



**P.O. Box 28882**

San Diego, Ca 92198-0882

Office# (858) 613-1042 Cell# (858) 472-1042

Fax# (858) 673-4317 e-mail aainspector@san.rr.com

**THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT... PLEASE READ CAREFULLY.**

**Client:** Ms. Susan Samples  
**Address:** 2222 California Ave  
**City/State/Zip:** San Diego, CA 00000

**Report #:** Sample #1

**Subject Property**

1111 San Diego Ave.

San Diego, CA 00000

I/We (Client) hereby request a limited visual inspection of the structure at the above address to be conducted by P.O. Box 28882

**Initial Here** \_\_\_\_\_

#### **SCOPE OF INSPECTION**

The scope of the inspection and report is a limited visual inspection of the general systems and components of the home to identify any system or component listed in the report which may be in need of immediate major repair. The inspection will be performed in compliance with generally accepted standards of practice, a copy of which is available upon request.

#### **OUTSIDE SCOPE OF INSPECTION**

Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, or any other thing is not included in this inspection. The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosures which may be required by law.

#### **Whether or not they are concealed, the following ARE OUTSIDE THE SCOPE OF THIS INSPECTION:**

- Specific components noted as being excluded on the individual systems inspection forms
- Private water or private sewage systems
- Saunas, steam baths, or fixtures and equipment
- Radio-controlled devices, automatic gates, elevators, lifts, dumbwaiters and thermostatic or time clock controls
- Water softener / purifier systems or solar heating systems
- Furnace heat exchangers, freestanding appliances, security alarms or personal property
- Adequacy or efficiency of any system or component
- Prediction of life expectancy of any item
- Building code or zoning ordinance violations
- Geological stability or soils condition
- Structural stability or engineering analysis
- Termites, pests or other wood destroying organisms
- Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or any environmental hazards
- Building value appraisal or cost estimates
- Condition of detached buildings
- Pool or spas bodies and underground piping

**(Some of the above items may be included in this inspection for additional fees - check with your inspector)**

**Your inspector is a home inspection generalist and is not acting as a licensed engineer or expert in any craft or trade.**

**If your inspector recommends consulting other specialized experts, client must do so at client's expense.**

**I HAVE READ AND AGREE TO THE ABOVE SCOPE OF INSPECTION..**

**Page 1 of 2** Initial Here \_\_\_\_\_

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Client: Ms. Susan Samples

Report #: Sample #1

**THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT... PLEASE READ CAREFULLY.**

**CONFIDENTIAL REPORT:** The inspection report to be prepared for Client is solely and exclusively for Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person. Client may distribute copies of the inspection report to the seller and the real estate agents directly involved in this transaction, but Client and Inspector do not in any way intend to benefit said seller or the real estate agents directly or indirectly through this Agreement or the inspection report.

**CLIENT AGREES TO INDEMNIFY, DEFEND AND HOLD INSPECTOR HARMLESS FROM ANY THIRD PARTY CLAIMS ARISING OUT OF CLIENT'S UNAUTHORIZED DISTRIBUTION OF THE INSPECTION REPORT.**

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

**ARBITRATION:** Any dispute concerning the interpretation of this Agreement or arising from this inspection and report, except one for inspection fee payment, shall be resolved between the parties by **BINDING ARBITRATION** conducted in accordance with the rules of the American Arbitration Association except that the parties shall select an arbitrator who is familiar with the home inspection industry or

\_\_\_\_\_  
\_\_\_\_\_

Initials \_\_\_\_\_ Initials \_\_\_\_\_

The parties hereto shall be entitled to all discovery rights and legal motions as provided in the California Code of Civil Procedure. The arbitrator shall apply the substantive and procedural 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.

**GENERAL PROVISIONS:** This inspection contract, the real estate inspection, and the inspection report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever. The real estate inspection and inspection report are not a substitute disclosure for real estate transactions which may be required by law. 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 after the date of the subject inspection. Time is expressly of the essence herein. **THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.**

In the event Client discovers a material defect or other deficiency that was not identified and reported by Inspector, Client shall so notify Inspector in writing and allow Inspector and/or Inspector's designated representative to re-inspect and document the condition(s) of the material defect or deficiency prior to making any repair, alteration or replacement to said material defect or deficiency.

The written report to be prepared by Inspector shall be considered the final and exclusive findings of the Inspector regarding the inspection of the property. Client shall not rely on any oral statements made by the Inspector prior to issuance of the written report.

This Agreement shall be binding upon and insure 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.

**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.**

THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION (CREIA). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. IF YOU DESIRE LEGAL ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. USE OF THIS FORM DOES NOT GUARANTEE THAT THE USER IS A QUALIFIED INSPECTOR MEMBER OF CREIA. TO LOCATE A QUALIFIED CREIA INSPECTOR CALL 800/388-8443 OR WWW.CREIA.COM © 1999-2000 CREIA All Rights Reserved. CREIA IS A PUBLIC-BENEFIT, NONPROFIT ORGANIZATION.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Inspector

**ADDITIONAL SERVICES:**

INSPECTION FEE: \$0.00  
TOTAL INSPECTION FEES: **\$0.00**

**PAYMENT:**

**DUE: \$0.00**

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement  
 (3) Refer to qualified termite report for further information \* This item warrants attention/repair or monitoring

**1 Driveway**  N/A  Asphalt  Concrete  N/A

**Appears serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Eroded Asphalt\*  Maintenance\*  Sealant needed\*  Deterioration\*  Evidence of poor drainage\*  
 No cracks found  Common cracks  Major cracks\*  Trip hazards\*  Surface raised\*  Surface settled\*

Comments: The driveway appeared to be in serviceable condition at the time of the inspection.

**2 Sidewalks**  N/A  Concrete  Brick  Paver / Tile  N/A

**Appears serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 No cracks found  Common cracks  Major cracks\*  Trip hazards\*  Surface raised\*  Surface settled\*  
 Concrete is above\*  Evidence of poor drainage\*  Other\*

Comments: The sidewalk appeared to be in serviceable condition at the time of the inspection.

**3 Retaining Walls**  N/A LOCATION(S): **Front/Sides**  Concrete  Stucco  Stone

**Appears serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 No cracks found  Common cracks  Major cracks (1)  Moisture penetration\*  No drainage openings\*

Comments: The retaining walls appeared to be in serviceable condition at the time of the inspection.

**4 Patio**  N/A LOCATION(S): **Front**  Concrete  Brick  N/A

**Appears serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 No cracks found  Common cracks  Major cracks (1)  Trip hazards\*  Surface raised\*  Surface settled\*  
 Concrete is above\*  Evidence of\*

Comments: The patio appeared to be in serviceable condition at the time of the inspection.

**5 Patio Cover**  N/A LOCATION(S): **Rear/Front**  Earth contact (3)

**Appears serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Attachment to house \*  Open Design  Covered Roof (refer to Roof Page)\*  
 Moisture at  Patio cover lacks  Near end of lifespan\*  Not fully visible\*  
 Wood appears

Comments: The patio cover appeared to be in serviceable condition at the time of the inspection.

**6 Decks / Porch**  N/A  WOOD  Waterproofed Coating  Concrete  N/A

LOCATION(S): **A Rear** **B** **C**

**Appears Serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Deck is on grade--unable to inspect\*  Piers need  Posts need  
 Cracks  Moisture  Deck appears unsound (1) (2)  (A)  (B)  (C)  
 Flashing  Earth-to-wood contact (3)  (A)  (B)  (C)  
 Porch\*  Steps\*  Uneven\*  
 Screens\*  Panels\*  Unable to  
 **Railings are serviceable**  N/A  Railing  Railing of

Comments: The deck appeared to be in serviceable condition at the time of the inspection.

**7 Fences & Gates**  N/A  NOT INSPECTED  Wood  Chain Link  N/A

**Appears serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Posts are  Blocks are  Boards are  
 No cracks  Common cracks  Major cracks (2)  Fence height at  
 Gate(s) need  Self closing device is  Post rusted & leaning\*

Comments: The fencing and gates appeared to be in serviceable condition at the time of the inspection.

**Page 8 PLUMBING**

**Report # : Sample #1**

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
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**23 Main Line**  N/A **Main pipe is Copper** **Size: 3/4"** **Pressure: 70 PSI**  AM  PM  
 Pressure is above 80 psi - recommend:  
 **Appears serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Main valve location: **Front of House**  Not located\*  Operational  Not operational (2)  Not inspected\*  
 Handle is  Excessive corrosion on valve (2)  Copper pipe not protected from concrete\*  
 Water softener installed (water condition/quality is not tested\*)  Leaks at main valve (2)  Leaks at water conditioner (2)  
Comments: **The main line appeared to be in serviceable condition at the time of the inspection.**

**24 Supply Lines**  N/A **Supply lines are Copper**  
 **Appear serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Supply pipes show  Leaking noted at:  
 Water flow appears  Noise in pipes (2)  
 Pipes lack support at:  Cross connection(s) present at:  Evidence of  
 Copper and galvanized pipe contact visible (2) Insulated:  N/A  Yes  No  
Comments: **The supply lines appeared to be in serviceable condition at the time of inspection.**

Notice: Underground pipes or pipes inside walls cannot be judged for size, leaks or corrosion.\* Water quality testing or testing for hazards such as lead is not part of this inspection.\*  
 Notice: Be advised that some "Polybutylene" plastic piping systems have experienced documented problems.

**25 Waste Lines**  N/A **Waste lines are ABS**  
 **Appear serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Waste pipes show  Pipes lack proper support at:  
 Plumbing  All vents/traps not fully visible\*  Leaking noted at:  
 Insufficient fall for adequate drainage (2)  Open waste line (2)  Trap  
Comments: **Waste lines appeared to be in serviceable condition the time of inspection.**

Notice: City sewer service, septic systems and all underground pipes are not a part of this inspection. Future drainage performance is also not determined.\* Be advised that some "ABS" plastic piping systems have experienced documented problems. Contact the manufacturer or plumbing expert for further information and evaluation.\*

**26 Fuel System**  N/A **Shut Valve Location: Exterior** **Fuel type is Gas Meter**  
 Fuel system is not on for inspection-suggest utilities company light and test all fuel appliances\*  
 **Appears serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Pipes not  Pipe is corroded (2)  Pipe is under strain (2)  
 Improper piping at:  Exposed plastic pipe (2)  Pipe is not 6" above ground (2)  
 No shutoff valve at:  Improper union at:  Pipes lack proper support (2)  
Comments: **Fuel system appeared to be in serviceable condition at the time of the inspection.**

Notice: Underground piping & fuel tanks cannot be judged. Pipes inside walls or pipes concealed from view cannot be judged and the inspector does not perform tests for gas leaks or pipe size.\*

**27 Water Heaters**  N/A **Location A Garage** **Type Gas** **Capacity 30 Gallons**  
**Location B** **Type** **Capacity**  
 **Appears serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Rust flakes in burner chamber\*  Burner flame appears improper (2)  Heater leaks  
 Water shutoff valve **installed**  Corrosion on pipes\*  Heater in garage is not on 18" raised platform\* (5)  
 Temperature Pressure Relief Valve **overflow pipe is improper type.**  Combustion air  
 Insufficient clearance to combustible material (2)  Pilot / system off -- could not inspect\*  
 Vent flue piping **Appears serviceable**  Vent flue piping is not applicable  
 Seismic straps appear serviceable  Seismic straps **Missing**  Thermal blanket  
 Unit needs a catch pan with an exterior routed drain line\*  Recommend protecting heater from physical damage\*  
 Enclosure  Firewall  
Comments: **Water heater appeared to be in serviceable condition at the time of inspection.**

Notice: Estimate of remaining life is not part of this inspection. Solar systems are not part of this inspection. Hot water recalcitrating pumps/systems are not part of this inspection.\*

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement  
 (3) Refer to qualified termite report for further information \* This item warrants attention/repair or monitoring

**39 Service**  N/A  Overhead  Underground  Number of conductors  
 120V\*  240V  120V  AMPS 125  AMPS NOT DETERMINED

Appears serviceable  Defects\*  Deterioration\*  Unsafe\*  Near end of lifespan\*  
 Loose connections at  Damaged connections at  
 Frayed wires (2)  Improper splices on main wires (2)  Improper tap on main wires (2)  
 Conductors too close to  Wires touch trees\* Contact utility company(4)  
 Ground present  Ground loose at:  Ground  
 Ground clamp not visible\*  Ground system not visible\*  More than six breakers with no main shutoff (2)  
 Main disconnect inspected at: **Main Panel**  No drip loop on service wires (2)

Comments: The service appeared to be in serviceable condition at the time of inspection.

**40 Main Panel**  N/A  #A - Location **Exterior**  Panel rating **125**  Not verified  
 Power is off at main.No inspection performed\* Recommend further evaluation\*

Appears serviceable  Defects\*  Deterioration\*  Unsafe\*  Near end of lifespan\*  Not accessible\*

Comments: The main panel appeared to be in serviceable condition at the time of the inspection.

Notice: Six or fewer breakers usually do not require a main breaker, however this may indicate minimal electrical capacity.\* If the service amperage is less than 100, upgrade may be needed to operate larger electrical appliances\*

**41 Conductors**  N/A  Service Wire: **Copper**  Branch Wire: **Copper**  
 Wiring Methods: **Non-Metallic Cable**

**42 Sub-panel(s)**  N/A  #B-Location **Garage**  #C-Location  #D-Location

Panel >>  is locked-could not inspect.\* Further evaluation is needed\*  
 Panel >>  is inaccessible-could not inspect.\* Further evaluation is needed\*

**43 Panel Notes**  N/A  Wiring Methods:  Breakers  Fuses

Panel(s) appear(s) serviceable  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  
 Improper wiring at panel# (2):  Breaker is off at panel #\*:  
 Two wires connected to one breaker at panel # (2):  Signs of  
 Overfusing fuse/breaker size too large for wire panel # (2):  Aluminum wiring noted at the general 120volt circuits(2)  
 Neutral and ground wires connected at sub-panel # (2): (Aluminum connections should be checked by a licensed electrician) \*  
 Direct tap  Antioxidant not visible on aluminum wire connections\*  
 Panel bond is not provided for safety at panel # (2):  Unprotected opening(s) in panel # (2):  
 Missing 240 volt - split branch coupler(s) at panel #\*:  
 Fused neutral wire(s) at panel # (2):  N/A  
 Electrical system appears outdated by today's standards (2)  Breakers  Fuses  
 Opening(s) dead front cover(s) at panel

Comments: The panel appeared to be in serviceable condition at the time of inspection.

**44 Wiring Notes**  N/A  Sample of switches and outlets tested appear to be serviceable  
 Grounding and polarity of receptacles within 6' of plumbing fixtures

Appears serviceable (tested)  Furnishings prevent testing of all outlets and switches\*  
 Three prong outlets did not test properly grounded (2)(4) at:  
 Reverse polarity (2)(4) at:  Evidence of  
 Outlet not operational (2)(4) at:  Light not operational \*(2)(4) at:  
 Outlets  Switches  Open neutral (2)(4) at:  
 Not exterior rated  Missing cover plates \*(2)(4) at:  
 Exposed wiring needs protection (2)(4) at:  Damaged cover plates \*(2)(4) at:  
 Box cover missing \*(4) at:  Exposed splices (2)(4) at:  
 Improper wiring (2)(4) at:  Extension cord used as wiring (2)(4) at:  
 'GFCI(s) responded to test  'GFCI' not operational (2)(4) at:  
 'GFCI', (a safety device for outlets near water) recommended at: (5)  
 Closet light is subject to damage at:\*  Closet light is subject to hazard at:\*  
 Doorbell **Operational**  Fixture

Comments: GFCI's responded adequately to test.

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
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 (3) Refer to qualified termiter report for further information \* This item warrants attention/repair or monitoring

**66 Kitchen Sink(s)**  N/A  Dishes block access to sink, could not inspect\*

Sink(s) appear(s) serviceable  Minor wear  Heavy wear\*  Chipped\*  Sink is loose\*  Slow draining\*  
 Recommend sealing at sink to counter connection\*  No hot water\*  Hot & cold water reversed\*(4)

Faucet serviceable  Non-operational(2)  Defective(2)  Faucet:  Spray wand defective\*  
 Plumbing under sink serviceable  Pipes are  Improper piping (2)  
 Moisture stains below sink\*  Moisture damage below sink\*  Restricted view below sink\*

**67 Kitchen (general)**  N/A **Counters:**  Tile  Laminate   Not fully visible\*

Counters  Floor  Lights  Appear serviceable  Grout\*  Caulking\*  Handles\*  
 Doors  Drawers  Counter  Other  Minor\*  Moderate\*  Heavy wear\*  Cracks\*  Damage\*  
 Minor cracked tile(s)\*  Moderate damage\*  Heavy damage\*  Missing\*  
 Cabinets appear serviceable  Minor wear  Moderate damage\*  Heavy wear\*  Heavy damage\*

Comments: Plumbing under the kitchen sink appeared to be in serviceable condition at the time of the inspection.

**68 Disposal**  N/A  Dishes block access to sink and disposal, could not inspect\*  Not fully visible\*

Appears serviceable  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Non operational (2)  
 Blades appear to be:  Unit makes unusual noise\*  Splash guard damaged\*  Not inspected\*  
 Wiring serviceable  Improper wiring noted (2)(4)  Loose wire clamp at disposal\*  Missing wire clamp at disposal\*  
 Switch is in a hazardous location (2)(4)  Exposed wire splices (2)(4)  Missing junction box cover(s)\*  Power off\*

Comments: Disposal appeared to be in serviceable condition at the time of the inspection.

**69 Range / Cooktop**  N/A **# of ovens:** 2  Gas  Electric  Combination  Electric Ignition

Range / oven appears serviceable  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  
 Upper  Lower  Right  Left  Front  Rear  No inspection (power/gas off)\*  
 Free standing oven - not tested\*  Ranges / Cooktop not inspected\*  
 Oven door(s) appear(s) serviceable  Lower  Non operational (2)  
 Door(s) gasket(s) appear(s) serviceable  Damage noted\*  Door does not close properly\*  Cracked glass (2)  
 Separate cooktop serviceable  Not applicable  Damaged gasket(s)\*  Clock not tested  Appears non functional\*  
 Gas shutoff valve installed  N/A  Burner did not operate (2)  Element did not operate (2)  
 Gas shutoff valve not provided (2)  Gas valve is not visible\*  Exhaust ventilation was operational

Comments: The range/ovens appeared to be in serviceable condition at the time of the inspection.

Notice: Self and/or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection.\* Appliances are not moved.\*

**70 Dishwasher**  N/A  No test (power/water off)\*

Appears serviceable  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Condition: door, liner & racks serviceable  Rust at:  Damage at:  
 Soap dish inoperative\*  Washer arm appears frozen (2)  Unit is not secured to cabinets\*  
 Door seals appear serviceable  Deteriorated\*  Leaking (2)  Door  
**DRAIN LINE INSTALLATION:**  Air gap device  Hi-loop method  Drain line is improperly installed (2)  
 Air gap device  None  Improper\*  Leaking noted at drain lines\*  Leaking noted at air gap device\*

Comments: The dishwasher appeared to be in serviceable condition at the time of the inspection.

Notice: Determining the adequacy of washing and drying functions of dishwashers is not part of this inspection.\*

**71 Special Features**  N/A  Special features not inspected\*

Trash compactor appears serviceable  Non operational (2)  Not inspected\*  No Key\*  
 Microwave appears serviceable  Non operational (2)  Not inspected\*  
 Other features/appliances present but not inspected include:\*

Comments: The microwave was operational at time of inspection.

Notice: Refrigerators, freezers and built-in ice maker are not part of this inspection\*

A & A Property Inspections

**Page 20**

**SUMMARY**

**Schedule Date :**

Sunday, January 1, 2006

**Client Name:** Ms. Susan Samples

**Report ID :** Sample #1

This report is provided as a courtesy for quick access to the information within the inspection report. It is not intended as a substitute for reading the inspection report.

**GROUNDS**

**EXT/FOUND**

**ROOF**

**PLUMBING**

**HEATING**

**AIR CONDITIONING**

**ELECTRICAL**

**INTERIOR**

**GARAGE / CARPORT**

**LAUNDRY**

**KITCHEN**

**BATHROOMS**

**POOL / SPA**

**NOTES**



A & A Property Inspections  
P. O. Box 28882  
San Diego, CA 92198-0882  
Office # (858) 613-1042- Fax # (858) 673-4317

Ms. Susan Samples  
2222 California Ave.  
San Diego, CA 00000

# Invoice

**Subject Property:**  
1111 San Diego Ave.  
San Diego, CA 00000

**Invoice Date:** Jan 1, 2006  
**Inspection Date:** Jan 1, 2006  
**Invoice #:**  
**Report #:** Sample #1  
**Inspector :**

## INSPECTION FEES

DESCRIPTION	AMOUNT
INSPECTION FEE:	_____
SUB TOTAL :	_____
PAYMENT:	_____
TOTAL DUE :	\$0.00

**Client:** Ms. Susan Samples

**Subject Property**

**Schedule Date :** Sunday, January 1, 2006

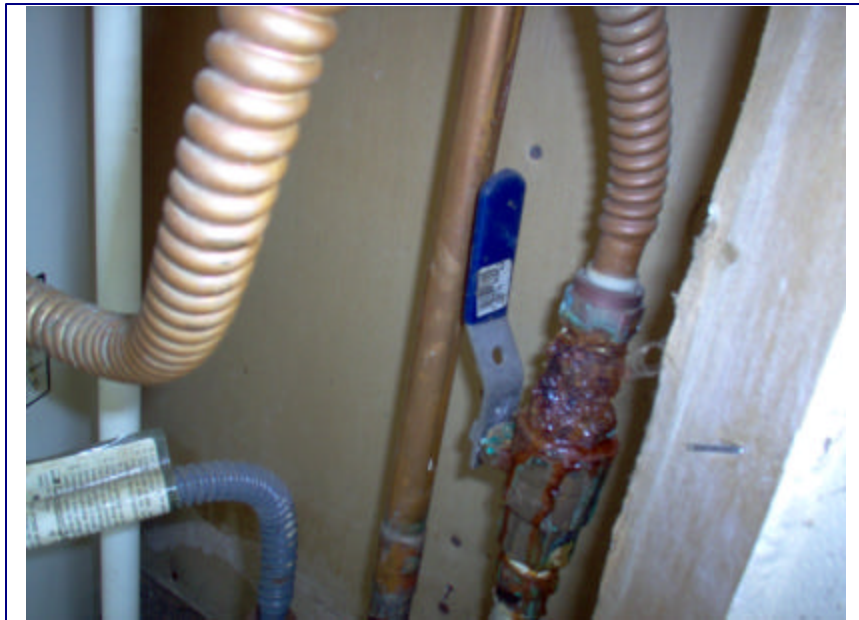
1111 San Diego Ave.  
San Diego, CA 00000

**Picture 1**



Water heater- No straps

**Picture 2**



Water heater shut-off valve.  
Corroded/Leaking

**P.O. Box 28882**