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Report #	2011121401-MDE
Date	12/14/2011
Inspector	MARK EAST

Property Address	1111 Grand Ave.		
	Del Mar	CA	92014
Description	4 Bedroom	3.5 Bath	Occupied
	Single Family Residence		

Prepared For	[Redacted]		
Address			
Phone			
Agent	Justin 858-245-7881		



8332 REGENTS ROAD  
SUITE 3D  
SAN DIEGO, CA 92122

858.535.1414

INSPECTION REPORT



THIS IS A LEGALLY BINDING CONTRACT. PLEASE READ IT CAREFULLY.

**SCOPE OF THE INSPECTION:** The real estate inspection documented herein is a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. The purpose of this inspection is to provide the Client with information regarding the general condition of the building(s).

This written report is for the sole use and benefit of the above-named client. The written report shall document any material defects discovered in the building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives.

The inspection shall be performed in accordance with the Standards of Practice of the California Real Estate Inspection Association (CREIA<sup>SM</sup>), attached hereto and incorporated herein by reference, and is limited to those items specified herein.

**CLIENT'S DUTY:** Client agrees to read the entire written report when it is received and promptly notify the Inspector of any questions or concerns regarding the inspection or the written report. The written report shall be the final and exclusive findings of Inspector.

Client acknowledges that Inspector is a generalist and that further investigation of a reported condition by an appropriate specialist may provide additional information which can affect Client's purchase decision. Client agrees to obtain further evaluation of reported conditions before removing any investigation contingency and prior to the close of the transaction.

In the event Client becomes aware of a reportable condition which was not reported by Inspector, Client agrees to promptly notify Inspector and allow Inspector and/or Inspector's designated representative(s) to inspect said condition(s) prior to making any repair, alteration, or replacement. Client agrees that any failure to so notify Inspector and allow inspection is a material breach of this Agreement.

**ENVIRONMENTAL CONDITIONS:** Client agrees what is being contracted for is a building inspection and not an environmental evaluation. The inspection is not intended to detect, identify, or disclose any health or environmental conditions regarding this building or property, including, but not limited to: the presence of asbestos, radon, lead, urea-formaldehyde, fungi, molds, mildew, PCBs, or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or building materials. The Inspector is not liable for injury, health risks, or damage caused or contributed to by these conditions.

**GENERAL PROVISIONS:** The written report is not a substitute for any transferor's or agent's disclosure that may be required by law, or a substitute for Client's independent duty to reasonably evaluate the property prior to the close of the transaction. This inspection Agreement, the real estate inspection, and the written report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever.

No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against Inspector/Inspection Company or its officers, agents, or employees more than one year from the date Client discovers, or through the exercise of reasonable diligence should have discovered, the cause of action. In no event shall the time for commencement of a legal action or proceeding exceed two years from the date of the subject inspection. *THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.*

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their heirs, successors, and assigns.

This Agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this Agreement.

Each party signing this Agreement warrants and represents that he/she has the full capacity and authority to execute this Agreement on behalf of the named party. If this Agreement is executed on behalf of Client by any third party, the person executing this Agreement expressly represents to Inspector that he/she has the full and complete authority to execute this Agreement on Client's behalf and to fully and completely bind Client to all of the terms, conditions, limitations, exceptions, and exclusions of this Agreement.

**SEVERABILITY:** Should any provision of this Agreement be held by a court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect, unimpaired by the court's holding.

**MEDIATION:** The parties to this Agreement agree to attend, in good faith, mediation with a retired judge or lawyer with at least 5 years of mediation experience before any lawsuit is filed. All notices of mediation must be served in writing by return receipt requested allowing 30 days for response. If no response is forthcoming the moving party may then demand binding arbitration under the terms and provisions set forth below.

**ARBITRATION:** Any dispute concerning the interpretation or enforcement of this Agreement, the inspection, the inspection report, or any other dispute arising out of this relationship, shall be resolved between the parties by binding arbitration conducted in accordance with California Law, except that the parties shall select an arbitrator who is familiar with the real estate profession. The parties agree that they shall be entitled to discovery procedures within the discretion of the arbitrator. The arbitrator shall manage and hear the case applying the laws of the State of California to all issues submitted in the arbitration proceeding. The award of the arbitrator shall be final, and a judgment may be entered on it by any court having jurisdiction. Any disputes are to be arbitrated by: **Judicial Arbitration & Mediation Service (JAMS<sup>®</sup>)**.

Client acknowledges that they have read and understood all the terms, conditions and limitations of this contract and voluntarily agrees to be bound thereby and agrees to pay the fee listed above.

X

Client Signature

Date

X

Inspector Signature

Date

Thank you for choosing us!

Sincerely,



A Division of The Downtown Group, Inc.  
General Contractor's License # 566957

General	Walls	N/A	
Hall Bath	G.F.C.I.	---	Acceptable
Hall Bath	Switches/Outlets	---	Acceptable
Cabana Bath	G.F.C.I.	---	Acceptable
Cabana Bath	Switches/Outlets	---	Acceptable
Cabana Bath	Vent Fan	---	Acceptable
Powder Room	Switches/Outlets	---	Acceptable
Powder Room	Vent Fan	---	Acceptable

ELECTRICAL

ELECTRICAL

Area	Item	Type(s)	Condition	Comment
Bedroom 2	Switches/Outlets	---	Acceptable	
Bedroom 3	Switches/Outlets	---	Acceptable	
Bedroom 4	Switches/Outlets	---	Acceptable	
Breakfast Room	Switches/Outlets	---	Acceptable	
Den	Switches/Outlets	---	Acceptable	
Dining Room	Switches/Outlets	---	Acceptable	
Exterior	G.F.C.I.	---	Acceptable	
Exterior	Switches/Outlets	---	Acceptable	
Exterior	Wiring	---	Acceptable	
Office	G.F.C.I.	---	Acceptable	
Office	Switches/Outlets	---	Acceptable	
Foyer	Switches/Outlets	---	Acceptable	
Garage	G.F.C.I.	N/A	Non-Conforming	

One electrical outlet near the sink needs to be a GFCI shock protective type. Suggest replacement with a GFCI.



Garage	Switches/Outlets	---	Acceptable	
General	Breakers/Fuses	Breaker	Acceptable	
General	Carbon Monoxide Detectors	N/A	Non-Conforming	As of July 1, 2011, California law requires carbon monoxide detector(s) be present in any single-family dwelling that includes an attached garage or any fossil-fuel-burning heater, appliance or fireplace. Suggest proper installation of approved detectors.
General	Doorbell	Wired	Acceptable	

General	House Wiring	Multi-Strand Aluminum, Multi-Strand Copper, Single-Strand Copper	Acceptable
General	Service Panels	200-amp	Acceptable
General	Smoke Detectors	Battery	Acceptable
Halls	Switches/Outlets	---	Acceptable
Kitchen	G.F.C.I.	---	Acceptable
Kitchen	Switches/Outlets	---	Acceptable
Laundry	240v Outlet	---	Acceptable
Laundry	G.F.C.I.	N/A	Non-Conforming

One or more electrical outlets near a water source is not GFCI shock protected. Suggest installation of a GFCI shock protective outlet, to conform to standard building practices.



Laundry	Switches/Outlets	---	Acceptable
Living Room	G.F.C.I.	---	Acceptable
Living Room	Switches/Outlets	---	Acceptable
Master Bath	G.F.C.I.	---	Acceptable
Master Bath	Switches/Outlets	---	Acceptable
Master Bath	Vent Fan	---	Acceptable
Master Bedroom	Switches/Outlets	---	Acceptable
Pantry	Switches/Outlets	---	Acceptable

**EXTERIOR**

**MISCELLANEOUS**

Area	Item	Type(s)	Condition	Comment
Exterior	Decking	---	Acceptable	
Exterior	Drainage	Graded Yard, Sloped Patio, Sloped Walkway(s), Yard Drains	Acceptable	
Exterior	Driveway	Concrete & Brick	Acceptable	
Exterior	Enclosure	---	Acceptable	
Exterior	Patio	---	Acceptable	
Exterior	Sidewalks	---	Acceptable	
Exterior	Spa	---	Acceptable	

Exterior	Steps	N/A	Non-Conforming	Exterior steps have more than 4 treads with no handrail. This does not conform to standard building practices and is a safety hazard. Suggest proper installation of handrail.
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Exterior	Swimming Pool	---	Acceptable
Exterior	Yard Fence	Wood & Glass	Acceptable
Roof	Gutters	Aluminum, Galvanized Metal	Acceptable

**NOTE: Swimming Pool and Whirlpool Spa are inspected for structural problems ONLY. No equipment is inspected.**

Hall Bath	Glass	---	Acceptable
Hall Bath	Screens	---	Acceptable
Hall Bath	Weather Stripping	---	Acceptable
Hall Bath	Windows	Wood, Casement	Acceptable
Cabana Bath	Doors	Wood	Acceptable
Cabana Bath	Weather Stripping	---	Acceptable

**OPENINGS**

Area	Item	Type(s)	Condition	Comment
Bedroom 2	Glass	---	Acceptable	
Bedroom 2	Screens	---	Acceptable	
Bedroom 2	Weather Stripping	---	Acceptable	
Bedroom 2	Windows	Wood, Casement	Acceptable	
Bedroom 3	Glass	---	Acceptable	
Bedroom 3	Screens	---	Acceptable	
Bedroom 3	Weather Stripping	---	Acceptable	
Bedroom 3	Windows	Wood, Casement	Acceptable	
Bedroom 4	Glass	---	Acceptable	
Bedroom 4	Screens	---	Acceptable	
Bedroom 4	Weather Stripping	---	Acceptable	
Bedroom 4	Windows	Wood, Casement	Acceptable	
Breakfast Room	Doors	Wood/Glass	Acceptable	
Breakfast Room	Glass	---	Acceptable	
Breakfast Room	Screens	---	Acceptable	



Breakfast Room	Weather Stripping	---	Acceptable
Breakfast Room	Windows	Wood, Casement	Acceptable
Den	Doors	Wood & Dual-Pane Glass	Acceptable
Den	Glass	---	Acceptable
Den	Screens	---	Acceptable
Den	Weather Stripping	---	Acceptable
Dining Room	Doors	Wood & Dual-Pane Glass	Acceptable
Dining Room	Glass	---	Acceptable
Dining Room	Weather Stripping	---	Acceptable
Exterior	Caulking	---	Acceptable
Exterior	Painting	---	Acceptable
Office	Glass	---	Acceptable
Office	Screens	---	Acceptable
Office	Weather Stripping	---	Acceptable
Office	Windows	Wood, Casement	Acceptable
Foyer	Doors	Wood/Glass	Acceptable
Foyer	Glass	---	Acceptable
Foyer	Weather Stripping	---	Acceptable
Garage	Doors	Wood	Acceptable
Garage	Weather Stripping	---	Acceptable
Halls	Doors	Wood & Dual-Pane Glass	Acceptable
Halls	Glass	---	Acceptable
Halls	Screens	N/A	Needs Work
Halls	Weather Stripping	---	Acceptable
Halls	Windows	Wood, Single-Hung	Acceptable
Living Room	Doors	Wood/Glass	Acceptable
Living Room	Glass	---	Acceptable
Living Room	Screens	---	Acceptable
Living Room	Weather Stripping	---	Acceptable
Master Bath	Glass	---	Acceptable

Window screen is missing. Suggest replacement.

Master Bath	Screens	N/A	Needs Work	One window screen is missing. Suggest replacement.
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Master Bath	Weather Stripping	---	Acceptable
Master Bath	Windows	Wood, Casement	Acceptable
Master Bedroom	Glass	---	Acceptable
Master Bedroom	Screens	N/A	Needs Work
Master Bedroom	Weather Stripping	---	Acceptable
Master Bedroom	Windows	Wood, Casement	Acceptable

Other

Area	Item	Type(s)	Condition	Comment
Exterior	Retaining Wall	Masonry	Acceptable	

ROOFING (Observed From Roof)

Area	Item	Type(s)	Condition	Comment
Attic	Roof Framing	Rafters	Acceptable	
Attic	Roof Sheathing	Closed Planking	Acceptable	
Roof	Flashing Material	Metal	Acceptable	
Roof	Roofing Material	Comp Shingle	Acceptable	
Roof	Skylights	---	Acceptable	

SIDING

Area	Item	Type(s)	Condition	Comment
Exterior	Material	Wood	Acceptable	

GENERAL

CLIMATE CONTROL

Area	Item	Type(s)	Condition	Comment
General	Air Ducts	Insulduct & Metal	Inaccessible	Air ducting partially inaccessible due to placement.
General	Heating	Gas Forced-Air, Electric Baseboard, Electric Toe Heater	Acceptable	

NOTE: Heating and central air conditioning systems are tested for basic functionality only using normal user controls. Inspection by licensed heating/air conditioning contractor is recommended for verification of proper operating condition.

FOUNDATION

Area	Item	Type(s)	Condition	Comment
General	Concrete Slab	N/A	Inaccessible	Concrete slab inaccessible due to complete coverage by flooring material.



General	Footings	Concrete, Bolted	Inaccessible	Footings partially inaccessible due to underground placement, barriers and/or sightlines.
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INSULATION

Area	Item	Type(s)	Condition	Comment
Attic	Insulation	Fiberglass Batting	Acceptable	

INTERIOR

BATHS

Area	Item	Type(s)	Condition	Comment
Hall Bath	Tub/Shower - Tile	---	Acceptable	
Master Bath	Tub/Shower - Tile	---	Acceptable	

FIREPLACES

Area	Item	Type(s)	Condition	Comment
Exterior	Chimney	N/A	Needs Work	Build-up of soot noted in chimney. Suggest sweeping by certified chimney sweep.
Living Room	Damper	N/A	Needs Work	Damper should be secured in open position with damper clamp when gas log is installed. Suggest installation for safety.
Living Room	Firebox	Masonry	Acceptable	
Living Room	Gas Piping	Gas Starter Tube	Acceptable	
Living Room	Hearth	---	Acceptable	
Living Room	Screen	---	Acceptable	

GARAGE (Attached)

Area	Item	Type(s)	Condition	Comment
Garage	Electric Door Openers - 2	---	Acceptable	
Garage	Fire Door	Solid-Core Masonite	Acceptable	
Garage	Firewall	---	Acceptable	
Garage	Floor	---	Acceptable	
Garage	Garage Doors	Sectional - 2	Acceptable	

GENERAL

Area	Item	Type(s)	Condition	Comment
Attic	Attic Access	---	Acceptable	
Attic	Ventilation	Eaves Vents, Cloaked Vents	Acceptable	
Hall Bath	Cabinets	---	Acceptable	
Hall Bath	Doors	---	Acceptable	
Hall Bath	Surfaces	---	Acceptable	
Hall Bath	Tile	Ceramic, Natural Stone	Acceptable	
Cabana Bath	Cabinets	---	Acceptable	
Cabana Bath	Doors	---	Acceptable	
Cabana Bath	Surfaces	---	Acceptable	
Cabana Bath	Tile	Natural Stone, Ceramic	Acceptable	
Powder Room	Cabinets	---	Acceptable	
Powder Room	Doors	---	Acceptable	
Powder Room	Surfaces	---	Acceptable	
Powder Room	Tile	Natural Stone	Acceptable	

Bedroom 2	Doors	---	Acceptable
Bedroom 2	Surfaces	---	Acceptable
Bedroom 3	Doors	---	Acceptable
Bedroom 3	Surfaces	---	Acceptable
Bedroom 4	Doors	---	Acceptable
Bedroom 4	Surfaces	---	Acceptable
Breakfast Room	Surfaces	---	Acceptable
Den	Doors	---	Acceptable
Den	Surfaces	---	Acceptable
Dining Room	Surfaces	---	Acceptable
Office	Doors	---	Acceptable
Office	Other	---	Acceptable
Office	Surfaces	---	Acceptable
Foyer	Doors	---	Acceptable
Foyer	Surfaces	---	Acceptable
Garage	Doors	---	Acceptable
Garage	Surfaces	---	Acceptable
Halls	Doors	---	Acceptable
Halls	Surfaces	---	Acceptable
Kitchen	Appliances	Oven, Stove, Trash Compactor	Acceptable
Kitchen	Cabinets	---	Acceptable
Kitchen	Doors	---	Acceptable
Kitchen	Surfaces	---	Acceptable
Laundry	Doors	---	Acceptable
Laundry	Surfaces	---	Acceptable
Laundry	Tile	Ceramic	Acceptable
Living Room	Doors	---	Acceptable
Living Room	Surfaces	---	Acceptable
Living Room	Tile	Natural Stone	Acceptable
Living Room	Wet Bar	---	Acceptable
Master Bath	Cabinets	---	Acceptable
Master Bath	Doors	---	Acceptable
Master Bath	Surfaces	---	Acceptable
Master Bath	Tile	Natural Stone	Acceptable
Master Bedroom	Doors	---	Acceptable
Master Bedroom	Surfaces	---	Acceptable
Pantry	Doors	---	Acceptable
Pantry	Surfaces	---	Acceptable

STAIRCASES

Area	Item	Type(s)	Condition	Comment
General	Hand Rails	---	Acceptable	
General	Stairs	---	Acceptable	



Hall Bath	Sink - Basin	Ceramic	Acceptable
Hall Bath	Sink - Drain	---	Acceptable
Hall Bath	Sink - Fixture	Single-Valve	Acceptable
Hall Bath	Sink - Piping	---	Acceptable
Hall Bath	Toilet - Piping	---	Acceptable
Hall Bath	Toilet - Tank/Bowl	---	Acceptable
Hall Bath	Tub - Basin	Ceramic	Acceptable
Hall Bath	Tub - Fixture	Single-Valve	Acceptable
Hall Bath	Tub/Shower - Drain	---	Acceptable

**PLUMBING**

**BATHS**

Area	Item	Type(s)	Condition	Comment
Cabana Bath	Shower - Base	Tile	Acceptable	



Cabana Bath	Shower - Fixture	Single-Valve	Acceptable
Cabana Bath	Sink - Basin	Ceramic	Acceptable
Cabana Bath	Sink - Drain	---	Acceptable
Cabana Bath	Sink - Fixture	Double-Valve	Acceptable
Cabana Bath	Sink - Piping	---	Acceptable
Cabana Bath	Toilet - Piping	---	Acceptable
Cabana Bath	Toilet - Tank/Bowl	---	Acceptable
Cabana Bath	Tub/Shower - Drain	---	Acceptable
Powder Room	Sink - Basin	Ceramic	Acceptable
Powder Room	Sink - Drain	---	Acceptable
Powder Room	Sink - Fixture	Double-Valve	Acceptable
Powder Room	Sink - Piping	---	Acceptable
Powder Room	Toilet - Piping	---	Acceptable
Powder Room	Toilet - Tank/Bowl	---	Acceptable
Master Bath	Shower - Base	Tile	Acceptable
Master Bath	Shower - Fixture	Single-Valve	Acceptable
Master Bath	Sink - Basin	Ceramic	Acceptable
Master Bath	Sink - Drain	---	Acceptable

Master Bath	Sink - Fixture	Double-Valve	Needs Work
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Left side sink fixture hot water valve is loose on countertop, also has lower water volume than the cold water valve. Suggest repairs by a licensed plumber.



Master Bath	Sink - Piping	---	Acceptable
Master Bath	Toilet - Piping	---	Acceptable
Master Bath	Toilet - Tank/Bowl	---	Acceptable
Master Bath	Tub - Basin	Fiberglass	Acceptable
Master Bath	Tub - Fixture	Double-Valve	Acceptable
Master Bath	Tub/Shower - Drain	---	Acceptable

GENERAL

Area	Item	Type(s)	Condition	Comment
General	Gas Piping	Black Steel, Galvanized Steel	Inaccessible	Gas piping partially inaccessible due to in-wall and/or underground placement.
General	Sewer Clean-Out	---	Acceptable	
General	Sewer Piping	Cast Iron, Plastic	Inaccessible	Sewer piping partially inaccessible due to underground placement, barriers and/or sightlines.
General	Water Piping	Copper	Inaccessible	Water piping partially inaccessible due to in-wall and/or underground placement, barriers and/or sightlines.

KITCHEN

Area	Item	Type(s)	Condition	Comment
Kitchen	Dishwasher	---	Acceptable	
Kitchen	Garbage Disposers - 2	---	Acceptable	
Kitchen	Sink - Basins-2	Stainless Steel	Acceptable	
Kitchen	Sink - Drains-2	---	Acceptable	
Kitchen	Sink - Fixtures - 2	Single-Valve	Acceptable	
Kitchen	Sink - Piping	---	Acceptable	

OTHER

Area	Item	Type(s)	Condition	Comment
Exterior	Hose Bib	---	Acceptable	
Office	Wet Bar - Basin	Stainless Steel	Acceptable	
Office	Wet Bar - Drain	---	Acceptable	
Office	Wet Bar - Fixture	Single-Valve	Acceptable	
Office	Wet Bar - Piping	---	Acceptable	
Garage	Laundry Tub - Basin	Fiberglass	Acceptable	
Garage	Laundry Tub - Drain	---	Acceptable	
Garage	Laundry Tub - Fixture	Single-Valve	Acceptable	

Garage	Laundry Tub - Piping	---	Acceptable
Laundry Room	Laundry Tub - Basin	Stainless Steel	Acceptable
Laundry	Laundry Tub - Drain	---	Acceptable
Laundry	Laundry Tub - Fixture	Single-Valve	Acceptable
Laundry Room	Laundry Tub - Piping	---	Acceptable
Living Room	Wet Bar - Basin	Stainless Steel	Acceptable
Living Room	Wet Bar - Drain	---	Acceptable
Living Room	Wet Bar - Fixture	Single-Valve	Acceptable
Living Room	Wet Bar - Piping	---	Acceptable

WATER HEATERS

Area	Item	Type(s)	Condition	Comment
General	Operating Condition	Gas / 75 gal.	Acceptable	
General	Pressure Relief Valve	---	Acceptable	
General	Seismic Strapping	---	Acceptable	

WATER PRESSURE

Area	Item	Type(s)	Condition	Comment
General	Water Pressure	065 p.s.i.	Acceptable	