



THE REAL ESTATE
INSPECTION COMPANY

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CONDO INSPECTION

1501 India St Unit 508
San Diego, CA 92101

07/21/2026



Inspector

Kevin McCarville

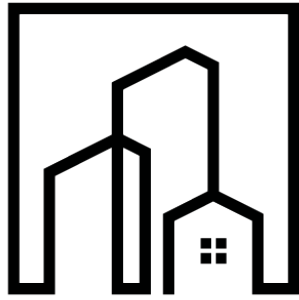
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**THE REAL ESTATE
INSPECTION COMPANY**
INTERNACHI® CERTIFIED

SCOPE OF WORK - CONDO HOME INSPECTION REPORT

IMPORTANT: A Home Inspection is NOT intended to reveal minor defects. Please familiarize yourself with the Standards Of Practice for home inspections and read the Inspection agreement for limitations.

You have contracted with The Real Estate Inspection Company to perform a generalist inspection in accordance with the [Standards of Practice of InterNACHI](#). This home inspection is limited to a visual inspection. This means that we can only evaluate what we can see. There may be defects behind walls or under floor coverings, or which have been concealed from view by painting, personal items, or wall coverings.

Inspectors working for The Real Estate Inspection Company inspect properties in accordance with the Standards of Practice of InterNACHI and our Inspection Agreement, which are listed on our website at www.sdinspect.com. Items that are not listed in this report were not inspected. The observations and opinions expressed within the report take precedence over any verbal comments. It should be understood that the inspector is only on-site for a few hours and will not comment on insignificant deficiencies, but will confine the observations to truly significant defects or deficiencies that significantly affect the value, desirability, habitability, or safety of the structure.

A home inspection is limited in scope and is lower in cost than many individual inspections. The client is hereby informed that exhaustive inspections are available from specialists in a multitude of disciplines such as roofing, plumbing, pools, heating and air conditioning, decking, electrical, fenestration (windows and doors), and environmental quality among others. Additional inspections by specialists in a particular field will be more exhaustive and thorough, and likewise cost significantly more than a home inspection. A home inspection is intended to identify evidence of problems that exist. Since home inspections are non-destructive, the home inspector can only report on the

evidence that is observable at the time of the inspection. A home inspection is specifically not exhaustive in nature and therefore cannot identify defects that may be discovered only through more rigorous testing than a home inspection allows. A generalist inspection is essentially visual and does not include the dismantling of any component, or the sampling of air and inert materials. Consequently, a generalist inspection and report will not be as comprehensive or technically exhaustive as that by a specialist, and it is not intended to be.

We are specifically prohibited by state law from commenting on damage caused by termites and other wood-destroying organisms, which is the responsibility of a state-licensed pest control expert and commonly mandated as a condition of sale and usually scheduled and paid for by the sellers. More importantly, a home inspection does not include mold, air, contaminant, radon, asbestos, lead, drug residue, or other sampling unless otherwise agreed to. Mold testing services are available from this company and other companies for an additional fee. DO NOT RELY ON THIS REPORT FOR THE IDENTIFICATION OF MOLD OR OTHER ALLERGENS UNLESS THE CLIENT AUTHORIZES THE COLLECTION AND TESTING OF AREAS OF CONCERN. THE REAL ESTATE INSPECTION COMPANY SPECIFICALLY DISCLAIMS ANY MOLD-RELATED ISSUES UNLESS SAMPLES AND TESTING ARE AUTHORIZED BY PAYMENT OF ADDITIONAL MOLD SAMPLING FEES.

Components and systems shall be operated with normal user controls, and be not forced or modified to work. Those components or systems that are found not to work at the time of inspection will be reported, and those items should be inspected and repaired or replaced by a qualified specialist in that field.

A Visual Mold Assessment is performed to determine the presence of observable areas of concern, or conditions conducive to mold growth. A Visual Mold Assessment is valid for the date of the inspection and cannot predict future mold growth. Because conditions conducive to mold growth in a building can vary greatly over time, the results of the Visual Mold Assessment can only be relied upon for the point in time at which the inspection was conducted.

- The client should obtain estimates for any items noted in the report that require further evaluation or repair.
- The inspector cannot know what expense would be considered significant by the client, as everyone's budget is different.
- It is the client's responsibility to obtain quotations prior to the end of the contingency period.
- THE CLIENT SHOULD CONSIDER ALL DEFECTS IDENTIFIED IN THE REPORT AS SIGNIFICANT.
- It is the client's responsibility to call a licensed professional immediately and provide them with a copy of this report.

During the course of a home inspection verbal interaction occurs between the parties who are present. It is important to understand that spoken comments cannot be relied upon since there is no transcription of conversations. Therefore, no one relying on the findings of this inspection should consider any oral statements made during the inspection. Only the written comments in this inspection report should be relied upon regardless of any oral comments made during the inspection appointment. If you have any questions about the content of this report or wish to have clarification on any comment, you must contact the inspector within 3 days of the inspection.

HOW TO READ THIS REPORT

The inspection report has **INFORMATION** tabs, items listed in the information tabs are:

Items Inspected or Inspected = Inspector 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.

This inspection report has **LIMITATIONS** tabs, click the limitations tabs to read items not inspected, not present, or other limitations:

Not Inspected = Inspector 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 = This item, component, or unit is not in this home or building.

This inspection report has **STANDARDS** tabs. The standards tab describes what is and is not included in this inspection. Please read.

INSPECTION OBSERVATION CATEGORIES

Maintenance Items - Primarily comprised of small cosmetic items and simple handyman or do-it-yourself maintenance items. These observations are more informational in nature and represent more of a future to-do list rather than something you might use as a negotiation or Seller-repair item.

Recommendations/Safety - Most items typically fall into this category. These observations may require a qualified contractor to evaluate further and repair or replace but the cost is somewhat reasonable.

Action Item Repair - This category is composed of immediate concerns or items that could represent a significant expense to repair or replace. When this action is indicated, you should consider having a licensed expert in that field further evaluate that entire system BEFORE THE END OF YOUR CONTINGENCY PERIOD.

- Numerous digital photographs have been taken of the house to document the flaws noted or defects observed when possible. Sometimes it is not possible to take a photograph of a defect due to location, lighting, or other obstructions. Numerous pictures may be taken of a house but not all photographs will necessarily be included in the report.
- If similar defects are found at several locations throughout the house, only a representative number of photos may be shown in the report. Repair should not be limited to only those areas but to all instances of the defect (such as aged angle stop valves, failed GFCI, failed windows, worn rollers, etc.)

A word about Home Warranties: You should not regard this inspection and report as being a guarantee or warranty of the property and its components. It is not. It is simply a report on the general condition of the property on the day of inspection. Furthermore, as a homeowner, you should expect problems to occur; roofs will leak, drain pipes will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance/warranty policy current. If you have been provided with a home protection/warranty policy, read it carefully. Such policies usually only cover

insignificant costs, such as that of a roofer service, and the representatives of some insurance/warranty companies are very likely to charge you for a service call and then deny coverage on the grounds that a given condition was pre-existing or not covered because of an alleged code violation or a manufacturer's defect. Therefore, you should read such policies very carefully, and depend upon The Real Estate Inspection Company for any assistance and consultation that you may need.

CONDO:

This home is a condominium. This inspection is limited to the interior living space and includes any appliances or systems that will be owned by the buyer. This inspection does not cover the exterior of the building (i.e. roof, exterior walls, structural components, skylights, roof penetrations, sprinklers, community water heating systems, community electric service panels) or any items owned by the homeowners' association (HOA). We also cannot inspect any heating and/or AC equipment that is located on the roof of the building as we do not have permission to mount the roof.



ITEMS INSPECTED



MAINTENANCE ITEM

RECOMMENDATION OR
SAFETY UPGRADE

- 🔧 2.5.1 BUILT-IN APPLIANCES - RANGE HOOD/VENT: Grease Filter - Dirty
- ⊖ 2.8.1 BUILT-IN APPLIANCES - REFRIGERATOR: No ICE in Freezer
- 🔧 3.2.1 PLUMBING SYSTEM - INTERIOR DRAIN, WASTE AND VENT SYSTEMS: Metal Trap - Corroded
- 🔧 3.2.2 PLUMBING SYSTEM - INTERIOR DRAIN, WASTE AND VENT SYSTEMS: Washer Pan - Damaged
- ⊖
- 4.7.1 ELECTRICAL SYSTEMS - CONNECTED DEVICES AND FIXTURES (Representative number, excluding low-voltage items): Recep - Loose
- ⊖ 5.4.1 HEAT PUMPS - CONDENSATE HANDLING EQUIPMENT: Condensation - No Trap
- ⊖ 5.4.2 HEAT PUMPS - CONDENSATE HANDLING EQUIPMENT: Condensation Vent low/missing
- 🔧 8.5.1 INTERIORS - FLOOR COVERINGS: Floors-WORN
- ⊖ 8.5.2 INTERIORS - FLOOR COVERINGS: Floor Uneven/Sloping- NEW FLOORING FUTURE
- ⊖ 8.6.1 INTERIORS - TUB/SHOWER ENCLOSURE: Fiberglass enclosure - Worn
- 🔧
- 8.7.1 INTERIORS - COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS: Stains Dry - Cabinet - Past Leak
- ⊖ 8.7.2 INTERIORS - COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS: Finish Worn - Cabinets
- 🔧 8.10.1 INTERIORS - WINDOWS (REPRESENTATIVE NUMBER): Screen - Missing/Damaged
- ⊖ 8.10.2 INTERIORS - WINDOWS (REPRESENTATIVE NUMBER): Window frame
- ⊖ 8.10.3 INTERIORS - WINDOWS (REPRESENTATIVE NUMBER): Casement window
- 🔧 12.5.1 INSULATION AND VENTILATION - BATHROOM VENTING: Bath Fan - Dirty

1: INSPECTION DETAILS

Information

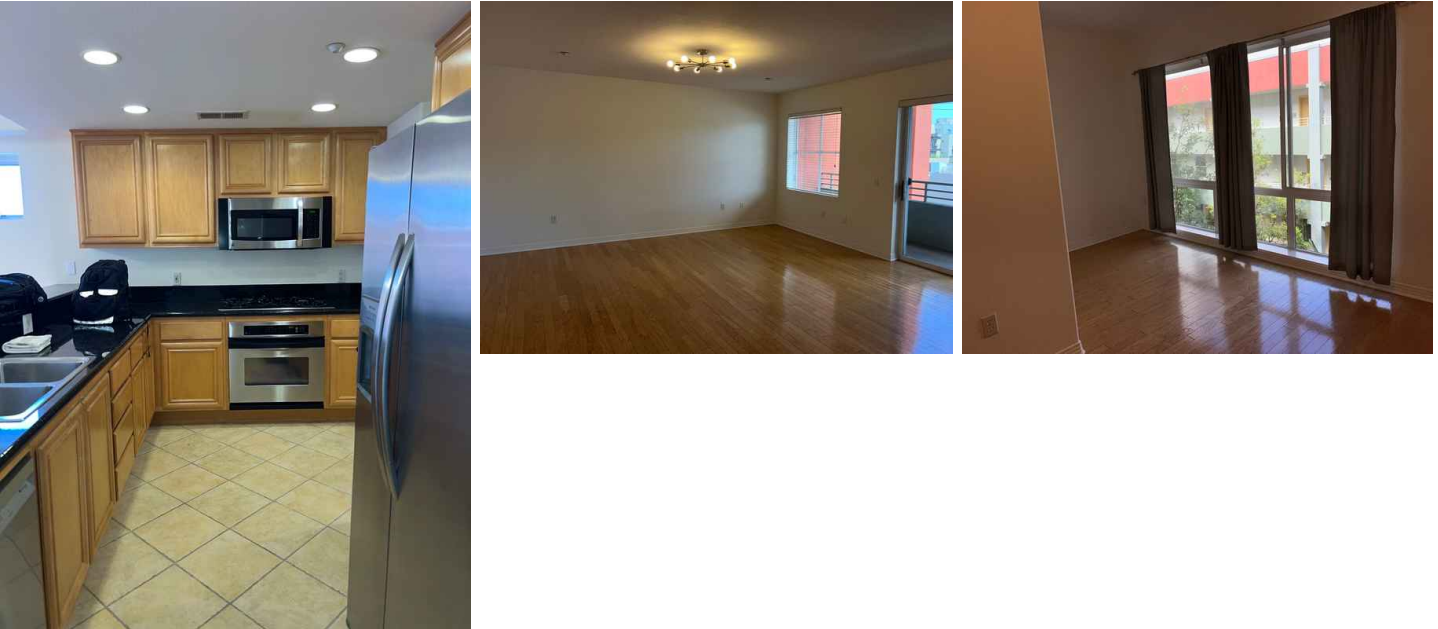
General: Style of Home CONDO	General: Year Built 2002	General: Weather Clear
General: Temperature at Start of Inspection 80	General: Rain in last 3 days No	General: In Attendance Client's Agent, Client

Limitations

General

VACANT

This house was vacant at the time of inspection. Vacant houses can develop problems that may not occur if the house was being lived in. Many systems in a house depend on regular use. Without regular use, adverse conditions can occur including but not limited to: Sludge in waste lines can dry out creating a blockage that would otherwise not occur if the plumbing system was being used regularly. Water can evaporate from the dishwasher leaving hard calcium, which can ruin the motor. Air conditioner compressor seals can dry out causing refrigerant leaks. Sediment and scale can accumulate in plumbing lines which would otherwise be flushed out. This debris can become dislodged when the plumbing is used causing valves to become clogged. You should be aware of these issues when buying a home that has been vacant for an extended period of time.





2: BUILT-IN APPLIANCES

Information

General: EXHAUST/RANGE HOOD NOT VENTED TO EXTERIOR, BUILT INTO MICROWAVE	General: RANGE DUAL FUEL (GAS/ELECTRIC)	General: REFRIGERATOR WATER SOURCE Present
General: CLOTHES DRYER HEATING SOURCE 220 Volt Electric only, 3-PRONG LAUNDRY 220 VOLT RECEPTACLE*		

DISHWASHER: Dishwasher - INSPECTED

Kitchen

The dishwasher was tested and functioned properly at the time of the inspection. This is not an exhaustive test and does not verify the cleaning efficiency of the dishwasher. Notable exceptions will be listed below.

**RANGES/COOKTOP: Cooktop - INSPECTED**

The cooktop was tested and was functional at the time of the inspection. This test is not exhaustive and does not confirm the performance, accuracy, or effectiveness of the cooktop.



FOOD WASTE DISPOSER: Disposer - INSPECTED

The disposer was tested and was functional at the time of inspection.

**RANGE HOOD/VENT: Vent - Inspected**

The range exhaust vent was tested and was functional at time of the inspection. This is not an exhaustive test, and does not evaluate the performance or effectiveness of the range hood.

**RANGE HOOD/VENT: Light - Inspected**

The range exhaust light was tested and was functional at the time of the inspection.

MICROWAVE COOKING EQUIPMENT (Built-in): Microwave - INSPECTED

The microwave was tested with a testing device and was functional at time of the inspection. This is not an exhaustive test, and does not predict the performance of the microwave.

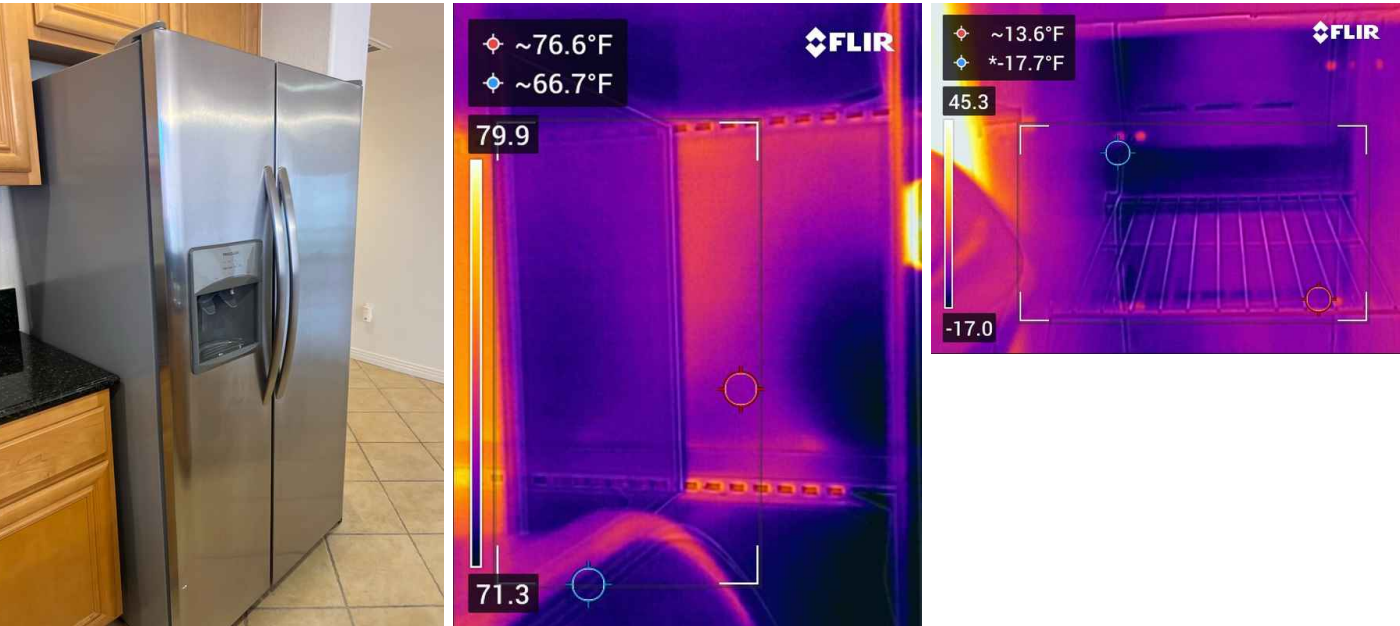
**WALL OVEN: Electric Wall Oven - INSPECTED**

The electric wall oven was tested and was functional at the time of inspection. This test is not exhaustive and does not evaluate the accuracy or performance of the oven.



REFRIGERATOR: REFERIGERATOR - INSPECTED

The interior temperatures of the refrigerator and freezer were observed using a thermal camera, and the refrigerator appeared to be functional. This is not an exhaustive test and does not assess the efficiency of the refrigerator. Appliances are not moved to inspect the walls, floors, or other components behind them. We recommend that you keep a good home warranty in place which covers the appliances.



WASHER/DRYER: CLOTHES WASHER/DRYER - INSPECTED

The clothes washer and dryer were run through a short cycle during the inspection and appeared to be functional. This is not an exhaustive test and does not verify the cleaning efficiency of the clothes washer/dryer. Washers and dryers are not moved to inspect the walls/floors/other components behind them. We recommend that you keep a good home warranty in place, which covers the appliances.



WASHER/DRYER: Washer Hoses Replace

Washer hoses are a common source of flooding in a home. We recommend installing new braided steel washer hoses to reduce the risk of leaks caused by burst hoses in the house. Any hoses left in the house or more than 5 years old should be replaced.



WASHER/DRYER: Recep 220 - 3 prong upgrade

TIP: There is a three-prong 220-volt receptacle in the laundry. Many new electric dryers require a four-prong receptacle. If you install an electric dryer, you may need to upgrade the receptacle or the dryer power cord. This should be performed by a licensed electrician.



Repair or replace

2.5.1 RANGE HOOD/VENT

GREASE FILTER - DIRTY

The grease filter is dirty and requires replacement.

Recommendation

Contact a qualified professional.



Maintenance Item



2.8.1 REFRIGERATOR
NO ICE IN FREEZER

 Recommendation or Safety Upgrade

No ice was observed in the ice maker in the freezer. The absence of ice may indicate that there is no water supplied, the ice maker was off, or there is a problem with the ice maker. We advise further review with the seller to demonstrate function or further review with qualified appliance technician.

Recommendation
Contact a qualified appliance repair professional.



3: PLUMBING SYSTEM

Information

General: WATER SOURCE PUBLIC	General: PLUMBING DISTRIBUTION (Observable Only) COPPER	General: GAS DISTRIBUTION IRON PIPE, Gas Detector Test - No Leaks Observed*
General: WASHER DRAIN SIZE 2" DIAMETER	General: PLUMBING WASTE DRAIN TEST - YES*, ABS, CAST IRON	General: CAPACITY UNKNOWN

General: YEAR MANUFACTURED

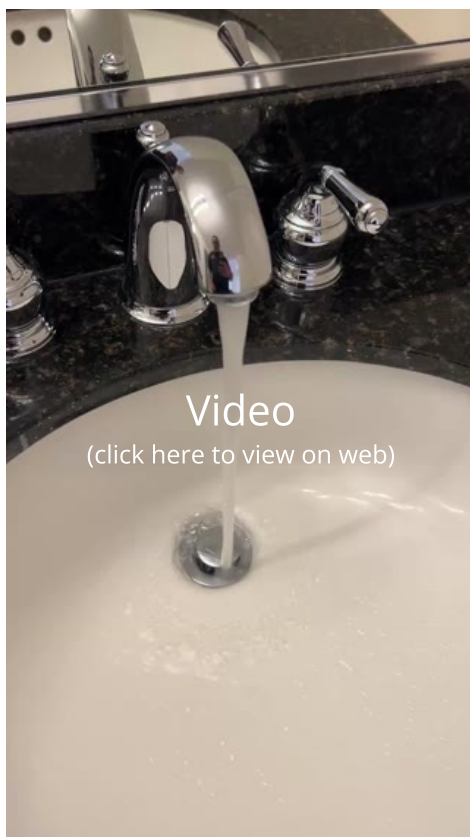
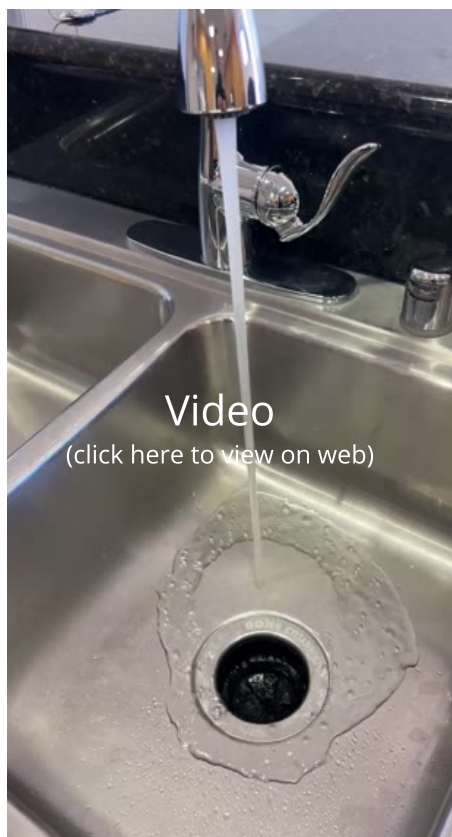
UNKNOWN/NOT VISIBLE

INTERIOR DRAIN, WASTE AND VENT SYSTEMS: Condo - Exclusion

This inspection is being performed on a condominium. The inspection is limited to the components that are inside the unit only. Plumbing items that are located beyond the interior of the condominium, such as common drain lines, are not evaluated as part of this inspection and are the responsibility of the HOA. Any concerns or repairs of the drainage system are the responsibility of the HOA.

INTERIOR DRAIN, WASTE AND VENT SYSTEMS: Drain Check - Inspected

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow draining. All bathroom and kitchen fixtures were tested for an extended period of time during the inspection. Home inspectors only run clean water through the drains. This is not a conclusive test and flushing toilet paper, human waste, food debris or soap suds may cause drains to clog. Only a video-scan of the drains and main line would confirm its actual condition. We advise having a sewer camera inspection performed by The Real Estate Inspection Company to verify the condition.



FAUCETS, VALVES AND CONNECTED FIXTURES: Faucets, Valves, Connected Fixtures - Inspected

All faucets, valves, and fixtures were inspected and appeared to function as intended.

**WATER SUPPLY AND DISTRIBUTION SYSTEM: Condo Exclusion**

This inspection is being performed on a condo. The inspection is limited to the plumbing components that are inside the unit only. Plumbing items that are located beyond the interior of the condo, such as common plumbing supplies, plumbing in the walls, or under/over the unit, are not evaluated as part of this inspection and are the responsibility of the HOA. Any concerns or repairs to the plumbing system are the responsibility of the HOA.

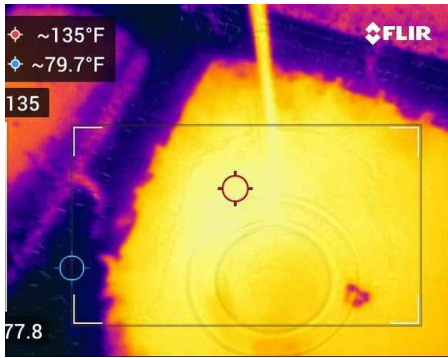
WATER SUPPLY AND DISTRIBUTION SYSTEM: Water Meter - Checked

Note: The water meter was observed for an extended period of time with plumbing fixtures, washing machine, dishwasher, sprinkler system, and any other water-using systems, devices and fixtures turned off. No movement of the water meter was observed.



WATER HEATER(S), FLUES AND VENTS: TEMP - Normal

Hot water temperature was tested at faucets during the inspection and was found to be operating within normal range which indicates the water heater was functioning as intended.



WATER HEATER(S), FLUES AND VENTS: Community hot water

There appears to be a community hot water system. The unit was not inspected.

GAS STORAGE AND DISTRIBUTION SYSTEMS: Gas Leak Test - Inspected

During the inspection, a gas leak test was performed using a hand-held combustible gas leak detector. Readily accessible gas fittings/appliances were tested. No gas leaks were observed. Note: This is not a guarantee against leaks.



Limitations

WATER PRESSURE AND REGULATOR

WATER PRESSURE - NOT TESTED

Water pressure could not be tested with a gauge due to a lack of connection. However, the functional flow appears to be adequate when operating multiple fixtures simultaneously.

Repair or replace

3.2.1 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

 Maintenance Item

METAL TRAP - CORRODED

Metal drain components are present under the sink which are deteriorating. Although there is currently no leak, there may be one in the future. When replacing the pipes, we recommend replacing with plastic piping by a licensed plumber.

Recommendation
Contact a qualified plumbing contractor.



Master Bathroom

3.2.2 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

 Maintenance Item

WASHER PAN - DAMAGED

The washer pan installed under the washing machine is damaged or cracked. The washer pan and drain line are installed to prevent damage caused by an overflowing washer or a leak. We recommend repair or replacement.

Recommendation
Contact a qualified professional.



4: ELECTRICAL SYSTEMS

Information

General: ELECTRICAL SERVICE CONDUCTORS BELOW GROUND, COPPER, 220 VOLTS	General: MAIN PANEL CAPACITY 100 AMP	General: PANEL TYPE CIRCUIT BREAKERS
	General: ELEC. PANEL MANUFACTURER CUTLER HAMMER	General: BRANCH WIRE 15 and 20 AMP COPPER

General: WIRING METHODS

CONDUIT

General: EXTERIOR LIGHTING

CONTROL

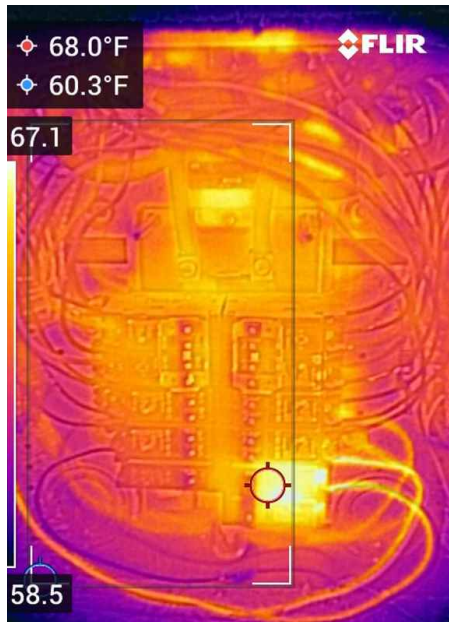
STANDARD SWITCHED

MAIN AND DISTRIBUTION PANELS: Panel(s) - Inspected

Electrical panels are visually inspected only; the inspector does not perform load calculations to determine service capacity or adequacy.

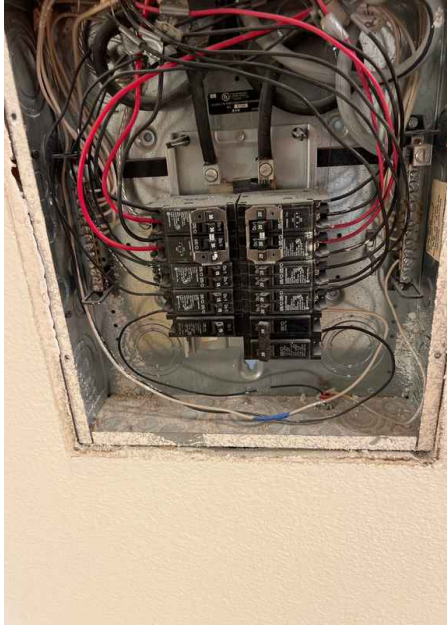
**MAIN AND DISTRIBUTION PANELS: Thermal Camera Scan - Breakers Normal**

A thermal scan was performed on the electrical panel(s). The panel, circuit breakers, and wiring were found to be operating within the normal temperature range which indicates the system was functioning as intended with the conditions present at the time of inspection.



OVERCURRENT DEVICES (Circuit Breakers, Fuses) AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE: Inside Panel - Inspected

Note: The dead front cover was removed and breakers, wiring, and grounding were inspected. Appears to be functioning as intended. Electrical panels are visually inspected only, the inspector does not perform a load calculation to determine service capacity adequacy. Breakers are visually inspected only. The inspector does not perform any electrical stress tests on the system to determine if a breaker trips properly, including AFCI and GFCI breakers (consult an electrician for further evaluation, if this is a concern)



BRANCH CIRCUIT CONDUCTORS: Branch Wiring - Inspected

Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall, and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles. At the time of the inspection, the Inspector observed no deficiencies in the condition of visible branch wiring.

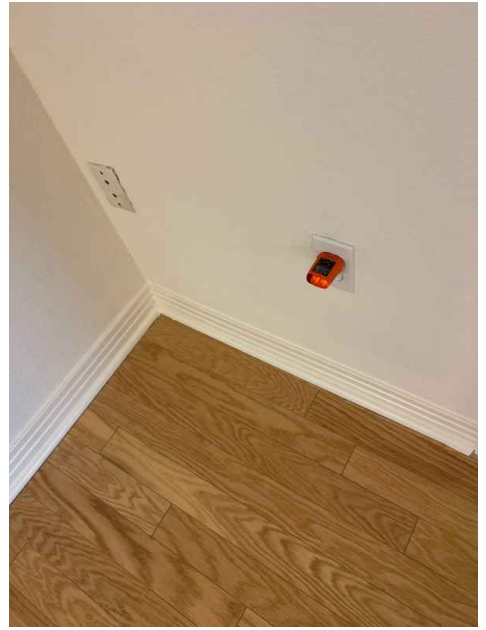
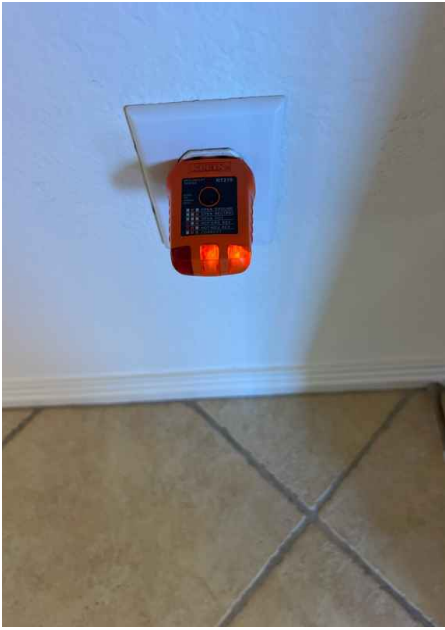
EXTERIOR LIGHTING - ATTACHED (Daylight sensors and landscape lights excluded): Exterior Lights - Inspected

Switch-operated exterior lights were tested and were functional at the time of the inspection.



POLARITY AND GROUNDING OF RECEPTACLES: Receptacles - Inspected

A representative number of receptacles were tested for power, polarity, and grounding according to standards of practice.



OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS): GFCI - Inspected

All accessible GFCI receptacles were tested and were functioning properly unless otherwise noted.



OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS): GFCI - Info

Definition: A ground-fault is an unintentional electrical path between a source of electrical current and a grounded surface. Electrical shock can occur if a person comes into contact with an energized part. GFCI's (ground-fault circuit-interrupters) can greatly reduce the risk of shock by immediately shutting off an electrical circuit when that circuit represents a shock hazard (i.e., a person comes in contact with a faulty appliance together with a grounded surface). GFCI's can be installed in a circuit breaker panel board or directly in a receptacle outlet. For a chart listing GFCI installation requirements, please visit our website at www.sdinspect.com

OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTERS): AFCI Info

Definition: When an electrical switch is opened or closed, an arc, or discharge of electricity across a circuit, occurs. Unintentional arcs can occur at loose connections or where wires or cords have been damaged. Such arcs can lead to high temperatures and sparking, possibly igniting combustibles. AFCI's (arc-fault circuit-interrupters) protect against fire by continuously monitoring the electrical current in a circuit and shutting off the circuit when unintended arcing occurs. These devices are designed to discriminate between unintended arcing and the type of arcing that occurs when a switch is operated. To learn more about AFCI's please see this [ARTICLE](#) on our website.

Repair or replace

4.7.1 CONNECTED DEVICES
AND FIXTURES (Representative
number, excluding low-voltage items)



Recommendation or Safety Upgrade

RECEP - LOOSE

Receptacle was loose in the wall. This puts stress on the circuit wires which should not be moved. We recommend securing the junction box properly in the wall by a qualified person.

Recommendation

Contact a qualified professional.



Pantry

5: HEAT PUMPS

Information

General: ENERGY SOURCE
ELECTRIC

General: NUMBER OF HEAT SYSTEMS (excluding wood)
ONE

General: DUCTWORK
INSULATED

General: FILTER TYPE
DISPOSABLE

General: NUMBER OF CONDENSERS
ONE

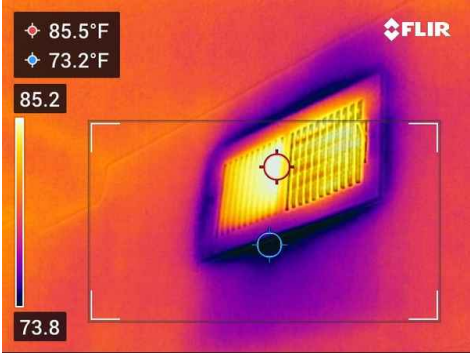
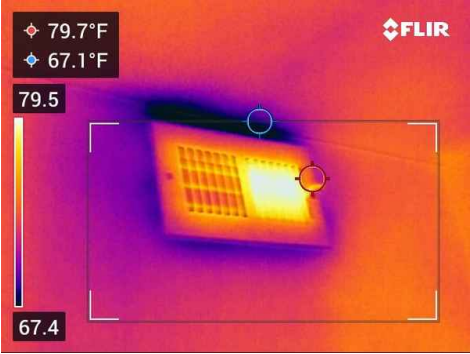
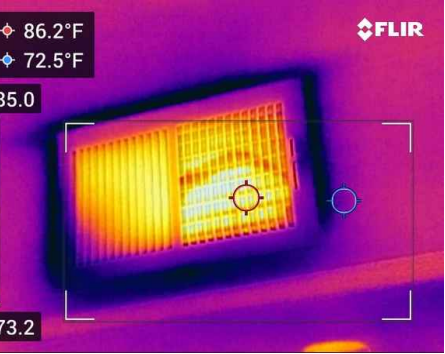
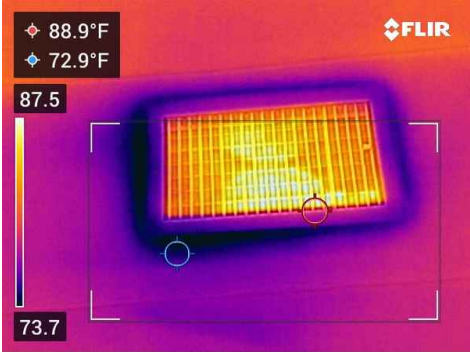
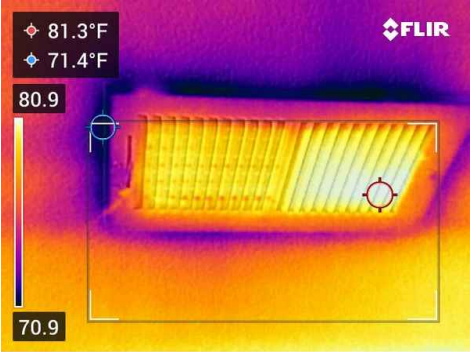
General: AGE OF CONDENSER
COULD NOT DETERMINE

General: AGE OF HEAT PUMP
Less Than 15 Years



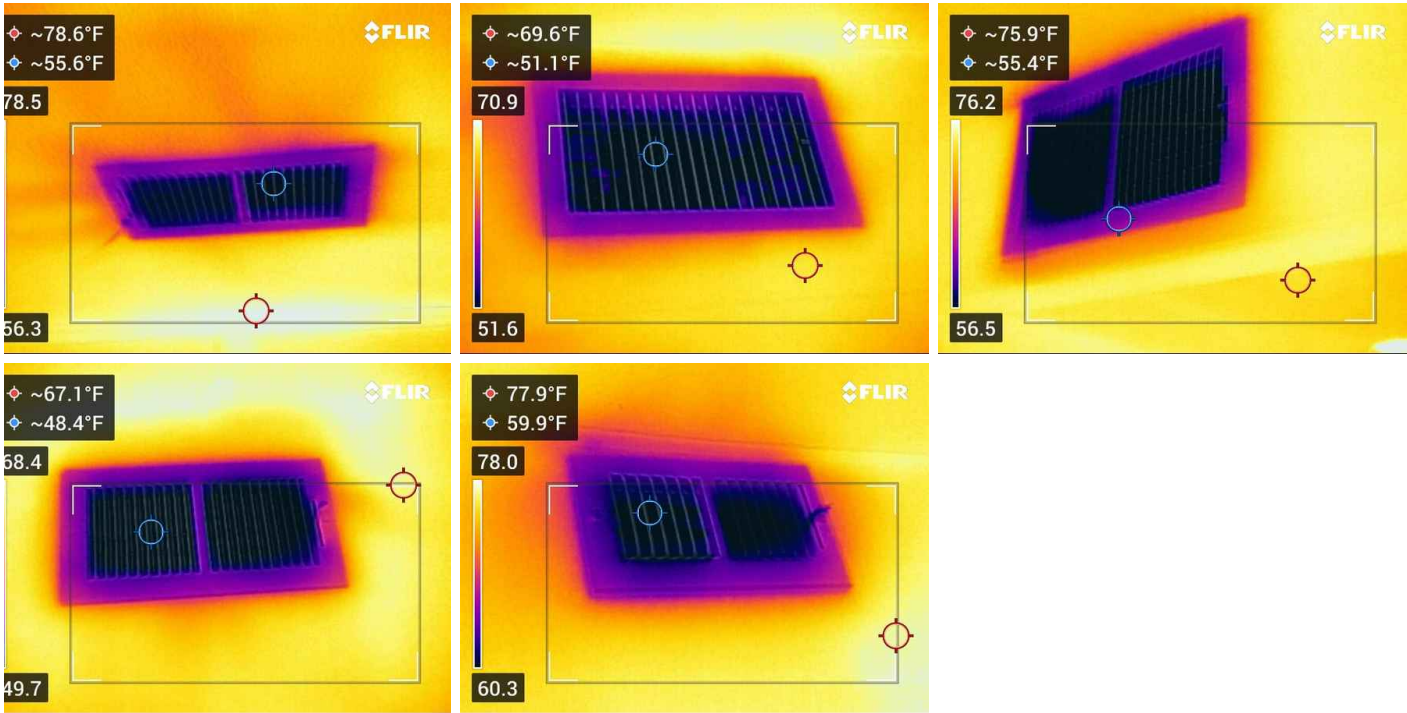
HEAT MODE: Heat Pump - INSPECTED

The Heat pump was tested in normal operating mode and was functional. The temperatures were measured to determine if the unit is heating the air adequately. The temperature at the return was measured and the temperature at the registers was measured. The change in temperature was adequate. With a heat pump, many factors affect the change in temperature including the outside air temp, age of the system, and condition of the filters, ducts, and fans. It appears that the functionality of the heat pump in heat mode was normal. Notable exceptions will be listed below.



COOLING MODE: AC- One Unit - INSPECTED

An air test was performed by using a thermal camera on the AC system which determined the difference in temperatures of the supply and return air is between 14 degrees and 22 degrees. This indicates that the AC unit was cooling properly. This is not an exhaustive test and cannot predict the performance of the AC on extremely hot or humid days. Notable exceptions will be listed below. We do recommend an annual tune-up by a qualified HVAC contractor.



NORMAL OPERATING CONTROLS (Thermostat): Thermostat - Functional

The thermostat was operational when used to operate the HVAC system. Programmable thermostats are not adjusted, and no testing is done to check the accuracy or programmed settings of the thermostat.



Limitations

COOLING MODE
CONDO - EQUIPMENT EXCLUSION

This inspection is a condominium inspection that is limited to the interior portion of the condo only. No exterior components are inspected. This exclusion includes any part of the heating or air conditioning system, heat pump, boilers, solar panels, etc, that are located on the roof. We recommend contacting the HOA regarding the condition of the components on the roof or to request permission for a technician to access the roof.

Repair or replace

5.4.1 CONDENSATE HANDLING EQUIPMENT



Recommendation or Safety Upgrade

CONDENSATION - NO TRAP

A vented trap must be installed in the condensation drain line to prevent vapor lock and possible condensation leaks in the house. No trap was installed. We recommend correction by a licensed HVAC contractor.

Recommendation

Contact a qualified heating and cooling contractor



5.4.2 CONDENSATE HANDLING EQUIPMENT



Recommendation or Safety Upgrade

CONDENSATION VENT LOW/MISSING

Vent pipe for AC condensation drain was missing or too low. The vent pipe should extend above the drain pan or primary drain by 2 inches. We advise corrections with a licensed HVAC contractor to avoid condensation leaks.

Recommendation

Contact a qualified heating and cooling contractor

6: FIREPLACES

Information

General: NUMBER OF FIREPLACES

NONE

7: FIRE/SAFETY

Information

General: FIRE SPRINKLERS

Present

General: SECURITY SYSTEM

None Present

SMOKE DETECTORS: Smoke Detectors - Present (one-story)

Smoke detectors were installed in the proper locations in hallway and in each bedroom, however they were not tested. We recommend testing the detectors for proper function before occupying the home.

**CARBON MONOXIDE DETECTOR(S): CO Detector - Enough Present**

Carbon Monoxide detectors are required in homes with any gas-burning appliances (furnace, range, water heater), fireplaces, or wood-burning stoves and/or an attached garage. Please see the new law regarding Carbon Monoxide detectors. This house has CO detector(s) installed as required.



FIRE SPRINKLERS/CONTROL: Fire Sprinklers - Present

Fire Sprinklers are present in the house. No evidence of leaking was observed. Pressure at the gauge was within normal range. It is beyond the scope of a home inspection to inspect the fire suppression system. While there is no requirement for you to have the fire sprinkler system inspected at all, this service does exist. We recommend having the fire sprinkler system inspected periodically. During this inspection, the fire sprinkler inspector should check for proper installation, and proper function of the pressure switch, bell, shut-off valve, and drain valve. They should also check to make sure the sprinkler heads have not been recalled. If the house is within an HOA, they may have information regarding any problems with fire sprinklers.



8: INTERIORS

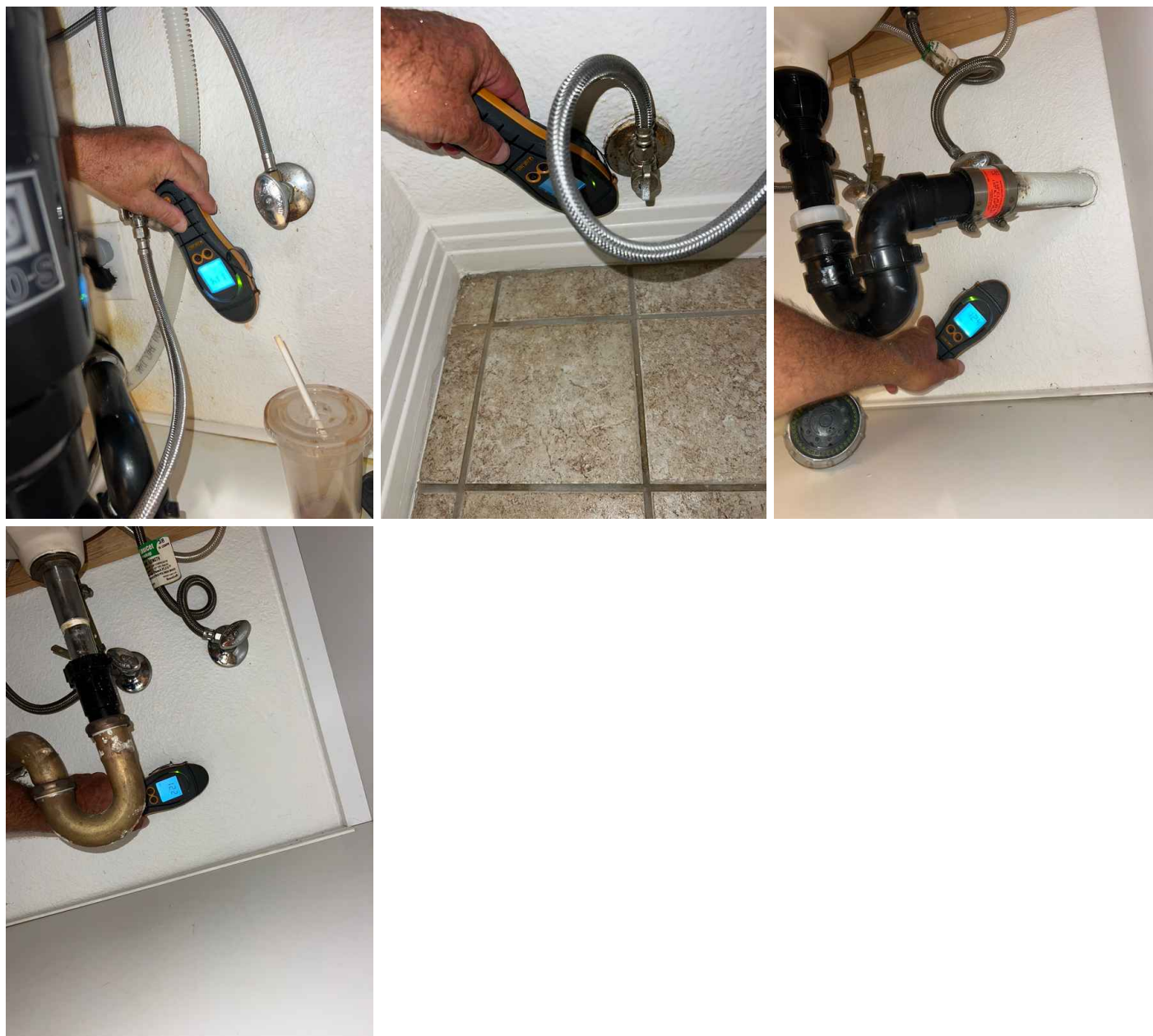
Information

**General: CEILING & WALL
MATERIALS**
SHEETROCK

General: WINDOW TYPES
SINGLE PANE ALUMINUM,
DOUBLE PANE VINYL *

INTERIORS - General and Visual Mold Assessment : Moisture Meter - Inspected

A representative sampling for moisture was performed using a moisture meter at interior walls, ceilings, and cabinets in areas prone to moisture, such as kitchens, bathrooms, interior below-grade walls, or exterior walls with doors/windows. No elevated moisture was detected in these areas unless otherwise noted in the defect summary below. This is not an exhaustive test and only represents the conditions on the day of inspection.



INTERIORS - General and Visual Mold Assessment : No Areas of Concern Observed (Visual Mold Assessment)

The Free Visual Mold Assessment found no observable areas of concern during the home inspection. It is essential to understand that the Visual Mold Assessment cannot determine the presence of mold without the benefit of air and surface sampling due to the microscopic nature of mold in the home. If you wish, samples can be taken by this company to confirm this assessment is accurate and that no mold is present. Areas of concern are defined as moisture intrusion, water damage, musty odors, apparent mold growth, and conditions conducive to mold growth.

CEILINGS: Ceilings - Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of ceilings in the home.

**WALLS: Walls - Inspected**

At the time of the inspection, the Inspector observed no deficiencies in the condition of walls in the home interior.



TUB/SHOWER ENCLOSURE: Tub/Shower Enclosures - Inspected

The bathing enclosure(s) appeared to be in serviceable condition at the time of the inspection.

**COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS: Cabinets - Inspected**

At the time of the inspection, the Inspector observed no deficiencies in the condition of the cabinets.



DOORS (REPRESENTATIVE NUMBER): Doors - Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of interior doors.

**WINDOWS (REPRESENTATIVE NUMBER): Window - Representative**

Only a representative number of accessible windows are checked for operation during this inspection in accordance with the standards of practice of a home inspection. In some instances, the inspector may not be able to disclose the exact condition of every window. This includes reporting on the condition of the locks, springs, counterbalance mechanisms, or evidence of leaking if the furniture, personal items, or window coverings prevent access to windows and surrounding areas.



WINDOWS (REPRESENTATIVE NUMBER): Double Pane - Info

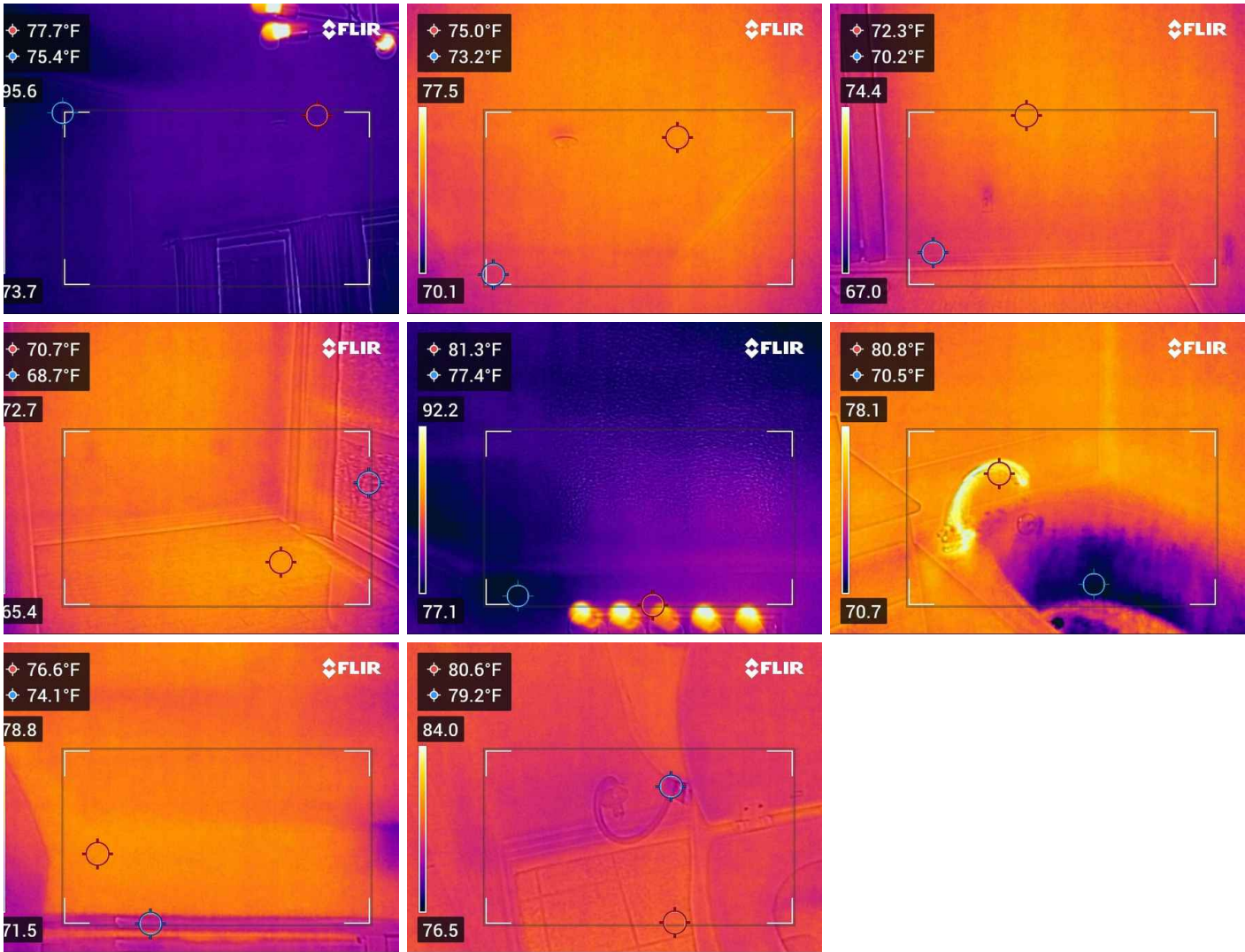
Note about double-pane windows: Failed seals in insulated glass (double-pane) windows are not always detectable. In some instances inspector may not be able to disclose the exact condition of every window, depending on the ambient conditions (weather) or if the windows are dirty at time of inspection. Moisture between panes of glass in a double-pane window with a failed seal may or may not be observable depending on variations in ambient conditions such as temperature and humidity. Windows are reported as they are observed at the time of the inspection only. If you have present or future concerns regarding the integrity of thermal pane seals, it is strongly suggested that you consult with a Professional Fenestration Specialist for further evaluation. This inspection is not a warranty or guarantee of any kind regarding the integrity of the windows. The life span of double-panel windows seals averages 8-20 years. See: [InterNACHI Life Expectancy Chart](#)

**ATTIC: Attic - Limitations**

Due to the structure of the roof/framing, some areas of the attic could not be inspected.

INFRARED INSPECTION FINDINGS: Thermal Camera Scan - Images

An infrared scan was performed in the house. No anomalies were observed unless otherwise noted in the defect summary below.



INFRARED INSPECTION FINDINGS: IR Limitations

IMPORTANT INFORMATION ABOUT THERMAL IMAGING

The Real Estate Inspection Company has chosen to exceed the Standards of Practice by using Infrared Thermal Imaging cameras (IR Cameras) on all home inspections (except for some limited scope inspections). This technology is not required by the industry standards for home inspectors. We feel that by implementing the use of IR Cameras, we can detect defects that may go unnoticed otherwise. For example, it is not practical to inspect every inch of a freshly painted ceiling with a moisture meter to find evidence of moisture. This would require substantial time with the use of a ladder or scaffolding in some cases. There may not be any observable evidence of a leak by looking at the ceiling with the naked eye. By using an IR camera, the whole ceiling can be scanned for evidence of a leak or other anomalies.

Limitations of Thermal Imaging

IR Cameras do not "see" moisture, and they are not x-ray vision cameras. An IR camera only sees the surface temperature. It cannot help to determine where an old leak existed if the area has dried. It also cannot predict or help us find leaks that may happen in the future, or under conditions that are different than the time of inspection. For example, we cannot find roof leaks in the middle of summer. We cannot find small leaks that are present under normal use but have not been leaking due to the house being vacant. An example may be a small leak under a toilet that has not been used. We may not find this leak, but it may show up after the toilet is flushed regularly. And we may not be able to determine leaking windows unless rain and wind conditions are causing a leak at the time of inspection.

In the end, IR Cameras are just another tool in our tool bag which we use to provide you with as much information as possible. While we go above and beyond the industry standards, we still cannot see hidden defects or predict events. We can only report on the evidence present at the time of inspection.

Repair or replace

8.5.1 FLOOR COVERINGS

FLOORS-WORN



Maintenance Item

Wood floors in the home exhibited severe surface wear along major paths of travel. We recommend that before the expiration of your contingency period you consult with a qualified flooring contractor to discuss repair and costs for replacement.

Recommendation

Contact a qualified flooring contractor



8.5.2 FLOOR COVERINGS

FLOOR

UNEVEN/SLOPING- NEW FLOORING FUTURE



Recommendation or Safety Upgrade

The floor appears to be sloping or out of level. The exact evaluation is beyond the scope of our inspection. This is most likely due to poor workmanship of the original construction. (such as lightweight concrete material installed over the wood framed floor as part of a fire resistant construction or uneven wood sub-floor). We advise further evaluation qualified licensed flooring contractor before the end of your contingency period to evaluate the extent of sloping from room to room. Note: This condition usually does not present a problem with carpet or vinyl flooring, however, if you are considering replacing flooring with wood or tile, that may require additional costs to prep and level substrate.

Recommendation

Contact a qualified professional.



8.6.1 TUB/SHOWER ENCLOSURE



Recommendation or Safety Upgrade

FIBERGLASS ENCLOSURE - WORN

Fiberglass shower enclosure was worn. No signs of leaking were observed, but the enclosure is near the end of its useful life. We recommend replacement.

Recommendation

Contact a qualified professional.



Master Bathroom

8.7.1 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS



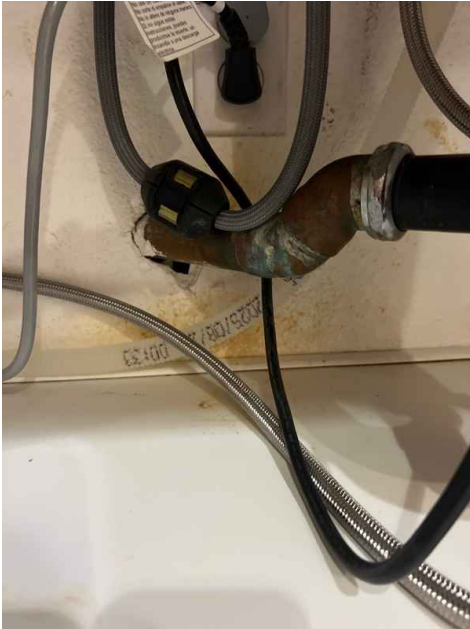
Maintenance Item

STAINS DRY - CABINET - PAST LEAK

Staining was noted in the cabinet below the sink. The staining was tested for moisture and found to be dry at the time of the inspection. Appears to be caused by a past leak. Under certain conditions or regular use, the leak may become active. We advise reviewing with the seller for repair history.

Recommendation

Contact the seller for more info



Kitchen

8.7.2 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS



Recommendation or Safety Upgrade

FINISH WORN - CABINETS

The cabinets are worn, delaminating or show signs of water damage. Recommend review by a qualified cabinet professional.

Recommendation

Contact a qualified cabinet contractor.



8.10.1 WINDOWS (REPRESENTATIVE NUMBER)

SCREEN - MISSING/DAMAGED



Maintenance Item

Video Maintenance Tip - [Screen Repair](#)

A window screen was missing or damaged. We recommend repair or replacement as needed by a qualified person.

Recommendation

Contact a qualified professional.



Master Bedroom

8.10.2 WINDOWS (REPRESENTATIVE NUMBER)



Recommendation or Safety Upgrade

WINDOW FRAME

We recommend painting the metal window frame to prevent deterioration.

Recommendation

Contact a qualified professional.



8.10.3 WINDOWS (REPRESENTATIVE NUMBER)



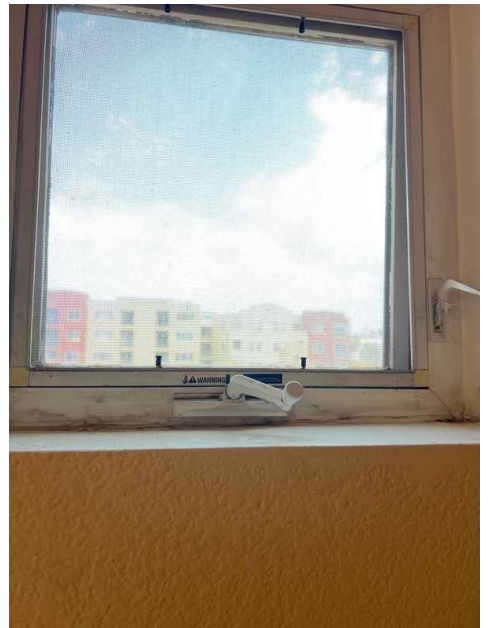
Recommendation or Safety Upgrade

CASEMENT WINDOW

The crank handle for the casement window was difficult to use. We recommend further review and repair as needed with qualified contractor.

Recommendation

Contact a qualified professional.



9: EXTERIOR

Information

General: SIDING MATERIAL STUCCO	General: DRIVEWAY SHARED ACCESS	General: LOT DRAINAGE GRADED
General: EAVE CONFIGURATION NO EAVES		

DOORS (Exterior): Doors - Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of exterior doors.



BALCONIES (Railing, Decking Material): Balcony/Deck Coating - Inspected

Note: The decking material/coating showed normal wear for its age and type. All decks require periodic maintenance to prolong the life of the deck and avoid leaks. No evidence of leaking was observed.



BALCONIES (Railing, Decking Material): Balcony/Deck Leak Information

Deck Coatings Note: It is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of a home inspection. Even water stains on ceilings, or on the framing within attics, will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only a licensed deck waterproofing contractor/installer can guarantee that a deck will not leak. **We cannot, and do not give any such guarantees.** We will examine the deck coating, evaluate it, but we will not predict its remaining life expectancy, nor guarantee that it will not leak. We also cannot predict the integrity of the deck during unforeseen severe weather conditions such as wind-driven rain or monsoonal rains. The sellers or the occupants of a residence will generally have the most intimate knowledge of the deck coating and of its history.

SAFETY GLASS: TEMPERED GLASS - Inspected

The glass at the glass doors is tempered, which is indicated by a stamp or marking on the glass.



Limitations

GRADING & DRAINAGE (With respect to their effect on the condition of the building)

CONDO GRADING - EXCLUSION

The grading was not evaluated as part of a condo inspection. A condo inspection is limited to the interior only and not an evaluation of the exterior. Common areas are not part of a condo inspection.

10: ROOF

Information

ROOF COVERINGS (Surface of roofing materials): Condo - Roof Not Inspected

This inspection is being performed on a condominium. A condo inspection is limited to the interior space only and does not include the roof in any way. Please contact the HOA for information regarding the condition of the roof, repair history, or any other roof concerns.

Limitations

ROOF COVERINGS (Surface of roofing materials)

CONDO - ROOF NOT INSPECTED

This inspection is being performed on a condominium. A condo inspection is limited to the interior space only and does not include the roof in any way. Please contact the HOA for information regarding the condition of the roof, repair history, or any other roof concerns.

11: STRUCTURAL COMPONENTS

Information

STRUCTURE (Informational): Condo - Exclusion

This inspection is for a condominium. A condo inspection only includes an evaluation of the interior components of the condo. It excludes an evaluation of the structural components of the building or any portion of the building that is not part of the interior of this individual condo.

Limitations

STRUCTURE (Informational)

CONDO - EXCLUSION

This inspection is for a condominium. A condo inspection only includes an evaluation of the interior components of the condo. It excludes an evaluation of the structural components of the building or any portion of the building that is not part of the interior of this individual condo.

12: INSULATION AND VENTILATION

Information

General: ATTIC INSULATION
UNKNOWN

General: R- VALUE
NOT ACCESSIBLE

General: DRYER VENT
FLEXIBLE METAL

General: ATTIC VENTILATION
PASSIVE

CLOTHES DRYER VENTING SYSTEM: Dryer vent - Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the dryer vent.



BATHROOM VENTING: Exhaust Fans - Inspected

The exhaust fan(s) were tested and were functional at the time of inspection. (This is not an exhaustive test, and does not evaluate the performance or effectiveness of the vent(s).)



LAUNDRY ROOM VENTING: Vent - Functioned

The laundry area vent was operational when tested.



Repair or replace

12.5.1 BATHROOM VENTING

BATH FAN - DIRTY

The bathroom fan is excessively dirty. We recommend cleaning to improve efficiency.

Recommendation

Recommended DIY Project



Maintenance Item



Master Bathroom

13: UTILITY SHUT-OFF

Information

MAIN WATER SHUT-OFF DEVICE: Location -laundry room

The main water shut-off valve is located in the laundry room.



Laundry Room

MAIN PANEL AND DISTRIBUTION

PANELS: Sub-Panel - Location

Picture of Sub-panel.



Master Bedroom

MAIN GAS SHUT OFF VALVE: Gas Shut Off

The main gas shut off valve is located at the gas meter at the closet of the house.



Closet

14: REPAIR QUOTES

Information

REPAIR QUOTES - Information: REPAIR QUOTES

To get a free cost breakdown on repairing these defects we have partnered with TheQwikFix.

TheQwikFix turns any home inspection report into a competitive repair quote in under 24 hours! Simply upload this inspection report and receive an accurate, itemized quote that you can use to negotiate repair credits and/or hire contractors directly through their platform.

What you get:

- Receive an accurate, detailed, and bindable repair quote in 24 hours or less.
- Negotiate repair credits from a position of strength.
- Upload specialty reports like sewer or roof inspections.
- Hire licensed contractors directly from the platform.
- Pay for repairs via check, card, or even escrow.

How to get a quote:

1. Download your inspection report as a PDF
2. Click the blue 'Get Your Repair Quote Now' button below.
3. Follow the prompts to request your quote (this will only take a couple of minutes).

With TheQwikFix, you can eliminate the hassle of coordinating multiple contractors and ensure all repairs are completed efficiently and professionally. Click below to get started!

[Get Your Repair Quote Now](#)

STANDARDS OF PRACTICE

BUILT-IN APPLIANCES

All appliances have an expected life span and will eventually wear out. To determine the life span of appliances and other components in your house, see the [Table of Life Expectancy](#).

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

PLUMBING SYSTEM

Home inspectors check for functional flow at fixtures and drains by running water at all fixtures for an extended period of time. The test is to operate each serviceable fixture (faucets, toilets, and a representative number of hose spigots) and observe the associated drains, and allow adequate water to run to determine adequate flow rate, adequacy of the drain, and the draw of the drain (absence of blockage). However, inasmuch as significant portions of drainpipes are concealed, inspectors can only infer their condition by observing the draw at drains. Nonetheless, blockages and leaks will occur in the life of any system. Regardless, blockages and leaks in main sewer pipes are common and are costly to repair or replace, and for this reason, we sensibly disclaim responsibility for evaluating the concealed portions and strongly recommend that buyers arrange to have the main sewer pipe video-scanned by The Real Estate Inspection Company or accept the risk of any damage that might occur.

Home inspectors do not operate (turn) any water supply shut-off valves such as angle stops (the type under sinks), laundry hose spigots, water heater supply valves, or main water shut-off valves at the meter. Home inspectors do not test clothes washer drains or stand pipes, or flood test the over-flow drains at tubs and sinks in accordance with industry standards of practice. If you have questions about these exclusions, please contact your home inspector.

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

ELECTRICAL SYSTEMS

The electrical system is evaluated for proper installation, functionality of fixtures, and polarity of accessible receptacles. This is not an exhaustive test, and home inspectors do not determine the proper distribution of receptacles per circuit or the effectiveness of each breaker. This takes specialized tools that are outside the scope of a home inspection.

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

HEAT PUMPS

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

FIREPLACES

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

FIRE/SAFETY

Smoke detector should be tested upon moving into home, and every six months. We recommend replacing all smoke detectors when they become 10 years old. Smoke detectors that are 10 years old or older may have a failure rate as high as 30%, and smoke detectors that are 15 years old or older may have a failure rate as high as 50% according to the National Fire Protection Association www.nfpa.org. We also recommend that a smoke alarm be installed in each bedroom, and at least one on each level outside of bedrooms. It is further recommended that all smoke detectors be inter-connected with a signal wire to sound all alarms if one is activated. Wireless smoke detectors are available.

Important Smoke Alarm Law SB 745: A law took effect which will impact every homeowner in California. These are the new requirements that you should be aware of. For more details, please see our article "When and Where are Smoke Alarms Required?"

July 1, 2014 - Any smoke alarm installed that is solely powered by a battery MUST be a sealed unit with a 10-year non-removable battery. You must write the date of installation on the unit.

July 1, 2015 ALL old smoke alarms that are solely powered by batteries MUST be replaced with those that contain a sealed battery that is rated to last 10 years.

July 1, 2015 ALL smoke alarms powered by 120 VAC and/or battery must comply with the provisions of having a 10 year non-removable battery.

From now on, any repairs, alterations or additions greater than \$1,000 or requiring a permit will require upgrading (and

installing additional alarms) that meet the new requirements.

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

INTERIORS

Note: reported items on the interior surfaces can be evidence of more significant defects. Stains on ceilings may be evidence of roof or plumbing leaks. Stains on walls may be evidence that windows or doors are leaking. Determining the exact cause of staining based on evidence that is only observable at the interior surface is beyond the scope of a home inspection due to its concealed nature.

Stains that are reported may require more destructive testing to determine the exact source of the stain. It is the client's responsibility to arrange for additional testing which may be required by a specialist (fenestration, plumbing, roof, etc).

Determining the presence of RODENTS or the extent of a rodent infestation is NOT part of a home inspection. Level II pest inspectors must be licensed by the State of California. Home inspectors are not licensed pest inspectors, and do not lift insulation or investigate possible rodent infestation.

Home inspectors do NOT comment on cosmetic items such as wall, window, and floor coverings, stains on counters, etc.

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

EXTERIOR

Note: reported items at the exterior can be evidence of more significant defects. A home inspection is a cursory evaluation of these systems, not an exhaustive test. A home inspector is not a fenestration (waterproofing) expert. A home inspection cannot predict the functionality or adequacy of the exterior siding and flashing under all circumstances or weather conditions. A home inspector cannot confirm the proper installation of windows, flashings, or condition of vapor barriers due to their concealed nature. Exhaustive testing of windows, doors, decks, or other penetrations is available from fenestration specialists. It is the client's responsibility to arrange for additional evaluation by a siding or fenestration specialist if the client has concerns about defects indicated in this report.

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)

ROOF

This inspection is being performed on a condominium. A condo inspection is limited to the interior space only and does not include the roof in any way. Please contact the HOA for information regarding the condition of the roof, repair history, or any other roof concerns.

STRUCTURAL COMPONENTS

This inspection is for a condominium. A condo inspection only includes an evaluation of the interior components of the condo. It excludes an evaluation of the structural components of the building or any portion of the building that is not part of the interior of this individual condo.

INSULATION AND VENTILATION

Please read our Standards of Practice for a detailed list of what is included in this inspection and what is not, click here: [SOP](#)