



AZTEC PROPERTY INSPECTIONS

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PROPERTY INSPECTION REPORT

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01/27/2025



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SUMMARY

The Summary version is not the entire report and should not be considered exclusive. The Summary listed items are considered by the inspector as inoperative, not operating properly or as intended, health and/or safety concerns, warranting further investigation by a specialist, or warranting continued observation by others. Not all findings listed in the full report are listed in the Summary. **Client is advised to read the entire full report.**

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1: GENERAL INFORMATION / OVERVIEW

Information

General: Overview



A property inspection is a non-invasive, visual examination of the accessible areas of the property, designed to identify areas of concern within specific systems or components defined by the CREIA and/or InterNACHI [Standards of Practice](#), that are both observed and deemed material by the inspector at the exact date and time of inspection. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property. Specialized inspections may reveal issues that our general inspection does not cover. This inspection will not cover any HOA items will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

The inspector's job is to point out an issue and to give a course of action, which is why we always include a recommendation after the issue. We also write "one or more" comments for your protection. Since we are the generalist, if you have a specialist come out then we recommend they inspect all of the specific items and not just the one we identify in the report.

General: Notes

Note: Read the [Standards of Practice](#) set forth by the [California Real Estate Inspectors Association](#) for an insight into the scope of the inspection.

Note: The inspection represents the condition of the visually inspected areas of the property on the date of the inspection. Regular maintenance will be required in several areas. Identifying these areas is beyond the scope of this inspection. Component conditions may change between the date of the inspection and the title transfer date. A thorough walk-through prior to title transfer helps protect against unexpected surprises, and is recommended. **The purchase of a home/building warranty is recommended.**

Note: California has seasonable rains which occur at the end and the beginning of each calendar year. Occasionally, the rainfall is exceptionally high. This is called an El Nino year. In recent years Southern California has been going through a drought. During drought periods many conditions visible following rains do not appear. The duty of a home inspector is to disclose visible conditions. If a condition is not visible it cannot be reported.

Notice to Third Parties: This report is copyright protected. This report is the exclusive property of Aztec Property Inspections and the Client(s) listed above and is not transferable to any third parties or subsequent buyers. Our Inspection and this report have been performed with a written contract agreement that limits its scope and usefulness. Unauthorized recipients are therefore advised not to rely upon this report, but rather to retain the services of an appropriately qualified property inspector of their choice to provide them with their own inspection and report. Liability under this report is limited to the party identified on the cover page of this report.

Note: [For the purpose of this report, all directional references \(left, right, front, rear\) are based on when facing the front of the structure as depicted in the cover image above.](#)

Note: The client is advised that a mold inspection / testing is recommended by a qualified specialist. This is especially important if any evidence of past or current water leaks (plumbing, roof, intrusion or otherwise) are reported by the inspector or if issues have been disclosed.

HOA Note: HOA (Home Owner's Association) areas and items located in HOA areas are beyond the scope of this inspection and this typically only applies to condo and townhouses. It is unknown what items if any may be a part of an HOA and note that if any item isn't expressly marked as inspected then it is believed to be an HOA item. Inquire with the seller and/or the HOA for more information. If and HOA items were reported on then they were mentioned as a courtesy and were not fully inspected nor were all the HOA items inspected.

General: About Thermal Imaging

Note: A Thermal Imaging camera may be used as a means of evaluating certain suspect issues or systems. Any anomalies found are always verified by other means such as a moisture meter. Moisture must be present for infrared thermography to locate its existence. During dry times a leak may still be present but undetectable if materials have no moisture present. **Thermal Imaging is not X-ray vision, cannot see through walls and cannot detect mold.**

General: Comment Key and Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any findings / comments that are listed under "**Attention Required**" or "**Safety Item/Defective**" by the inspector suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of an item, component or unit should be considered before you purchase the property.

Inspected (IN) = The item, component or system was visually inspected and if no other comments were made, then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = The item, component or system was not inspected and no representations made of whether or not it was functioning as intended and will state a reason for not inspecting.

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

Finding (F) = The item, component or system was inspected and a concern, observation and/or deficiency was found and falls under one of the categories below.

Note = The item or discovery indicated is considered cosmetic, nuisance or is "For Your Information". The items, although should be repaired, are not considered to be in need of immediate repair. Any items or recommendations in this category should not be considered as an enforceable repair or responsibility of the sellers, but designed only to provide you with specific information about the property.

Observation = The item, component, or system while perhaps functioning as intended is in need of **minor** repair, service, or maintenance; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; or considerations should be made in upgrading the item, component, or system to enhance the function, efficiency and / or safety. Items falling into this category can frequently be addressed by a **homeowner or handyman** and are considered to be routine homeowner maintenance (DIY) or recommended upgrades.

Attention Required = The item, component, or system while perhaps functioning as intended is in need **repair or service**; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; considerations should be made in upgrading the item, component, or system to enhance the function, efficiency and / or safety. Items falling into this category can frequently be addressed by a **handyman or qualified licensed contractor** and are not considered routine maintenance (DIY) items. All "**Attention Required**" items should be evaluated before the close of the contingency period.

Safety Item = The item, component or system poses a **safety concern** to occupants in or around the home. Some listed concerns will be considered acceptable for the time period of construction but pose a current risk. Items may vary in severity, and require attention from either a **homeowner/handyman** (for example, replacing smoke detector batteries or installing CO detectors), **or a qualified licensed professional**.

-OR-

Defective = The item, component or system is **not functioning** as intended, and requires further evaluation and/or repair by a **specialized, qualified, licensed contractor**. Damage to the structure may occur if left unaddressed. All "**Defective**" items are considered high-priority, and should be evaluated before the close of the contingency period. Items, components, or units that can be repaired to satisfactory condition may not need replacement.

2: INSPECTION / PROPERTY DETAILS

Information

General: In Attendance

Buyer's Agent, Inspector

General: Building Type

Condo

General: Occupancy

Vacant, Unfurnished

General: Utilities

All Utilities On

General: Temperature

50-60 F

General: Weather ConditionsSunny, Recent Rain, Partly
Cloudy

Limitations

General

HOA ITEMS BEYOND SCOPE

HOA (Home Owner's Association) areas and items located in HOA areas are beyond the scope of this inspection; the exterior, roof, lots and grounds, and other areas maintained by the HOA will not be mentioned in this report. It is unknown what portion of the plumbing or decks / balconies are the responsibility of the home owner. We recommend inquiring with the HOA. It is beyond the scope of this inspection to determine if adjoining and above units are occupied and if the plumbing has been recently used. Hidden problems may arise that are not documented in this report from other units, or in other units that are not occupied and or currently in use. Inquire with the seller and/or the HOA for more information. Typically the service entrance cables and the main electric panel are HOA items and are not accessible to the inspector. If they are reported on then they were mentioned as a courtesy and were not fully inspected. Not all HOA items were inspected.

3: MISC. CONCERNS / COMMENTS

Information

Misc. Concerns / Comments: Vacant / Not Occupied

The property is currently vacant and it is unknown how long the property has been unoccupied. Because plumbing systems/fixtures have not been in use for some time, it is possible for small leaks to occur once regular usage resumes. These leaks may or may not be detectable to the inspector during their limited time at the property. It is recommended that the client monitors the plumbing systems for leaks after taking occupancy.

Misc. Concerns / Comments: Ocean Proximity Corrosion

Rust and corrosion is possible at several areas. This is consistent with homes close to the ocean. Continuing maintenance will be needed to protect items that may be affected by the ocean air.

Findings

3.1.1 Misc. Concerns / Comments



20+ YEARS NOTE

NOTE: This home is more than 20 years old: The client must understand that any original components in the house are very likely worn. Home inspectors do not predict the life remaining of any component. Original items that may be nearing the end of their useful life, and may require maintenance or replacement in the near future include the roof and/or the roof underlayment, window rollers/glides, appliances, garage doors, and plumbing components, pool equipment, and surface, tile shower enclosures. It is important that you understand this, also the residence that you are buying happens to be older than 15 years, and not conform to many current codes. A home inspection is "non-invasive" and essentially visual and, intended to alert consumers on "material defects" that exist at the time of an inspection, defects that could significantly affect the value of a property or pose a threat to health and safety. A property inspection is not technically exhaustive, and is not intended to be, and will not reveal every defect and deficiency. Some defects may be latent, and/or become apparent at a later point in time, which is why inspections have been sensibly characterized as snapshots in time. And it is essential that consumers understand this and, thereby, have reasonable expectations.

Recommendation

Contact a qualified professional.

3.1.2 Misc. Concerns / Comments



SPEAKERS / SOUND SYSTEM(S) BEYOND SCOPE

The stereo system and or speakers is beyond the scope of this inspection. Further evaluation may be desired.



4: LOTS, GROUNDS & EXTERIOR

		IN	NI	NP	F
4.1	Driveways, Sidewalks, Patios	X			
4.2	Drainage or Grading	X			

IN = Inspected NI = Not Inspected NP = Not Present F = Finding

Limitations

Driveways, Sidewalks, Patios

CONDO/TOWNHOUSE LIMITATIONS

This inspection is being performed on a property that is believed to be a condominium or townhouse. The inspection is limited to the interior space only, and does not include the exterior beyond attached balconies or private patios, which may still be the responsibility of the HOA. Please contact the HOA for information regarding the condition of the exterior, repair history, or any other exterior concerns. The lots, grounds, and exterior were not fully inspected. Any findings mentioned in this report were mentioned as a courtesy.

Driveways, Sidewalks, Patios

GROUNDS LIMITATIONS

The following items are beyond the scope of this inspection as per the CREIA standards. Any comments related to these items were mentioned as a courtesy and may have not been inspected in their entirety.

Detached buildings, outhouses, sheds, or other structures; retaining walls, fences, gates; subsurface drain systems, catch basins, concealed sump pumps; swimming pools, spas, pool safety equipment, saunas; weather-proof decking, water tightness or water-proof coating or membranes of decks or stairs; landscaping, tree roots, soil and soil erosion; irrigation systems, ponds, water features, fountains; sport courts, recreation equipment, playgrounds; seawalls, docks; retractable awnings; areas with less than 3 feet of vertical clearance below the exterior structures.

Findings

4.2.1 Drainage or Grading



SUB SURFACE DRAINS

Sub Surface drains noted on the property. Unable to determine if draining properly. Recommend asking seller about this and/or have further evaluated by a licensed plumber to determine if any corrections are needed at this time.

Recommendation

Contact a qualified professional.

5: PLUMBING

		IN	NI	NP	F
5.1	Excluded Items		X		X
5.2	Service				X
5.3	Supply Lines	X			
5.4	Drain, Waste, & Vent Systems				X
5.5	Sinks / Fixtures				X
5.6	Bathtubs / Showers				X
5.7	Toilets				X
5.8	Laundry				X
5.9	Exhaust Fans / Ventilation	X			
5.10	Fuel Systems				X

IN = Inspected NI = Not Inspected NP = Not Present F = Finding

Information

Service: Water meter location

Unknown-HOA Area

Service: Water Service Type

Public

Service: Water Service Material

Copper

Service: Water Shut-Off Location

Unknown

Service: Pressure Regulator

Present

Service: Sewer Type

Public

Not visible

Supply Lines: Materials

Copper

Drain, Waste, & Vent Systems:

Waste and Vent Materials

Not Fully Visible, Metal, ABS, Glvanized

Drain, Waste, & Vent Systems:

Clean-out Location(s)

None Found

Bathtubs / Showers: Jetted Tub Appeared to be Functioning.

The jetted tub appeared to be in working order.

Laundry: Information

Gas

Exhaust Fans / Ventilation: Type

Exhaust fan



Fuel Systems: Fuel Service Type

Natural Gas

Fuel Systems: Main Gas Shut-off Location

Common Area

Excluded Items: Irrigation / Sprinklers - Not Inspected

Note: This property appeared to have a yard irrigation (sprinkler) system and is excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation. When this system is operated, recommend verifying that water is not directed at building exteriors, or directed so water accumulates around building foundations. Sprinkler heads may need to be adjusted, replaced or disabled. Consider having a qualified plumber verify that a backflow prevention device is installed per standard building practices to prevent cross-contamination of potable water. We recommend that a qualified specialist evaluate the irrigation system for other defects (e.g. leaks, damaged or malfunctioning sprinkler heads) and repair if necessary.

Fuel Systems: Fuel Supply Piping Type

Steel, CSST (corrugated stainless steel tubing)

Manufacturers of yellow corrugated stainless steel tubing believe that yellow corrugated stainless steel tubing is safer if properly bonded and grounded as required by the manufacturers installation instructions. **Proper bonding and grounding of this product can only be determined by a licensed electrical contractor.**

Limitations

Excluded Items

PLUMBING SYSTEM LIMITATIONS

The following items are not included in this inspection: irrigation systems; private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices; heated towel racks, saunas, steam generators, clothes washers, or clothes dryers. Any comments made regarding these items are mentioned as a courtesy only.

Note: The inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated.

The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances. Wall coverings, rugs, and contents in drawers and cabinets were not moved and may have prevented a complete inspection.

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain lines, 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 fail 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.

Excluded Items

FIXTURE FLOW / CAPACITY NOT INSPECTED

The fixture(s) flow or capacity (determining if items are low flow based on today's standards or the real estate industry's definition of low flow) is beyond the scope of this inspection as per the industry standards.

Service

COMMON AREA PRESSURE REGULATOR (HOA)

The pressure regulator appears to be located in a common area and was not inspected. Inquire with the HOA for more information.

Service

COMMON AREA WATER MAIN SHUT OFF (HOA)

The main water shut off appears to be located in a common area and was not inspected. Inquire with the HOA for more information.

Service

COMMON AREA MAIN GAS SHUT OFF VALVE (HOA)

The main gas shut off valve appears to be located in a common area and was not inspected. Inquire with the HOA for more information.

Drain, Waste, & Vent Systems

PUBLIC/PRIVATE SEWER

Determining if a home is on Public or a Private sewer system is outside the scope of this inspection. Recommend asking the sellers checking city/county records or have this further evaluated by a licensed plumber.

Drain, Waste, & Vent Systems

HOA - LIMITED REVIEW

The property is a condo or townhome with an HOA. Only the visible waste lines within the unit were viewed / inspected. Inquire with the HOA to verify which portions of the waste systems are the home owners responsibility.

Bathtubs / Showers

BATHTUB/SHOWER LIMITATIONS

Tub overflow drains are beyond the scope of this inspection, as set forth by the [Standards of Practice](#). Determining if shower pans and shower enclosures are leaking is beyond the scope of this inspection. Steam units are beyond the scope of this inspection. The inspection may be limited due to personal belongings.

Laundry

LAUNDRY LIMITATIONS

The inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. **Note:** Laundry appliances are beyond the scope of this inspection, as set forth by the [Standards of Practice](#).

Exhaust Fans / Ventilation

UNABLE TO VERIFY ALL VENT TERMINATIONS

The inspector(s) were unable to verify that all vents terminated at the exterior. The vent(s) were not all fully visible and further evaluation may be desired.

Fuel Systems

GAS SUPPLY AND DISTRIBUTION LIMITATIONS

Please note: due to wall coverings, insulation, HVAC ductwork, buried lines or other obstructions, it was not possible to observe the entire gas supply and distribution system throughout this entire home. Damage to the piping can be present in a non-visible location. You may wish to have the gas supply and distribution system further explored by a licensed plumber contractor before the end of your contingency period to determine if any latent defects exist.

The local utility company (SDG&E) is recommended for a complimentary safety inspection of all gas-fired appliances prior to the close of the contingency period.

Fuel Systems

METER IN COMMON AREA

The meter was in a common and or locked closet area (not accessible to the inspector). This was not evaluated and is beyond the scope of this inspection.

Findings

5.1.1 Excluded Items

WATER SOFTENER / TREATMENT / FILTRATION DEVICE

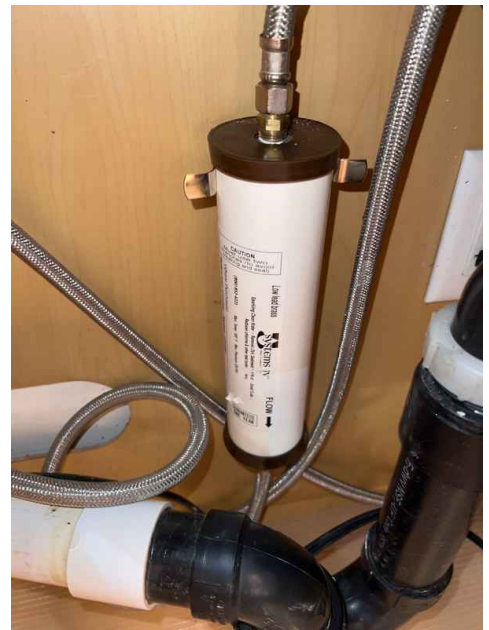
KITCHEN

A water softener system / water treatment device / water filter was installed on the premises. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Water softeners typically work by removing unwanted minerals (e.g. calcium, magnesium) from the water supply. Recommend consulting with the property owner about this system to determine its condition, required maintenance, age, expected remaining life, etc.

Note: Water from a water softener system is not recommended for drinking due to its increased sodium content. If the system installed is a water softener (as opposed to a water treatment or filtration system), then we recommend confirming that a water filter is installed in conjunction with this device so that drinking water is present in the house.

Recommendation

Contact a qualified professional.



5.1.2 Excluded Items

**FIRE SUPPRESSION SYSTEM**

A fire suppression (fire sprinkler) system was installed on the premises. These are specialty systems and are beyond the scope of this inspection. Comments in this report related to this system are made as a courtesy and are not meant to be a substitute for a full evaluation by a qualified specialist. These systems normally require periodic inspection. We recommend having the system inspected by a qualified fire suppression system specialist.

Recommendation

Contact a qualified professional.



5.4.1 Drain, Waste, & Vent Systems

**RECOMMEND WASTE LINE VIDEO SCOPE**

We recommend that further inspection of the waste lines using a video scope device to determine if they need repair or replacement. Property owners are usually responsible for repairs to the side sewer and publicly owned lateral lines. Such repairs can be expensive.

Recommendation

Contact a qualified professional.

5.5.1 Sinks / Fixtures

**DRAIN STOPPER ISSUE**

SEVERAL AREAS

One or more sink drain stops were inoperable, missing, difficult to operate and/or ineffective. Corrections are recommended.

Recommendation

Contact a qualified plumbing contractor.



5.5.2 Sinks / Fixtures

CORROSION / DAMAGE - DRAIN LINES

BEDROOM BATHROOM #1

Corrosion and/or damage was found at drain lines and/or fittings under one or more sinks. This can indicate past leaks, or that leaks are likely to occur in the future. Further evaluation by a licensed plumber before the end of your contingency period to determine repairs may be desired.

Recommendation

Contact a qualified plumbing contractor.



Attention Required



5.5.3 Sinks / Fixtures

LOOSE FIXTURE

BEDROOM BATHROOM #2



Attention Required

A loose fixture was noted at one or more areas. Correction is recommended.

Recommendation

Contact a qualified professional.



5.5.4 Sinks / Fixtures

OLD ANGLE STOP(S)

Attention Required

Old or original angle stops are installed at some or all sinks and toilets. We recommend replacing all of these older angle stop valves with new valves and braided steel supply lines to avoid leaks.

Recommendation

Contact a qualified plumbing contractor.



5.6.1 Bathtubs / Showers

TUB DIVERTER

BEDROOM BATHROOM #2

Attention Required

The tub diverter(s) did not function properly at the time of the inspection. Water sprays from shower head and tub spout at the same time. This is typically due to corrosion and or hard water build-up. Recommend further evaluation and repair by a licensed plumber.

Recommendation

Contact a qualified professional.



5.6.2 Bathtubs / Showers

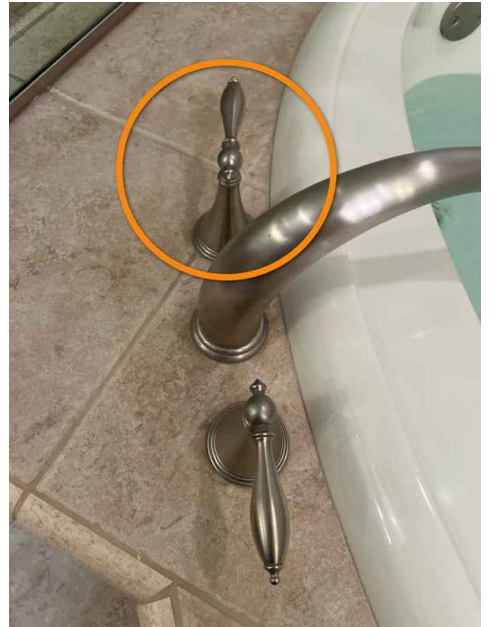
 Attention Required**HARDWARE DIFFICULT TO OPERATE**

BEDROOM BATHROOM #1

The fixture handle(s) were difficult to operate. Correction is recommended.

Recommendation

Contact a qualified plumbing contractor.



5.6.3 Bathtubs / Showers

 Attention Required**JETTED TUB JETS INOPERABLE**

BEDROOM BATHROOM #1

One or more jets in the jetted tub were not operating at time of inspection. Recommend qualified plumber evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.



5.6.4 Bathtubs / Showers

 Safety Item/Defective**JETTED TUB UNABLE TO VIEW GFCI**

BEDROOM BATHROOM #1

Unable to view GFCI protection for the unit. This is a potential safety concern. Recommend confirming that the unit is properly GFCI protected.

Recommendation

Contact a qualified electrical contractor.

5.6.5 Bathtubs / Showers

 Attention Required**JETTED TUB- NO ACCESS**

BEDROOM BATHROOM #1

Jetted tub access panel appears to be sealed during the time of inspection. Unable to determine and inspect the components located under the jetted tub. Recommend verifying condition to determine proper GFCI receptacles and condition during usage.

Recommendation

Contact a qualified professional.



5.6.6 Bathtubs / Showers

HAIRLINE CRACKS

BEDROOM BATHROOM #2

Hairline cracks were noted in the tub and or shower. Recommend repair by a licensed contractor.

Recommendation

Contact a qualified professional.



Attention Required



5.6.7 Bathtubs / Showers

NO DOOR SWEEP

BEDROOM BATHROOM #1, BEDROOM #3

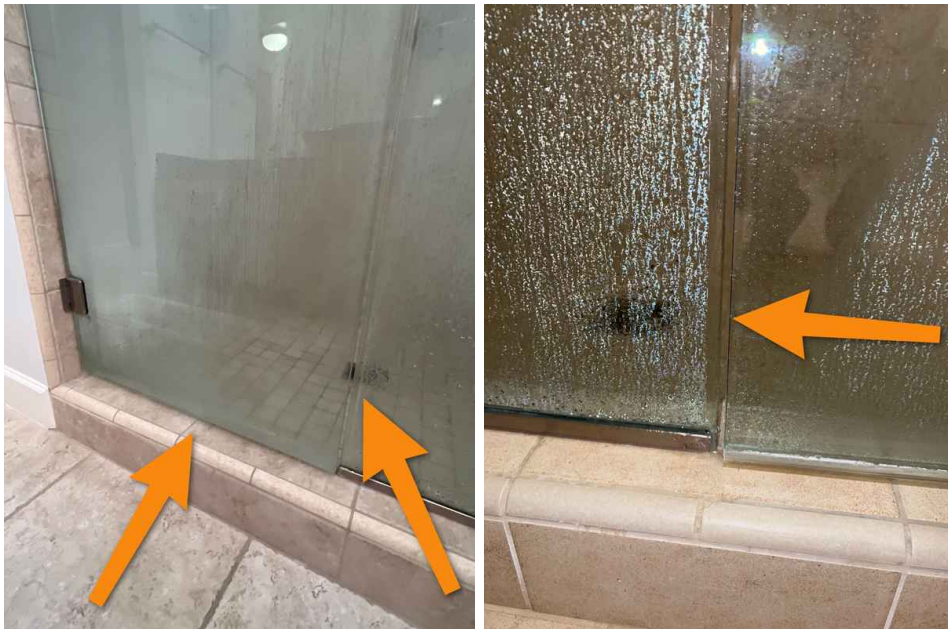
No door sweep was present. Recommend installation to prevent water from leaking out of the shower.

Recommendation

Contact a qualified professional.



Attention Required



5.7.1 Toilets

 Observation

CAULKING NEEDED

BEDROOM BATHROOM #2

The caulking at the floor connection at the toilet was substandard/missing at one or more locations. A licensed plumber is recommended to further evaluate and correct as needed.

Recommendation

Contact a handyman or DIY project



5.8.1 Laundry

 Attention Required

NO CATCH PAN

A clothes washer was or can be installed over a finished space or in an area where leaking can cause damage, and no catch pan or drain was installed. Catch pans and drains prevent water damage to finished interior spaces below if or when the washing machine leaks, overflows or is drained. If concerned, consult with a qualified contractor about installing a catch pan. Note that installing a drain line for a catch pan routed to the outdoors may not be feasible. As an alternative, a water alarm can be installed in the catch pan.

Recommendation

Contact a qualified professional.



5.8.2 Laundry

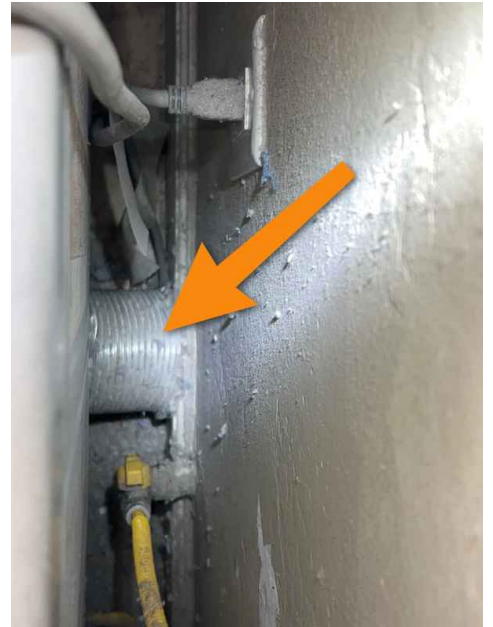
 Attention Required

DRYER VENT NEEDS CLEANING

The dryer exhaust duct appeared to be in the need of cleaning. This condition may reduce air flow which could become a fire hazard. Recommend cleaning this duct now and as necessary in the future.

Recommendation

Contact a qualified professional.



5.8.3 Laundry

LINT TRAP AND/OR BOOSTER FAN

Attention Required

A lint trap and or booster fan have been installed. Inquire with the seller, HOA and or the manufacturer to see how and when the unit needs to be operated and what ongoing maintenance will be required. This can be a fire hazard if not used or maintained properly.

Recommendation

Contact your local homeowners association



6: ELECTRICAL

		IN	NI	NP	F
6.1	Excluded Items		X		
6.2	Electrical Panel(s)				X
6.3	Breakers & Panel Wiring	X			
6.4	GFCI / AFCI Protection	X			
6.5	Electrical Wiring	X			
6.6	Outlets / Switches / Lighting / Fans				X
6.7	Smoke Detectors / CO Alarms / Door Bell	X			

IN = Inspected NI = Not Inspected NP = Not Present F = Finding

Information

Electrical Panel(s): Main Panel Location

HOA Area - Unknown

Electrical Panel(s): Panel Capacity

Unknown

Electrical Panel(s): Main disconnect rating

Unknown

Electrical Panel(s): Sub Panel Location(s)

Bedroom

Breakers & Panel Wiring: Over Protection Devices

Breakers

GFCI / AFCI Protection: GFCI Reset Location(s)

Several Locations, Kitchen, Bathrooms

Electrical Wiring : Wiring Type

Non Metallic Sheathed

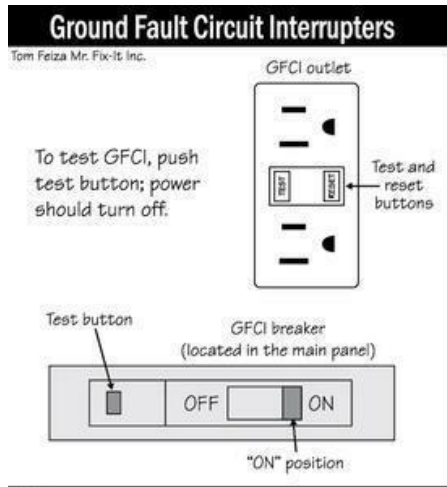
Electrical Panel(s): Panel Equipment Photographs



GFCI / AFCI Protection: GFCI protection present

Yes

A **Ground Fault Circuit Interrupter** (GFCI) - Is an ultra sensitive receptacle outlet and/or breaker designed to shut off all electric current. Used in bathrooms, kitchens, exterior waterproof outlets, garage outlets, and "wet areas" to prevent electrical shock. Has a small reset / test button on the receptacle and/or breaker.

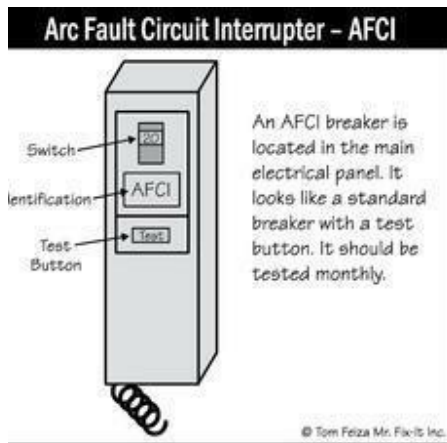


078

GFCI / AFCI Protection: AFCI protection present

No

An **Arc Fault Circuit Interrupter** (AFCI) is a **circuit breaker** that breaks the circuit when it detects an **electric arc** in the circuit it protects to prevent electrical fires. An AFCI selectively distinguishes between a harmless arc (incidental to normal operation of switches, plugs, and brushed motors), and a potentially dangerous arc (that can occur, for example, in a lamp cord which has a broken conductor).



020

Smoke Detectors / CO Alarms / Door Bell: Smoke Detectors in All Required Locations

Yes

Note: Smoke detectors are tested only for audibility and not tested using actual smoke.

Smoke Detectors / CO Alarms / Door Bell: Carbon Monoxide Alarm(s) in All Required Locations

Yes

Note: Carbon Monoxide alarms are tested only for audibility and not tested using actual Carbon Monoxide.

Limitations

Excluded Items

CONDO/TOWNHOUSE LIMITATIONS

Typically the service entrance cables and the main electric panel are HOA items and are not accessible to the inspector. If they are reported on then they were mentioned as a courtesy and were not fully inspected.

Excluded Items

ELECTRICAL SYSTEM LIMITATIONS

Some parts of the electrical system are excluded from this inspection: inaccessible wiring, underground utilities and system, low-voltage lighting or lighting on timers or sensors, alarm systems, generators, intercom and audio systems. Any comments made regarding these items are as a courtesy only and further evaluation may be desired.

Excluded Items

ENTERTAINMENT SPEAKERS

Entertainment systems, speakers and/or related items are beyond the scope of this inspection. Covers were missing and exposed wiring noted, pre-wired for speakers. Further evaluation maybe desired.

Electrical Panel(s)

MAIN NOT INSPECTED - COMMON AREA

Inspector was unable to verify or inspect the main electrical disconnect due to it being in a common area and/or a locked closet. This is beyond the scope of this inspection.

Breakers & Panel Wiring

LABELING ACCURACY NOT VERIFIED

Inspectors do not verify the accuracy of the labeling, but it appears to be typical. When the opportunity arises, we suggest verifying the labeling by manually operating the breakers.



Electrical Wiring

WIRING LIMITATIONS

Please note: due to wall coverings, insulation, HVAC ductwork or other obstructions, it was not possible to observe the branch circuit wiring throughout this entire home. Damage to the insulation or wiring itself can be present in a non-visible location. You should consider having the branch circuit wiring further explored by a licensed electrical contractor before the end of your contingency period to determine if any latent defects exist.

Smoke Detectors / CO Alarms / Door Bell

DETERMINING IF DETECTORS HARDWIRED

Determining if the units are hardwired is beyond the scope of this inspections.

Findings

6.1.1 Excluded Items



CABLE / SATELLITE / TELEPHONE / INTER COMMUNICATION / ALARM SYSTEMS

Note: If present, cable, satellite, telephone, inter communication and alarm systems are not inspected. Evaluating these systems are beyond the scope of a property inspection. Their condition is unknown, and they are excluded from this inspection. Recommend that a qualified specialist review these systems and make repairs if necessary.

Recommendation

Contact a qualified professional.

6.6.1 Outlets / Switches / Lighting / Fans



BULBS MISSING / INOPERABLE

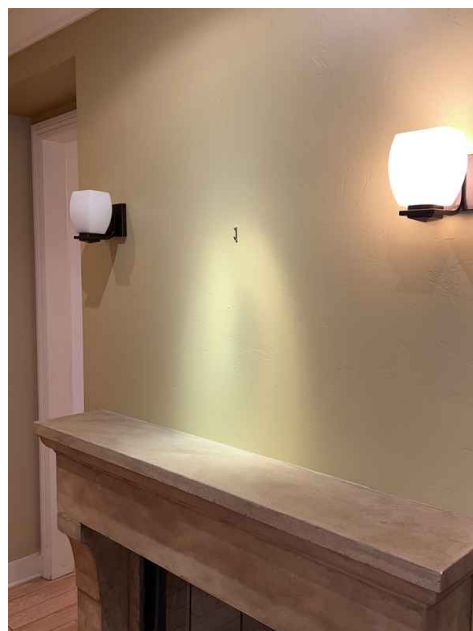
SEVERAL AREAS

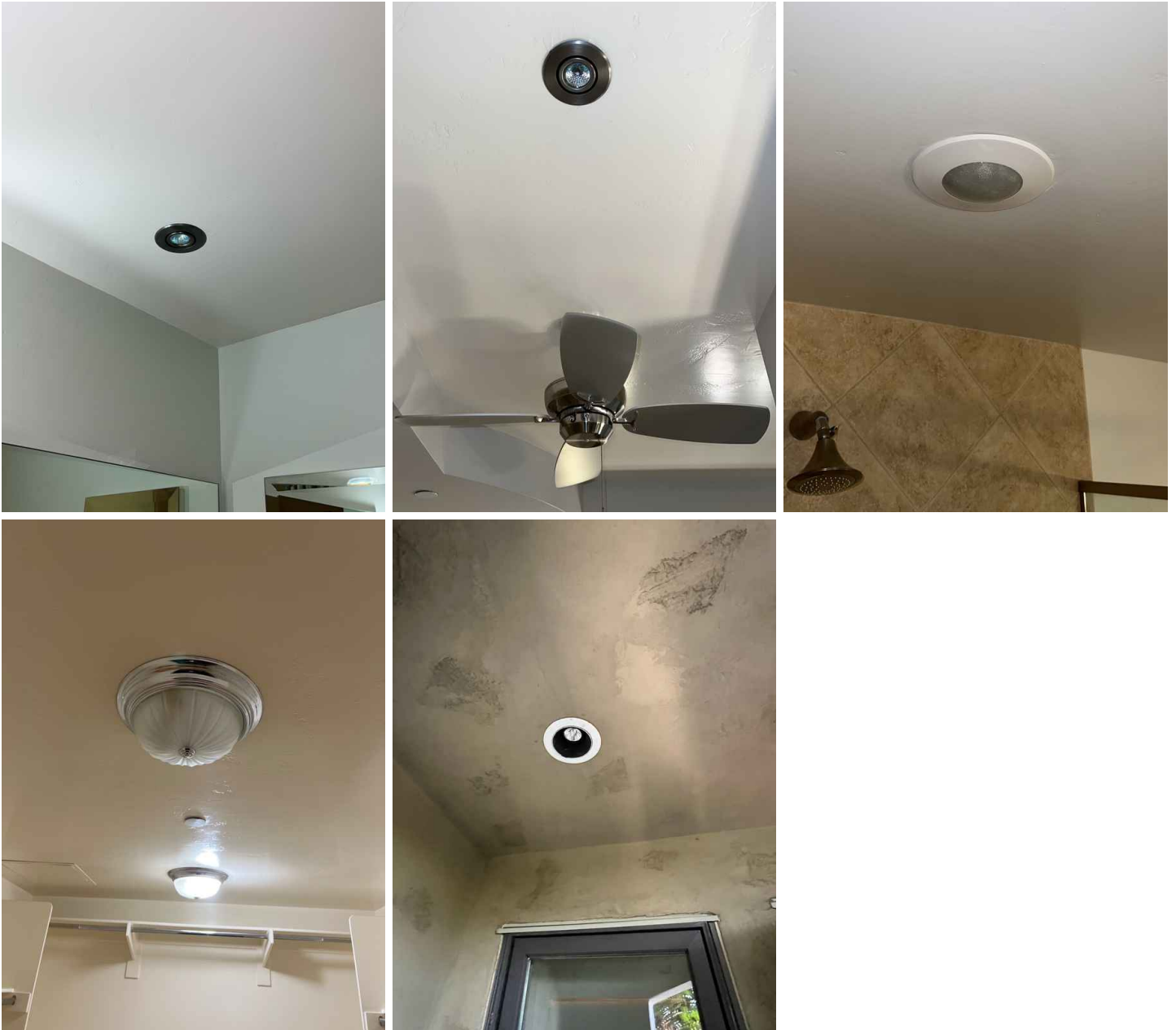
The light fixtures appear to need bulb replacement at one or more areas. In the event fixtures are still inoperable, replacement might be necessary. A qualified person would be needed to further evaluate.

Recommendation

Recommended DIY Project

Seller hired a licensed electrician to replace these light bulbs





6.6.2 Outlets / Switches / Lighting / Fans

INOPERABLE CEILING FAN(S) NOTED

BEDROOM BATHROOM #1, BEDROOM #3

Inoperable ceiling fan noted in one or more areas. Correction is recommended.

Recommendation

Contact a qualified professional.



These two ceiling fans are operable. Each of them are controlled by a remote which will be given to the buyer at close of escrow.



7: HVAC

		IN	NI	NP	F
7.1	General				X
7.2	Heating (Forced Air)				X
7.3	Air Conditioning				X
7.4	Ducts and Registers				X
7.5	Filter(s) & Thermostat(s)				X

IN = Inspected NI = Not Inspected NP = Not Present F = Finding

Information

Heating (Forced Air): Location

Interior closet

Heating (Forced Air): Appears Functional

Heat system appears to be in working order.

Air Conditioning: Location

HOA Area



Air Conditioning: System Type

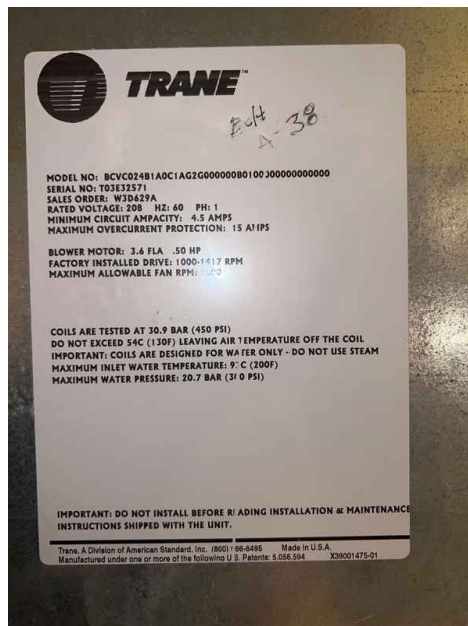
Heat Pump, Hydronic

Air Conditioning: Appears Functional

AC unit appears functional.



Heating (Forced Air): Equipment Photos



Heating (Forced Air): Energy source

Heat Pump, Water

The local utility company (SDG&E) is recommended for a complimentary safety inspection of all gas-fired appliances prior to the close of the contingency period.

Filter(s) & Thermostat(s): Thermostat and Air Filter(s) Disclaimer

Thermostats are not checked for calibration or timed functions. Only the basic functions are tested. The adequacy of the air filter and or air filter size is beyond the scope of this inspection.

Limitations

General

HVAC LIMITATIONS

This inspection excludes estimate the remaining life of heating or cooling components, determine system suitability, or test certain aspects of the system or guarantee the integrity of furnace heat exchangers or the absence of clogs or leaks in condensation pans and drain lines. In buildings with furnishings, the presence of a heat source may not be verified in all "live-able" rooms. Testing air conditioners in colder seasons might provide inaccurate results due to system pressures.

Air Conditioning

CONDENSER IN HOA AREA

The exterior AC condenser unit was located in an HOA area. The unit was not inspected. Further evaluation may be desired.

Ducts and Registers

HVAC DUCTING LIMITATIONS

Please note: due to wall or floor coverings, insulation, roof framing or other obstructions, it was not possible to observe the entire HVAC distribution system throughout this entire home. Damage to the ducting can be present in a non-visible location. You may wish to have the HVAC distribution system further explored by a licensed HVAC contractor before the end of your contingency period to determine if any latent defects exist.

Findings

7.1.1 General

 Attention Required**SERVICE HEATING / COOLING SYSTEM**

The inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, it is recommend that a qualified HVAC contractor service this system and make repairs if necessary.

Recommendation

Contact a qualified HVAC professional.

7.2.1 Heating (Forced Air)

 Attention Required**HEAT PUMP**

The heat pump appeared to function properly at the time of the inspection. Determining remaining life is beyond the scope of a home inspection. You may wish to have further evaluated by a licensed HVAC contractor to determine expected life.

Recommendation

Contact a qualified professional.

7.3.1 Air Conditioning

 Attention Required**AC FUNCTIONING - LIMITED REVIEW**

During the test of this home air conditioning system a minimum split of 14 degrees was achieved between the ambient air temperature and the temperature of the air blowing out of the registers. Because of this, this unit appeared to be functional. However, this is a limited review. You should consider having this unit further explored by a licensed HVAC contractor to determine if latent defects exist.

Recommendation

Contact a qualified professional.

7.4.1 Ducts and Registers



NO EVALUATION, NO ATTIC

Ductwork was not visually evaluated as there was no functional attic and/or ductwork was concealed behind wall surfaces.

Recommendation

Contact a qualified professional.

7.5.1 Filter(s) & Thermostat(s)



FILTER DIRTY

The heating and/or cooling system's air filters were found dirty at one or more locations. To ensure efficiency, they should be cleaned and appropriately sized. Recommend addressing this by cleaning, repairing, or replacing the filters as necessary.

Recommendation

Recommended DIY Project



8: INTERIOR, DOORS & WINDOWS

		IN	NI	NP	F
8.1	General	X			
8.2	Exterior Doors				X
8.3	Interior Doors				X
8.4	Windows				X
8.5	Ceiling				X
8.6	Walls				X
8.7	Floors				X
8.8	Countertops & Cabinets	X			

IN = Inspected NI = Not Inspected NP = Not Present F = Finding

Information

Windows: Type

Multi-pane, Vinyl, Wood

Limitations

General

CONDO/TOWNHOUSE LIMITATIONS

This inspection is being performed on a condo/townhouse. The inspection is limited to the interior space only, and does not include the exterior beyond attached balconies or private patios, which may still be the responsibility of the HOA. Please contact the HOA for information regarding the condition of the exterior, repair history, or any other exterior concerns.

General

WATER TIGHTNESS NOT TESTED

Determining if the doors /windows and or their assemblies are water tight is beyond the scope of this inspection. Home inspectors are looking for obvious and visual deficiencies / defects. There are companies that can water test with spray rigs if desired.

General

INTERIOR LIMITATIONS

National standards of practice state that the inspector is not required to: A) Move any personal items or other obstructions such as but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, debris, water, dirt, or anything else that might restrict the visual inspection. B) Address normal wear and tear items, such as: dents, blemishes, dings, scuffs, nail-pops, hairline cracks or minor damage to walls, floors and ceilings.

General

INSULATION NOT DETERMINED

Determining the insulation value and/or the lack of insulation inside walls / ceilings is beyond the scope of this inspection. Further evaluation may be desired.

Findings

8.2.1 Exterior Doors

RECOMMEND RE KEYING ALL EXTERIOR DOORS

We recommend re keying all the exterior doors for improved safety.

Recommendation

Contact a qualified professional.

8.3.1 Interior Doors

DOORS(S) RUB IN JAMB

BEDROOM #2

One or more doors rub in the jamb and correction is recommended.

Recommendation

Contact a qualified professional.



8.3.2 Interior Doors

DOOR(S) DRAG / DIFFICULT

BEDROOM #2

Doors drag and/or are difficult to operate in one or more areas. This can be damaging to the flooring over time. Recommend repair as necessary.

Recommendation

Contact a handyman or DIY project



This has been repaired and closet door does not drag/is no longer difficult to open

8.5.1 Ceiling

ACCESS PANEL(S) NOTED - INQUIRE HOA

Attention Required

LAUNDRY ROOM

One or more access panels were noted. Inquire with the seller and or HOA for more information

Recommendation

Contact the seller for more info



8.6.1 Walls

HOLE(S) IN WALL

Attention Required

BEDROOM #2 SEVERAL AREAS

Hole(s) in wall noted at one or more areas. Recommend patching by a qualified professional.

Recommendation

Contact a qualified professional.



The holes in the wall have been patched and painted.

8.7.1 Floors

DISCOLORED / STAINED FLOORING

Attention Required

DINING ROOM, BEDROOM #1

Discoloration was noted in one or more areas. Correction is recommended.

Recommendation

Contact a qualified professional.



9: APPLIANCES

		IN	NI	NP	F
9.1	General	X			
9.2	Range/Oven/Cooktop	X			
9.3	Exhaust / Ventilation	X			
9.4	Dishwasher	X			
9.5	Garbage / Food Disposal	X			
9.6	Microwave		X		
9.7	Refrigerator		X		
9.8	Washer/Dryer		X		

IN = Inspected NI = Not Inspected NP = Not Present F = Finding

Information

General: Range / Oven / Cooktop Energy Source / Supply

Natural Gas

General: Exhaust / Ventilation Type

Built into Microwave, Vented /
Ducted

Exhaust / Ventilation: Equipment Photo



Dishwasher: Equipment Photo



Garbage / Food Disposal: Equipment Photo



Refrigerator: Equipment Photo



Refrigerator: Fridge Conveys?
Unknown

Refrigerator: Fridge Water Supply Connection
Yes

Washer/Dryer: Equipment Photo

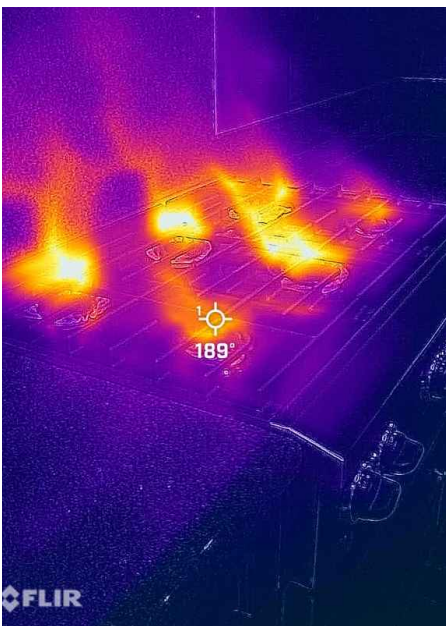


Range/Oven/Cooktop: Equipment Photo



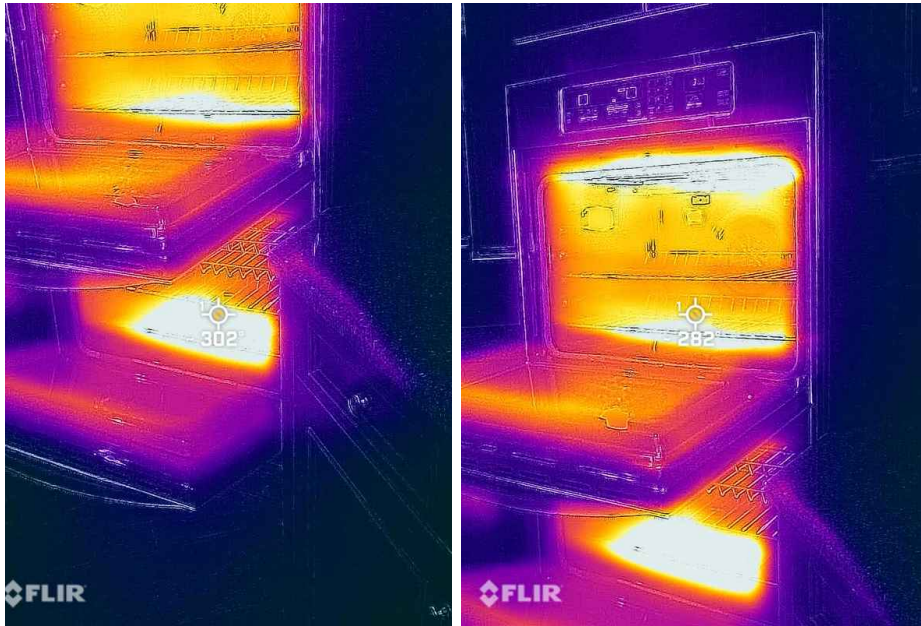
Range/Oven/Cooktop: Thermal Image of Range Working

Infrared picture of range/cooktop in operation. This unit appeared operational.



Range/Oven/Cooktop: Thermal Image of Oven Working

Thermal image of the oven working. This unit appeared functional.



Dishwasher: Dishwasher Functional

The dishwasher turned on and appeared to complete a wash cycle at the time of the inspection. However, this is not a guarantee that this unit will not leak at some time in the future. We recommend purchasing a home warranty to cover the unit and possible damages that may result from a leak.

Refrigerator: Refrigerator(s) Not Inspected

Refrigerators and wine fridges are beyond the scope of this inspection as per the Standards of Practice set forth by CREIA (California Real Estate Inspection Association). Fridges are not moved and typically the outlet and/or water lines are not visible to the inspector. It is unknown what appliances convey. Inquire with the seller for more information and a home warranty is highly recommended.

Washer/Dryer: Washer(s)/Dryer(s) Not Inspected

Washer(s) and dryer(s) are beyond the scope of this inspection as per the Standards of Practice set forth by CREIA (California Real Estate Inspection Association). These items are not moved and typically the outlet and/or water lines are not visible to the inspector. It is unknown what appliances convey. Inquire with the seller for more information and a home warranty is highly recommended.

Limitations

General

APPLIANCE LIMITATIONS

The following items are not included in this inspection: appliances such as outdoor barbecues, refrigerators, freezers, ice makers, warming ovens, griddles, broilers, appliance timers, clocks, coffee makers, trash compactors, hot water dispensers, water filters, cook functions, self-cleaning operations, thermostat or temperature control accuracy, lights, central vacuum systems, elevators and stair lifts. Any comments made regarding these items are as a courtesy only. We do not provide an estimate of the remaining life of appliances and does not determine the adequacy of operation of appliances. We do not note models or serial numbers, appliance manufacturers and does not determine if appliances are subject to recalls. Items, areas and components behind and obscured by appliances are inaccessible and not included in the inspection.

Exhaust / Ventilation

TERMINATION POINT NOT VISIBLE

The termination point was not visible and further evaluation may be desired.

Dishwasher

DISHWASHER CYCLE LIMITATIONS

Determining the adequacy of the washing and drying functions of the dishwasher is not a part of this inspection.

Microwave

PORTABLE UNIT - NOT INSPECTED

A portable unit was noted, which is beyond the scope of this inspection. It is unknown if this appliance covveys with the property.



Findings

9.1.1 General

UNKNOWN AGE(S)



The inspector was unable to determine the age of one or more appliances. Further research (internet searches of model/serial numbers) may be desired to determine the age of the units and to determine if they are beyond their intended life spans.

9.1.2 General

OLD APPLIANCES



Some appliances may not have the same degree of efficiency as a newer model. Also you should not expect these appliances to last indefinitely.

Recommendation

Contact a qualified professional.

10: FIREPLACES & GAS APPLIANCES

		IN	NI	NP	F
10.1	Fireplaces, Stoves & Inserts	X			

IN = Inspected NI = Not Inspected NP = Not Present F = Finding

Information

Fireplaces, Stoves & Inserts: Equipment Photos



Fireplaces, Stoves & Inserts: Type

Prefabricated

Fireplaces, Stoves & Inserts: Gas Log Lighter

Yes

Limitations

Fireplaces, Stoves & Inserts

FIREPLACE / STOVE / CHIMNEY / FLUE LIMITATIONS

The local utility company (SDG&E) is recommended for a complimentary safety inspection of all gas-fired appliances prior to the close of the contingency period. The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector, who is a generalist. The liner was not fully inspected by our company. It is recommended to have a qualified chimney sweep clean and inspect for safety. We do not inspect the shape of fireplace or the design to determine if your fireplace has a proper air draw.

11: COMPLIMENTARY PICTURES

		IN	NI	NP	F
11.1	General	X			
11.2	Interior	X			
11.3	Exterior	X			

IN = Inspected NI = Not Inspected NP = Not Present F = Finding

Information

Interior: Kitchen



Interior: Living Room



Interior: Dining Room



Interior: Bedroom #1



Interior: Bedroom #2



Interior: Bedroom #3



Interior: Half Bathroom



Interior: Bedroom Bathroom #1



Interior: Bedroom Bathroom #2



Interior: Bedroom Bathroom #3**Interior: Laundry Room/Area****Exterior: Exterior Pictures****General: Complementary Photos**

These photos have been provided to define areas of the home as indicated in the report. These photos have been provided as a courtesy and are not intended to identify issues/defects.