Inspection Report

Lan Nguyen

Property Address:
8109 Via Kino #3
San Diego CA 92122



8109 Via Kino #3

BHI San Diego / Bailey's Home Inspections

Brian R. Bailey

Table of Contents

Cover Page 1
Table of Contents 2
Intro Page 3
1 Roof System / Chimneys and Attic 4
2 Exterior 8
3 Garage 11
4 Kitchen Components and Appliances 12
5 Rooms 19
6 Bathroom and Components 22
7 Structural Components 35
8 Plumbing System 36
9 Electrical System 41
10 Heating / Central Air Conditioning 46
Summary 55
Invoice 76

Date: 8/26/2026	**Time:** 10:00 AM	**Report ID:** 20260826-8109-Via-Kino-3
Property: 8109 Via Kino #3 San Diego CA 92122	**Customer:** Lan Nguyen	**Real Estate Professional:** Glenn & Tanya Holtz Berkshire Hathaway HomeServices California Properties

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: Customer and their agent	**Type of building:** Townhome	**Approximate age of building:** Over 30 Years
Temperature: Over 65 (F) = 18 (C)	**Weather:** Clear	**Ground/Soil surface condition:** 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.

		IN	NI	NP	RR
1.0	Roof Coverings		•		
1.1	Ventilation of Roof/Attic	•			
1.2	Roof Drainage Systems (Gutters/Downspouts)	•			
1.3	Roof Structure and Attic (report leak signs or condensation)	•			
1.4	Insulation in Attic	•			
1.5	Visible Electric Wiring in Attic	•			
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR

Styles & Materials

Roof Covering:
Tile

Chimney (exterior):
Masonry Stucco

Attic Insulation:
Fiberglass

Ventilation:
Gable vents
Soffit Vents
Passive

Roof-Type:
Gable

Attic info:
Attic access

Method used to observe attic:
From entry
Crawled

Comments:

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

1.3 No evidence of moisture staining or leaks in the attic on day of inspection.



1.3 Item 1(Picture) Under side of roof viewed from the attic



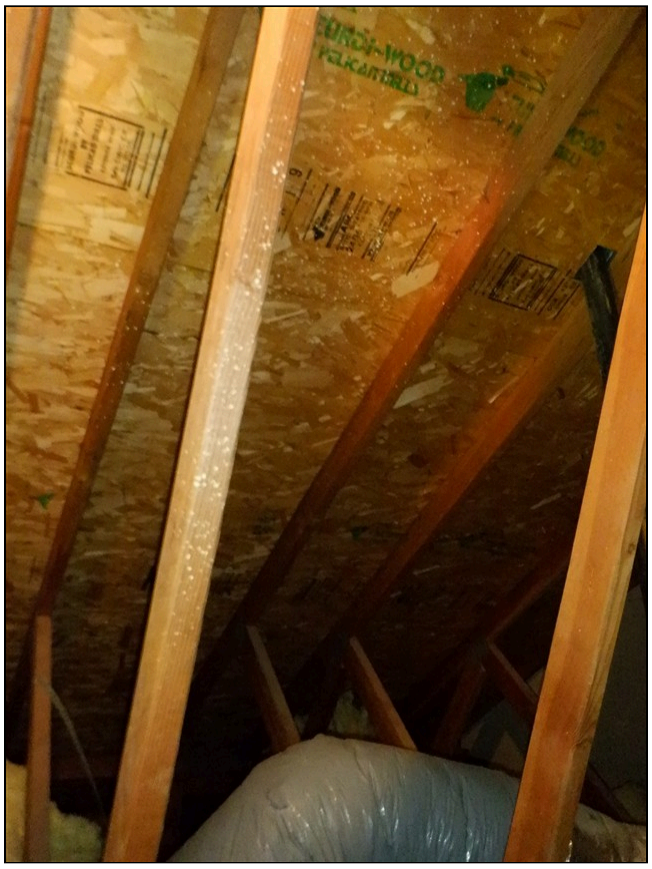
1.3 Item 2(Picture) Under side of roof viewed from the attic



1.3 Item 3(Picture) Under side of roof viewed from the attic



1.3 Item 4(Picture) Under side of roof viewed from the attic



1.3 Item 5(Picture) Under side of roof viewed from the attic

1.4 There is insulation coverage throughout the attic.

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.

		IN	NI	NP	RR
2.0	Wall Cladding Flashing and Trim	•			
2.1	Doors (Exterior)	•			
2.2	Windows				•
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•			
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•			
2.5	Eaves, Soffits and Fascias	•			
2.6	Water faucets (hose bibs)	•			
2.7	Light fixtures and electrical outlets (exterior)	•			
	IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace	**IN**	**NI**	**NP**	**RR**

Styles & Materials

Siding Style:
Cement stucco

Siding Material:
Cement-Fiber

Exterior Entry Doors:
Wood
Insulated glass

Appurtenance:
Patio

Driveway:
Shared access
Street Parking
Parking lot

Comments:

2.2 Worn and missing window screens.



2.2 Item 1(Picture) Worn window screens



2.2 Item 2(Picture) Missing window screens

2.6 Water pressure should read between 40 and 80 PSI. On day of inspection pressure was reading 52 PSI.



2.6 Item 1(Picture) Water pressure

2.7 The front patio receptacle is GFCI protected. It trips to primary bath GFCI.



2.7 Item 1(Picture) GFCI protected (trips to GFCI in primary bath)

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

3. Garage

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

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

Styles & Materials

Garage Door Type:
One automatic

Garage Door Material:
Fiberglass

Comments:

3.3 There is some damage to the left garage door (viewed from inside garage), and daylight around right door when it is closed. The left door still opens and closes properly, recommend installing weather stripping around door.



3.3 Item 1(Picture) Daylight around garage door

3.4 The occupant door is fire rated and self closing as required. These are fire safety standards.

3.5 The garage door sensors worked on day of inspection.

4. 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.

		IN	NI	NP	RR
4.0	Ceiling	•			
4.1	Walls	•			
4.2	Floors	•			
4.3	Windows	•			
4.4	Counters and Cabinets (representative number)	•			
4.5	Plumbing Drain, Waste and Vent Systems	•			
4.6	Plumbing Water Supply, Distribution System and Fixtures				•
4.7	Outlets, Switches and Fixtures	•			
4.8	Dishwasher				•
4.9	Ranges/Ovens/Cooktops	•			
4.10	Range Hood (s)	•			
4.11	Food Waste Disposer				•
4.12	Microwave Cooking Equipment				•
4.13	Laundry equipment	•			

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

Styles & Materials

Cabinetry:
Wood

Countertop:
Granite

Dryer Power Source:
Both (your choice)

Dryer Vent:
Flexible Metal

Comments:

4.5 No leaks under kitchen sink on day of inspection.



4.5 Item 1(Picture) Kitchen sink plumbing / no leaks

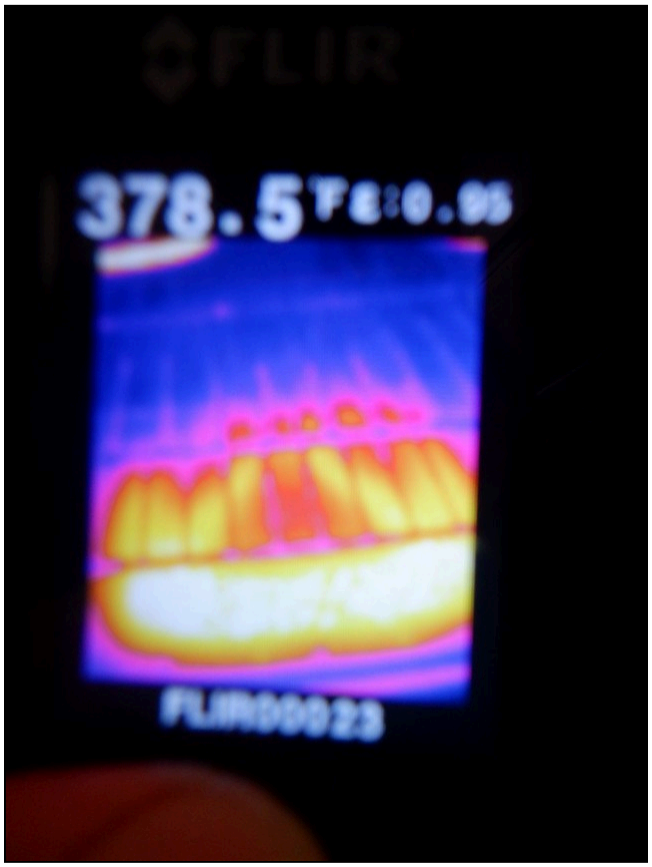
4.6 The faucet selector did not work.



4.6 Item 1(Picture) Faucet selector did not work

4.8 No power to the dishwasher, recommend repair.

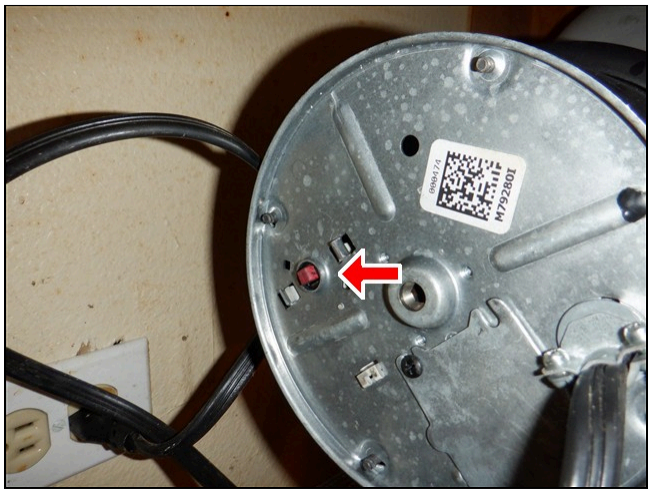
4.9 The oven pre-heated to 350 degrees on day of inspection.



4.9 Item 1(Picture) Thermal imager test on oven

4.10 The range hood worked on all speeds and cook top lights worked.

4.11 The disposal fuse kept popping when system was in use.



4.11 Item 1(Picture) Disposal fuse keeps popping

4.12 Damage to inside of microwave. The microwave worked, but recommend replacing.



4.12 Item 1(Picture) Damage in microwave

4.13 Laundry equipment is in ok condition. There are both electric and gas connections available for the dryer. No leaks at washer valves or drain on day of inspection. Damage to laundry room wall but no active moisture at damage on day of inspection, recommend repair of wall.



4.13 Item 1(Picture) Laundry



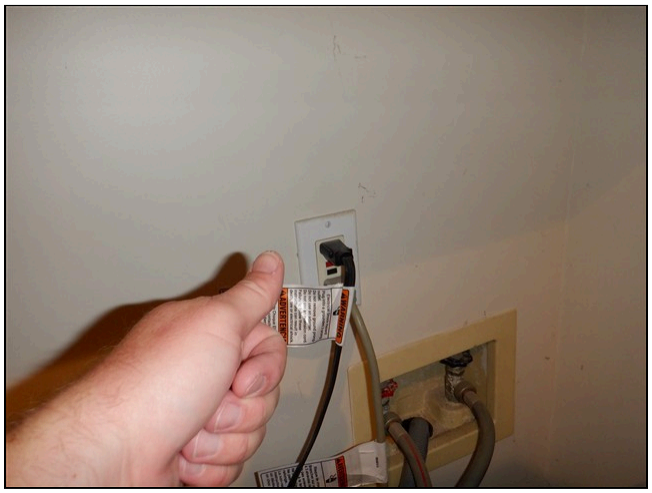
4.13 Item 2(Picture) 220 for dryer



4.13 Item 3(Picture) Gas connection for dryer



4.13 Item 4(Picture) Washer valves / drain



4.13 Item 5(Picture) Good GFCI



4.13 Item 6(Picture) Damage to laundry wall



4.13 Item 7(Picture) Moisture test around damaged wall / no moisture



4.13 Item 8(Picture) Moisture test around damaged wall / no moisture

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

5. 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.

		IN	NI	NP	RR
5.0	Ceilings	•			
5.1	Walls	•			
5.2	Floors				•
5.3	Doors (representative number)	•			
5.4	Windows (representative number)				•
5.5	Outlets, Switches and Fixtures				•

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

Styles & Materials

Ceiling Materials:
Drywall

Wall Material:
Drywall

Floor Covering(s):
Tile
Engineered hardwood

Interior Doors:
Hollow core

Window Types:
AGED
Single pane
Sliders

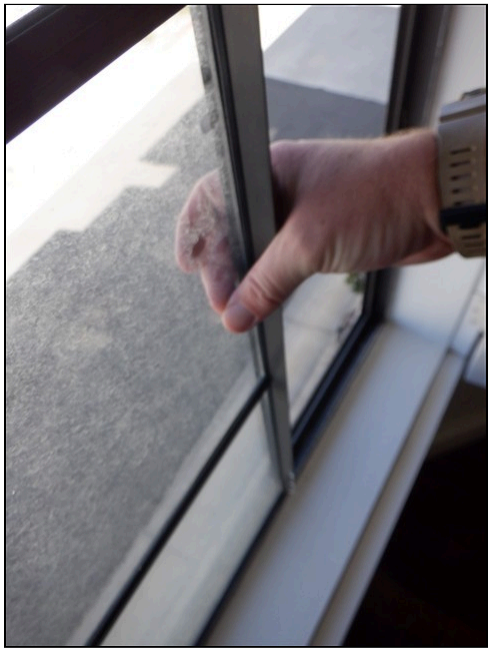
Comments:

5.2 Uneven flooring in primary bedroom. No buckling noted on day of inspection.



5.2 Item 1(Picture) Uneven flooring in spare bedroom

5.4 The windows are original single pane and they are not sealed properly and a lot of the bedrooms windows have broken locking mechanisms. Recommend replacing with dual pane windows.



5.4 Item 1(Picture) Original single pane windows



5.4 Item 2(Picture) Loose shutter clips

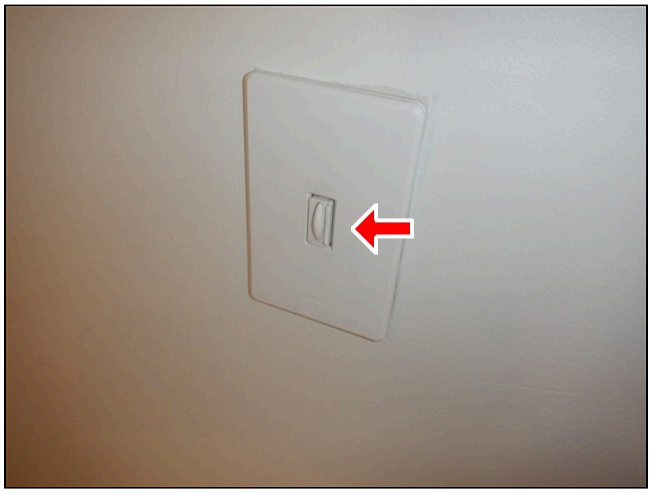


5.4 Item 3(Picture) Bedroom windows not sealed



5.4 Item 4(Picture) Broken locking mechanisms in bedrooms

5.5 Old light switches. Recommend updating.



5.5 Item 1(Picture) Old switches

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.

6. Bathroom and Components

		IN	NI	NP	RR
6.0	Ceiling	•			
6.1	Walls	•			
6.2	Floors				•
6.3	Doors				•
6.4	Windows	•			
6.5	Counters and Cabinets (representative number)	•			
6.6	Plumbing Drain, Waste and Vent Systems				•
6.7	Plumbing Water Supply, Distribution System and Fixtures				•
6.8	Outlets, Switches and Fixtures	•			
6.9	Ehaust fan	•			
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR

Styles & Materials

Exhaust Fans:
Fan only

Comments:

6.1 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.



6.1 Item 1(Picture) Moisture test around primary bath plumbing / no moisture



6.1 Item 2(Picture) Moisture test around primary bath plumbing / no moisture



6.1 Item 3(Picture) Moisture test around half bath plumbing / no moisture



6.1 Item 4(Picture) Moisture test around half bath plumbing / no moisture

6.2 Cracked tile flooring in primary bath.



6.2 Item 1(Picture) Cracked flooring tiles in primary bath

6.3 Primary bath door striker plate needs adjustment.



6.3 Item 1(Picture) Primary bath door striker plate needs adjusting

6.6 Active leak under left primary bath sink, left primary and half bath sinks drain slowly, but no other leaks noted under any other bathroom sinks. Recommend repair by a licensed plumber.



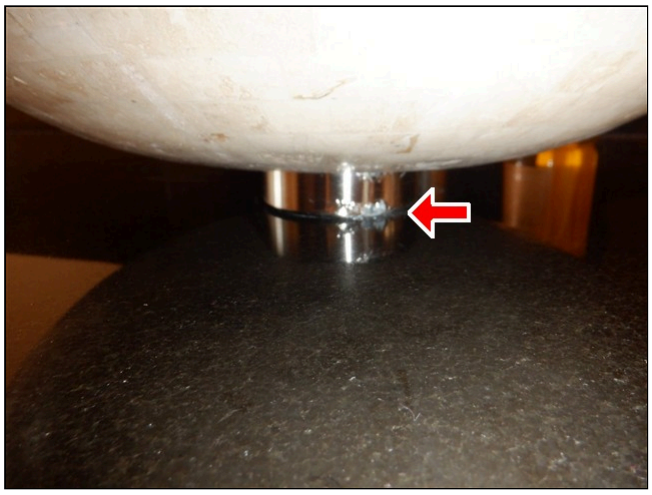
6.6 Item 1(Picture) Top floor bath sink plumbing / no leaks



6.6 Item 2(Picture) Left primary bath sink drained slowly



6.6 Item 3(Picture) Improper repair to primary bath sink plumbing



6.6 Item 4(Picture) Active leak under left primary bath sink



6.6 Item 5(Picture) Half bath sink drained slowly



6.6 Item 6(Picture) Half bath sink plumbing / no leaks

6.7 Corroded aerator, shower/tub fixtures not sealed, worn grout in shower and on tub, toilet handle is loose, diverter seized, loose toilet, and bad diverter. Recommend repair by a licensed plumber.



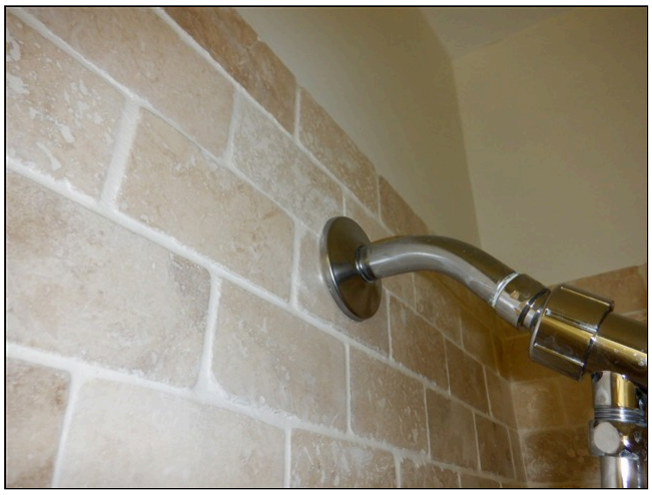
6.7 Item 1(Picture) Corroded aerator in top floor bath



6.7 Item 2(Picture) Cracking grout in top floor bath shower



6.7 Item 3(Picture) Cracking grout in top floor bath shower



6.7 Item 4(Picture) Fixtures not sealed



6.7 Item 5(Picture) Seized diverter in top floor bath



6.7 Item 6(Picture) Bad diverter



6.7 Item 7(Picture) Fixtures not sealed



6.7 Item 8(Picture) Primary bath toilet handle is loose



6.7 Item 9(Picture) Bad primary bath diverter



6.7 Item 10(Picture) Loose faucet handle



6.7 Item 11(Picture) Worn caulking on primary bath tub



6.7 Item 12(Picture) Loose half bath toilet

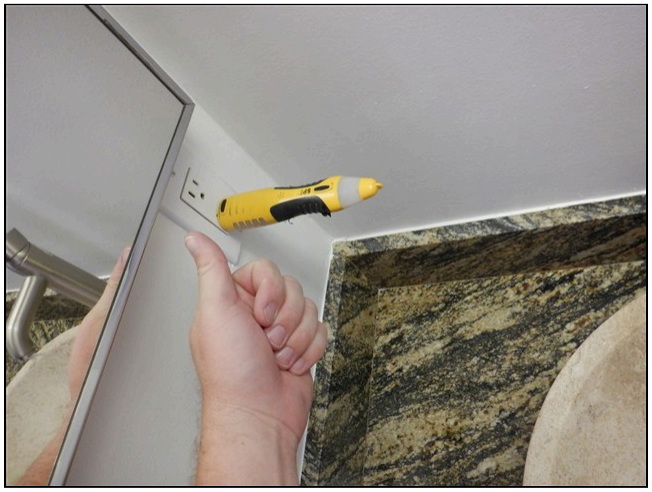


6.7 Item 13(Picture) Faucet handles not installed properly



6.7 Item 14(Picture) Loose vanity in half bath

6.8 Good GFCI circuit in bathrooms. The master GFCI for all baths is located in primary bath.



6.8 Item 1(Picture) GFCI protected

6.9 Exhaust fans worked on day of inspection. Recommend cleaning upon move in.



6.9 Item 1(Picture) Exhaust fan worked

7. 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.

		IN	NI	NP	RR
7.0	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

Styles & Materials

Foundation:
Poured concrete

Comments:

7.0 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.

8. 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.

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

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

Styles & Materials

Water Source:
Public

Plumbing Water Supply (into home):
Copper

Plumbing Water Distribution (inside home):
Copper
PVC

Washer Drain Size:
2" Diameter

Water Heater Power Source:
Gas (quick recovery)

Water Heater Capacity:
50 Gallon (2-3 people)

Water Heater Location:
Garage

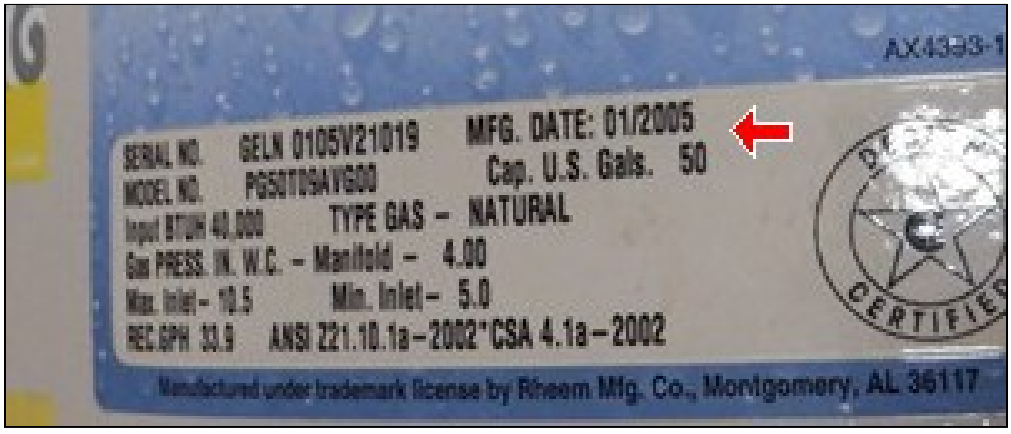
WH Manufacturer:
GE

Comments:

8.0 The water heater is a GE / 50 gallon / 2011 model. Typical life span for a water heater is 8-12 years. The system worked on day of inspection. The gas line is missing the required sediment trap, there is no drip pan installed, flue venting is in tact, no corrosion or leaks at the water lines, and the T&P plumbing is in tact. Recommend updating by a licensed plumber.



8.0 Item 1(Picture) Water heater



8.0 Item 2(Picture) GE / 50 gallon / 2011 model



8.0 Item 3(Picture) Missing sediment trap



8.0 Item 4(Picture) Flue venting



8.0 Item 5(Picture) T&P plumbing



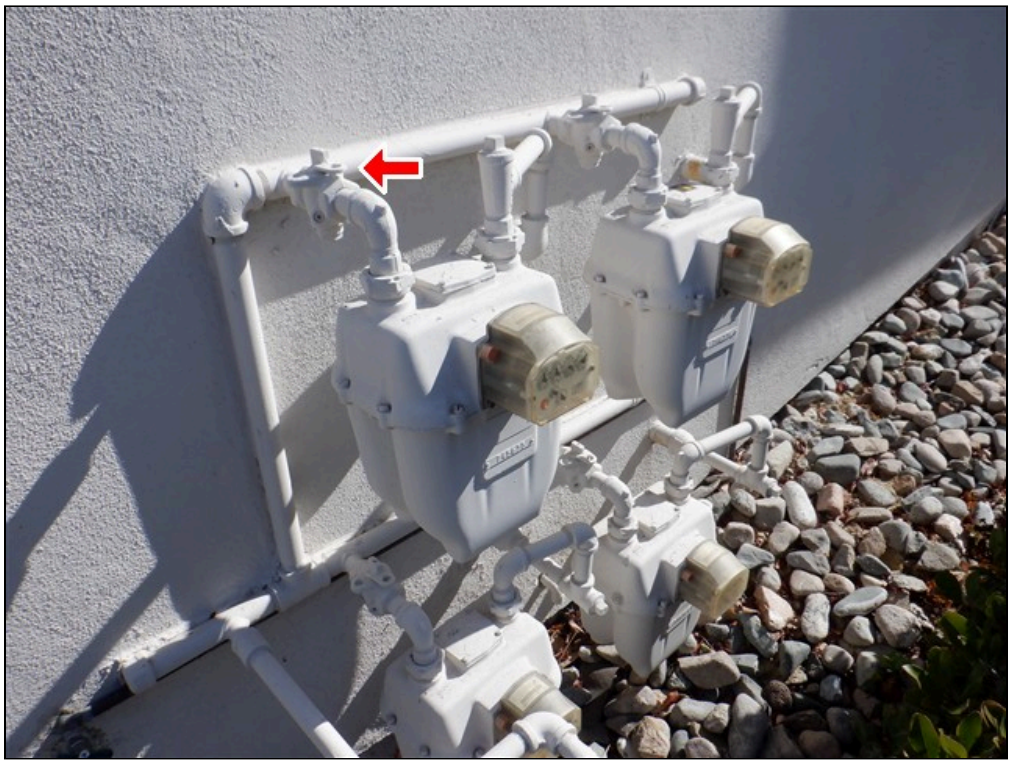
8.0 Item 6(Picture) Missing drip pan

8.1 The main water shut off is located on end of building.



8.1 Item 1(Picture) Water shut off

8.3 The gas meter and shut off are located at end of building.



8.3 Item 1(Picture) Gas meter 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.

9. 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.

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

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

Styles & Materials

Panel Capacity:
125 AMP

Panel Type:
Circuit breakers

Electric Panel

Manufacturer:
SIEMENS

Branch wire 15 and 20

AMP:
Copper

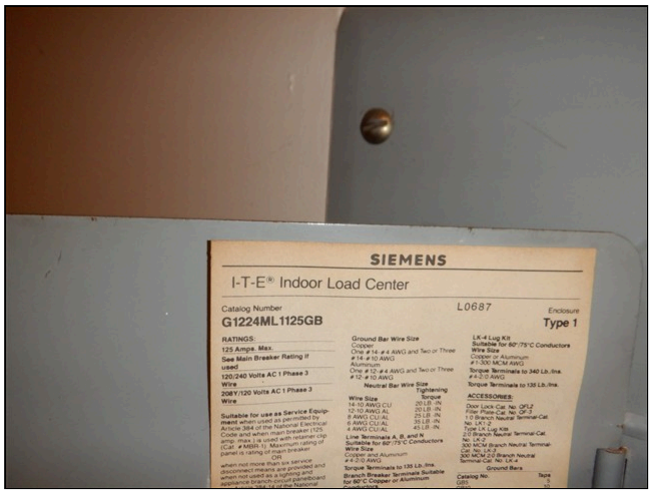
Wiring Methods:
Romex

Comments:

9.0 The electrical panel is a 125 amp Siemens panel. The panel is labelled, clean on the inside, no corrosion found at grounding/neutral boards, none of the circuit breakers are double tapped with wires, and all connections were in tact.



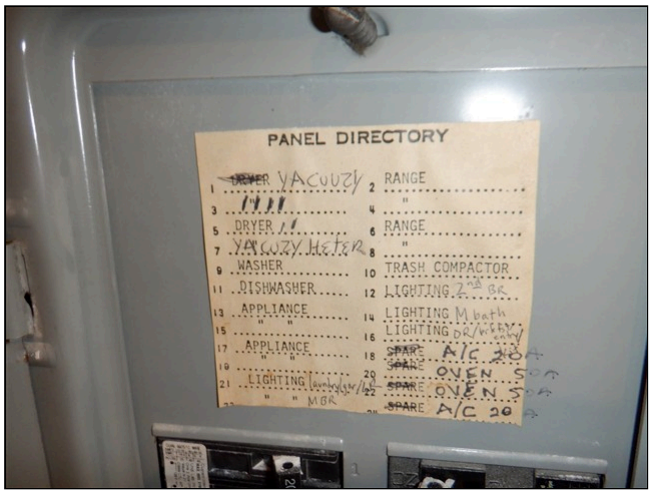
9.0 Item 1(Picture) Electrical panel (125 amps)



9.0 Item 2(Picture) Siemens panel



9.0 Item 3(Picture) Circuit breakers



9.0 Item 4(Picture) Labelling

9.4 The electric meter and main breaker are located in the locked electric meter room at end of building.



9.4 Item 1(Picture) Electric meter room

9.5 The smoke detector should be tested at common hallway to bedrooms upon moving in to home. Missing bedroom 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.



9.5 Item 1(Picture) Missing bedroom smoke detectors



9.5 Item 2(Picture) Old smoke detectors

9.6 Missing carbon monoxide detector on each level of the home. 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.

10. 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.

		IN	NI	NP	RR
10.0	Heating Equipment	•			
10.1	Normal Operating Controls	•			
10.2	Automatic Safety Controls	•			
10.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)				•
10.4	Presence of Installed Heat Source in Each Room	•			
10.5	Gas/LP Firelogs and Fireplaces	•			
10.6	Cooling and Air Handler Equipment				•
10.7	Normal Operating Controls	•			
10.8	Presence of Installed Cooling Source in Each Room	•			

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

IN	NI	NP	RR

Styles & Materials

Heat Type:
Furnace

Energy Source:
Gas

Number of Heat Systems (excluding wood):
One

Heat System Brand:
RHEEM

Ductwork:
Insulated

Filter Type:
Disposable

Types of Fireplaces:
Gas/LP Log starter

Operable Fireplaces:
One

Cooling Equipment Type:
Air conditioner unit

Cooling Equipment Energy Source:
Electricity

Number of AC Only Units:
One

Central Air Brand:
TRANE

Comments:

10.0 The furnace is located in the attic. It is a 2016 Rheem model. Typical life span for a furnace is 20-25 years. The system did work on day of inspection. The flue venting is in tact. The gas line has the required sediment trap. The system was tested using a thermal imager. The temperature was set to 78 degrees. The air coming out of each vent should be, at minimum, 90 degrees (+12 degree jump in temperature). The air was reading in the low to mid 90 degree range. This system does require periodic servicing/maintenance.



10.0 Item 1(Picture) Furnace



10.0 Item 2(Picture) Sediment trap



10.0 Item 3(Picture) Flue venting



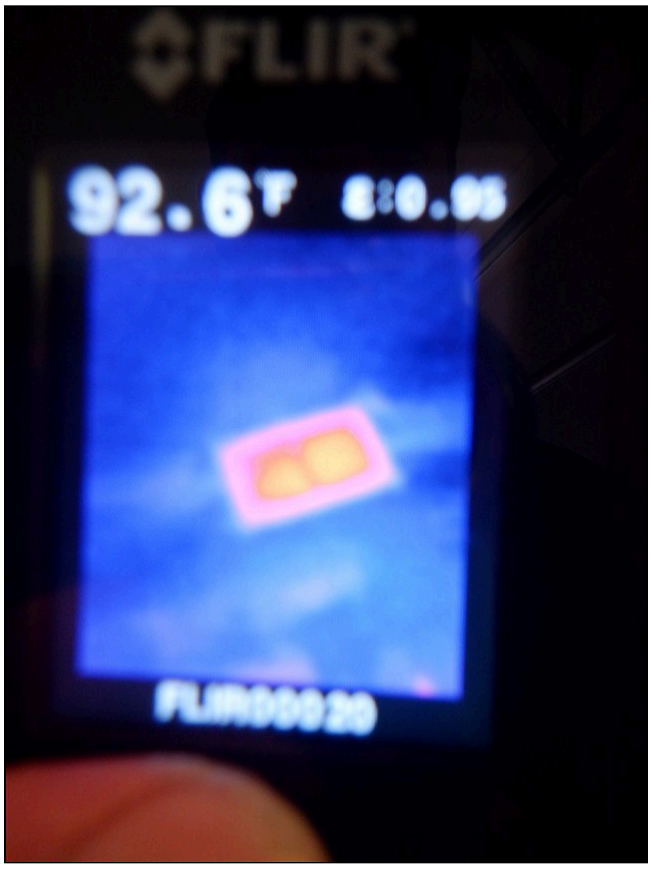
10.0 Item 4(Picture) Furnace receptacle



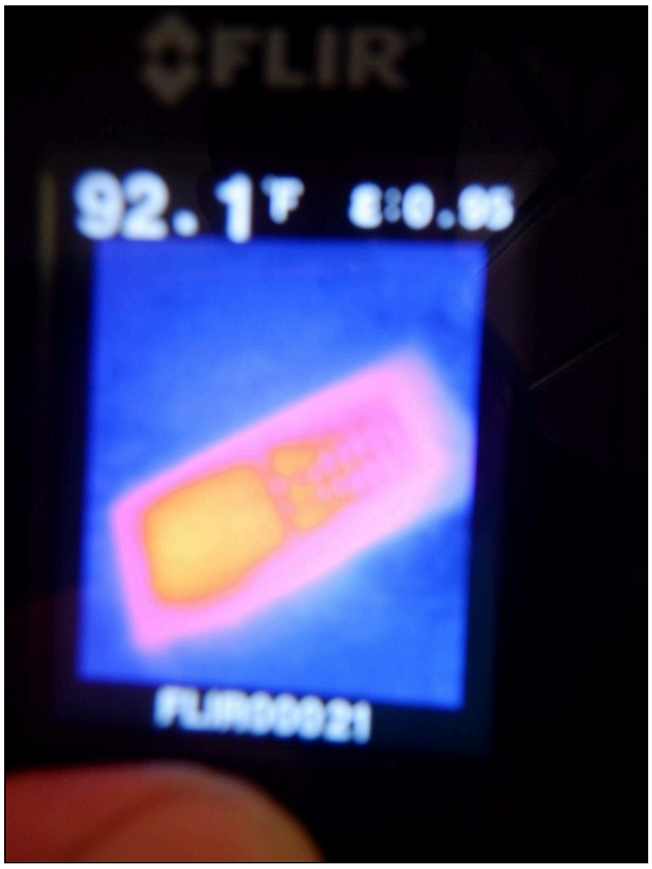
10.0 Item 5(Picture) Thermal imager test



10.0 Item 6(Picture) Thermal imager test



10.0 Item 7(Picture) Thermal imager test



10.0 Item 8(Picture) Thermal imager test



10.0 Item 9(Picture) Thermal imager test

10.3 Filter is in need of replacement. The thermostat did not work properly. When turning to set the temperature, the screen freezes up and then jumps too many digits. Recommend repair.



10.3 Item 1(Picture) Filter needs replacing



10.3 Item 2(Picture) Thermostat did not work properly

10.5 The fireplace is a gas starter. The flue damper opened and closed properly and has the required damper clamp installed. The gas line is sealed, and the gas valve worked. No cracking noted inside fireplace at the insert on day of inspection.

My inspection of chimneys is that of a generalist and not a specialist and is described by specialists as less than a phase-one inspection, as distinct from phase one- and phase-two inspections that are conducted by fireplace specialists. Please note that significant areas of chimney flues cannot be adequately viewed during a home inspection. Phase-one inspections have been documented by the Chimney Safety Institute of America which reported in 1992 "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend a phase-two inspection by a specialist within the contingency period to fully document the condition of the flue in its entirety.



10.5 Item 1(Picture) Gas starter fireplace

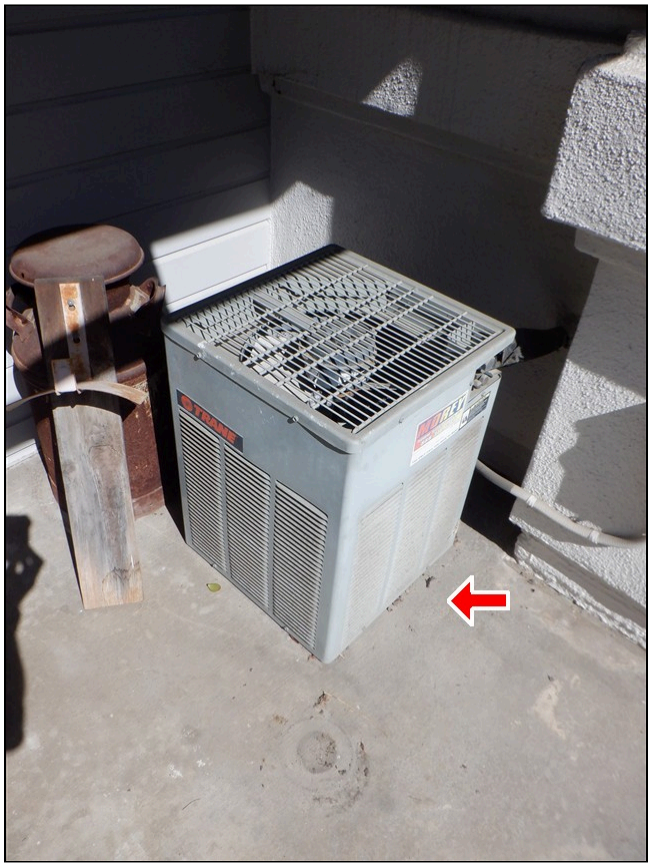


10.5 Item 2(Picture) Fireplace insert / gas line sealed



10.5 Item 3(Picture) Flue damper / damper clamp

10.6 The condenser is located on the front patio of the home. It is a 2005 Trane model. Typical life span for a condenser is 15-20 years. The system worked on day of inspection. It is not mounted on the proper mount. The condenser line insulation is worn and needs to be sealed at exterior wall. The central air conditioning system was tested with a thermal imager. The temperature was set to 74 degrees and the air coming out of each vent should read 8-10 degrees below the set temperature. The air was reading in the mid 60 degree range. This system requires periodic maintenance/servicing.



10.6 Item 1(Picture) Missing mount



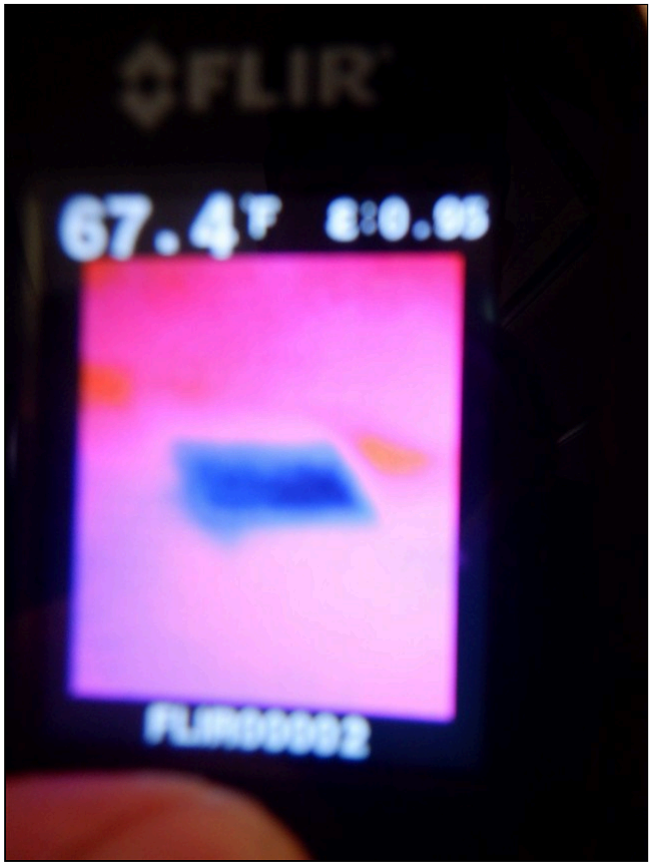
10.6 Item 2(Picture) Worn insulation



10.6 Item 3(Picture) 2004 model



10.6 Item 4(Picture) Thermal imager test



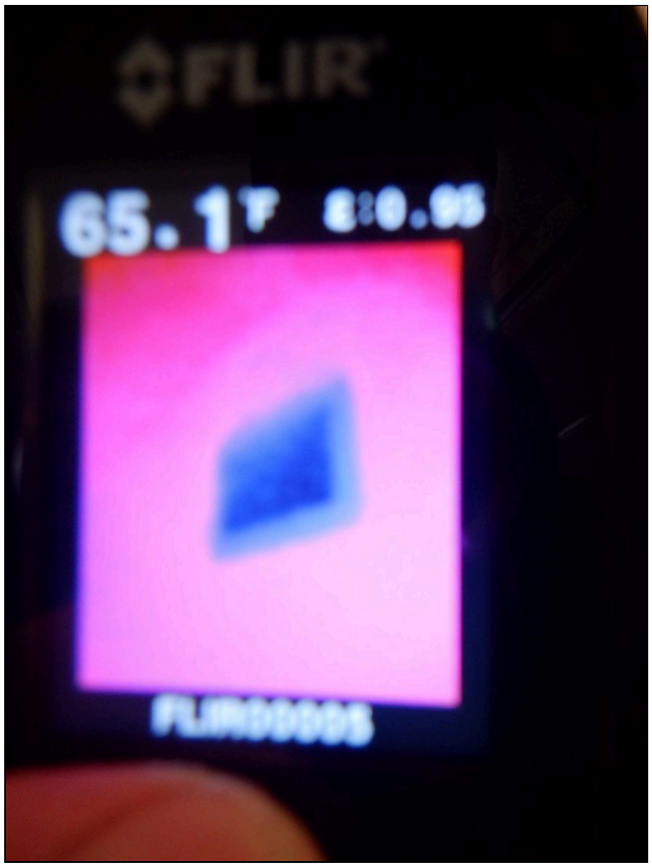
10.6 Item 5(Picture) Thermal imager test



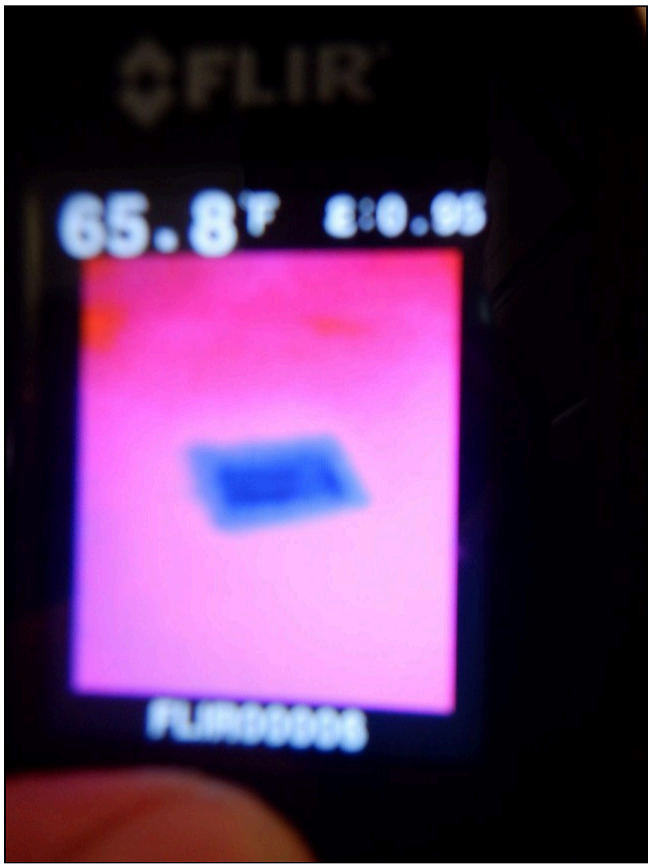
10.6 Item 6(Picture) Thermal imager test



10.6 Item 7(Picture) Thermal imager test



10.6 Item 8(Picture) Thermal imager test



10.6 Item 9(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
Lan Nguyen

Address
8109 Via Kino #3
San Diego CA 92122

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

2.2 Windows

Repair or Replace
Worn and missing window screens.



2.2 Item 1(Picture) Worn window screens



2.2 Item 2(Picture) Missing window screens

3. Garage

3.3 Garage Door (s)

Repair or Replace

There is some damage to the left garage door (viewed from inside garage), and daylight around right door when it is closed. The left door still opens and closes properly, recommend installing weather stripping around door.



3.3 Item 1(Picture) Daylight around garage door

4. Kitchen Components and Appliances

4.6 Plumbing Water Supply, Distribution System and Fixtures

Repair or Replace

The faucet selector did not work.



4.6 Item 1(Picture) Faucet selector did not work

4.8 Dishwasher

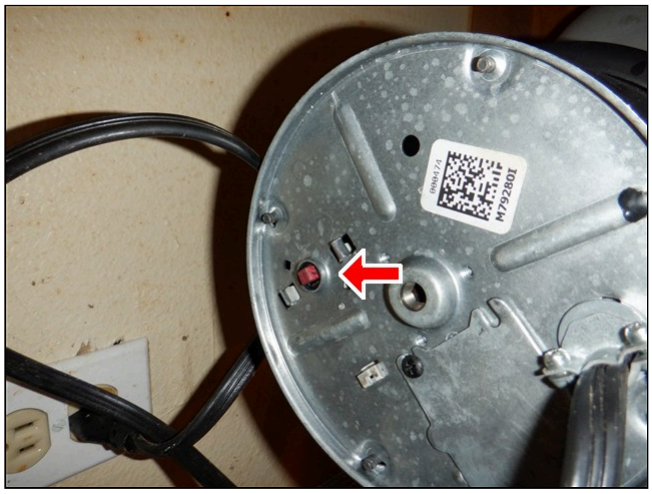
Repair or Replace

No power to the dishwasher, recommend repair.

4.11 Food Waste Disposer

Repair or Replace

The disposal fuse kept popping when system was in use.



4.11 Item 1(Picture) Disposal fuse keeps popping

4.12 Microwave Cooking Equipment

Repair or Replace

Damage to inside of microwave. The microwave worked, but recommend replacing.



4.12 Item 1(Picture) Damage in microwave

5. Rooms

5.2 Floors

Repair or Replace

Uneven flooring in primary bedroom. No buckling noted on day of inspection.

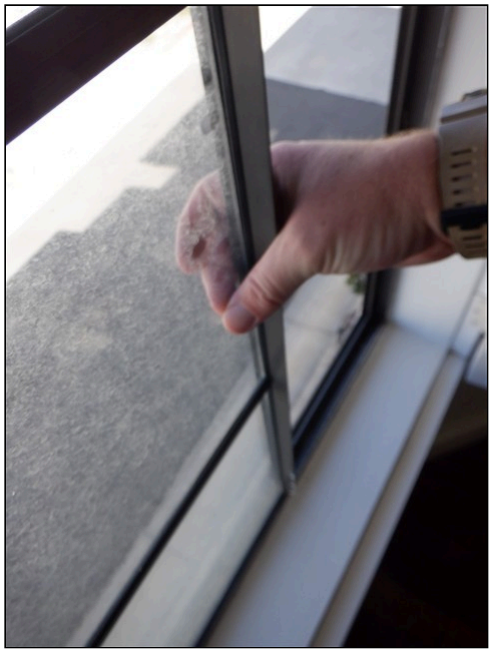


5.2 Item 1(Picture) Uneven flooring in spare bedroom

5.4 Windows (representative number)

Repair or Replace

The windows are original single pane and they are not sealed properly and a lot of the bedrooms windows have broken locking mechanisms. Recommend replacing with dual pane windows.



5.4 Item 1(Picture) Original single pane windows



5.4 Item 2(Picture) Loose shutter clips



5.4 Item 3(Picture) Bedroom windows not sealed

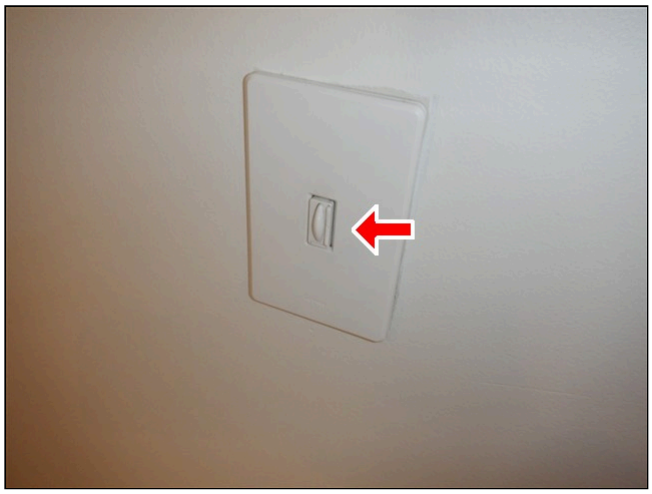


5.4 Item 4(Picture) Broken locking mechanisms in bedrooms

5.5 Outlets, Switches and Fixtures

Repair or Replace

Old light switches. Recommend updating.



5.5 Item 1(Picture) Old switches

6. Bathroom and Components

6.2 Floors

Repair or Replace

Cracked tile flooring in primary bath.



6.2 Item 1(Picture) Cracked flooring tiles in primary bath

6.3 Doors

Repair or Replace

Primary bath door striker plate needs adjustment.



6.3 Item 1(Picture) Primary bath door striker plate needs adjusting

6.6 Plumbing Drain, Waste and Vent Systems

Repair or Replace

Active leak under left primary bath sink, left primary and half bath sinks drain slowly, but no other leaks noted under any other bathroom sinks. Recommend repair by a licensed plumber.



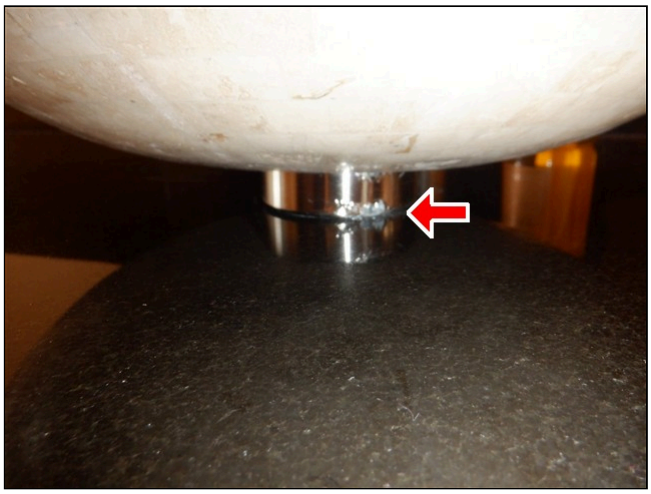
6.6 Item 1(Picture) Top floor bath sink plumbing / no leaks



6.6 Item 2(Picture) Left primary bath sink drained slowly



6.6 Item 3(Picture) Improper repair to primary bath sink plumbing



6.6 Item 4(Picture) Active leak under left primary bath sink



6.6 Item 5(Picture) Half bath sink drained slowly



6.6 Item 6(Picture) Half bath sink plumbing / no leaks

6.7 Plumbing Water Supply, Distribution System and Fixtures

Repair or Replace

Corroded aerator, shower/tub fixtures not sealed, worn grout in shower and on tub, toilet handle is loose, diverter seized, loose toilet, and bad diverter. Recommend repair by a licensed plumber.



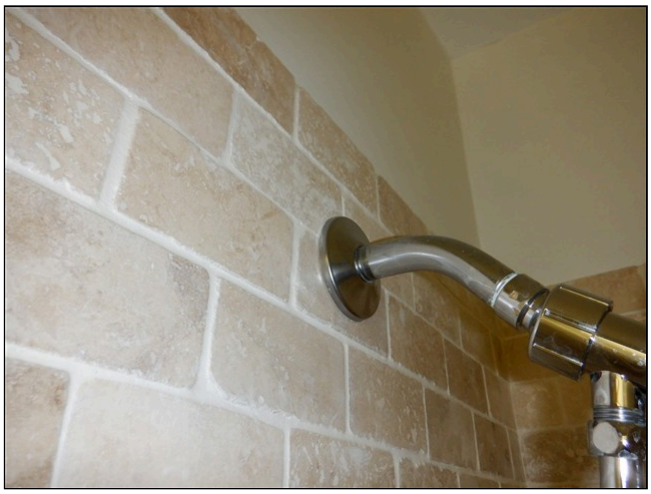
6.7 Item 1(Picture) Corroded aerator in top floor bath



6.7 Item 2(Picture) Cracking grout in top floor bath shower



6.7 Item 3(Picture) Cracking grout in top floor bath shower



6.7 Item 4(Picture) Fixtures not sealed



6.7 Item 5(Picture) Seized diverter in top floor bath



6.7 Item 6(Picture) Bad diverter



6.7 Item 7(Picture) Fixtures not sealed



6.7 Item 8(Picture) Primary bath toilet handle is loose



6.7 Item 9(Picture) Bad primary bath diverter



6.7 Item 10(Picture) Loose faucet handle



6.7 Item 11(Picture) Worn caulking on primary bath tub



6.7 Item 12(Picture) Loose half bath toilet



6.7 Item 13(Picture) Faucet handles not installed properly



6.7 Item 14(Picture) Loose vanity in half bath

8. Plumbing System

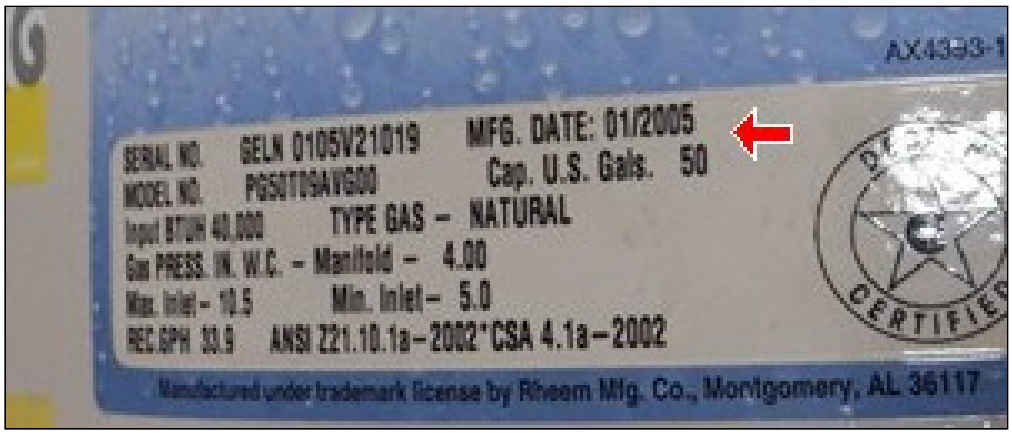
8.0 Hot Water Systems, Controls, Chimneys, Flues and Vents

Repair or Replace

The water heater is a GE / 50 gallon / 2011 model. Typical life span for a water heater is 8-12 years. The system worked on day of inspection. The gas line is missing the required sediment trap, there is no drip pan installed, flue venting is in tact, no corrosion or leaks at the water lines, and the T&P plumbing is in tact. Recommend updating by a licensed plumber.



8.0 Item 1(Picture) Water heater



8.0 Item 2(Picture) GE / 50 gallon / 2011 model



8.0 Item 3(Picture) Missing sediment trap



8.0 Item 4(Picture) Flue venting



8.0 Item 5(Picture) T&P plumbing



8.0 Item 6(Picture) Missing drip pan

9. Electrical System

9.5 Smoke Detectors

Repair or Replace

The smoke detector should be tested at common hallway to bedrooms upon moving in to home. Missing bedroom 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.



9.5 Item 1(Picture) Missing bedroom smoke detectors



9.5 Item 2(Picture) Old smoke detectors

9.6 Carbon Monoxide Detectors

Repair or Replace

Missing carbon monoxide detector on each level of the home. 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.

10. Heating / Central Air Conditioning

10.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace

Filter is in need of replacement. The thermostat did not work properly. When turning to set the temperature, the screen freezes up and then jumps too many digits. Recommend repair.



10.3 Item 1(Picture) Filter needs replacing

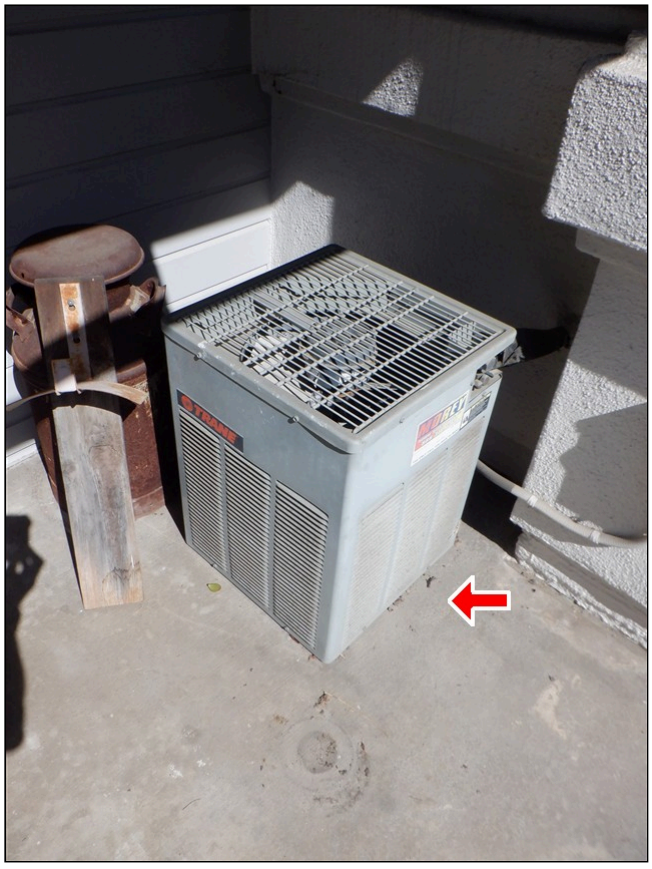


10.3 Item 2(Picture) Thermostat did not work properly

10.6 Cooling and Air Handler Equipment

Repair or Replace

The condenser is located on the front patio of the home. It is a 2005 Trane model. Typical life span for a condenser is 15-20 years. The system worked on day of inspection. It is not mounted on the proper mount. The condenser line insulation is worn and needs to be sealed at exterior wall. The central air conditioning system was tested with a thermal imager. The temperature was set to 74 degrees and the air coming out of each vent should read 8-10 degrees below the set temperature. The air was reading in the mid 60 degree range. This system requires periodic maintenance/servicing.



10.6 Item 1(Picture) Missing mount



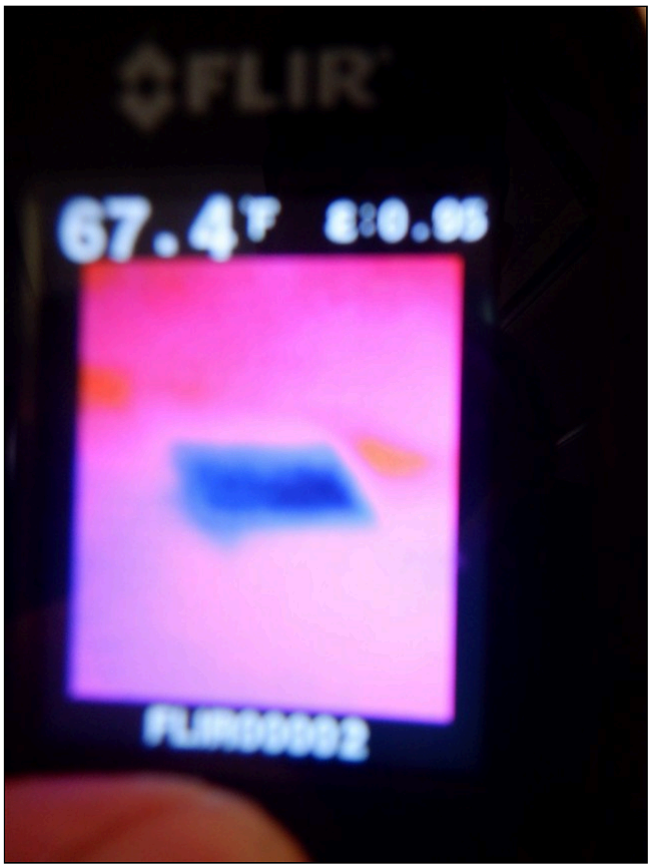
10.6 Item 2(Picture) Worn insulation



10.6 Item 3(Picture) 2004 model



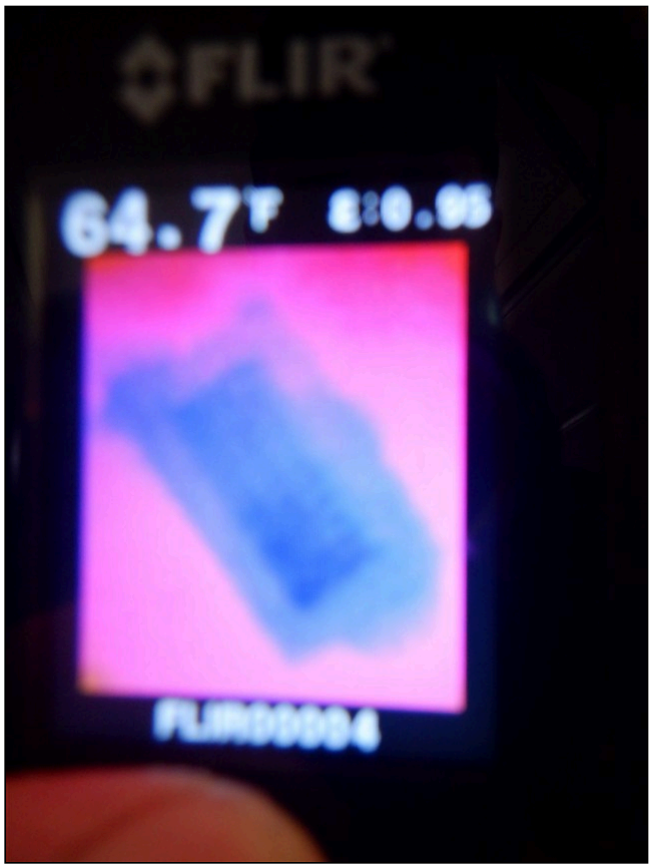
10.6 Item 4(Picture) Thermal imager test



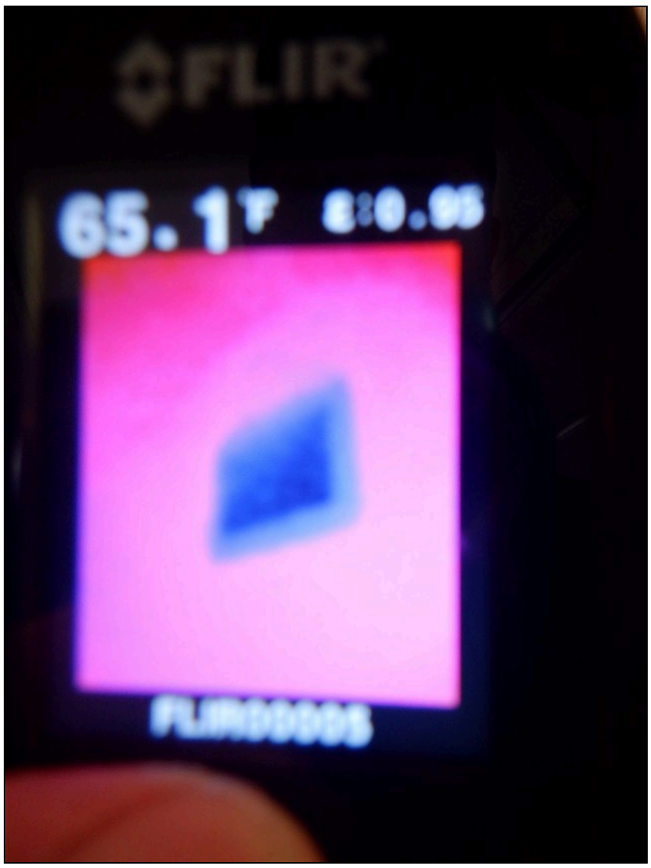
10.6 Item 5(Picture) Thermal imager test



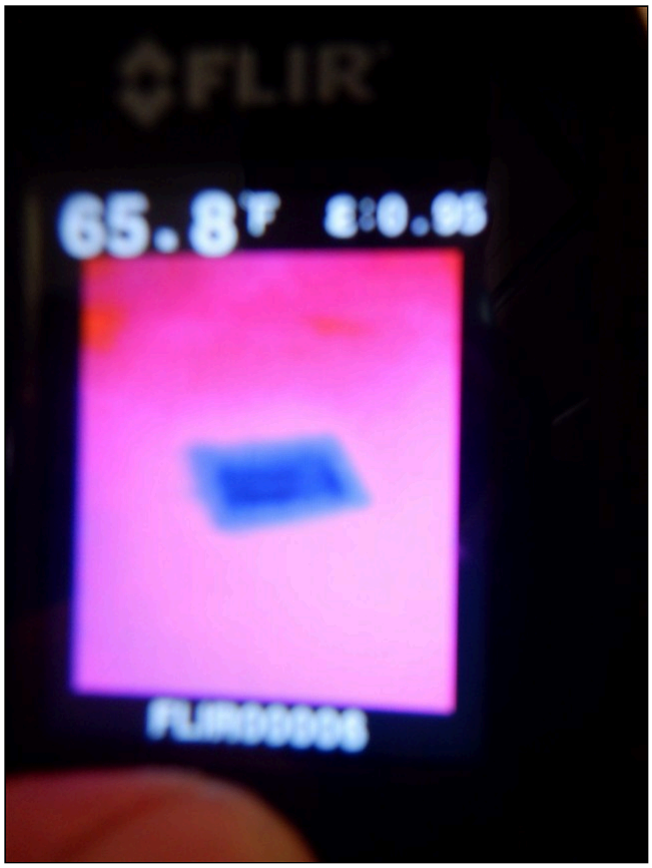
10.6 Item 6(Picture) Thermal imager test



10.6 Item 7(Picture) Thermal imager test



10.6 Item 8(Picture) Thermal imager test



10.6 Item 9(Picture) Thermal imager test

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.

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INVOICE

BHI San Diego / Bailey's Home Inspections

Inspection Date: 8/26/2026
Report ID: 20260826-8109-Via-Kino-3

Inspected By: Brian R. Bailey

Customer Info:	**Inspection Property:**
Lan Nguyen **Customer's Real Estate Professional:** Glenn & Tanya Holtz Berkshire Hathaway HomeServices California Properties	8109 Via Kino #3 San Diego CA 92122

Inspection Fee:

Service	Price	Amount	Sub-Total
Condos / Townhomes	400.00	1	400.00

Tax $0.00
Total Price $400.00

Payment Method: Credit Card
Payment Status: Paid
Note: