Inspection Report

Roni Coffer

Property Address:
7705 El Cajon Blvd #7
La Mesa CA 91942

7705 El Cajon Blvd #7

BHI San Diego / Bailey's Home Inspections

Brian R. Bailey

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Date: 4/10/2023	**Time:** 02:00 PM	**Report ID:** 7705ElCajonBlvd#7
Property: 7705 El Cajon Blvd #7 La Mesa CA 91942	**Customer:** Roni Coffer	**Real Estate Professional:** Roni Coffer Century 21 Award

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

(Repair or Replace) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:	**Type of building:**	**Approximate age of building:**
Listing Agent and Inspector	Condominium	Over 10 Years
Temperature:	**Weather:**	**Ground/Soil surface condition:**
Over 60 (F) = 15.5 (C)	Clear	Dry

Rain in last 3 days:
No

1. Roof System / Chimneys and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of' leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof-Type:

Flat

		IN	NI	NP	RR
1.0	Roof Coverings		•		
1.1	Roof Drainage Systems (Gutters/Downspouts)	•			
1.2	Roof Structure and Attic (report leak signs or condensation)	•			

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Comments:

1.0 It is common for items to be shared within a condo community to include roofs, interior walls, driveways, landscaping, etc.

1.2 No evidence of moisture staining or leaks from the roof in the home on day of inspection.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:
Cement stucco

Siding Material:
Cement-Fiber

Exterior Entry Doors:
Wood

Appurtenance:
Patio

Driveway:
Shared access
Street Parking

		IN	NI	NP	RR
2.0	Wall Cladding Flashing and Trim	•			
2.1	Doors (Exterior)				•
2.2	Windows	•			
2.3	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•			
2.4	Eaves, Soffits and Fascias	•			
2.5	Water faucets (hose bibs)	•			
2.6	Light fixtures and electrical outlets (exterior)	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

2.1 The front door rubs door framing when opening and closing. Recommend adjustment. The water heater closet trim is soft and damaged.

2.1 Item 1(Picture) Front door rubs door frame

2.1 Item 2(Picture) Soft trim on water heater closet door

2.5 Water pressure should read between 40 and 80 PSI. On day of inspection pressure was reading 76-78 PSI.

2.6 The exterior receptacles are properly GFCI protected as required.

2.6 Item 1(Picture) Good GFCI

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Kitchen Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Cabinetry:
Wood

Countertop:
Granite

Dryer Power Source:
Gas Connection

Dryer Vent:
Flexible Metal

		IN	NI	NP	RR
3.0	Ceiling				•
3.1	Walls	•			
3.2	Floors				•
3.3	Counters and Cabinets (representative number)	•			
3.4	Plumbing Drain, Waste and Vent Systems				•
3.5	Plumbing Water Supply, Distribution System and Fixtures				•
3.6	Outlets, Switches and Fixtures	•			
3.7	Dishwasher	•			
3.8	Ranges/Ovens/Cooktops	•			
3.9	Range Hood (s)	•			
3.10	Food Waste Disposer	•			
3.11	Microwave Cooking Equipment	•			
3.12	Laundry Equipment	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

3.0 There is a repair to the kitchen ceiling. The area was tested for moisture and no moisture detected on day of inspection. 1-16% is a normal moisture reading on an interior wall. As a home inspector, I am mandated to report any findings that exceed 17% as this is considered mid level moisture that can cause damage to the building materials.

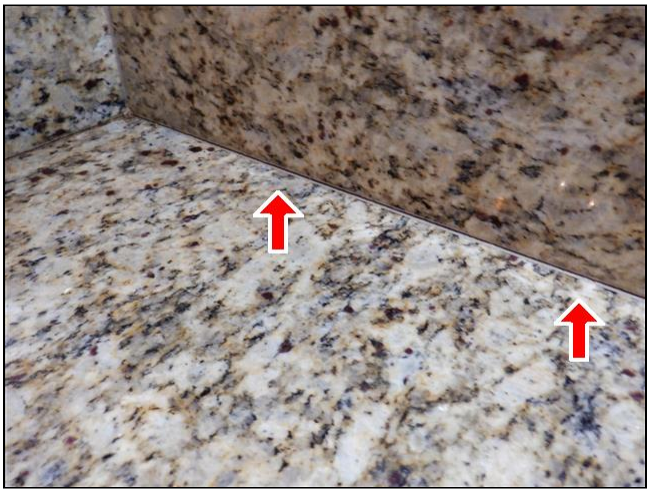
3.0 Item 1(Picture) Repair to ceiling

3.0 Item 2(Picture) Moisture test at repair in kitchen ceiling

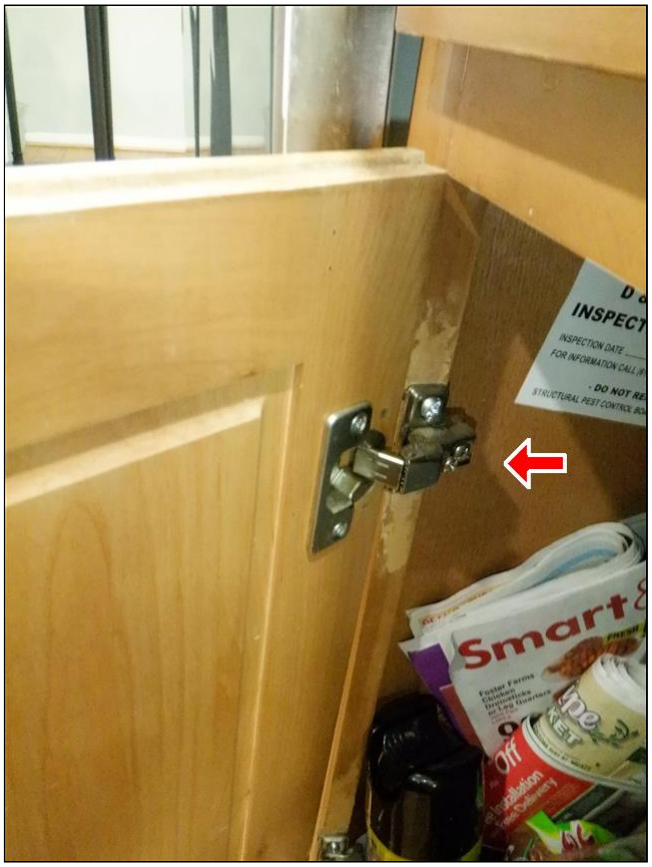
3.0 Item 3(Picture) Moisture test at repair in kitchen ceiling

3.2 A toe edge is installed in front of the baseboards in the kitchen. Recommend asking sellers history of toe edge.

3.3 There is worn grout at kitchen countertop. Recommend re-sealing. There are some loose cabinet hinges that should be tightened.

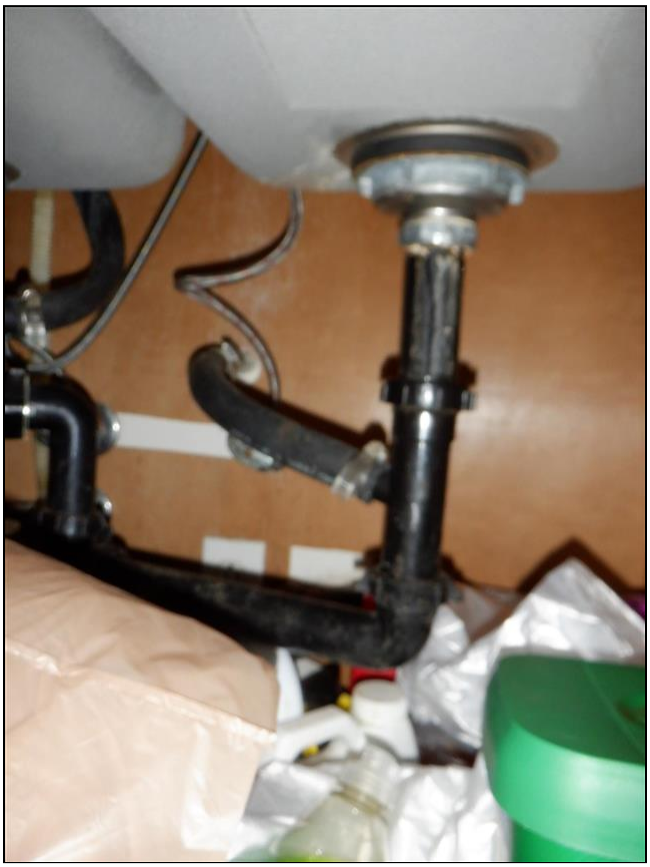


3.3 Item 1(Picture) Worn grout



3.3 Item 2(Picture) Loose cabinet hinges

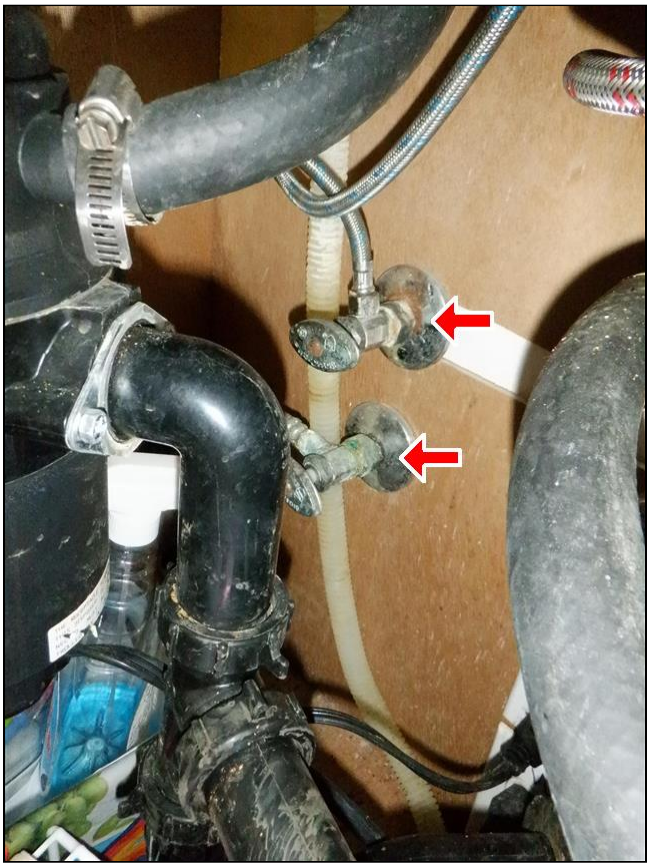
3.4 No leaks under kitchen sink on day of inspection. The right side of sink drains slowly. Recommend clearing drain of food/ debris and if issue persists, contact a licensed plumber for repair.



3.4 Item 1(Picture) Kitchen sink plumbing

3.4 Item 2(Picture) Sink drains slowly

3.5 There is corrosion at supply valves. The sink needs to be re-sealed.



3.5 Item 1(Picture) Corrosion / no leaks

3.5 Item 2(Picture) Sink not sealed

3.5 Item 3(Picture) Worn caulking on sink

3.6 The kitchen receptacles are properly GFCI protected as required.

3.6 Item 1(Picture) Good GFCI

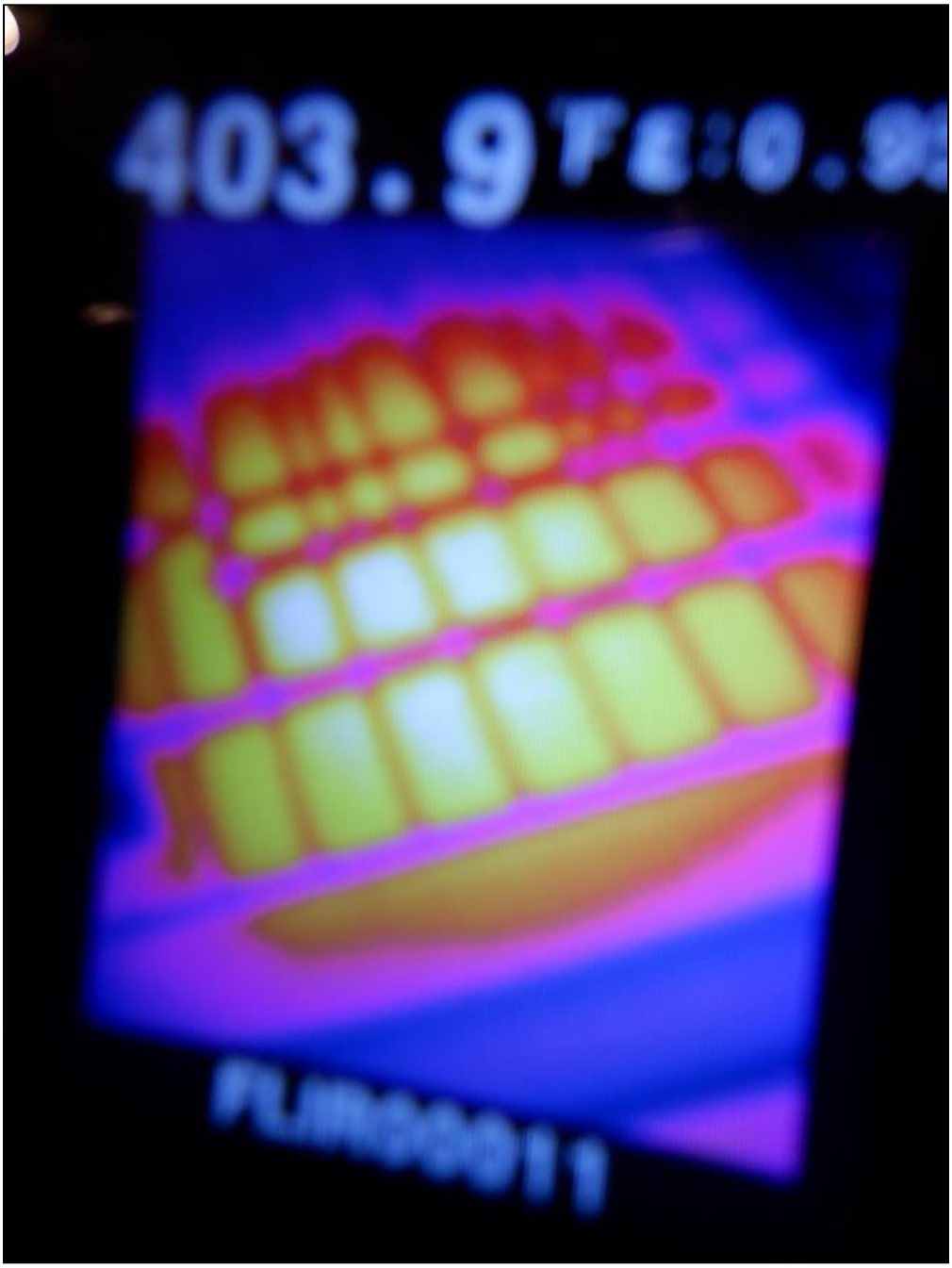
3.7 The dishwasher worked and drained properly on day of inspection.

3.7 Item 1(Picture) Dishwasher

3.8 The cook top burners worked on day of inspection and the oven pre-heated to 400 degrees.

3.8 Item 1(Picture) Oven

3.8 Item 2(Picture) Cook top burners



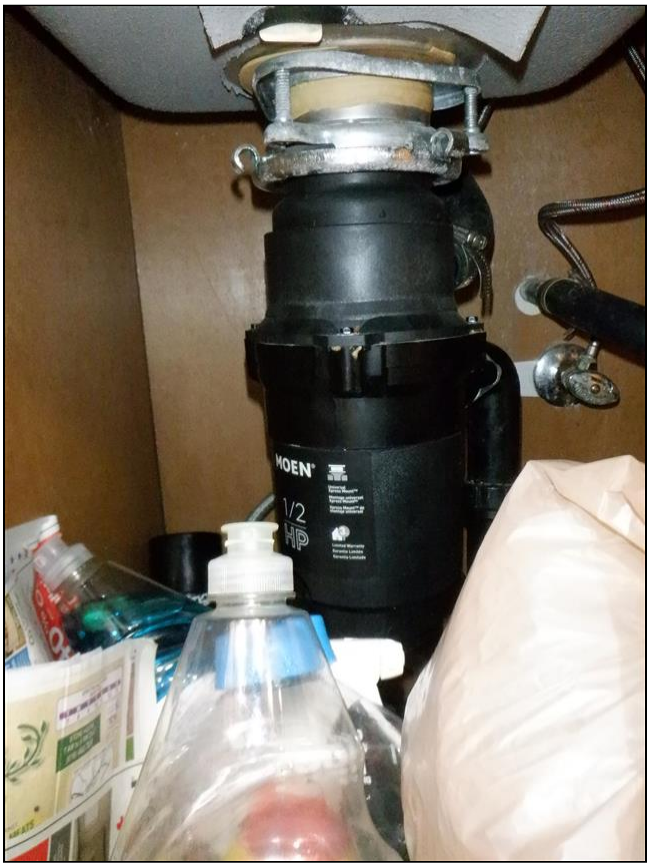
3.8 Item 3(Picture) Thermal imager test on oven

3.9 The vent fan worked on all speeds and the cook top light worked on day of inspection.

3.9 Item 1(Picture) Cook top light

3.9 Item 2(Picture) Vent fan works

3.10 The garbage disposal worked on day of inspection.



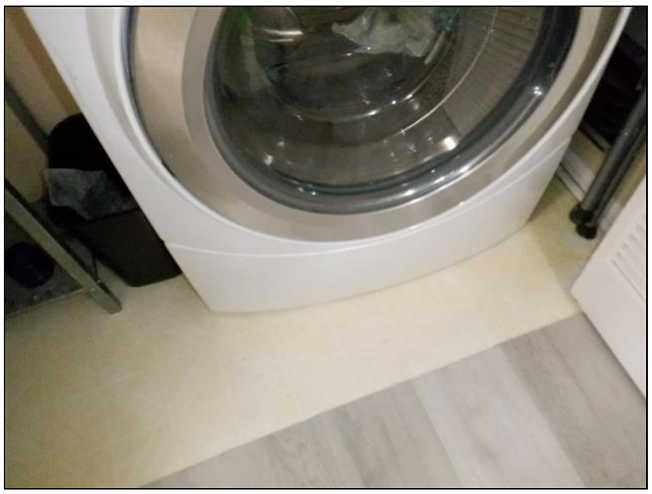
3.10 Item 1(Picture) Garbage disposal

3.11 The microwave worked on day of inspection.

3.11 Item 1(Picture) Microwave

3.12 The laundry equipment is in descent condition. Recommend installing a drip pan. It is a gas connection for the dryer. No leaks at washer valves on day of inspection. Recommend installing a flooring transition to avoid slippage of laminate planks.

3.12 Item 1(Picture) Laundry



3.12 Item 2(Picture) Missing drip pan

3.12 Item 3(Picture) Dryer vent

3.12 Item 4(Picture) Gas connection for dryer

3.12 Item 5(Picture) Missing transition

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Rooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:
Drywall

Wall Material:
Drywall

Floor Covering(s):
Carpet
Laminated T&G
Tile
None

Interior Doors:
Hollow core

Window Types:
Thermal/Insulated
Sliders

		IN	NI	NP	RR
4.0	Ceilings	•			
4.1	Walls	•			
4.2	Floors	•			
4.3	Steps, Stairways, Balconies and Railings				•
4.4	Doors (representative number)	•			
4.5	Windows (representative number)				•
4.6	Outlets, Switches and Fixtures	•			

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Comments:

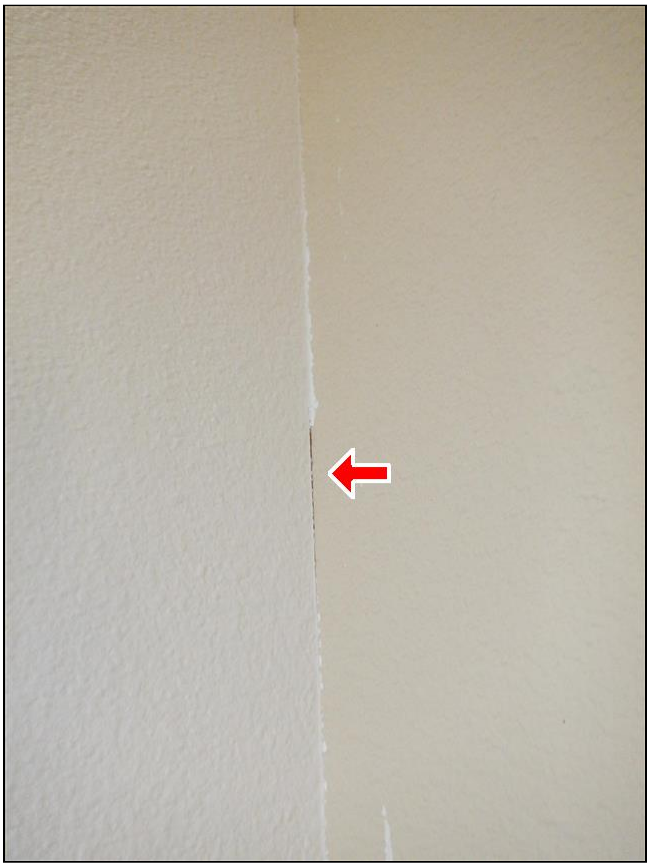
4.0 There is a repair in the entry ceiling. Moisture tests were conducted and no moisture detected on day of inspection. 1-16% is a normal moisture reading on an interior wall. As a home inspector, I am mandated to report any findings that exceed 17% as this is considered mid level moisture that can cause damage to the building materials.

4.0 Item 1(Picture) Moisture test at living room ceiling repair

4.0 Item 2(Picture) Moisture test at living room ceiling repair

4.0 Item 3(Picture) Moisture test at living room ceiling repair

4.1 There is some worn drywall tape in bedroom.

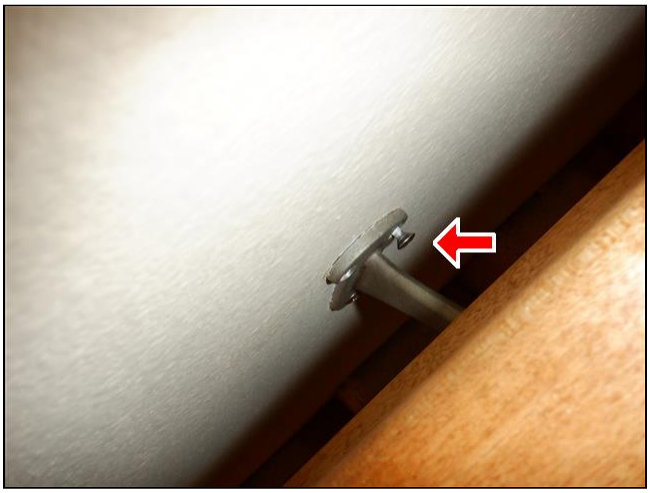


4.1 Item 1(Picture) Worn drywall tape

4.2 There are some damaged baseboards and staining in carpet.

4.2 Item 1(Picture) Damaged baseboards

4.3 The top staircase railing is loose and needs to be tightened. This is a safety concern.



4.3 Item 1(Picture) Loose staircase railing

4.4 The staircase door latch does not fully disengage. Recommend repair. There are some door stops missing.

4.4 Item 1(Picture) Stairway door latch does not fully disengage

4.4 Item 2(Picture) Missing door stops

4.5 There is some wear and tear / cracking in window sills. No moisture detected around any windows on day of inspection. Recommend repairing cracking and sealing windows to avoid moisture intrusion.

4.5 Item 1(Picture) Cracking in window sills

4.5 Item 2(Picture) Cracking in window sills

4.6 There are some loose/cracked cover plates. The entrance can light is loose. Each room has an upside down receptacle. This simply signifies which receptacle (bottom plug) is tied to the light switch so a lamp can be plugged in and controlled by the switch.

4.6 Item 1(Picture) Cracked cover plate in hallway

4.6 Item 2(Picture) Upside down receptacles

4.6 Item 3(Picture) Loose an light at entry

4.6 Item 4(Picture) Loose receptacle cover plate

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Bathroom and Components

Styles & Materials

Exhaust Fans:

Fan only

Fan with light

		IN	NI	NP	RR
5.0	Ceiling	•			
5.1	Walls	•			
5.2	Floors	•			
5.3	Doors	•			
5.4	Counters and Cabinets (representative number)	•			
5.5	Plumbing Drain, Waste and Vent Systems				•
5.6	Plumbing Water Supply, Distribution System and Fixtures				•
5.7	Outlets, Switches and Fixtures	•			
5.8	Ehaust fan				•

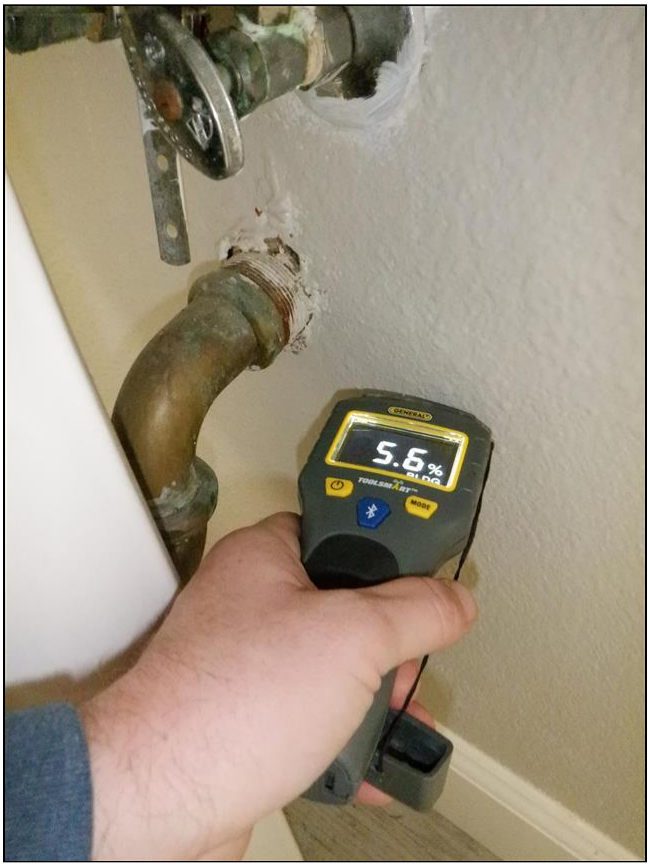
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

5.1 Moisture tests were conducted around all plumbing fixtures and no moisture detected on day of inspection. 1-16% is a normal moisture reading on an interior wall. As a home inspector, I am mandated to report any findings that exceed 17% as this is considered mid level moisture that can cause damage to the building materials.

5.1 Item 1(Picture) Moisture test around plumbing fixtures

5.1 Item 2(Picture) Moisture test around plumbing fixtures



5.1 Item 3(Picture) Moisture test around plumbing fixtures

5.1 Item 4(Picture) Moisture test around plumbing fixtures

5.1 Item 5(Picture) Moisture test around plumbing fixtures

5.1 Item 6(Picture) Moisture test around plumbing fixtures

5.2 There is a cracked tile in top floor bathroom. There are some damaged baseboards by toilet. Recommend replacement.

5.2 Item 1(Picture) Cracked tile in top floor bathroom

5.2 Item 2(Picture) Damaged baseboards behind top floor toilet

5.3 Missing door stops.

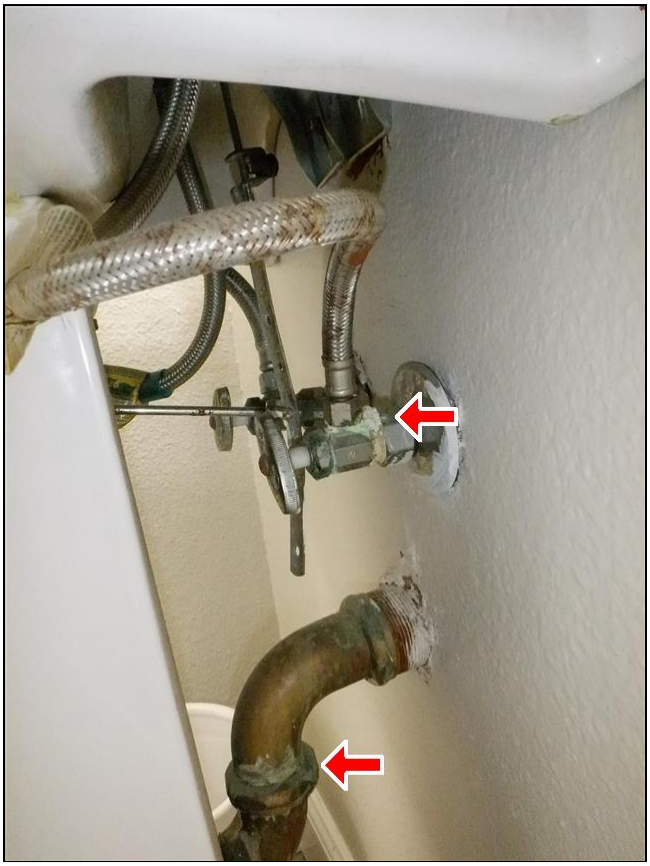
5.3 Item 1(Picture) Missing door stop

5.4 Recommend sealing back edge of pedestal sink and countertop behind each sink as caulking/grout is worn.

5.4 Item 1(Picture) Pedestal sink not sealed

5.4 Item 2(Picture) Worn grout

5.5 No active leaks under any of the bathroom sinks on day of inspection. There is corrosion at pedestal sink plumbing. Sink stopper not attached. Missing tub stopper. The pop down pop up sink stopper sticks. Foul smell coming from sink on top floor bathroom. Recommend clearing p-trap. The sinks and tubs drained properly on day of inspection.



5.5 Item 1(Picture) Corrosion at pedestal sink

5.5 Item 2(Picture) Top floor bathroom sink stopper not attached

5.5 Item 3(Picture) Bathroom sink plumbing

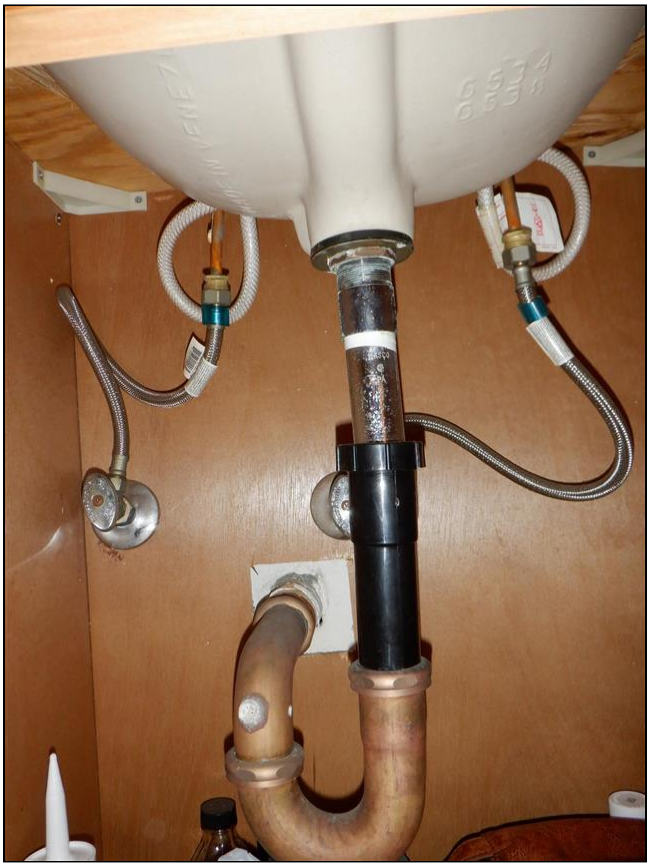
5.5 Item 4(Picture) Bathroom sink plumbing

5.5 Item 5(Picture) Missing tub stopper

5.5 Item 6(Picture) Tub drains properly

5.5 Item 7(Picture) Sink stopper sticks

5.5 Item 8(Picture) Foul smell from top floor bathrooms sinks



5.5 Item 9(Picture) Sink plumbing

5.5 Item 10(Picture) Tub drains properly

5.6 The hot water faucet leaks at two sinks and there is some corrosion. Recommend replacing the gasket. The sinks, tub/ showers fixtures, edges of tubs/showers need to be re-sealed as caulking/silicone is worn/missing. The plastic trim at base of tubs is peeling. Recommend replacing or completely removing and sealing with silicone/caulking. There are loose toilets. Recommend tightening the bolts and if the issue persists, replace the wax rings.

5.6 Item 1(Picture) Faucet leaks / corrosion

5.6 Item 2(Picture) Sink not sealed

5.6 Item 3(Picture) Loose faucet handle

5.6 Item 4(Picture) Loose toilet

5.6 Item 5(Picture) Loose trim at base of tub

5.6 Item 6(Picture) Worn caulking

5.6 Item 7(Picture) Worn caulking

5.6 Item 8(Picture) Fixtures not sealed

5.6 Item 9(Picture) Fixtures not sealed

5.6 Item 10(Picture) Loose faucet handle

5.6 Item 11(Picture) Shower door not sealed

5.6 Item 12(Picture) Faucet leaks

5.6 Item 13(Picture) Loose toilet

5.6 Item 14(Picture) Loose toilet handle

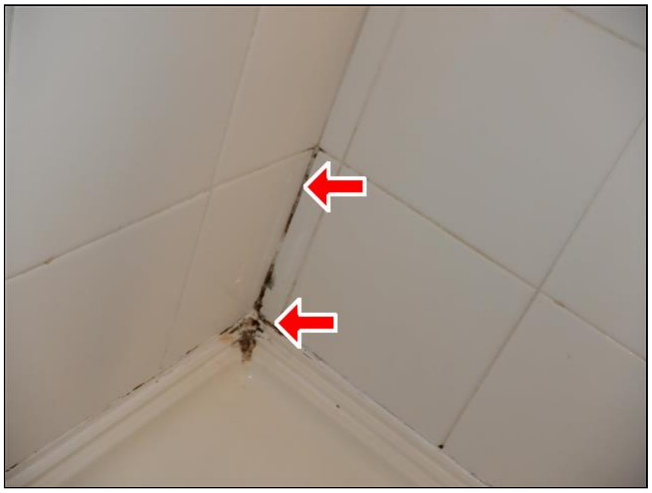
5.6 Item 15(Picture) Fixtures not sealed

5.6 Item 16(Picture) Worn caulking

5.6 Item 17(Picture) Worn caulking

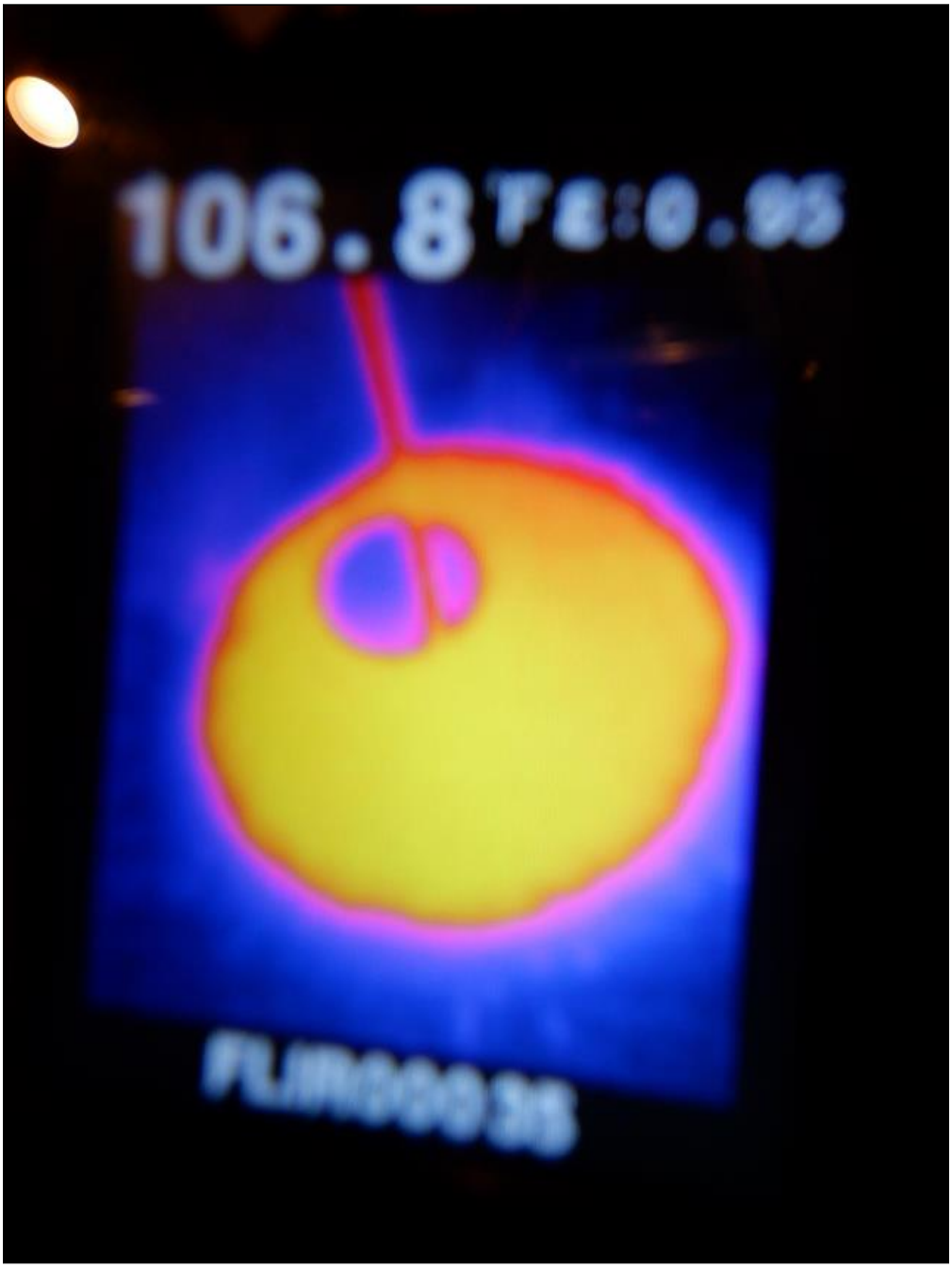
5.6 Item 18(Picture) Worn / missing caulking

5.6 Item 19(Picture) Loose silicone



5.6 Item 20(Picture) Worn caulking in shower

5.6 Item 21(Picture) Showerhead not sealed

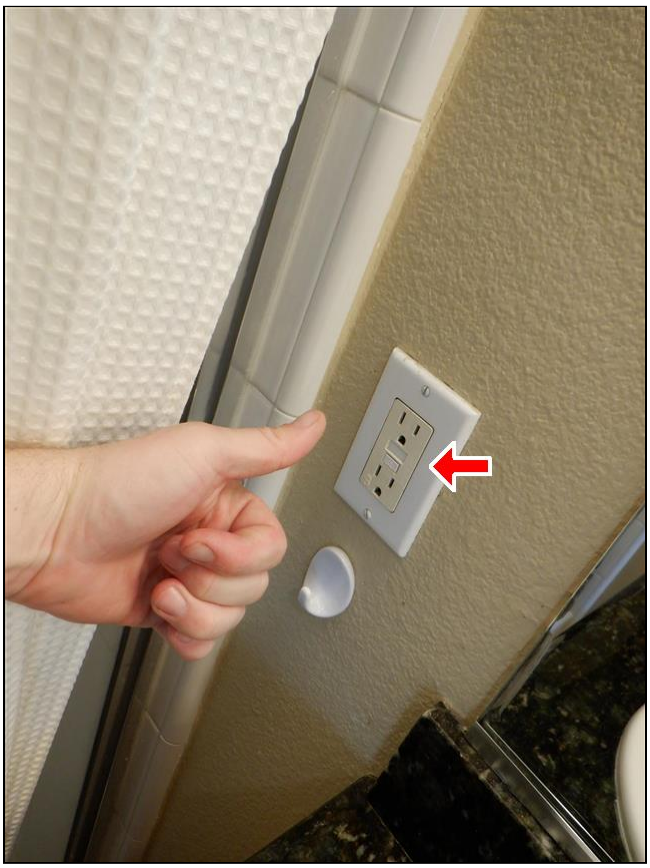


5.6 Item 22(Picture) Water temperature

5.7 The bathroom receptacle are properly GFCI protected. There is one master GFCI for all bathrooms.

5.7 Item 1(Picture) GFCI protected

5.7 Item 2(Picture) GFCI protected



5.7 Item 3(Picture) Master GFCI for all bathrooms

5.8 The exhaust fans worked on day of inspection, but they need to be cleaned.

5.8 Item 1(Picture) Dirty exhaust fan

5.8 Item 2(Picture) Loud exhaust fan

5.8 Item 3(Picture) Dirty fan

6. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:

Poured concrete

		IN	NI	NP	RR
6.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)		•		

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace **IN NI NP RR**

Comments:

6.0 Due to floor coverings throughout house, slab was not visible. The General Home Inspection does not include evaluation of structural components hidden behind floor, wall, or ceiling coverings. Such as anchor bolts, shear walls and seismic hardware. In the absence if any major defects, the home inspector may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. Our inspection of foundations conforms to InterNACHI standards which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the floors are level. Floors are rarely perfectly level and it is generally agreed that a slope of one-inch or less in twenty feet is commonplace and a difference that is usually observable. If you suspect that your floors are out of level or want to determine this, you can employ a specialist to conduct a manometer survey. CRACKING IS VERY COMMON IN CONCRETE SLABS. HOME INSPECTORS DO NOT LIFT FLOORING MATERIALS AND THEREFORE CANNOT DESCRIBE THE CONDITION OF THE SLAB WITHOUTADDITIONAL EVIDENCE OF STRUCTURAL DEFECTS. IT IS POSSIBLE THAT YOU WILL FIND CRACKS IN THE SLAB WHEN FLOORING MATERIALS ARE REPLACED. MOST SLAB CRACKING IS NOT STRUCTURALLY SIGNIFICANT UNLESS GROUND MOVEMENT IS THE CAUSE. In fact it would be rare to find a slab foundation that did not include some cracks concealed beneath the flooring material. Obviously older structures are more likely to have some cracking due to their age and the standards in effect at time of construction. The inspector may not be able to determine the presence of any cracking. The only way to do this would be to lift all of the flooring material which is certainly outside the scope of a generalist home inspection, or having a manometer survey performed by a qualified specialist. Simply because we do not report any evidence of cracking should not deter you from consulting with a foundation contractor, structural engineer or geologist. IT IS THE CLIENT'S RESPONSIBILITY TO ARRANGE FOR LIFTING THE FLOORING, OR ADDITIONAL EVALUATION BY A LICENSED STRUCTURAL ENGINEER IF CLIENT HAS CONCERNS ABOUT THE ADEQUACY OR INTEGRITY OF THE STRUCTURE.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source:
Public

Plumbing Water Supply (into home):
Copper

Plumbing Water Distribution (inside home):
Copper
PVC

Washer Drain Size:
Not visible

Water Heater Power Source:
Gas (quick recovery)

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

Water Heater Location:
Exterior closet

WH Manufacturer:
BRADFORD-WHITE

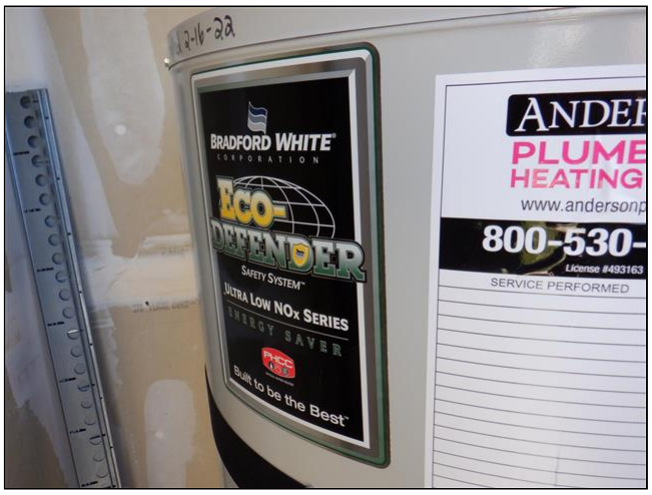
		IN	NI	NP	RR
7.0	Hot Water Systems, Controls, Chimneys, Flues and Vents	•			
7.1	Main Water Shut-off Device (Describe location)	•			
7.2	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•			
7.3	Main Fuel Shut-off (Describe Location)	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

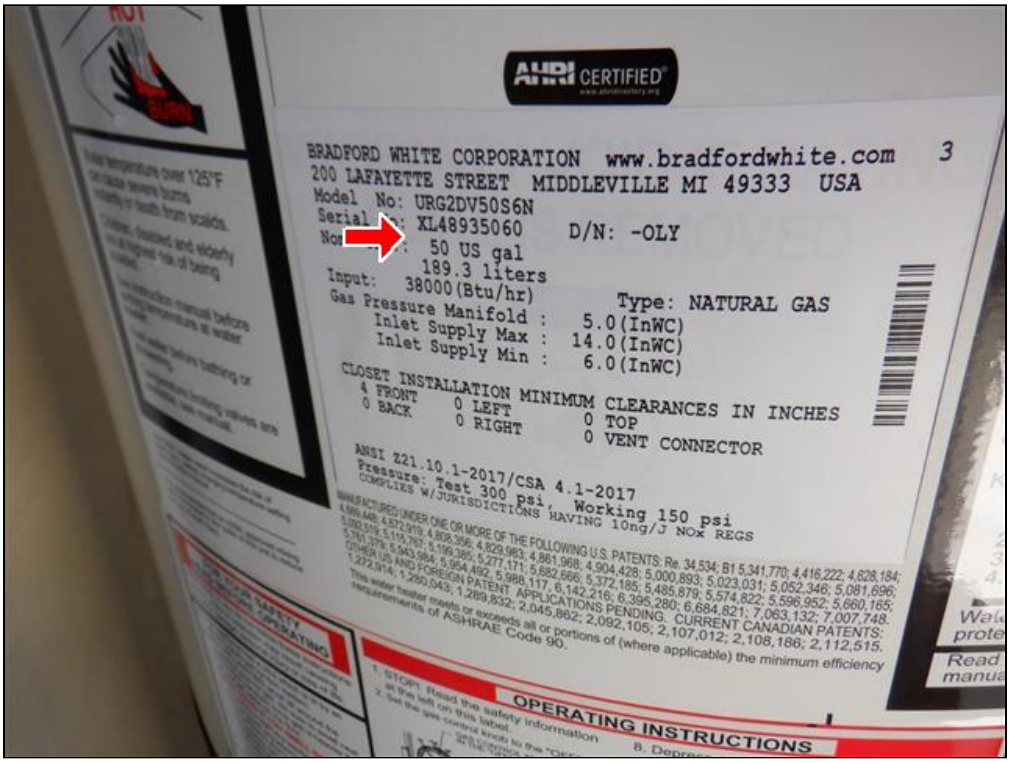
7.0 The water heater is a Bradford-White / 50 gallon / 2021 model. Typical life span for a water heater is 8-12 years. The system worked on day of inspection. The flue venting is in tact, the T&P plumbing is in tact, no corrosion at water lines, belly straps are tight, expansion tank is installed, and the gas line has the required sediment trap.

7.0 Item 1(Picture) Water heater



7.0 Item 2(Picture) Bradford-White water heater

7.0 Item 3(Picture) Expansion tank



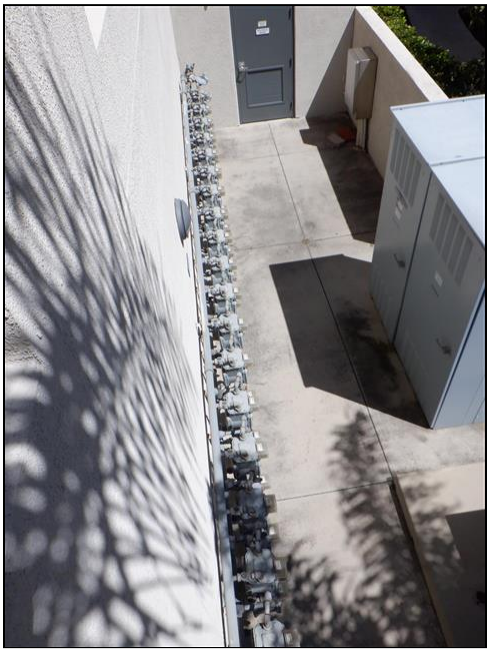
7.0 Item 4(Picture) Bradford-White / 50 gallon / 2021 model


7.0 Item 5(Picture) Sediment trap


7.0 Item 6(Picture) Water lines

7.1 The main water shut of and pressure regulator are located in water heater closet.

7.3 The gas meter and shut of is located on side of building.



7.3 Item 1(Picture) Gas meters and shut off

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Panel Capacity:
100 AMP

Panel Type:
Circuit breakers

Electric Panel Manufacturer:
EATON

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
Romex

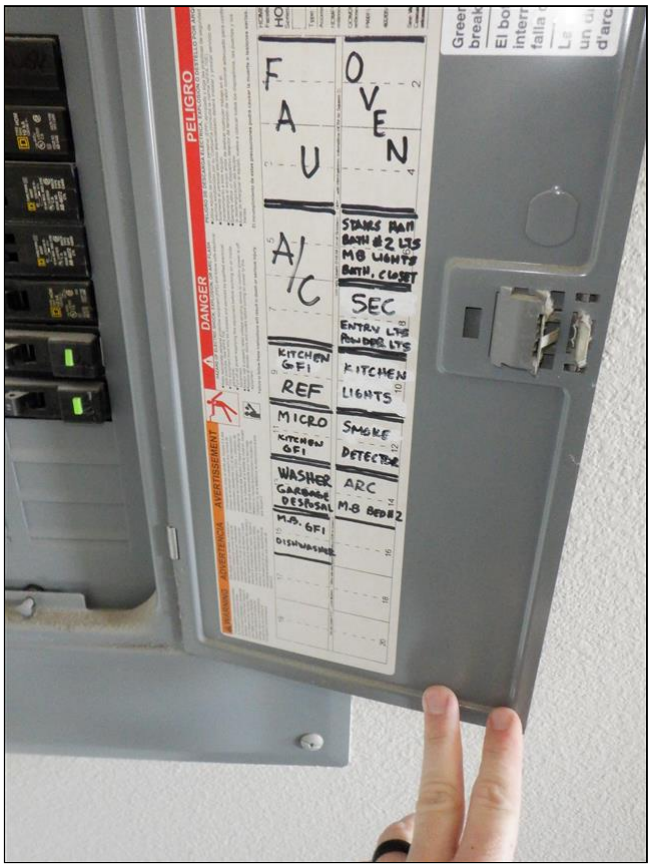
		IN	NI	NP	RR
8.0	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•			
8.1	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•			
8.2	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house)	•			
8.3	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•			
8.4	Location of Main and Distribution Panels	•			
8.5	Smoke Detectors				•
8.6	Carbon Monoxide Detectors	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

8.0 The electrical panel is a 100 amp panel. The panel is labelled, clean on the inside, terminal boards are not corroded, none of the circuit breakers are double tapped with wires, and all connections are in tact.

8.0 Item 1(Picture) Electrical panel



8.0 Item 2(Picture) Labelling

8.0 Item 3(Picture) Circuit breakers

8.4 The electric meter and main breaker are located in electric meter room on side of building. The electrical panel is located behind bedroom door.

8.4 Item 1(Picture) Electric meter room

8.5 The smoke detector should be tested at common hallway to bedrooms upon moving in to home. There are some batteries missing from smoke detectors. California Building Code Requirements Smoke and Carbon Monoxide Alarms California Building codes: CBC 907.2.11, CRC 314.3, CRC 315.1 Smoke and Carbon Monoxide Alarms: Smoke alarms shall be installed on the ceiling or wall (between 4” and 12” of the ceiling) in all sleeping rooms, each area/hallway adjacent to garages sleeping rooms, each story of the building, and in any basement. Smoke alarms shall be replaced 10 years after the date of manufacture listed on the alarm (if no date is listed the alarm shall be replaced). Newly installed smoke alarms shall have a 10-year battery.

8.6 Carbon monoxide alarms: Shall be installed on the ceiling or wall (above the door header) in each area/hallway adjacent to sleeping rooms, each story of the building, and any basement. Carbon monoxide alarms are not required if there is no fuel-burning appliances and where the garage is detached from the house. The new 10-year Smoke and CO detectors should be installed.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type:
Heat Pump Forced Air (also provides cool air)

Energy Source:
Electric

Number of Heat Systems (excluding wood):
One

Ductwork:
Insulated

Filter Type:
Disposable

Cooling Equipment Type:
Air conditioner unit

Cooling Equipment Energy Source:
Electricity

Number of AC Only Units:
One

		IN	NI	NP	RR
9.0	Heating Equipment				•
9.1	Normal Operating Controls	•			
9.2	Automatic Safety Controls	•			
9.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
9.4	Presence of Installed Heat Source in Each Room	•			
9.5	Cooling and Air Handler Equipment	•			
9.6	Normal Operating Controls	•			
9.7	Presence of Installed Cooling Source in Each Room	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

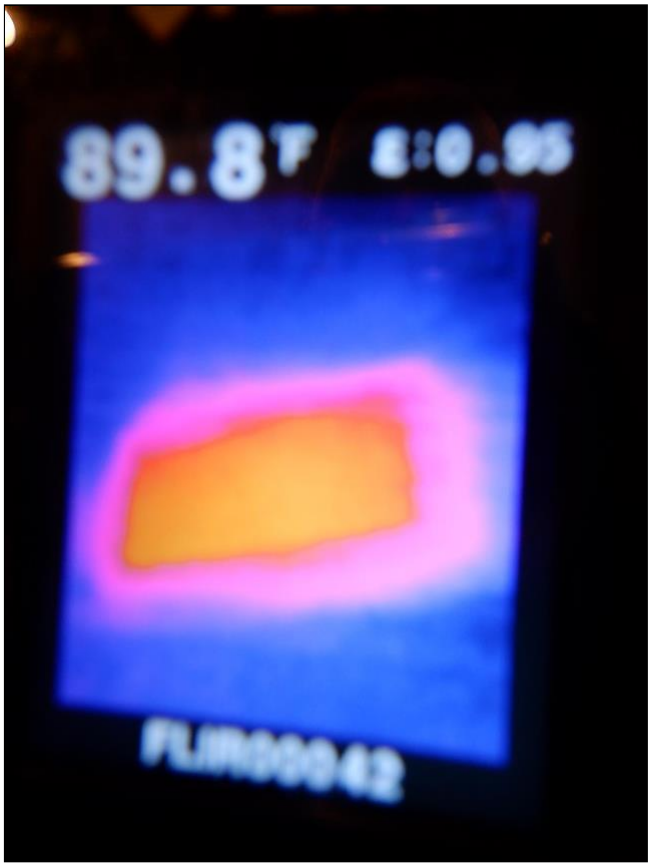
Comments:

9.0 The heat pump is located in the second floor hallway closet. It is the original model. Typical life span for a heat pump is 15-20 years. The system did work on day of inspection. The system is electric. Heat pumps generally take a little longer getting to temperature than a gas furnace. The system was tested using a thermal imager. The temperature was set to 74 degrees. The air coming out of each vent should be, at minimum, 86 degrees (+12 degree jump in temperature). The air was reading in the 83-89 degree range. Recommend a full servicing by a certified HVAC technician.

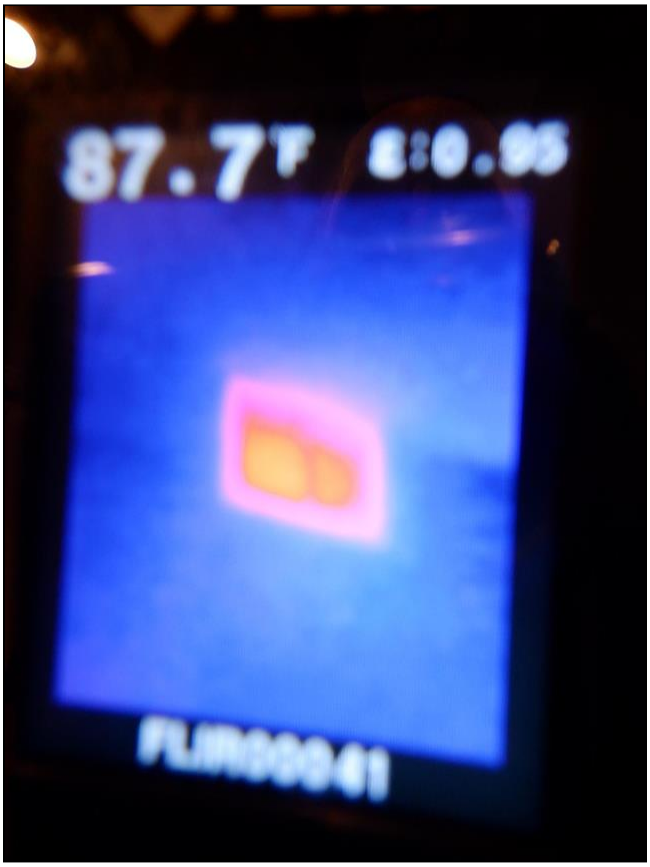
9.0 Item 1(Picture) Electric heat pump

9.0 Item 2(Picture) Power switch for heat pump

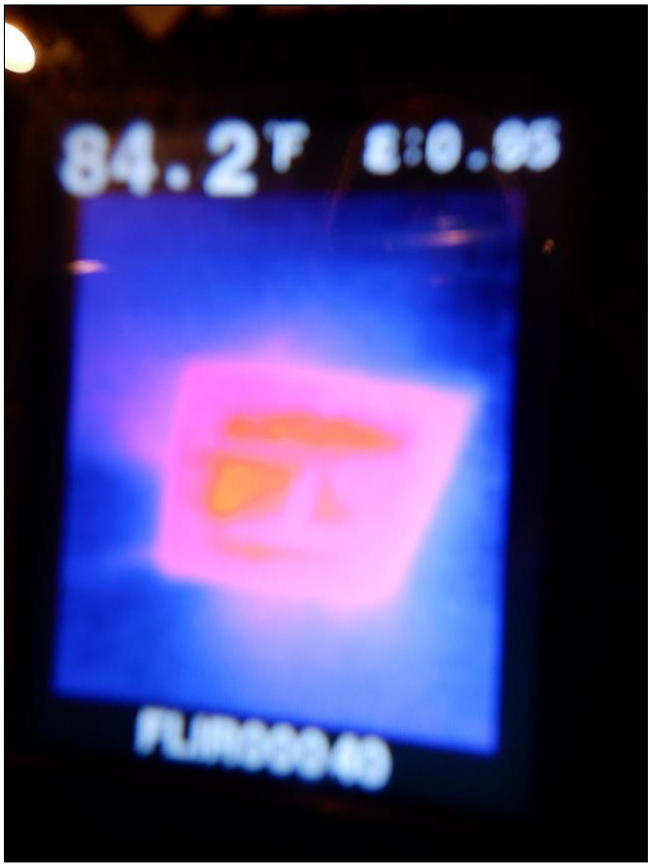
9.0 Item 3(Picture) Intake filter



9.0 Item 4(Picture) Thermal imager test



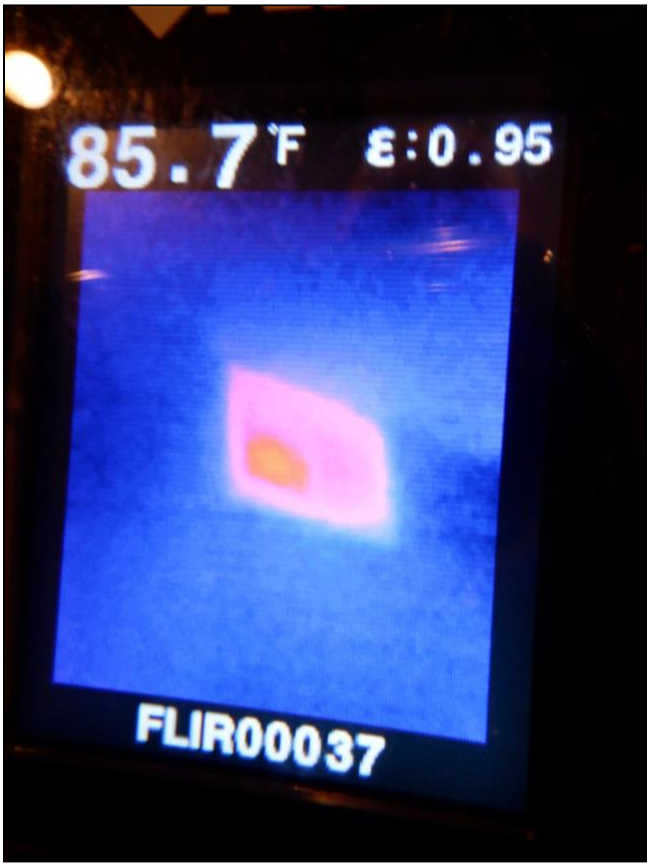
9.0 Item 5(Picture) Thermal imager test



9.0 Item 6(Picture) Thermal imager test

9.0 Item 7(Picture) Thermal imager test

9.0 Item 8(Picture) Thermal imager test

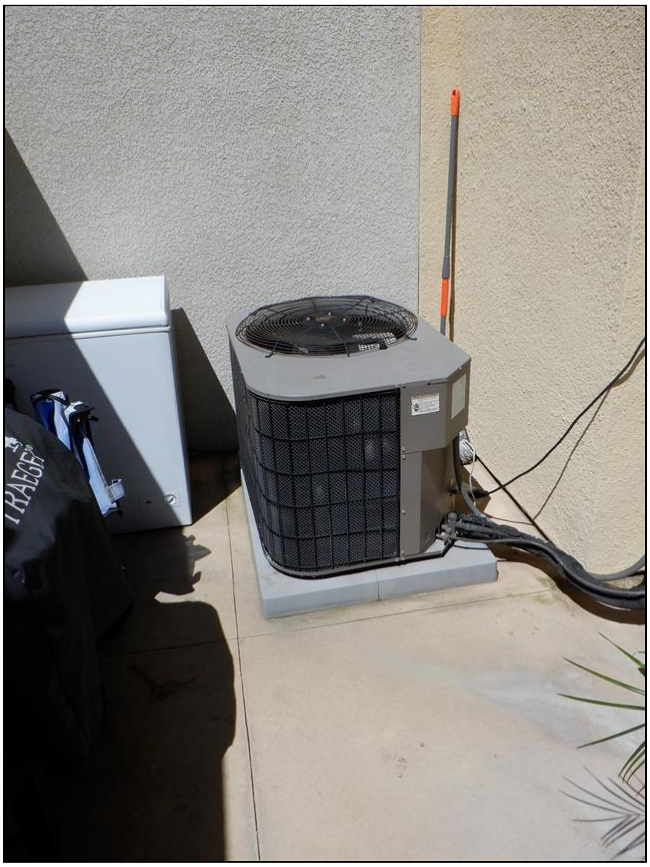


9.0 Item 9(Picture) Thermal imager test

9.3 The intake filter needs to be replaced.

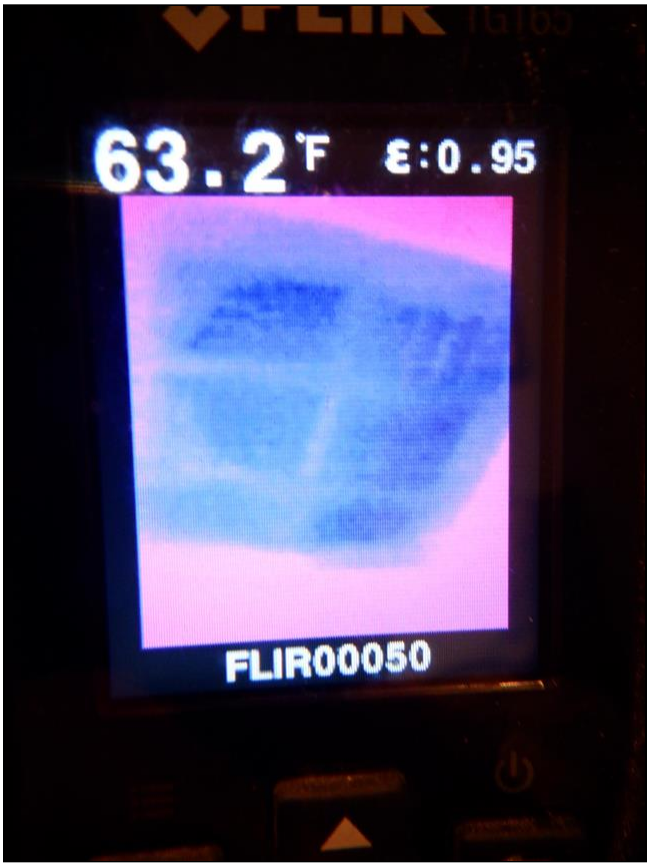
9.3 Item 1(Picture) Filter needs replacement

9.5 The condenser is located on the patio. Serial number is worn so unable to determine age of unit. Typical life span for a condenser is 15-20 years. The system worked on day of inspection. The condenser line insulation is worn and needs to be replaced. The central air conditioning system was tested with a thermal imager. The temperature was set to 68 degrees and the air coming out of each vent should read 8-10 degrees below the set temperature. The air was reading in the low to mid 60 degree range. Recommend a full servicing by a certified HVAC technician.



9.5 Item 1(Picture) Condenser

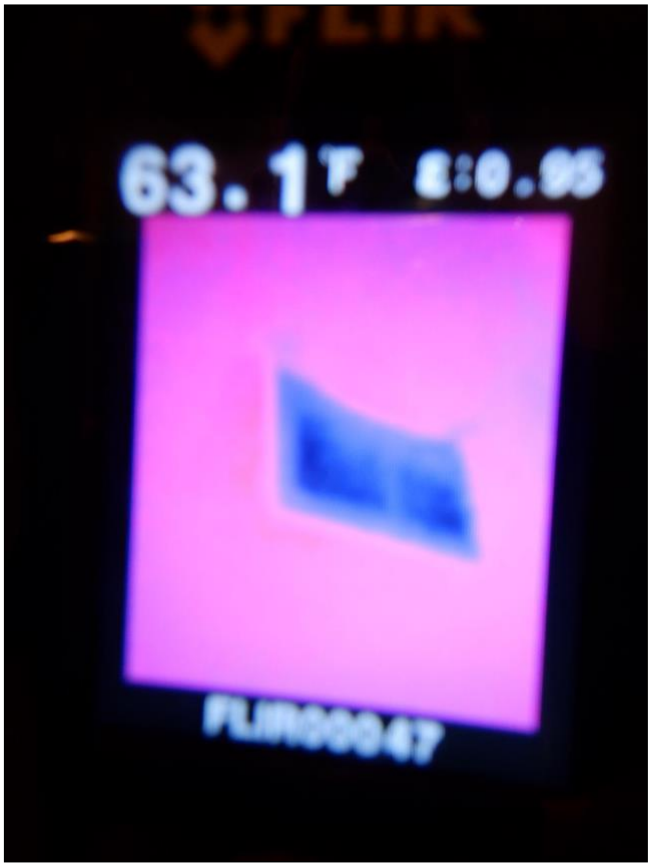
9.5 Item 2(Picture) Worn insulation



9.5 Item 3(Picture) Thermal imager test

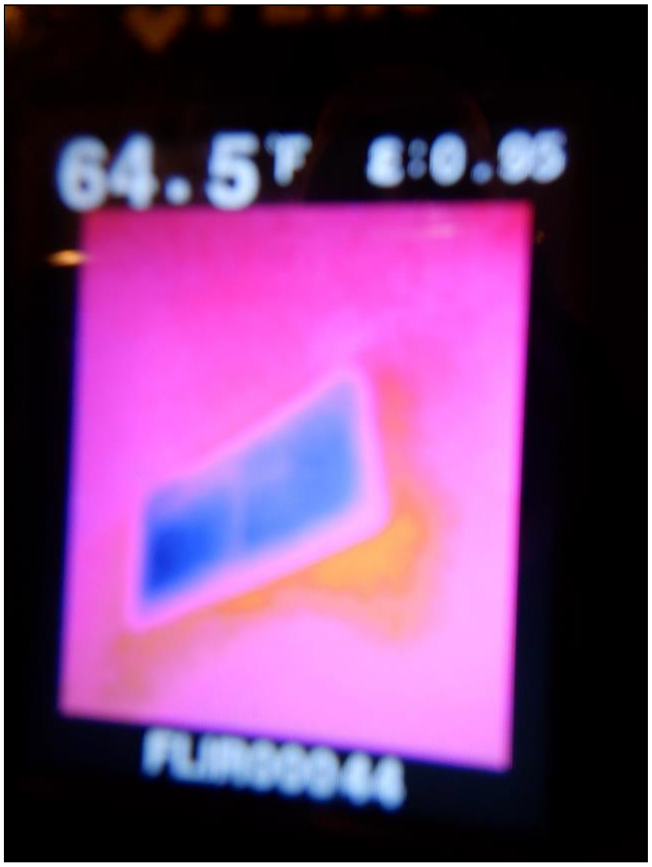
9.5 Item 4(Picture) Thermal imager test

9.5 Item 5(Picture) Thermal imager test



9.5 Item 6(Picture) Thermal imager test

9.5 Item 7(Picture) Thermal imager test



9.5 Item 8(Picture) Thermal imager test

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Summary

BHI San Diego / Bailey's Home Inspections

Customer
Roni Coffer

Address
7705 El Cajon Blvd #7
La Mesa CA 91942

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

2. Exterior

2.1 Doors (Exterior)

Repair or Replace
The front door rubs door framing when opening and closing. Recommend adjustment. The water heater closet trim is soft and damaged.

3. Kitchen Components and Appliances

3.0 Ceiling

Repair or Replace
There is a repair to the kitchen ceiling. The area was tested for moisture and no moisture detected on day of inspection. 1-16% is a normal moisture reading on an interior wall. As a home inspector, I am mandated to report any findings that exceed 17% as this is considered mid level moisture that can cause damage to the building materials.

3.2 Floors

Repair or Replace
A toe edge is installed in front of the baseboards in the kitchen. Recommend asking sellers history of toe edge.

3.4 Plumbing Drain, Waste and Vent Systems

Repair or Replace
No leaks under kitchen sink on day of inspection. The right side of sink drains slowly. Recommend clearing drain of food/debris and if issue persists, contact a licensed plumber for repair.

3.5 Plumbing Water Supply, Distribution System and Fixtures

Repair or Replace
There is corrosion at supply valves. The sink needs to be re-sealed.

4. Rooms

4.3 Steps, Stairways, Balconies and Railings

Repair or Replace

The top staircase railing is loose and needs to be tightened. This is a safety concern.

4.5 Windows (representative number)

Repair or Replace

There is some wear and tear / cracking in window sills. No moisture detected around any windows on day of inspection. Recommend repairing cracking and sealing windows to avoid moisture intrusion.

5. Bathroom and Components

5.5 Plumbing Drain, Waste and Vent Systems

Repair or Replace

No active leaks under any of the bathroom sinks on day of inspection. There is corrosion at pedestal sink plumbing. Sink stopper not attached. Missing tub stopper. The pop down pop up sink stopper sticks. Foul smell coming from sink on top floor bathroom. Recommend clearing p-trap. The sinks and tubs drained properly on day of inspection.

5.6 Plumbing Water Supply, Distribution System and Fixtures

Repair or Replace

The hot water faucet leaks at two sinks and there is some corrosion. Recommend replacing the gasket. The sinks, tub/showers fixtures, edges of tubs/showers need to be re-sealed as caulking/silicone is worn/missing. The plastic trim at base of tubs is peeling. Recommend replacing or completely removing and sealing with silicone/caulking. There are loose toilets. Recommend tightening the bolts and if the issue persists, replace the wax rings.

5.8 Ehaust fan

Repair or Replace

The exhaust fans worked on day of inspection, but they need to be cleaned.

8. Electrical System

8.5 Smoke Detectors

Repair or Replace

The smoke detector should be tested at common hallway to bedrooms upon moving in to home. There are some batteries missing from smoke detectors. California Building Code Requirements Smoke and Carbon Monoxide Alarms California Building codes: CBC 907.2.11, CRC 314.3, CRC 315.1 Smoke and Carbon Monoxide Alarms: Smoke alarms shall be installed on the ceiling or wall (between 4” and 12” of the ceiling) in all sleeping rooms, each area/hallway adjacent to garages sleeping rooms, each story of the building, and in any basement. Smoke alarms shall be replaced 10 years after the date of manufacture listed on the alarm (if no date is listed the alarm shall be replaced). Newly installed smoke alarms shall have a 10-year battery.

9. Heating / Central Air Conditioning

9.0 Heating Equipment

Repair or Replace

The heat pump is located in the second floor hallway closet. It is the original model. Typical life span for a heat pump is 15-20 years. The system did work on day of inspection. The system is electric. Heat pumps generally take a little longer getting to temperature than a gas furnace. The system was tested using a thermal imager. The temperature was set to 74 degrees. The air coming out of each vent should be, at minimum, 86 degrees (+12 degree jump in temperature). The air was reading in the 83-89 degree range. Recommend a full servicing by a certified HVAC technician.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge *http://www.HomeGauge.com* : Licensed To Brian R. Bailey

INVOICE

BHI San Diego / Bailey's Home Inspections

Inspected By: Brian R. Bailey

Inspection Date: 4/10/2023
Report ID: 7705ElCajonBlvd#7

Customer Info:	**Inspection Property:**
Roni Coffer **Customer's Real Estate Professional:** Roni Coffer Century 21 Award	7705 El Cajon Blvd #7 La Mesa CA 91942

Inspection Fee:

Service	Price	Amount	Sub-Total
Inspection Discount	-50.00	1	-50.00
Pre-listing	250.00	1	250.00

Tax $0.00
Total Price $200.00

Payment Method:
Payment Status: Invoice Sent
Note: