



## **Diana Andreassen**

4064 Huerfano Ave #251  
San Diego, California 92117

Inspected By

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Friday  
April 12, 2024



Friday, April 12, 2024  
Diana Andreassen  
4064 Huerfano Ave #251  
San Diego, California 92117

Dear Diana Andreassen,

We have enclosed the report for the property inspection we conducted for you on Friday, April 12, 2024 at:

4064 Huerfano Ave #251  
San Diego, California 92117

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

- M** = MINOR MAINTENANCE /REPAIR: A system or component requiring maintenance or minor repair.
- U** = UPGRADE: A system or component that would benefit from an improvement or modernization.
- S** = SAFETY: A system, condition or component that shows a safety concern that should be corrected. For this reason all safety concerns should be further evaluated or corrected by a qualified professional.
- R** = REPAIR NEEDED: The system or component is deficient and needs repair, replacement or service by an appropriate qualified professional. It's advised that this repair be made.
- W** = WARNING: These conditions have the potential to develop into severe or problematic conditions. It's advised that the issues be prevented or addressed.

We thank you for the opportunity to be of service to you.

Sincerely,



Inspector, Chris Dembroski  
Smart Home Inspection



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## Introductory Notes

### ORIENTATION

1: For purposes of identification and reporting, the front of this building faces east.

### NOTES

2: The house was estimated to be approximately 52 years old.

3: Over the course of this inspection the temperature was estimated to be between 50 and 60 degrees.

4: The weather was sunny at the time of our inspection.

5: It had been raining prior to our inspection.

6: We make no representations as to the extent or presence of code violations, nor do we warrant the legal use of this building. This information would have to be obtained from the local building and/or zoning department.

7: [The exterior of this unit, and the common areas, were not inspected as part of this inspection , except as specifically noted. The HOA should be contacted to determine the scopes of responsibility for all common areas.](#)

8: We were unable to confirm the presence of fire walls between the units. The plans and specifications could be reviewed, or the homeowner's association consulted, to determine if proper fire walls are in place.

9: Your inspector may choose to include photos in your inspection report. There are times when only a picture can fully explain the condition or if the client is unable to attend the inspection. Photo inclusion is at the discretion of the inspector and in no way is meant to emphasize or highlight the only conditions that were seen. We always recommend full review of the entire inspection report.

10: The inspection does not include reporting on the presence of Mold or Fungus these substances and/or their possible health issues. We recommend further evaluation by a fungal expert in this field.

11: The scope of this inspection is limited to reasonably accessible areas. We make no attempt to move furnishings, stored personal property, and/or vegetation. Although no problems are anticipated, removal of these items may reveal reportable items.

12: [The exterior of this unit, and the common areas, were not examined in detail, except as specifically noted. As a point of information, the various components of the common areas, such as the roofing, paving, etc. all have a known life span. It is advised that the HOA be contacted to determine the scope of responsibility for all the common items and areas.](#)

## Exterior/Site/Ground

### BASIC INFORMATION

13: Primary exterior window material: Vinyl/plastic or vinyl clad

### LIMITATIONS

14: [Our review of the exterior is limited to the balconies, decks, front door, windows, and features directly related to this unit. See 'Introductory note' above regarding the common areas.](#)

### DOORS

15: The exterior doors appear to be properly installed and in serviceable condition.

### WINDOWS

16: The windows appear to be properly installed and in serviceable condition.

### SCREENS

17: The screens appear in satisfactory condition with only minor damage or wear.

## WEATHERSTRIPPING

**M 18:** The weatherstripping on this house is minimal, which is typical for a building this age. To conserve energy and reduce utility bills, weatherstripping could be installed at minimal cost.

## FASCIA

**R 19:** Sections of the fascia at the patio are deteriorated. We recommend they be repaired or replaced.



## BALCONY/PORCH

**20:** The balcony/porch appears to be in satisfactory condition.

**21:** The balcony/porch was not water tested as part of this inspection.

**W 22:** The balcony is covered with tile and could not be fully inspected.

## RAILINGS

**23:** The railings appear to properly installed and are in serviceable condition.

**S 24:** The railings and/or guardrails do not comply with current industry standards. We suggest modification for safety.



## OUTDOOR LIGHTS

**25:** The motion sensor light fixtures were not inspected as part of this inspection. It's advised that the lights be tested for proper function.

## PEST CONTROL

**26:** Our observations regarding evidence of pests is not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

## Structure

*The structural elements of a building include foundation, footings, all lower support framing and components, wall framing and roof framing. These items are examined, where visible, for proper function, excessive or unusual wear and general state of repair. Many structural components are inaccessible because they are buried below grade or behind finishes. Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification will not be possible. We make no representations as to the internal conditions or stabilities of soils, concrete footings and foundations, except as exhibited by their performance.*

## BASIC INFORMATION

**27:** The foundation of this structure is not part of this unit and is most likely under HOA control. As a result was not fully inspected. There is no evidence of unusual or excessive cracking or settling visible within this unit, the HOA should be contacted to determine the scope of responsibility of the homeowner

## PEST CONTROL

**28:** Our observations regarding evidence of pests is not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

## Roofing

*A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). We visually review these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.*

## General

### COMMON

**29:** The common roof was not inspected as part of this inspection, any comments are made only as a courtesy.

### SCOPE

**30:** The roof and it's materials were not water tested as part of this inspection

**31:** This inspection does not warranty the roof against moisture leaks. Roof leaks can happen without any prior signs of damage. This inspection is not responsible for future roof issues

## Electrical System

*An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire.*

## BASIC INFORMATION

**32:** Voltage supplied by utility: 120/240 volts

**33:** Capacity (available amperage): 100 amperes

**34:** System grounding source: Unable to locate

**35:** Branch circuit protection: Circuit breakers

**36:** Service wiring material: Aluminum wiring where seen

**37:** Wiring method: Non-metallic sheathed cable or 'romex'

## METER & MAIN

**38:** The homes meter and main are located in a locked HOA cabinet.

## MAIN DISCONNECT

**39:** The main disconnect is located in a locked HOA cabinet and could not be inspected.



## MAIN DISCONNECT

**40:** The main electric disconnect was not accessible and not inspected.

## CIRCUIT BREAKER MAIN PANEL

**41:** The main service panel is in good condition with circuitry installed and fused correctly.

**42:** The main electric panel is located hallway



**43:** The main electric panel size is 100 amp.

**M** **44:** The interior of the electric panel has overspray from paint or wall texture. It's advised that all foreign material be removed from the interior of the electric panel. This service should be done by a licensed electrician.

**U** **45:** The circuitry is not completely labeled. We recommend that each circuit be identified, allowing individuals unfamiliar with the equipment to properly operate it when and if necessary.

**46:** Load calculations were not conducted on the electrical system. It was not determined if the main panel and it's components will meet the homes electrical demands.

### SERVICE CAPACITY

**47:** The service entrance conductors are the wires between the utilities service drop and the main service disconnect or main service panel.

**48:** Our statement regarding service capacity is based upon the labeled rating of the main service panel.

### SERVICE GROUNDING

**49:** The system and equipment grounding appears to be correct.

### BRANCH CIRCUITRY

**50:** The accessible branch circuitry was examined and appeared properly installed and in serviceable condition.

### CONDUCTOR MATERIAL

**51:** The accessible branch circuit wiring in this building is copper.

### RECEPTACLES: OVERALL

**52:** For reference, as receptacles are discussed in this report, present standards for typical room plugs require grounded, 3 prong receptacles within six feet of any point on all walls. Upgrading is required in older buildings only during remodeling.

**53:** Based upon our inspection of only a representative number of receptacles, the receptacles were found to be properly installed for the time of construction, in serviceable condition, and operating properly.

**54:** Based upon our inspection of a representative number, the receptacles were generally found to be in serviceable condition and operating properly, with exceptions noted elsewhere.

### SWITCHES: OVERALL

**55:** We checked a representative number of switches and found them operating and generally in serviceable condition, with exceptions noted below.

### LIGHTS: OVERALL

**56:** The light fixtures in this building are generally in serviceable condition.

### GFI PROTECTION

**57:** GFCI (ground fault circuit interrupter) protection is a modern safety feature designed to prevent shock hazards. GFCI breakers and receptacles function to de-energize a circuit or a portion of a circuit when a hazardous condition exists.

**58:** GFCI protection is inexpensive and can provide a substantial increased margin of safety.

**U 59:** It is advised that GFCI protected outlets be added if not already installed at all bathrooms, all kitchen countertops, exterior, crawlspace, laundry room and garage.

### AFCI PROTECTION

**60:** There are no AFCI breakers installed in main panel. Based on the age of the home it's advised that AFCI breakers be installed for safety. AFCI breakers are commonly installed for bedroom and living area circuits. It's advised that the system be further evaluated by an electrician to determine if additional breakers need to be installed or are required.

### GENERAL COMMENT

**61:** The electrical system is generally in good condition, with only a few instances of needed repair or correction observed. See notes above for specific comments.

## Plumbing

*A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste*



disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.

#### BASIC INFORMATION

- 62: Domestic water source: Public supply
- 63: Main water line: Copper
- 64: Supply piping: Copper where seen
- 65: Waste disposal: Municipal
- 66: Waste disposal: Private on-site disposal
- 67: Waste piping: Plastic where seen (ABS or PVC)

#### WATER SHUTOFF LOCATION

- 68: The domestic water supply main shut-off valve is outside at the rear of the building.



- 69: The main shut-off valve was not located and it is possible that there is no shut-off valve for only this unit. Information regarding this matter should be available from the homeowner's association.

#### WATER SHUTOFF COMMENTS

- 70: The main shut-off valve was located but testing the operation of this valve is not within the scope of our inspection. Operation of the valve from time to time will keep it functional and maximize its useful life.

#### MAIN SUPPLY

- 71: There was no evidence of surface corrosion or leakage at the exposed and accessible main supply.

#### INTERIOR SUPPLY

- 72: The exposed and accessible supply piping generally appears to be properly installed and in good condition.

#### FIXTURES: OVERALL

- M** 73: The plumbing angle stops are old. Although no leaks were observed, we suggest replacement of all stops as preventative maintenance. It is advised that all angle stops be replaced every 10-15 years.

#### DRAIN LINES

- 74: The visible drain piping appears to be properly installed and in serviceable condition.

- 75: [The common drain system was not tested as part of this inspection, the HOA should be contacted to determine the scope of responsibility of the homeowner.](#)

#### SEWER CLEANOUT

- 76: We were unable to locate the cleanout for the waste system.

## GENERAL COMMENT

**77:** The water temperature measured 114 degrees which is an acceptable safe temperature. Any Temperature over 126 degrees is a potential scalding hazard.



**78:** A representative number of fixtures were operated and we observed reasonable flow when other fixtures were operated simultaneously.

**79:** A representative number of drains were tested and each emptied in a reasonable amount of time and did not overflow when other fixtures were drained simultaneously.

## Water Heater

*Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.*

### BASIC INFORMATION

**80:** Location: Hot water for this unit is supplied by a community system

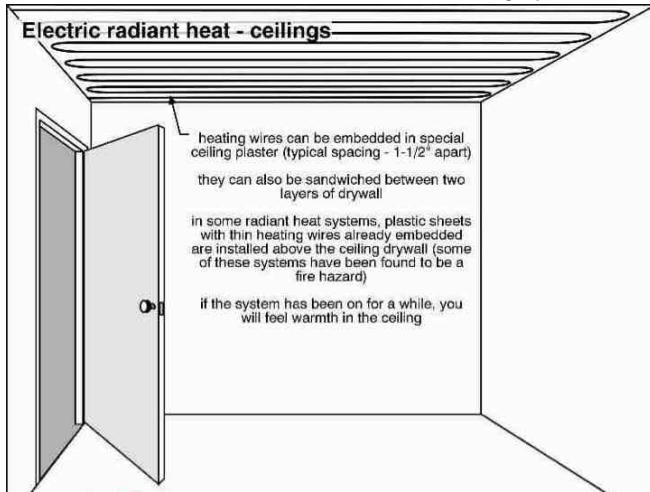
## Heat

*A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged.*

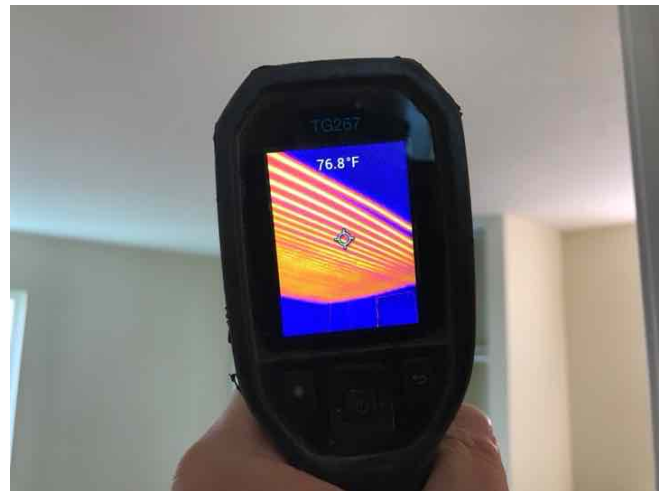
## Electric Ceiling Heat

### RADIANT CEILING HEAT

**81:** Electric ceiling heat also known as spot heaters are made up of thermostats and electric coils that are placed into the plaster or drywall of the ceiling. These types of systems are no longer installed due to their inherent safety issues. It is advised that a safer and more efficient heating system be installed.



**82:** The ceiling heat system located bedrooms responded to normal user controls at the time of inspection.



**R 83:** The ceiling heat system located living room did not respond to normal user controls at the time of inspection and needs to be further evaluated by an appropriate qualified professional.



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## Insulation/Energy

*Insulation, weatherstripping, dampers, double-glazed glass and set-back thermostats are features that help reduce heat loss and/or gain and increase system and appliance efficiency. Our visual inspection includes review to determine if these features are present in representative locations and we may offer suggestions for upgrading. Our review of insulation is based upon uniformly insulated or are insulated to current standards. It is our opinion that all homes could benefit from energy conservation upgrades, and we suggest that you consult professionals.*

### ENERGY SAVING ITEMS

**84:** Setback clock thermostats: None installed

**85:** Insulated glass doors: Installed

**86:** Insulated glass windows: Installed

**87:** The weatherstripping on this house is minimal, which is typical for a building this age. To conserve energy and reduce utility bills, weatherstripping could be installed at minimal cost

### GENERAL CONSERVATION

**88:** Low Flow Shower Heads: Installed

**89:** Low Flow Toilets: Installed

### ATTIC INSULATION

**90:** The attic was inaccessible and could not be inspected.

## WALL INSULATION

**91:** We were unable to access the wall cavities and/or determine the presence or condition of insulation.

## FLOOR INSULATION

**92:** We were unable to access the floor cavities and/or determine the presence or condition of insulation.

## GENERAL COMMENT

**93:** The areas normally accessible were concealed by finished surfaces and could not be inspected. We are unable to evaluate the presence or degree of insulation and/or energy efficiency.

## Interior

*Our review of the interior includes inspection of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected.*

## BASIC INFORMATION

**94:** Number of bedrooms: Two

**95:** Number of bathrooms: One

**96:** Window material: PVC plastic

**97:** Window type: Sliding

**98:** Window glazing: Double pane

**99:** Finished ceiling material: Drywall

**100:** Finished floor material: Tile

**101:** Finished floor material: Vinyl

**102:** Finished floor material: Laminate or Engineered

**103:** Finished wall material: Drywall

## GENERAL INTERIOR PHOTOS

**104:** General interior photos





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**DETECTORS: OVERALL**

**105:** There is a carbon monoxide detector installed in the hallway of the home.



**S 106:** This building has no smoke detectors. Smoke detectors are reliable, inexpensive, and are recommended by all local fire districts. We recommend their installation. Some jurisdictions require smoke detectors prior to sale and the close of escrow.

## FIRE EXTINGUISHER

**U** 107: We recommend a portable fire extinguisher be installed in the kitchen for use in an emergency.

## SURFACES: OVERALL

108: The interior wall, floor, and ceiling surfaces were properly installed and generally in serviceable condition, taking into consideration normal wear and tear.

## WALLS & CEILINGS

109: The wall and ceiling surfaces appear to be properly installed and in good condition.

110: The interior wall and ceiling blemishes are cosmetic and can be repaired in the course of routine maintenance.

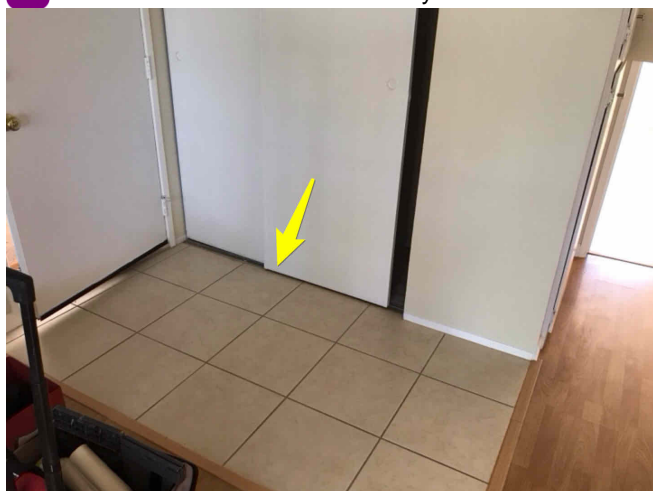
## FLOORS: OVERALL

111: The interior wall, floor, and ceiling surfaces were properly installed and generally in good condition, taking into consideration normal wear and tear.

112: There are cosmetic floor blemishes which can be eliminated in the course of routine maintenance.

## CABINETRY & CLOSETS :OVERALL

**M** 113: The closet doors at the entry are off the bottom track and need service.



## DOORS: OVERALL

114: The interior doors appear to be properly installed and in good condition.

## WINDOWS: OVERALL

115: We operate only accessible windows, we do not move stored items or furniture to open, close, and latch every window. Our inspection standards require testing only easily accessible windows.

116: The window coverings(blinds,drapes or shutters) in the home were not inspected as part of this inspection. It is advised that the coverings be evaluated for proper function.

## GENERAL COMMENT

117: We do not review/inspect window treatments, solar tubes, furniture, and/or any personal property.

118: We make no attempt to list all cosmetic flaws and suggest that most of these deficiencies will be addressed by normal maintenance and upgrading.

## Entry Area/Hall

### WALLS

119: The walls are generally in serviceable condition.

### CEILING

120: The ceiling is generally in serviceable condition.

### FLOOR

121: The floor is generally in serviceable condition.

### DOORS

122: The door is in generally serviceable condition.

**M** 123: The door has damaged or missing weather stripping and needs to be repaired or replaced.



## Living Room

### WALLS

124: The walls are generally in serviceable condition.

### CEILING

125: The ceiling is generally in serviceable condition.

### FLOOR

**M** 126: The wood flooring is only in fair condition. The floor may need minor repairs or sanding, refinishing or replacement.



### DOORS

127: The door is in generally serviceable condition.



## WINDOWS

128: The windows are in generally serviceable condition.

## RECEPTACLES

129: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

## Dining Room/ Area

### WALLS

130: The walls are generally in serviceable condition.

### CEILING

131: The ceiling is generally in serviceable condition.

### FLOOR

132: The floor is generally in serviceable condition.

## WINDOWS

133: The windows are in generally serviceable condition.

## RECEPTACLES

134: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

## LIGHTS / FAN

135: The ceiling fan responded to normal user controls.

## Hallway

### WALLS

136: The walls are generally in serviceable condition.

### CEILING

137: The ceiling is generally in serviceable condition.

### FLOOR

138: The floor is generally in serviceable condition.

## DOORS

139: The door is in generally serviceable condition.

## LIGHTS

140: The ceiling fan responded to normal user controls.

## HALLWAY CABINET

141: The hallway cabinets are in satisfactory condition.

## CARBON/SMOKE DETECTOR

142: There is a carbon monoxide detector installed in the hallway of the home.

**S** 143: There is no carbon monoxide detector in this area, as required. We recommend one be installed.

## Kitchen

The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Freestanding stoves are operated, but refrigerators, small appliances, portable dishwashers, and microwave ovens are not tested.

### BASIC INFORMATION

144: Energy: Electric appliances only

145: Ventilation: Exhaust ducted to the exterior

### WALLS

146: The walls are generally in serviceable condition.

### CEILING

147: The ceiling is generally in serviceable condition.

### FLOOR

148: The floor is generally in serviceable condition.

### CABINETS

149: The cabinets are in serviceable condition. Several of the doors need adjustment of hinges and latches for smoother operation.

**R** 150: One or more of the kitchen drawers is damaged and needs service.



### COUNTERTOPS

151: The countertops are in satisfactory condition.

152: The countertop is quartz.

### DISHWASHER

153: Manufacturer: Samsung.



154: The dishwasher responded to normal user controls and was found in good condition.

### REFRIGERATOR

155: Manufacturer: LG.



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156: The evaluation freezers and refrigerators is limited and does not include water lines, dispensers or ice makers.

**157:** The refrigerator/freezer responded to normal user controls and was found in good condition. The interior temperature was 39 degrees and 14 degrees at the time of inspection.



### RANGE

**158:** Manufacturer: Samsung.



**159:** The range was turned on with the normal operating controls and found to be in satisfactory working condition.



## VENTILATION

**160:** Manufacturer: Unknown Maker.



**161:** Kitchen ventilation is provided by a range hood over the burners. The fan appears to be properly installed and in serviceable condition.

## DISPOSAL

**162:** The disposal was turned on with normal user controls and observed to be in satisfactory working condition.

## DRAIN TRAPS

**W 163:** The drain trap has been installed in a substandard manner. We recommend it be repaired or replaced.



## AIR GAP

**164:** The dishwasher drain is equipped with an air-gap fitting (the cylinder protruding above the sink). This assures separation of the supply water from the waste water.

## SINK

**165:** The sink is metal.

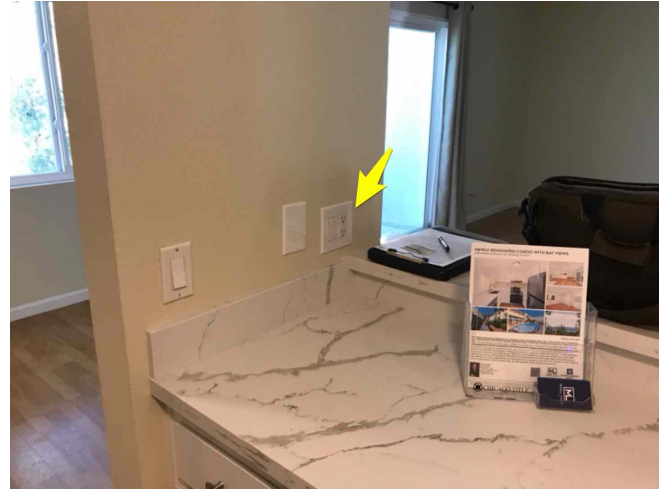
**166:** The sink appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

## RECEPTACLES

**167:** The receptacles appear to be properly installed and were operational.

**168:** GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

**U 169:** GFCI protection was not found at all countertop receptacles even though this was not mandatory at the time of construction. We recommend upgrading in compliance with current standards.



#### GENERAL COMMENT

**170:** Inspection of this area was limited to the surface coverings. The construction materials and manner of installation were concealed from view and inaccessible.

## Bedroom

### Guest

#### WALLS

**171:** The walls appear in satisfactory condition.

#### CEILING

**172:** The ceiling appears in satisfactory condition.

#### FLOOR

**173:** The floor is generally in serviceable condition.

#### DOORS

**174:** The door is in satisfactory condition.

#### CLOSET DOORS

**175:** The closet doors are in satisfactory condition.

**M** 176: The closet doors are off the bottom track and need service.



#### WINDOWS

177: The window(s) are in satisfactory condition.

#### RECEPTACLES

178: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

**S** 179: There is an ungrounded three prong receptacle at the bedroom. We recommend it be properly grounded or restored to its original two prong configuration.



#### SMOKE DETECTOR

**S** 180: There is no smoke detector in this area, as required. We recommend one be installed.

#### Primary

#### WALLS

181: The walls appear in satisfactory condition.

#### CEILING

182: The ceiling appears in satisfactory condition.

## FLOOR

**183:** The floor is generally in serviceable condition.

## DOORS

**184:** The door is in satisfactory condition.

## CLOSET DOORS

**185:** The closet doors are in satisfactory condition.

## WINDOWS

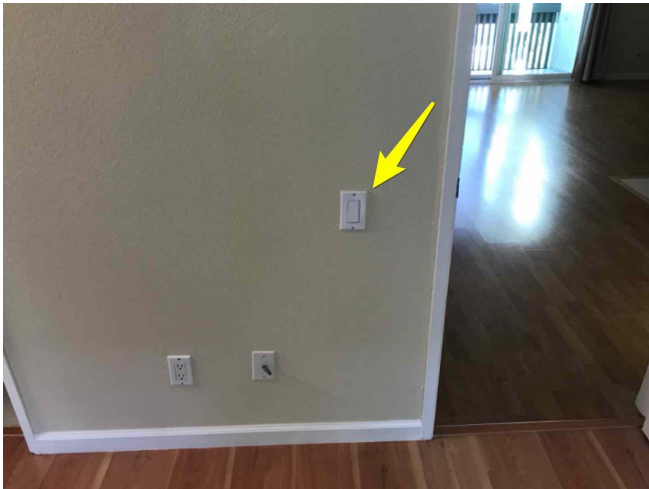
**186:** The window(s) are in satisfactory condition.

## RECEPTACLES

**187:** The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

## SWITCHES

**U 188:** There is no switched light or receptacle in this area. We recommend a switch be installed, in accordance with present standards.



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## SMOKE DETECTOR

**S 189:** There is no smoke detector in this area, as required. We recommend one be installed.

## Bathroom

*Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. We do not test or confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc.*

## INTERIOR WALLS

**190:** The walls are in generally serviceable condition.

## BATHROOM CEILING

**191:** The ceiling appears to be properly installed and is in serviceable condition.

## BATHROOM FLOOR

**192:** The floor appears to be properly installed and is in serviceable condition.

**193:** The finish floor in this bathroom is tile.



### CABINETS

194: The cabinet(s) are in serviceable condition.

### COUNTERTOPS

195: The countertops are in satisfactory condition.

196: The countertop is a man-made acrylic or other polymer material.

### SHOWER WALLS

197: The shower walls appear to be properly installed and in serviceable condition.

### DOORS

198: The bathroom door is in satisfactory condition.

### DRAIN TRAP

**U** 199: The sink drain line is corrugated plastic, it is advised that the drain line be replaced with a smooth type drain line to prevent blockage.



### TOILET

200: The toilet was flushed and appeared to be functioning properly.

### SINKS

201: The sink appear to be properly installed. When operated, they were observed to be fully functional and in serviceable condition.

### BATHTUB

202: The bathtub appears to be properly installed and in serviceable condition.

### SHOWER

203: The shower was operated for the inspection and appeared to be in serviceable condition.

204: A water test of the shower pan is beyond the scope of this inspection. This test is often performed as a part of a standard pest inspection.

### RECEPTACLES

205: The receptacle appears to be properly installed and was operational.

206: GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

### VENTILATION

207: Ventilation in this bathroom is adequate.

**208:** Ventilation in this bathroom is provided by a ceiling fan. This fan was operated and was found to be working satisfactorily.

**M 209:** The exhaust fan is very noisy and is not likely to be used in its present condition. We recommend that it be serviced or replaced to restore quite operation.

## Locations of Emergency Controls

In an emergency, you may need to know where to shut off the gas, the water and/or the electrical system. We have listed below these controls and their location for your convenience. We urge that you familiarize yourself with their location and operation.

### METER & MAIN

#### ELECTRICAL SYSTEM

**1:** The homes meter and main are located in a locked HOA cabinet.

### MAIN DISCONNECT

#### ELECTRICAL SYSTEM

**2:** The main disconnect is located in a locked HOA cabinet and could not be inspected.

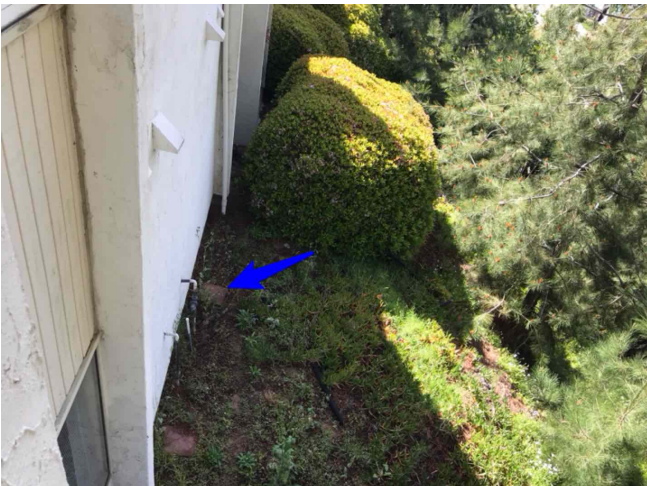


HOME INSPECTION  
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### WATER SHUTOFF LOCATION

#### PLUMBING

**3:** The domestic water supply main shut-off valve is outside at the rear of the building.



**4:** The main shut-off valve was not located and it is possible that there is no shut-off valve for only this unit. Information regarding this matter should be available from the homeowner's association.

## SEWER CLEANOUT

### PLUMBING

5: We were unable to locate the cleanout for the waste system.

## Environmental Concerns

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one of more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.

## Conclusion

### COMMENTS

**W** Many homes built prior to 1996 lack modern safety and energy efficient items.

We recommend that information regarding the shut offs for the various systems be obtained from the homeowner's association, and that access to all appropriate areas be confirmed.

### GENERAL ENVIRONMENTAL

Your home inspector is not an environmental specialist, and is not trained or sufficiently knowledgeable or qualified to provide you with any information with regards to mold, fungus or other microbial contamination, or the possibility of hidden damage or possible health hazards caused by the presence of same. We therefore recommend that you have the residence inspected and tested for these conditions by a specialist or specialists in the appropriate trade(s) prior to the close of this transaction.

It appears that the residence was constructed prior to 1980, and it is therefore possible and even highly probable that lead-based paint, asbestos, and other materials considered potentially hazardous may exist. However, since testing or inspecting for any environmental hazards of any kind falls outside the scope of a home inspection, we recommend that you employ the services of an appropriately qualified environmental specialist at this time.

Your home inspector is not a licensed pest control operator, and is not trained or appropriately qualified to provide you with any information with regards to rodents, pests, and wood destroying insects or organisms, or the possibility of hidden damage or potential health hazards caused by the presence of same. We therefore recommend that you have the residence inspected for these conditions by an appropriately qualified and licensed pest control operator prior to the close of this transaction.

### AREAS NOT COVERED UNDER THIS INSPECTION

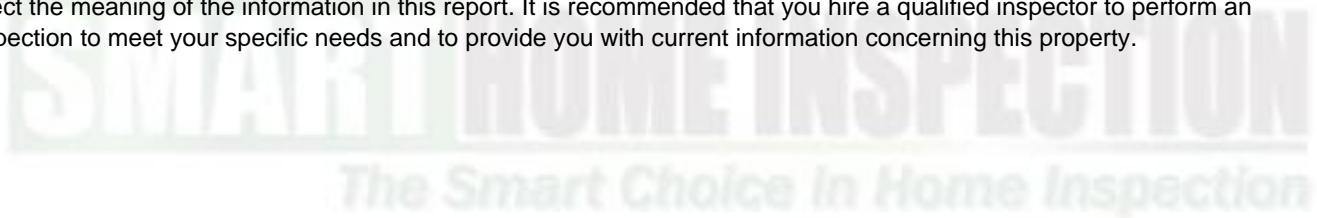
The common areas of the home were not inspected as part of this inspection.

## SCOPE OF INSPECTION

This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspectors responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

Items identified in the report do not obligate any party to make repairs or take other action, nor is the purchaser required to request that the seller take any action. When a deficiency, safety concern, maintenance or monitoring requirement, or deferred item is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified trades- persons may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made, but may choose to do so for an additional fee.

Property conditions can and do change with time and use. Appliances and mechanical devices can fail at any time, plumbing gaskets and seals may crack and leak if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a qualified inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.



## Executive Summary

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

### EXTERIOR/SITE/GROUND WEATHERSTRIPPING

**M s-18:** The weatherstripping on this house is minimal, which is typical for a building this age. To conserve energy and reduce utility bills, weatherstripping could be installed at minimal cost.

### ELECTRICAL SYSTEM CIRCUIT BREAKER MAIN PANEL

**M s-44:** The interior of the electric panel has overspray from paint or wall texture. It's advised that all foreign material be removed from the interior of the electric panel. This service should be done by a licensed electrician.

### PLUMBING FIXTURES: OVERALL

**M s-73:** The plumbing angle stops are old. Although no leaks were observed, we suggest replacement of all stops as preventative maintenance. It is advised that all angle stops be replaced every 10-15 years.

### INTERIOR CABINETRY & CLOSETS :OVERALL

**M s-113:** The closet doors at the entry are off the bottom track and need service.

### ENTRY AREA/HALL DOORS

**M s-123:** The door has damaged or missing weather stripping and needs to be repaired or replaced.

### LIVING ROOM FLOOR

**M s-126:** The wood flooring is only in fair condition. The floor may need minor repairs or sanding, refinishing or replacement.

### GUEST BEDROOM CLOSET DOORS

**M s-176:** The closet doors are off the bottom track and need service.

### BATHROOM VENTILATION

**M s-209:** The exhaust fan is very noisy and is not likely to be used in its present condition. We recommend that it be serviced or replaced to restore quite operation.

### ELECTRICAL SYSTEM CIRCUIT BREAKER MAIN PANEL

**U s-45:** The circuitry is not completely labeled. We recommend that each circuit be identified, allowing individuals unfamiliar with the equipment to properly operate it when and if necessary.

### ELECTRICAL SYSTEM GFI PROTECTION

**U s-59:** It is advised that GFCI protected outlets be added if not already installed at all bathrooms, all kitchen countertops, exterior, crawlspace, laundry room and garage.

### INTERIOR FIRE EXTINGUISHER

**U s-107:** We recommend a portable fire extinguisher be installed in the kitchen for use in an emergency.

## KITCHEN RECEPTACLES

**U s-169:** GFCI protection was not found at all countertop receptacles even though this was not mandatory at the time of construction. We recommend upgrading in compliance with current standards.

## PRIMARY BEDROOM SWITCHES

**U s-188:** There is no switched light or receptacle in this area. We recommend a switch be installed, in accordance with present standards.

## BATHROOM DRAIN TRAP

**U s-199:** The sink drain line is corrugated plastic, it is advised that the drain line be replaced with a smooth type drain line to prevent blockage.

## EXTERIOR/SITE/GROUND RAILINGS

**S s-24:** The railings and/or guardrails do not comply with current industry standards. We suggest modification for safety.

## INTERIOR DETECTORS: OVERALL

**S s-106:** This building has no smoke detectors. Smoke detectors are reliable, inexpensive, and are recommended by all local fire districts. We recommend their installation. Some jurisdictions require smoke detectors prior to sale and the close of escrow.

## HALLWAY CARBON/SMOKE DETECTOR

**S s-143:** There is no carbon monoxide detector in this area, as required. We recommend one be installed.

## GUEST BEDROOM RECEPTACLES

**S s-179:** There is an ungrounded three prong receptacle at the bedroom. We recommend it be properly grounded or restored to its original two prong configuration.

## GUEST BEDROOM SMOKE DETECTOR

**S s-180:** There is no smoke detector in this area, as required. We recommend one be installed.

## PRIMARY BEDROOM SMOKE DETECTOR

**S s-189:** There is no smoke detector in this area, as required. We recommend one be installed.

## EXTERIOR/SITE/GROUND FASCIA

**R s-19:** Sections of the fascia at the patio are deteriorated. We recommend they be repaired or replaced.

## ELECTRIC CEILING HEAT RADIANT CEILING HEAT

**R s-83:** The ceiling heat system located living room did not respond to normal user controls at the time of inspection and needs to be further evaluated by an appropriate qualified professional.

## KITCHEN CABINETS

**R s-150:** One or more of the kitchen drawers is damaged and needs service.

## EXTERIOR/SITE/GROUND BALCONY/PORCH

**W s-22:** The balcony is covered with tile and could not be fully inspected.

## KITCHEN DRAIN TRAPS

**W s-163:** The drain trap has been installed in a substandard manner. We recommend it be repaired or replaced.

## CONCLUSION COMMENTS

**W s-210:** Many homes built prior to 1996 lack modern safety and energy efficient items.