the tile. The tile may crack. This may be the area where the seller has disclosed that there was a foundation crack that had been repaired.
- **We recommend that a licensed contractor evaluate and repair/replace as needed.**



Item 38 - Item- (Picture 1) Loose tile and floor slats slightly



Item 38 - Item- (Picture 2) Center circular tile is hollow

**8. Plumbing System****General Summary****Plumbing Drain, Waste and Vent Systems****Inspected, Repair or Replace**

39. 1. All of the bathroom sink drain stops on the 2nd floor are stuck and not working properly. See Sections 6.3.A, 6.3.B, 6.3.C for detailed information.
- **We recommend that a licensed plumber evaluate and repair/replace as needed.**

**Plumbing Water Supply and Distribution Systems and Fixtures**

**Inspected, Repair or Replace**

40. 1. The water pressure changes to very low pressure when other faucets and/or toilets are flushed. See Section 6.4.A, 6.4.B, 6.4.C
- **We recommend that a licensed plumber evaluate and repair/replace as needed.**

**Fuels Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)****Inspected, Repair or Replace**

41. 1. Item- (Picture 1) The furnace gas shut-off valve is no longer acceptable as this type of valve requires a wrench to turn the valve. Current standards require a manual shut-off valve that can be turned by hand such as a Gas Ball Valve that can turn the gas off quickly without any special tools.
2. Item- (Picture 2) The gas sediment trap is designed to trap particles in the gas line that may damage the appliance it is attached to protect the appliance from premature damage. This installation does not trap the sediment before the gas reaches the appliance. This installation does not protect the furnace.
- **We recommend that a licensed plumbing contractor to evaluate and repair/replace as needed.**



Item 41 - Item- (Picture 1) Furnace Gas Shut-Off Valve is not a manual turn



Item 41 - Item- (Picture 2) Sediment trap not installed properly

## 9. Electrical System

### General Summary

#### Operation of GFCI (Ground Fault Circuit Interrupters)

**Inspected, Repair or Replace**

42. There is no GFCI receptacle installed in the laundry room. See Section 4.8.B for detailed information.

**Smoke Detectors****Inspected, Repair or Replace**

43. 1. Item- (Pictures 1 & 2) Bedroom 2, 3, & 4 smoke detectors are missing. Master bedroom smoke detector does not work. The downstairs smoke detector at the garage does not work. **This is a California State Law and a FIRE HEALTH SAFETY HAZARD which may cause personal injury and/or property damage.**
- We recommend that a licensed contractor evaluate and install as needed.



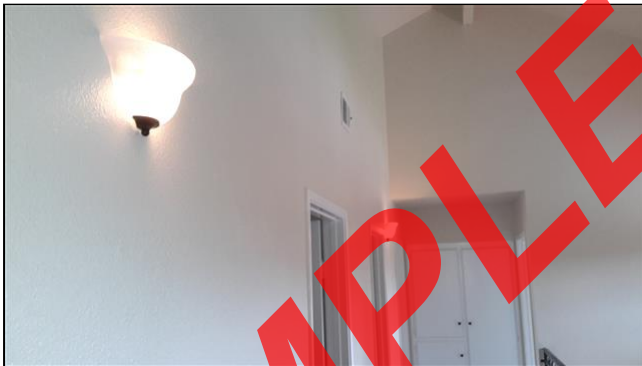
Item 43 - Item- (Picture 1) Does not operate when tested



Item 43 - Item- (Picture 2) Does not operate when tested

**Carbon Monoxide Detectors****Inspected, Repair or Replace**

44. 1. There is no carbon monoxide detector installed upstairs. **This is a California State Law and a FIRE HEALTH SAFETY HAZARD which may cause personal injury and/or property damage.**
- We recommend that a licensed contractor evaluate and install as needed.



Item 44 - Item- (Picture 1) Hallway-No Carbon Monoxide Detector installed

**10. Heating / Central Air Conditioning****General Summary****Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)****Inspected, Repair or Replace**

45. 1. There is excessive soot in the flue pipe/channel. Excessive soot may become combustible. Soot is caused from burning solid fuels such as wood. Natural gas burns clean.
- We recommend that a licensed chimney sweep contractor evaluate and clean as needed.



Item 45 - Item- (Picture 1) Excessive soot

## 11. Lawn Sprinklers

### General Summary

#### Sprinkler Operation

##### Inspected, Repair or Replace

46. 1. The system did not operate properly. Only the rear yard side, provide some water but the heads were not spraying and capped off lines were leaking.
- We recommend that a licensed landscaper evaluate and repair/replace as needed.

#### Rotary Heads

##### Inspected, Repair or Replace

47. 1. Did not operate and/or operate properly.
- We recommend that a licensed landscaper evaluate and repair/replace as needed.

#### Drains

##### Inspected, Repair or Replace

48. 1. There is no visitable yard drainage system (Dirty Water Drains). These drains control excessive water away from the home. Although this is not a requirement, we highly recommend that a drainage system be installed to prevent flooding and potential damage to the home.
- We recommend that a licensed contractor evaluate and install as needed.

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

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INVOICE

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PO Box 212937  
Chula Vista, CA 91921  
Phone: 619-534-8385 Fax: 888-597-9800  
Inspected By: Jay Perez

Inspection Date: xx/xx/xxxx  
Report ID: Report Id#XXXXXX

Customer Info:	Inspection Property:
Sample Name Sample St.Sample City, CA 9xxxx	123 Sample Street Sample City, CA 9xxxx
Customer's Real Estate Professional: Agent 99 Realty Company.	

Inspection Fee:			
Service	Price	Amount	Sub-Total
1500 to 2499 SQFT	XXX.00	1	XXX.00

Tax \$0.00  
Total Price  
\$XXX.xx

Payment Method: Credit Card  
Payment Status: Paid At Time Of Inspection  
Note: Thank you for giving us the opportunity to serve you. We appreciate your business and the confidence you have place in us. Please contact me whenever I may be of further assistance.



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## Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments

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[Cracks in the Concrete](#)

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[FAQ - Carbon Monoxide](#)

[CC&R Definition](#)

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"INSPECTED ONCE - INSPECTED RIGHT. ANYONE ELSE IS JUST LOOKING AROUND"

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HomeGauge  
Services



## 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.

**SAMPLE REPORT**