

# Inspection Report

**Mrs. Happy Customer**

**Property Address:**

3211 Main St  
Small Town, CA  
92008



**JT Construction Products, LLC**

**Bjorn Johnson  
1156 Sugarbush Drive  
Vista, CA 92084  
760-305-7132**

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<b>Date:</b> 7/21/2018	<b>Time:</b> 09:30 AM	<b>Report ID:</b> 20180721-3211-Celinda-Dra
<b>Property:</b> 3211 Main St Small Town, CA 92008	<b>Customer:</b> Mrs. Happy Customer	<b>Real Estate Professional:</b> Ican Sell

### 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.

**Satisfactory (SAT)** = Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

**Marginal (MGN)** = Indicates the component will probably require repair or replacement anytime within five years.

**Unsatisfactory (UNSAT)** = Indicates the component will need repair or replacement now or in the very near future.

**Significant Issues (SIGIS)** = A system or component that is considered significantly deficient, inoperable or is unsafe.

**Safety Hazard (SAFHAZ)** = Denotes a condition that is unsafe and in need of prompt attention.

**(Summary items)** = Items in this section should be considered for repair or replacement prior to close.

**In Attendance:**

Customer and their agent

**Type of building:**

Single Family (2 story)

**Style of Home:**

Contemporary

**Approximate age of building:**

Over 25 Years

**Temperature:**

Over 65 (F) = 18 (C)

**Weather:**

Clear

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

**Radon Test:**

No

**Water Test:**

No

## 1. 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.

### Styles & Materials

1.0	Roof Coverings
1.1	Flashings
1.2	Skylights, Chimneys and Roof Penetrations
1.3	Roof Drainage Systems

#### Roof Covering:

Concrete  
Tile

#### Viewed roof covering from:

Ground  
Ladder  
Walked roof  
Binoculars

#### Sky Light(s):

Two

#### Chimney (exterior):

Masonry Stucco

### Comments:

1.0 (1) Inspected-SAT

(2) Excess tiles piled on roof. Recommend removing tiles.



1.0 Item 1(Picture)

1.1 (1) Inspected - SAT

(2) Grout Flashing repair noted. Recommend monitoring roof for signs of deterioration or water damage.



1.1 Item 1(Picture)

1.2 Inspected - SAT

### 1.3 Inspected - SAT

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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.

## 2. 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.

### Styles & Materials

2.0	Wall Cladding Flashing and Trim
2.1	Doors (Exterior)
2.2	Windows
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)
2.5	Eaves, Soffits and Fascias

#### Siding Style:

Cement stucco

#### Siding Material:

Stucco

#### Exterior Entry Doors:

Wood  
Steel  
Insulated glass

#### Appurtenance:

Deck with steps  
Covered porch

#### Driveway:

Concrete

#### Pool Safety Devices:

Exterior Door Exit Alarms

### Comments:

2.0 Inspected - SAT

2.1 Inspected - SAT

2.2 Inspected - SAT

2.3 (1) Inspected

(2) Support for window box loose deteriorated. Recommend repair/replace as necessary.



2.3 Item 1(Picture)

(3) Deck ledger not properly fastened (per recent code). No flashing visible between house and deck. Recommend buyer have licensed contractor evaluate and repair/replace as necessary as upgrade.



2.3 Item 2(Picture)

(4) Deck cantilever joist not correctly fastened with joist hangers. Pulling away from rim joist. Recommend installing proper joist hangers.



2.3 Item 3(Picture)

(5) Deck handrail wobbly. No backing on stair treads. Recommend licensed contractor evaluate and repair/replace as necessary.



2.3 Item 4(Picture)

(6) House does not have at least two of the recommended pool safety devices. Recommend installing as necessary.

**2.4 Inspected - SAT**

**2.5 Inspected - SAT**

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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.

### 3. Garage

#### Styles & Materials

3.0	Garage Ceilings
3.1	Garage Walls (including Firewall Separation)
3.2	Garage Floor
3.3	Garage Door (s)
3.4	Occupant Door (from garage to inside of home)
3.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)
3.6	Garage window (s)

**Garage Door Type:**  
One manual  
Two automatic

**Garage Door Material:**  
Insulated  
Metal

**Auto-opener Manufacturer:**  
LIFT-MASTER

#### Comments:

3.0 Inspected - SAT

3.1 Inspected - SAT

3.2 Inspected - SAT

3.3 Inspected - SAT

3.4 (1) Inspected

(2) Fire door does not auto close and latch. Recommend repair/replace hinges as necessary.



3.4 Item 1(Picture)

3.5 (1) Inspected

(2) Electric eye above 6 inches. Recommend lowering electric eye no more than 6 inches above garage floor.





3.5 Item 1(Picture)

(3) Garage door pressure reverse needs adjustment. Recommend adjusting garage door pressure reverse as necessary.

3.6 None

## 4. 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.

### Styles & Materials

4.0	Ceilings
4.1	Walls
4.2	Floors
4.3	Steps, Stairways, Balconies and Railings
4.4	Counters and Cabinets (representative number)
4.5	Doors (representative number)
4.6	Windows (representative number)

**Ceiling Materials:**

Gypsum Board

**Wall Material:**

Gypsum Board

**Floor Covering(s):**

Carpet  
Hardwood T&G  
Tile

**Interior Doors:**

Hollow core  
Wood

**Window Types:**

AGED  
Thermal/Insulated  
Sliders

**Window Manufacturer:**

UNKNOWN

**Cabinetry:**

Wood  
Melamine

**Countertop:**

Tile  
Stone

**Comments:**

4.0 Inspected - SAT

4.1 Inspected - SAT

4.2 Inspected - SAT

4.3 (1) Inspected

(2) Stair banister spacing exceeds 4 3/8. Recommend repair/replace as necessary.



4.3 Item 1(Picture)

4.4 (1) Inspected

(2) Soap dish first floor bath cracked and loose. recommend repair/replace as necessary.



4.4 Item 1(Picture)

(3) Water damage to laminate under kitchen sink. Recommend repair/replace as necessary.



4.4 Item 2(Picture)

**4.5 Inspected - SAT**

**4.6 Inspected - SAT**

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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.

## 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.

5.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)
5.1	Walls (Structural)
5.2	Floors (Structural)
5.3	Ceilings (Structural)
5.4	Roof Structure and Attic

### Styles & Materials

**Foundation:**

Poured concrete

**Method used to observe**

**Crawlspace:**

No crawlspace

**Floor Structure:**

Wood joists  
Slab

**Wall Structure:**

Wood  
2 X 4 Wood  
2 X 6 Wood

**Columns or Piers:**

N/A

**Ceiling Structure:**

4" or better

**Roof Structure:**

2 X 4 Rafters  
2 X 6 Rafters  
Plywood

**Roof-Type:**

Gable

**Method used to observe**

**attic:**

Walked

**Attic info:**

Attic access  
Scuttle hole

**Comments:**

5.0 (1) Inspected

(2) Foundation corner crack under patio. Recommend monitor crack for further movement or have structural engineer evaluate.



5.0 Item 1(Picture)

5.1 Inspected - SAT

**5.2 Inspected - SAT**

**5.3 Inspected - SAT**

**5.4 Inspected - SAT Walked attic, 50% not accessible due to structural framing, viewed from accessible side.**

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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. 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.

6.0	Plumbing Drain, Waste and Vent Systems
6.1	Plumbing Water Supply, Distribution System and Fixtures
6.2	Functional Flow and Functional Drainage
6.3	Hot Water Systems, Controls, Chimneys, Flues and Vents
6.4	Main Water Shut-off Device (Describe location)
6.5	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)
6.6	Main Fuel Shut-off (Describe Location)

**Styles & Materials**

**Water Source:**  
Public

**Water Filters:**  
None

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

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

**Washer Drain Size:**  
2" Diameter

**Plumbing Waste:**  
PVC

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

**Water Heater Capacity:**  
40 Gallon (1-2 people)

**Water Heater Location:**  
Garage

**WH Manufacturer:**  
BRADFORD-WHITE

**Water Pressure:**  
Within Range  
Extra Info : 58 PSI

**Comments:**

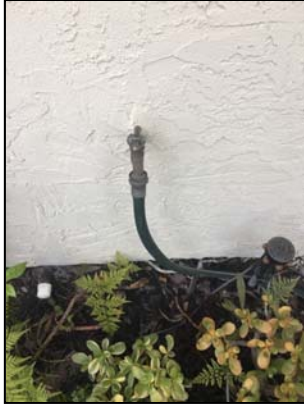
**6.0** Inspected - SAT

**6.1** (1) Inspected

(2) No anti-siphon device spout side of garage. Recommend installing anti-siphon device to ensure no cross connection contamination of interior water.



6.1 Item 1(Picture)



6.1 Item 2(Picture)



6.1 Item 3(Picture)

(3) Master tub cold water knob loose at base. Recommend repair/replace as necessary.



6.1 Item 4(Picture)

**6.2 Inspected - SAT**

**6.3 (1) Inspected**

(2) Hot water heater not solidly blocked. Straps loose. Recommend repair/replace as necessary to ensure water heater firmly secured.



6.3 Item 1(Picture)



6.3 Item 2(Picture)

(3) Water heater pipes not insulated. recommend insulating pipes as upgrade to increase energy efficiency.



6.3 Item 3(Picture)

(4) Non-dialectic fittings causing corrosion. Recommend licensed plumber evaluate and replace as necessary to increase life of water heater.



6.3 Item 4(Picture)

6.4 Main water shut-off and reduction valve located in garage behind sliding doors.

6.5 Inspected - SAT

6.6 Main fuel shut-off and meter located on front, left corner of house.

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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.



## 7. 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.

### Styles & Materials

#### Electrical Service

**Conductors:**  
Aluminum

**Panel Capacity:**  
100 AMP

**Panel Type:**  
Circuit breakers

#### Electric Panel

**Manufacturer:**  
Unknown

**Branch wire 15 and 20**

**AMP:**  
Copper  
Aluminum

**Wiring Methods:**  
Romex

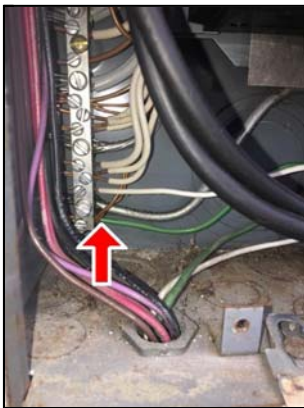
7.0	Service Entrance Conductors
7.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels
7.2	Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage
7.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)
7.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure
7.5	Operation of GFCI (Ground Fault Circuit Interrupters)
7.6	Location of Main and Distribution Panels
7.7	Smoke Detectors
7.8	Carbon Monoxide Detectors

### Comments:

7.0 Inspected - SAT

7.1 (1) Inspected

(2) Double wired on neutral bus. Recommend licensed electrician evaluate and repair/replace as necessary.

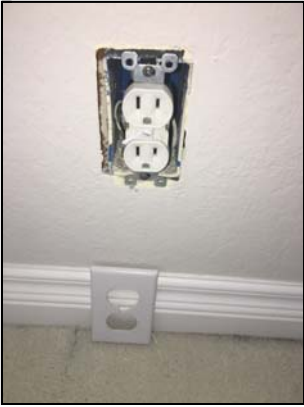


7.1 Item 1(Picture)

7.2 (1) Inspected

Aluminum wire is installed on 120 VAC branch electrical circuits in the subject house. These single strand, branch circuit aluminum wires were used widely in houses during the mid 1960s and 1970s. According to the U.S. Consumer Product Safety Commission, problems due to expansion can cause overheating at connections between the wire and devices (switches and outlets) or at splices, which has resulted in fires. For further information on aluminum wiring contact the U.S. Consumer Product Safety Commission via the Internet at <http://www.cpsc.gov/> . It is recommended that the electrical system be evaluated by a licensed electrical contractor.

(2) Broken socket cover bedroom. Recommend repair/replace as necessary.



7.2 Item 1(Picture)

7.3 Inspected - SAT

7.4 Inspected - SAT

7.5 (1) Inspected

(2) Exterior deck outlet not GFCI. Recommend replace with GFCI as upgrade to enhance safety of house.



7.5 Item 1(Picture)

(3) Garage outlets not GFCI. Recommend replace with GFCI to enhance safety of house.



7.5 Item 2(Picture)

(4) GFCI by tub in master bathroom inoperable. Recommend repair/replace as necessary.



7.5 Item 3(Picture)

**7.6** Main distribution panel is located on left side of house with sub-panel on back wall of garage.

**7.7** (1) The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

(2) Missing smoke detector master bedroom. Recommend replacing smoke detectors to enhance safety of house.



7.7 Item 1(Picture)

**7.8** Single CO2 detector found plugged into outlet second floor hallway. Detector mounted too low. Recommend mounting CO2 detector on each floor at least 3 feet above floor.

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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.

## 8. 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.

8.0	Heating Equipment
8.1	Normal Operating Controls
8.2	Automatic Safety Controls
8.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)
8.4	Presence of Installed Heat Source in Each Room
8.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

**Styles & Materials**

**Heat Type:**  
Furnace

**Energy Source:**  
Gas

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

**Heat System Brand:**  
DAY AND NIGHT

**Ductwork:**  
Insulated

**Filter Type:**  
Disposable

**Filter Size:**  
Cut to fit

**Types of Fireplaces:**  
Propane gas logs vented

**Operable Fireplaces:**  
One

**Number of Woodstoves:**  
None

**Cooling Equipment Type:**  
None

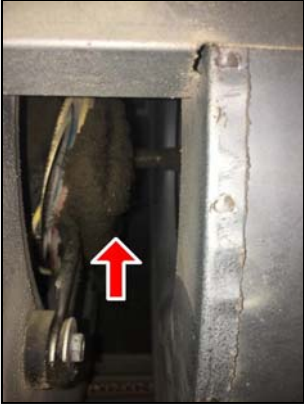
**Cooling Equipment Energy Source:**  
N/A

**Number of AC Only Units:**  
None

**Central Air Brand:**  
NONE

**Comments:**

- 8.0 Inspected - Marginal. Furnace is at its expected service life and may need to be replaced in the next 1-5 years.
- 8.1 Inspected - SAT
- 8.2 Inspected - SAT
- 8.3 (1) Inspected
- (2) Fan motor dirty. Recommend cleaning fan motor and filter.



8.3 Item 1(Picture)

**8.4** Verified each room has installed heating source.

**8.5** Inspected - MGN - Gas log fireplace does not have flue lock open device. Recommend installing lock open device to enhance the safety of the home.

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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.

## 9. 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.

9.0	Insulation in Attic
9.1	Insulation Under Floor System
9.2	Ventilation of Attic and Foundation Areas
9.3	Venting Systems (Kitchens, Baths and Laundry)

**Styles & Materials**

- Attic Insulation:**  
Blown
- Ventilation:**  
Gable vents
- Exhaust Fans:**  
None
- Dryer Power Source:**  
Gas Connection
- Dryer Vent:**  
PVC Rigid
- Floor System Insulation:**  
NONE

**Comments:**

- 9.0** Inspected - SAT
- 9.1** Not Visible
- 9.2** Inspected - SAT
- 9.3** Inspected - SAT - Recommend cleaning cooktop vent upon move in for enhanced safety of the home.

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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.

## 10. 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.

10.0	Dishwasher
10.1	Ranges/Ovens/Cooktops
10.2	Range Hood (s)
10.3	Food Waste Disposer

**Styles & Materials**

**Dishwasher Brand:**  
NONE

**Disposer Brand:**  
NONE  
UNKNOWN

**Exhaust/Range hood:**  
VENTED  
UNKNOWN BRAND

**Range/Oven:**  
NONE  
UNKNOWN

**Built in Microwave:**  
NONE

**Trash Compactors:**  
NONE

**Comments:**

- 10.0** Inspected - SAT - wash cycle ran during inspection
- 10.1** Inspected - SAT
- 10.2** Inspected - SAT
- 10.3** Inspected - SAT

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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.

## General Summary

### JT Construction Products, LLC

1156 Sugarbush Drive  
Vista, CA 92084  
760-305-7132

#### Customer

Mrs. Happy Customer

#### Address

3211 Main St  
Small Town, CA 92008

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

### 1.0 Roof Coverings

(2) Excess tiles piled on roof. Recommend removing tiles.



1.0 Item 1(Picture)

## 2. Exterior

### 2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

(5) Deck handrail wobbly. No backing on stair treads. Recommend licensed contractor evaluate and repair/replace as necessary.





2.3 Item 4(Picture)

### 3. Garage

#### 3.4 Occupant Door (from garage to inside of home)

(2) Fire door does not auto close and latch. Recommend repair/replace hinges as necessary.



3.4 Item 1(Picture)

### 4. Interiors

#### 4.3 Steps, Stairways, Balconies and Railings

(2) Stair banister spacing exceeds 4 3/8. Recommend repair/replace as necessary.



4.3 Item 1(Picture)

## 6. Plumbing System

### 6.3 Hot Water Systems, Controls, Chimneys, Flues and Vents

(2) Hot water heater not solidly blocked. Straps loose. Recommend repair/replace as necessary to ensure water heater firmly secured.



6.3 Item 1(Picture)



6.3 Item 2(Picture)

## 7. Electrical System

### 7.8 Carbon Monoxide Detectors

Single CO2 detector found plugged into outlet second floor hallway. Detector mounted too low. Recommend mounting CO2 detector on each floor at least 3 feet above floor.

## 8. Heating / Central Air Conditioning

### 8.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Inspected - MGN - Gas log fireplace does not have flue lock open device. Recommend installing lock open device to enhance the safety of the home.

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.

## Electrical Issues

### JT Construction Products, LLC

1156 Sugarbush Drive  
Vista, CA 92084  
760-305-7132

#### Customer

Mrs. Mary Beth Quick

#### Address

3211 Celinda Dr  
CFC g ccs.  
Carlsbad CA 92008

## 7. Electrical System

### 7.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

(1) Inspected

Aluminum wire is installed on 120 VAC branch electrical circuits in the subject house. These single strand, branch circuit aluminum wires were used widely in houses during the mid 1960s and 1970s. According to the U.S. Consumer Product Safety Commission, problems due to expansion can cause overheating at connections between the wire and devices (switches and outlets) or at splices, which has resulted in fires. For further information on aluminum wiring contact the U.S. Consumer Product Safety Commission via the Internet at <http://www.cpsc.gov/> . It is recommended that the electrical system be evaluated by a licensed electrical contractor.