



Home Integrity Inspections

Accurate, Thorough, Professional

Confidential Inspection Report

1801 Condo St #211

San Diego, CA 92110

Prepared for: Your Name



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San Diego, Ca

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GENERAL INFORMATION

Client & Site Information:

Inspection Date: January 14, 2014 - 8:00 AM.
 Client: Your Name.
 Inspection Site: 1801 Condo St #211
 San Diego, CA 92110.
 Occupied? Yes.
 People Present: Occupant, Purchaser, Inspector.

Building Characteristics:

Building Type & Age: Single family Condominium, Approx 38 yrs old.
 Building Type: Multi Family, 3 story Condominiums.

Climatic Conditions:

Weather: Clear/Sunny, Approximately 65-70 degrees.

Utility Services:

Utility Sources/Status: Public water and sewer. Private Gas and Electric. All utilities were on.

Payment Information:

Fee: Paid.
 Paid By: Cash.

Rating Terms used in this Report with Definitions - Please read the following:

Acceptable = Operable - May show typical wear and tear consistent with age.
Marginal = Declining Condition. Needs evaluation by an expert in this field.
Repair / Replace = Needs repair or replacement by qualified contractor.
Maintenance Issue = In need of typical maintenance.
Safety Issue = Item, system or component is a health or safety risk.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. This inspection will be performed in accordance with **CREIA** Standards of Practice. (Download and print from; www.creia.org/creia-standards-of-practice.html) This inspection is limited by the limitations, exceptions and exclusions as stated in the Standards of Practice and in the signed Inspection Agreement provided at the time of this inspection.

GROUNDS

Deck:

Rear Patio / Porch: Acceptable. Deck Type: Waterproof membrane over Wood structure.

Railings:

Rear Patio / Porch: Acceptable However; the Railing is a bit loose at the wall.



ELECTRICAL SYSTEM

Any electrical deficiencies listed in this report should be evaluated and repaired by a licensed electrical contractor.

Electrical Service:

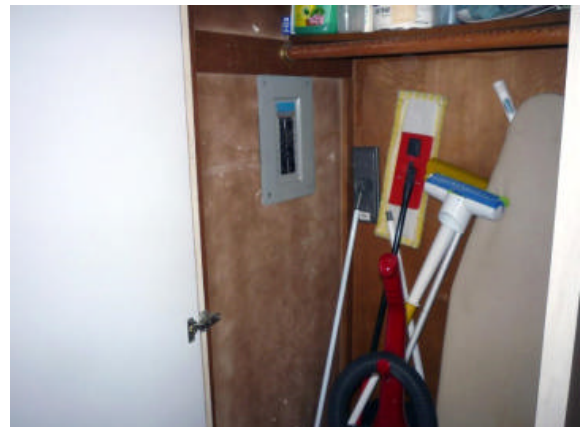
Type & Location: The main service panel was not located. The electrical service is typically located inside a locked closet in the Common Area. Contact the HOA for more information.

Electrical Distribution Panels:

Main Panel Location: Inside the Cabinetry in the Entry area.

Observations: Distribution panels located inside cabinetry or closets are often hidden or difficult to access because of clothing or personal items. It is required to keep a clear space directly in front of the panels at all times in the event a circuit breaker needs to be located and turned off.

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Circuit breakers are without the benefit of clear and complete labeling.

Incorrect Screws are used for the panel cover. One of the screws is missing. Replace as needed.



Circuit Breakers: Circuit and wire sizing appear correct so far as visible.

Conductors:

Entrance Cables: Aluminum, Acceptable so far as visible.

Branch Wiring: Copper, Acceptable so far as visible.

Switches & Fixtures:

Master Bath: However; 2 bulbs appear to be bad.

Bath 2: Acceptable.

Entry Area: One of the Switches is for an outlet in the Living Room. However; there is constant power at the outlet. Wiring needs to be evaluated by an electrician.



Living Room: Acceptable.

Den: Acceptable.

Kitchen: Acceptable.

Master Bedroom: Acceptable.

Electrical Outlets:

Bath 2:	Acceptable.
Living Room:	Acceptable. However; One of the outlets is loose in the wall.
Den:	Acceptable.
Kitchen:	Acceptable.
Master Bedroom:	Acceptable.

HEATING SYSTEM

Any Heating or Air Conditioning deficiencies listed in this report should be evaluated and repaired by a licensed HVAC contractor.

Heating Equipment:

Type & Location:	Radiant heat located in the ceilings of the Living Room, Master Bedroom and Den..
Fuel Source:	Electric.
General Operation:	Operable.
Thermostat Controls:	Acceptable. Located in the Living Room, Master Bedroom and Den.

Fireplaces /Gas Fuel Heating:

Location & Condition:	Living Room. Acceptable.
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PLUMBING SYSTEM

Any Plumbing deficiencies listed in this report should be evaluated and repaired by a licensed plumbing contractor.

Main Line:

Water Shut Off:	Main shutoff valve location was not determined. Contact HOA for information regarding water shut off.
Water Pressure:	Water pressure appears adequate.

Supply Lines:

Material:	Copper.
Condition:	Acceptable where visible.

Waste Lines:

Material: ABS.
 Condition: Acceptable where visible.

Water Heater:

Power Source: Power source is not determined. This appliance is most likely located inside a common area closet and is managed by the HOA, serving the units in this building.
 Location: Not determined.

Fixtures & Drain:

Master Bath: Operable. However; Some repairs or replacement is needed. Mineral deposits observed at faucet should be cleaned/removed if possible in order to prevent further deterioration.



The sink drains a bit slowly. Check for clogs.

Corrosion was observed at the drain pipe and its connection to the sink.



Bath 2: Appears acceptable. However; the water supply valves were turned off prior to inspecting this equipment. Further evaluation will be needed.

Kitchen Sink: Appears acceptable. However; the water supply valves were turned off prior to inspecting this equipment. Further evaluation will be needed.

BATHROOMS

Toilets:

Master Bath:

Acceptable
Maintenance Issue, Caulking
replacement is needed at toilet
base to floor.



Bath 2:

Appears acceptable. However; the water supply was turned off prior to the inspector testing this equipment. Further evaluation will be needed.

Shower Fixtures:

Master Bath:

Operable. However;
Corrosion/Damage noted at the
Shower Head.
Recommend caulking around
fixtures to prevent water intrusion.



An active plumbing leak was
observed inside the wall cavity
behind the Shower Fixtures.. Water
dripping down inside the wall may
cause damages to the unit below.
Repair is needed as soon as
possible.



Shower & Walls:

Master Bath: Acceptable. Composite Floor Pan and Wall Panels.

Bath Ventilation:

Master Bath: Acceptable.

Bath 2: Acceptable.

Tub & Shower Fixtures:

Bath 2: Appears acceptable. However; the water supply was turned off prior to the inspector testing this equipment. Further evaluation will be needed. Recommend caulking around fixtures to prevent water intrusion.

Tub, Shower & Walls:

Bath 2: Acceptable, Fiberglass unit.

KITCHEN APPLIANCES

Type & Condition:

Range/ Cooktop / Oven: Acceptable, Electric, 4 burner stove with electric oven below. Due to time constraints, not all settings were tested. Stove has not been secured with an Anti-tip device. Stove should be properly secured as a safety precaution.

Ventilation: Acceptable, Externally vented, Recirculation fan located in Microwave oven.

Refrigerator: Acceptable, Refrigerator/Freezer.

Dishwasher: Acceptable. However; Due to time constraints, not all settings were tested.

Garbage Disposal: Acceptable.

Microwave: Acceptable, However; Due to time constraints, not all settings were tested.

INTERIOR ROOMS

Cabinetry - Counters:

NOTE: Stored items inside Cabinets or on Counter tops prevented a full inspection. Ratings below reflect the conditions of the visible area only. Further evaluation is needed prior to the close of escrow.

Master Bath: Acceptable, Wood Cabinets with Composite Counter top.

Bath 2: Acceptable, Wood Cabinets with Composite Counter top.

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Kitchen:

Wood Cabinets with Composite Tops. Acceptable with the exception of damaged wood materials located below the sink. Evidence of past leakage was observed. It does not appear to be an active leak at this time. However; there may be the presence of microbial growth in the wall, flooring or adjacent cabinet materials. Recommend having an expert remove and repair the damaged wood and also to further inspect for any hidden microbial growth.



Doors:

Entry Door: Acceptable.

Sliding Glass Door: Acceptable.

Master Bath: Operable. However; The latch or strike plate needs to be adjusted so that the door will latch correctly.

Bath 2: Operable. However; The latch or strike plate needs to be adjusted so that the door will latch correctly.

Den: The pocket door in this room needs adjustment or repair in order to operate as intended. The door does not open all the way.

Master Bedroom: Acceptable.

Windows:

General Type: Aluminum frames, Single glazed units.

NOTE: Tempered or Safety Glass is required where the bottom edge of the Glass pane is within 18" of the floor or walking surface, and that a walking surface is within 36" of the window.

Currently, Tempered or Safety Glass is required where a Glass pane is larger than 9 Square feet.

Living Room: Some of the lower glass panes in this room are not marked as Tempered or Safety Glass.
The large pane in this room is not marked as Tempered or Safety Glass.

Master Bedroom: Acceptable.

Walls:

NOTE: Stored items or furnishings prevent full inspection. Ratings below reflect the conditions of the visible portions of walls only. Further evaluation is needed prior to the close of escrow.

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Master Bath: Acceptable.
 Bath 2: Acceptable.
 Entry Area: Acceptable.
 Living Room: Acceptable.
 Den: Acceptable.
 Kitchen: Acceptable.
 Master Bedroom: Acceptable Overall. However;
 Drywall repair is needed inside the
 Closet.



Ceilings:

Master Bath: Acceptable.
 Bath 2: Evidence of past repair was observed directly above the Toilet.
 Entry Area: Acceptable.
 Living Room: Acceptable.
 Den: Acceptable.
 Kitchen: Acceptable.
 Master Bedroom: Acceptable.

Floors:

NOTE: Stored items or furnishings prevented full inspection. Ratings below reflect the conditions of the visible portions of floors only. Further evaluation is needed prior to the close of escrow.

Master Bath: Tile.
 Bath 2: Tile and Simulated Wood.
 Entry Area: Simulated Wood.
 Living Room: Carpet.

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Den: Simulated Wood.
 Kitchen: Simulated Wood.
 Master Bedroom: Carpet, Some Staining observed.

Closets:

NOTE: Stored items prevented full viewing. Ratings below are for the visible areas only. Recommend further inspection be done prior to the close of escrow.

Den: Acceptable Overall. However; the closet door bottom track was installed out of level and needs repair in order to function as intended.



Master Bedroom: Acceptable Overall. However; One of the Mirrors is damaged at the Closet Doors .



Smoke / Fire Detector:

General: It is highly recommended to change the batteries in all existing smoke detectors prior to occupying the home.
 Den: Present.
 Master Bedroom: Present.

Carbon Monoxide Alarms:

General: **SAFETY ISSUE:** There are no Carbon Monoxide Alarms present. Carbon Monoxide Alarms are required to be installed adjacent to all sleeping rooms. It is recommended to install Carbon Monoxide Alarms in the Entry area as a safety precaution. It is acceptable to install a combination Smoke/Carbon Monoxide Alarm in this location.