

Aztec Property Inspections
2719 Mission Blvd
San Diego, CA 92109
(858) 245-9329

Client: Could Be You



6352 Some Road
San Diego, CA 92114

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report and call Aztec immediately if something is not understood. Defective definition - Item needs further evaluation by a licensed specialist and then repair or replacement as necessary. It is unable to perform its intended function. Some of these items may be safety concerns.

Plumbing

1. Garage Water Heater Flue Pipe: Disconnected vent pipe was noted. Correction is recommended.

Roof

2. Roof Surface Material: Asphalt composite shingle No under layment could be viewed in one or more areas. The roof has been improperly installed. Damaged and or missing shingles noted. Damaged and or missing shingles noted. A qualified contractor is recommended to evaluate the entire roof and estimate repairs.

Kitchen

3. Kitchen Plumbing/Fixtures: A leak was noted from the dishwasher. A licensed plumber is recommended to evaluate and estimate repairs.

Bathroom

4. Master Bathroom Electrical: No outlets were visible. A qualified licensed contractor is recommended to evaluate and estimate repairs.
5. Master Bathroom Toilets: A leak was noted from the tank. A qualified licensed contractor is recommended to evaluate and estimate repairs.
6. Hall Bathroom Electrical: No outlets were visible. A qualified licensed contractor is recommended to evaluate and estimate repairs.

Definitions

NOTE: Definitions below refer to the property or item listed as inspected at the time of inspection

Acceptable	Functional with no obvious signs of defect. The item may show signs of normal wear and tear but is properly functional.
Defective	Item needs further evaluation by a licensed specialist and then repair or replacement as necessary. It is unable to perform its intended function. Some of these items may be safety concerns. These comments will appear in RED.
Safety Upgrade	This item is a safety concern. It may have been acceptable when it was built but it does not meet the current building practice. Recommend upgrades for added safety. These comments will appear in BLUE.
Marginal	Item is not fully functional and requires monitoring, repair or servicing. Customer may want to seek further evaluation by a licensed contractor. These will be in BLUE.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

General Information

This report is the exclusive property of Aztec Property Inspections and the client(s) listed in the report. The inspection report prepared for the client is solely and exclusively for the client(s) own information and may not be relied upon by any other person. This report is not transferable. The inspection is performed in accordance with the Standards of Practice of the California Real Estate Association (CREIA) in effect at the time of the inspection. These standards and a copy of the inspection agreement have been provided at the end of the report.

Property Information

Property Address 6352 Some Road
City San Diego State CA Zip 92114

Client Information

Client Name Some Client

Inspection Company

Inspector Name Chris Magill
Company Name Aztec Property Inspections
Company Address 2719 Mission Blvd
City San Diego State CA Zip 92109
Phone (858) 245-9329 Fax
E-Mail chris@aztecpropertyinspections.com
File Number 09-94
Amount Received \$ 385

Conditions

Others Present Buyer, Buyer's Agent Property Occupied No
Estimated Age 1983 Entrance Faces Southeast
Inspection Date 04/23/2009
Start Time 3:15 pm End Time 5:15 pm
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 72
Weather Dry Soil Conditions Dry
Space Below Grade None
Building Type Single family detached Garage Attached
Additions/Modifications Room addition - recommend checking with the building department to see if the addition was permitted

Lots and Grounds

Acceptable	Walkways: Concrete
Acceptable	Driveway: Concrete Damaged or deterioration noted in one or more areas.
Not Inspected	Tree house/ Jungle Gym Beyond the scope of this inspection. Removal is recommended for added safety.
Acceptable, Safety Upgrade	Patio: Block Trip hazards noted in one or more areas. Correction is recommended.
Marginal	Patio Cover: Improper flashing was noted where the patio cover connects to the house. Recommend further evaluation and repairs as necessary by a qualified contractor. Moisture stains noted. Unfinished wood was noted in one or more areas. Stain and or finish is recommended. Pitch of roof too low for shingles. A qualified licensed contractor is recommended to evaluate and estimate repairs.
Marginal	Retaining Walls: Block Damage and or deterioration was noted to the wall in several areas. A wall was unstable or has failed in one or more areas. A qualified contractor is recommended to evaluate and estimate repairs.
Marginal	Grading: The grading is not proper in one of more areas. This can result is water accumulating around the structure and it's foundation. Accumulated water is a conducive condition for wood destroying insects and organisms. Wet soil may also cause the foundation to settle and possible fail over time. Recommend grading the soil properly and or adding drainage.
Not Inspected	Exterior Surface Drain: Not tested. Beyond the scope of this inspection.
Not Inspected	Lawn Sprinklers: Not tested. Beyond the scope of this inspection. One or more water lines appear to be damaged. Correction is recommended.
Acceptable	Fences: Wood, Chain link Soil to wood contact was noted in one or more areas. This is a condition that is conducive to wood destroying organisms. Unfinished wood was noted in one or more areas. Stain and or finish is recommended. Gate needs adjustment in one or more areas. Correction is recommended. Damage and deterioration was noted in one or more areas. Correction is recommended.



Exterior Surface and Components

Exterior Surface

Acceptable

Exterior Walls: Stucco, Wood siding Gaps or holes not properly sealed at several areas. This can lead to moisture penetration and damage. This can also be used as a conduit for insects to enter the house. Recommend caulking these areas. Minor stucco damage was noted. Patch and repair was noted in one or more areas.



Marginal

Trim: Wood The front planter box has fallen slightly away from the house. Termite and or dry rot damage was noted. Further evaluation is recommended by a licensed pest specialist. Gaps or holes not properly sealed at several areas. This can lead to moisture penetration and damage. This can also be used as a conduit for insects to enter the house. Recommend caulking these areas.



Marginal

Fascia: Wood Termite and or dry rot damage was noted. Further evaluation is recommended by a licensed pest specialist.



Acceptable

Soffits and or Eaves: Wood Paint and or finish was deteriorated. Moisture stains noted. Discoloration was noted in one or more areas.

Acceptable

Windows:

Acceptable

Exterior Lighting: Caulk is recommended around one or more lights.

Acceptable

Exterior Electric Outlets: 120 VAC GFCI

Marginal

Hose Bibs: One or more leaked at the time of the inspection. Correction is recommended.

Exterior Surface and Components (Continued)

Acceptable

Gas Meter: South Corner



Electrical

Not Inspected

Service: Underground

Acceptable

Conductor Type: Romex

South Corner Electric Panel

Acceptable

Ground: Not fully visible.



Acceptable

Condition:

Maximum Capacity: 125 Amps

Acceptable

Main Breaker Size: 100 Amps

Acceptable

Breakers:

Not Present

AFCI:

Not Present

GFCI:

Plumbing

Notice : Underground pipes, pipes inside walls or concealed pipes cannot be judged for sizing, leaks or corrosion. The inspector does not perform tests for water quality or hazards such as lead and does not perform tests for gas leaks. Water filtration systems and/or water softening systems are not part of this inspection. City sewer service, septic systems and all underground pipes are not part of this inspection. Future drainage performance cannot be determined. Solar systems are beyond the scope of this inspection. Circulation pumps and expansion tanks are beyond the scope of this inspection. Fire sprinkler systems are beyond the scope of this inspection. Further evaluation is recommended on all cast iron over 35 years old by a licensed plumber.

Marginal

Water Main Shutoff: Garage The water shut off could not be viewed in utility box at the street. This could be the responsibility of the water utility company. Correction is recommended.



Acceptable

Water Main Size: 3/4 " Copper

Acceptable

Water Pressure: 70 PSI

Acceptable

Water Lines: Copper Not fully visible. The supply lines have been re piped with copper in several areas. Inquire with the seller as to why and what was done.

Acceptable

Waste Lines: ABS Not fully visible.

Acceptable

Vent Pipes: Not fully visible.

Acceptable

Gas Service Lines: Not fully visible.

Garage Water Heater

Marginal

Water Heater Operation: SDG&E is recommended for a complimentary safety inspection before the close of the contingency period. Unit was subject to damage. Recommend adding a barrier for added safety. The exterior, The water heater is nearing the end of it's useful life. Recommend budgeting for replacement.

Type: Natural gas Capacity: 50 Gal.

Defective, Safety Upgrade Flue Pipe: Disconnected vent pipe was noted. Correction is recommended.



Acceptable

Water Supply:

Acceptable

TPR Valve and Drain :

Acceptable

Seismic Straps:

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Roof

Notice: The report is an opinion of the general quality and condition of the roofing. The inspector cannot, and does not, offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leakage. Roofs, skylights and flashing are not water tested for leaks.

Roof Surface

Method of Inspection: Walked on roof

Defective

Material: Asphalt composite shingle No under layment could be viewed in one or more areas. The roof has been improperly installed. Damaged and or missing shingles noted. Damaged and or missing shingles noted. A qualified contractor is recommended to evaluate the entire roof and estimate repairs.



Type: Gabled

Approximate Age: Unknown

Roof (Continued)

Marginal

Flashing: Exposed fasteners were noted without mastic. These are possible moisture intrusion areas. Mastic is recommended on each nail head to ensure the water tightness of the roofing system. Improper roof flashing material noted. Improper installation of roof flashing noted. Further evaluation is recommended by a licensed roofer.



Acceptable
Not Present
Not Present

Plumbing Vents:
Gutters:
Downspouts:

Chimney

Safety Upgrade, Marginal **Chimney: Brick** The chimney does not have the proper clearance to combustible materials. This may not have been required when the house was constructed but upgrades are recommended for added safety.

Marginal

Flue/Flue Cap: The chimney doesn't have a screened cover or rain cap installed. Screened covers and rain caps prevent the following :1. Fire hazard from wood fire sparks and embers exiting flues. 2. Wildlife (birds, rodents, raccoons, etc.) entering flues. 3. Rainwater entering flues and mixing with combustion deposits, creating caustic chemicals which can corrode flues. 4. Rainwater entering flues and causing damage. Recommend having a qualified chimney service contractor install screened cover(s) raincap(s) where missing.

Marginal

Chimney Flashing: The flashing has been in properly installed. Mastic needs repair. Flashing has separated at the chimney to structure connection. Repair is recommended.

Structure

This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologist or civil engineer should be consulted.

Acceptable
Acceptable

Structure Type: Wood frame

Floor/Slab: Slab was not visible due to carpet and/or floor covering but no readily visible problem was noted during the inspection. The exterior portion of the slab has been painted and or covered with stucco and was not fully visible.

Not Inspected

Anchor Bolts: Unable to view.

Heating System

Inspecting heat exchangers is beyond the scope of this inspection as per the CREIA Standards of Practice. It is recommended that all homes with fuel burning appliances have a carbon monoxide detector installed for added safety. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or even heat distribution of the system through the residence is not part of this inspection. Recalled equipment is beyond the scope of this inspection. Condensate pumps are beyond the scope of this inspection. Recommend adding carbon monoxide detectors to all units for added safety.

Garage Heating System

Safety Upgrade, Not Inspected Operation: SDG&E is recommended for a complimentary safety inspection before the close of the contingency period. Flexible gas supply pipe passes through the furnace housing. Vibrations during normal operation or seismic event could damage/wear through the pipe creating a fire/safety hazard. Recommend installation of rigid pipe from the gas control to the exterior of the furnace housing for added safety. Cleaning is recommended. The pilot was not lit. Unable to inspect.

Type: Forced air BTU's 50,000
Fuel Type: Natural gas
Marginal Air Filter: A missing filter was noted at one or more locations. Installation of the correct sized filter is recommended.

Not Inspected Distribution:
Not Inspected Thermostat:
Not Inspected Vent Pipe: Not fully visible.

Interior Rooms

Several components of the home show signs of wear that is consistent with the age of the structure. Wall insulation type and value is not verified. Lead paint, asbestos and mold testing is beyond the scope of this inspection. Security systems, intercom systems and central vacuum systems are beyond the scope of this inspection. Inspection does not cover any damage or components concealed by rugs, carpeting, wall paneling, furniture or stored items. Uncommon cracking and or deterioration will be mentioned in this report.

Living Space

Acceptable Door Bell:
Marginal Entry Door: Latching hardware is not properly operational at one or more locations. Correction is recommended.

Acceptable Exterior Door(s): Metal sliding Screen door was damaged at one or more locations. Correction is recommended.

Acceptable Closets:
Acceptable Ceiling: Drywall
Acceptable Walls: Drywall Patch and or repair noted. The walkway into the master bedroom was unusually narrow based on today's standards.

Acceptable Floor: Tile, Carpet Grout was missing in one or more areas. Correction is recommended. Cracked tiles were noted in one or more areas. Chipped and or deteriorated tiles were noted. Transitions were missing at one or more areas. Correction is recommended.

Acceptable Doors: Patch and or repair noted at one or more locations. Doors rub on the flooring at one or more locations. Correction is recommended.

Acceptable Windows: Metal slider Holes were noted in one or more window frames. These are possible moisture intrusion areas and correction is needed.

Acceptable Window Screens: One or more screens appears to be missing. One or more screens appears to be damaged. Replacement is recommended.

Acceptable Electrical: The polarity and grounding of outlets within 6 feet of plumbing fixtures at the interior appear serviceable. One or more unknown switches were noted. Inquire with seller. Outlet not operational at one

Interior Rooms (Continued)

Electrical: (continued)

or more locations. Further evaluation is recommended by a licensed electrician.

Acceptable Smoke Detector(s): All Unable to reach one or more detectors due to height.

Fireplace/Wood Stove

Living Room Fireplace

Acceptable, Safety Upgrade Fireplace Construction: Masonry Glass doors were missing at the fireplace. Not all cities require glass doors around the firebox but it is always recommended for added safety.

Acceptable Fire Box

Acceptable Flue:

Marginal Damper: Not properly operational. Correction is recommended.

Acceptable Hearth:

Laundry Room/Area

Notice: Washing machines and dryers are not tested or moved during the inspection. The inspector does not test washing machine drains or supply valves. Water supply valves if turned may be subject to leaking.

Garage Laundry Room/Area

Acceptable Water Supply

Acceptable Washer and Dryer Electrical: 120 and 240 VAC

Acceptable Dryer Vent:

Acceptable Dryer Gas Line:

Acceptable Washer Drain:

Attic

Attic

Method of Inspection: Entered the attic

Acceptable Unable to Fully Inspect: Due to insulation, heating ducts and limited space. Improper access to the garage attic space noted based on today's standards. This area was not inspected.

Acceptable Access: Hall

Marginal Roof Framing: 2x4 Truss Evidence of fire damage was noted in several areas. It appears that a new truss system has been installed and is charred in one or more areas. Inquire with the seller and the building department to see what what done and to make sure that the work was permitted.

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Attic (Continued)

Roof Framing: (continued)



Acceptable
Marginal

Sheathing:

Ventilation: Some ventilation was visible. determining the adequacy of the ventilation is beyond the scope of this inspection.

Acceptable

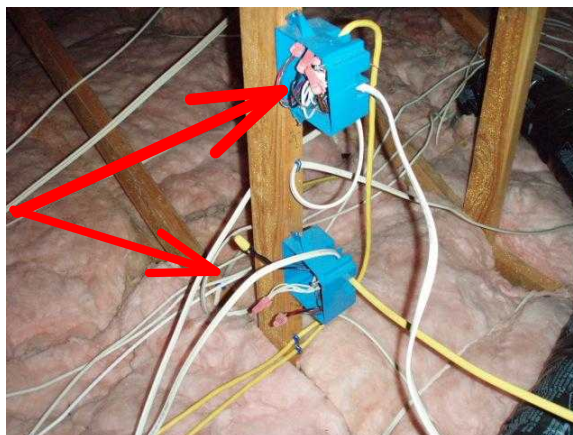
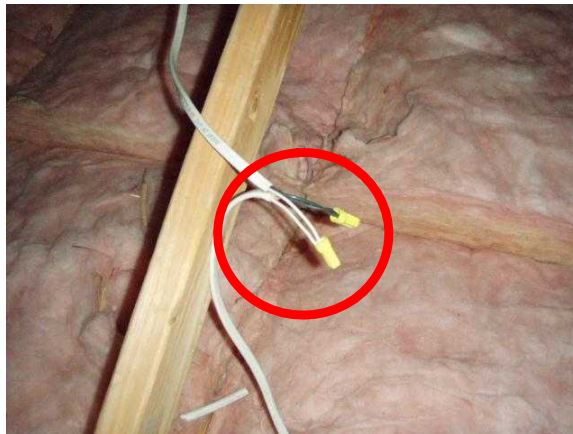
Insulation: Batts

Acceptable

Insulation Depth: 8"

Safety Upgrade, Marginal

Wiring/Lighting: Open splices not in junction box noted. Further evaluation is recommended by a licensed electrician. Missing junction box covers were noted in one or more areas. Correction is recommended for added safety. Improperly terminated wires were noted in one or more areas.



Attic (Continued)

Acceptable Moisture Penetration:

Kitchen

Only the appliances listed were inspected. All others are beyond the scope of this inspection. Please note that this is not a warranty of any kind. This is a snapshot of the condition of the property and its components at the time of the inspection. A home warranty is highly recommended. Self- and/or continuous cleaning operations, clocks, timing devices, lights, and thermostat accuracy are not tested during this inspection. Appliances such as refrigerators, freezers and built-in ice makers are not part of this inspection and inspector does not move appliances.

Cooktop Kitchen

Acceptable, Safety Upgrade **Cooking Appliances:** Gas An anti-tip device is recommended for added safety.

Acceptable **Ventilator:**

Acceptable **Cooktop Gas**

Acceptable **Disposal:**

Not Inspected **Dishwasher:** Determining the adequacy of the washing and drying functions of the dishwasher is not a part of this inspection. A leak was noted from the dishwasher. The unit could not be properly inspected. The unit is not properly secured. Correction is recommended. Water was coming out of the at gap during the drain cycle. This is improper and correction is recommended.

Acceptable **Sink:**

Acceptable **Electrical:** 120 GFCI Cover plates were missing at one or more locations. Replacement is recommended.

Defective **Plumbing/Fixtures:** A leak was noted from the dishwasher. A licensed plumber is recommended to evaluate and estimate repairs.



Acceptable **Counter Tops:** Grout was missing or cracked in several areas. Correction is recommended.

Acceptable **Cabinets:**

Bathroom

Inspection is limited due to personal belongings. Wall coverings, rugs, and contents in drawers and cabinets were not moved and prevented a complete inspection. Determining if shower pans are leaking is beyond the scope of this inspection. Steam units are beyond the scope of this inspection.

Master Bathroom

Defective

Electrical: No outlets were visible. A qualified licensed contractor is recommended to evaluate and estimate repairs.

Acceptable

Counter/Cabinet:

Acceptable

Sink/Basin:

Acceptable

Faucets/Traps:

Acceptable

Tub/Surround:

Acceptable

Shower/Surround: Caulking all penetrations is highly recommended. Shower arm is loose at wall.

Defective

Toilets: A leak was noted from the tank. A qualified licensed contractor is recommended to evaluate and estimate repairs.



Acceptable

Ventilation:

Hall Bathroom

Defective

Electrical: No outlets were visible. A qualified licensed contractor is recommended to evaluate and estimate repairs.

Acceptable

Counter/Cabinet:

Acceptable

Sink/Basin:

Acceptable

Faucets/Traps:

Acceptable

Tub/Surround:

Acceptable

Shower/Surround: Tub diverter was not 100 % functional. Some water comes out the tub spout when the shower is activated. Replacement may be needed. Shower fixture was loose at the wall. Correction is recommended.

Marginal

Toilets: The tank was loose. Correction is recommended.

Acceptable

Ventilation:

Garage/Carport

Determining the rating of firewall is beyond the scope of this inspection. Framing, wiring, and piping covered with drywall or out of sight is beyond the scope of this inspection. The occupant's belongings are blocking the view of the entire garage. Inspector was unable to fully inspect. Recommend careful review prior to the close of the transaction

Garage

Type of Structure: Attached Car Spaces: 2

Marginal

Vehicle Door(s) and Operation: The dept of the garage does not appear to be adequate for an average sized car due to an addition.



Acceptable

Electric Opener:

Acceptable

Door to Living Space

Acceptable

Ceiling:

Acceptable

Walls:

Acceptable

Floor/Foundation: Common cracks noted.

Safety Upgrade, Marginal

Electrical: Outlets were not operational at one or more locations. Further evaluation is recommended by a licensed electrician. Non-GFCI circuit noted. Recommend GFCI circuit be installed for added safety.