

INSPECTION REPORT



For the Property at:

3815 3RD AVENUE, 35
SAN DIEGO, CA 92103

Prepared for: JULIAN BERENS

Inspection Date: Wednesday, February 21, 2024

Prepared by: Calvin Melaney

America's Finest Home Inspections
8484 Lake Gaby Ave.
San Diego, CA 92119
619-634-9254

www.afhinspect.com
calvin@afhinspect.com

Proudly serving America's Finest City

February 21, 2024

Dear Julian Berens,

RE: Report No. 3331
3815 3rd Avenue, 35
San Diego, CA
92103

Thank You very much for choosing Americas Finest to perform your property inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a property inspection.

Clients sometimes assume that a property inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the property inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the property, recording the conditions on a given date and time. Inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Calvin Melaney
on behalf of
America's Finest Home Inspections

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SUMMARY

3815 3rd Avenue, San Diego, CA February 21, 2024

Report No. 3331

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SUMMARY

ROOFING

EXTERIOR

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Exterior

WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)

Condition: • Paint improvement recommended

Observed deteriorated/missing paint on the exterior fascia, eaves and/or wood trim of the home. Wood or other materials with deteriorated paint are susceptible to premature deterioration due to exposure to seasonal changes. Recommend contacting the HOA/Property Maintenance, or a qualified Paint Contractor to evaluate the deteriorated paint for improvement as needed.

Location: Exterior fascia, eaves or trim

Task: Improvement recommended

DOORS \ General notes

Condition: • Binding sliding screen door

Observed one or more binding/difficult to operate exterior sliding screen door(s) during the inspection. Recommend contacting a qualified Contractor or handyman for repair or adjustment as needed.

Implication(s): Difficult to operate

Location: Exterior sliding screen door

Task: Repair or adjustment recommended

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Auxiliary panel (subpanel)

Condition: • Double tapped breakers or lugs

Observed one or more double tapped breakers in the electrical subpanel at the time of the inspection. A double tapped breaker indicates two wires connected to one circuit breaker that is designed for only one wire. Double tapped breakers can result in a loose connection that can potentially spark or arc causing a fire, or an overloaded breaker causing the breaker to continuously trip or overheat. Recommend contacting a qualified to evaluate the double tapped breaker(s) for corrective action.

Implication(s): Fire hazard

Location: Electrical subpanel (Interior bedroom wall)

Task: Repair or corrective action recommended

Time: ***IMMEDIATE***

Condition: • Inaccessible electrical subpanel

Observed an inaccessible electrical subpanel at the time of the inspection. Due to the location of the panel in relation to the dryer, the Inspector was unable to remove the panel cover to evaluate the interior components of the panel. Recommend contacting a qualified Electrician to evaluate the interior components of the panel once its made accessible. If deficiencies are observed, repair as needed.

Note: Relocation of the panel, or reconfiguration of the laundry closet may be a logical long term improvement.

Recommend discussing improvement options with your preferred Contractor.

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Location: Electrical subpanel (Laundry area)

Task: Further evaluation

Time: ***IMMEDIATE***

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • Damaged outlet

Observed one or more damaged outlet(s) in the home during the inspection. Damaged outlets can result in shock injury to the occupants, or fire hazards to the home. Recommend contacting a qualified Electrician to evaluate the affected outlets for replacement.

Implication(s): Electric shock | Fire hazard

Location: Kitchen GFCI (Left of stove)

Task: Contact a qualified Electrician for replacement of the damaged outlet(s)

Time: ***IMMEDIATE*** - SAFETY

DISTRIBUTION SYSTEM \ Cover plates

Condition: • Missing exterior outlet weather cover

Observed missing weather covers on one or more of the exterior outlets of the home during the inspection. Recommend contacting a qualified Electrician for replacement of the missing or damaged weather covers as needed.

Location: Exterior outlet(s)

Task: Replacement recommended

Time: ***IMMEDIATE*** - SAFETY

Plumbing

SUPPLY PLUMBING \ Water shut off valve

Condition: • Condo - Request water shutoff instructions

The inspector was unable to locate the water main shutoff valve at the time of the inspection. Each home should typically have an accessible water shutoff valve that can be turned off in the event of a water related emergency. Recommend contacting the current owner for the location of the water main shut off valve. If unknown, contact the HOA or Property Maintenance for the location of the valve, or instructions to turn off the water if needed.

Implication(s): Difficult access | Difficult to service

Location: Water main shutoff valve

Task: Request instructions from the HOA or Property Maintenance

Time: ***IMMEDIATE***

SUPPLY PLUMBING \ Water supply piping in building

Condition: • Below average water pressure/flow

Observed below average water flow inside the home when multiple faucets were turned on simultaneously, or toilets were flushed during the inspection. This condition may pose an inconvenience to the occupants of the home.

Recommend contacting the HOA/Property Maintenance, or a qualified Plumber to evaluate the below average water flow/pressure for improvement as needed.

Implication(s): Reduced water pressure and volume

Location: Interior plumbing (Water flow or pressure at faucets)

Task: Contact a qualified Plumber for improvement as needed

Time: ***IMMEDIATE***

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Interior

FLOORS \ General notes

Condition: • Damaged flooring

Observed damaged flooring located in front of the exterior sliding glass door during the inspection. Recommend contacting a qualified Flooring Contractor to evaluate the flooring for repair or replacement as needed.

Location: Interior flooring

Task: Repair/replace as needed

Condition: • Damaged/Loose/Missing transition strip(s)

Observed one or more damaged, loose or missing transition strips in the interior flooring in the home during the inspection. Recommend contacting a qualified Flooring Contractor to evaluate the affected transition strips for repair or replacement as needed.

Location: Interior flooring - Transition strip(s)

Task: Repair or replace as needed

DOORS \ Hardware

Condition: • Latch/Lock not effective on exterior door

Implication(s): Poor security

Location: Exterior main entry door

Task: Contact a qualified Locksmith or Handyman for repair as needed

Time: ***IMMEDIATE***

CARPENTRY \ Cabinets

Condition: • Cabinet doors/drawers - Adjustment needed

Observed interior cabinet doors and/or drawers that either bind, or do not close/function properly. Recommend contacting a qualified Contractor or Handyman for adjustment to ensure proper function of the affected doors and/or drawers.

Implication(s): Nuisance

Location: Interior cabinets - Doors/drawers

Task: Repair or adjust as needed

APPLIANCES \ Range

Condition: • Backsplash/heat shield recommended

Location: Stove

Task: Contact a qualified Contractor for improvement as needed

Time: Highly recommended

This concludes the Summary section.

The remainder of the report describes each of the properties systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase or pre-lease inspection. These may have to be adjusted based on the findings of specialists.

[Improvement - ballpark costs](#)

ROOFING

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Description

The home is considered to face: • West • Weather condition: Sunny

Flat roofing material:

- [Built-up membrane](#)



1. Built-up membrane



2. Built-up membrane



3. Built-up membrane

Flat roof flashing material: • Metal

Approximate age: • More than 20 years

Limitations

General: • The Inspector will evaluate the roof surface by one of the following methods: From the roof edge, walking the roof surface (If safe for the Inspector) or utilize drone photography to prevent damage to the roof surface/material. Every roof wears differently depending on multiple factors including: Overall age, the number of its layers, the quality of material, the method of application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design or life expectancy, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material. The material on the majority of pitched roofs is not designed to be waterproof, but rather only water-resistant. It is not possible for the Inspector to detect leaks that only present themselves during inclement weather, or by completing specific water tests which are beyond the scope of our service. Water stains observed on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence. Only the Roof Contractor responsible for the installation or repair of the roof surface can guarantee that a roof will not leak. We evaluate every roof surface thoroughly and attempt to approximate its age, but cannot predict its remaining life expectancy or guarantee it will not leak in the future. The current owner(s) or occupants of the residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you request a history of the roof surface from the current owner(s), include comprehensive roof coverage in your home insurance policy, and/or obtain a roof certification from a qualified Roof Contractor.

Note: If service/repairs or further-investigation is recommended for any component of the roof system, repairs or service should be scheduled with your preferred Roof Contractor within the contingency period to ensure any other potential defects that may be concealed can be identified and addressed at that time.

Inspection limited/prevented by: • Lack of access (too high/steep) • Lack of access (too slippery/fragile) • Gravel covering membrane • HOA restrictions

Inspection performed: • Aerial drone footage

Age determined by: • Aerial drone footage

Recommendations

RECOMMENDATIONS \ Overview

1. Condition: • Condo roof surface: No roofing recommendations are offered as a result of this inspection. Maintenance and/or repairs of this roof surface are scheduled and performed by the HOA/Property Maintenance. Recommend contacting the HOA/Property Maintenance for maintenance schedules.

Areas to focus on during evaluations are:

- Condition of the roof material
- Through roof projections and flashing (Ensure sealant is in satisfactory condition, flashing is secure and nails are sealed)
- Keep all vines or branches from contacting the roof surface (Will help prevent premature deterioration of the material)

If damage or roof leaks are observed while residing in this home, contact the HOA/Property maintenance for evaluation and repair as needed.

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Gutter & downspout type: • [Integral/built-in](#)

Lot slope: • [Flat](#)

Wall surfaces and trim: • [Stucco](#) • [Wood](#)

Walkway: • Concrete

Limitations

General: • With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features:

Driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, the buildings exterior walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil.

Exterior inspected from: • Ground level

Recommendations

WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)

2. Condition: • Paint improvement recommended

Observed deteriorated/missing paint on the exterior fascia, eaves and/or wood trim of the home. Wood or other materials with deteriorated paint are susceptible to premature deterioration due to exposure to seasonal changes. Recommend contacting the HOA/Property Maintenance, or a qualified Paint Contractor to evaluate the deteriorated paint for improvement as needed.

Location: Exterior fascia, eaves or trim

Task: Improvement recommended

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4. *Paint improvement recommended*



5. *Paint improvement recommended*

DOORS \ General notes

3. **Condition:** • Binding sliding screen door

Observed one or more binding/difficult to operate exterior sliding screen door(s) during the inspection. Recommend contacting a qualified Contractor or handyman for repair or adjustment as needed.

Implication(s): Difficult to operate

Location: Exterior sliding screen door

Task: Repair or adjustment recommended



6. *Binding sliding screen door*

Description

Service entrance cable and location: • [Underground - cable material not visible](#)

Service size: • Unable to determine

Main disconnect/service box rating: • Unable to determine

Main disconnect/service box type and location: • Breakers - Exterior electrical closet

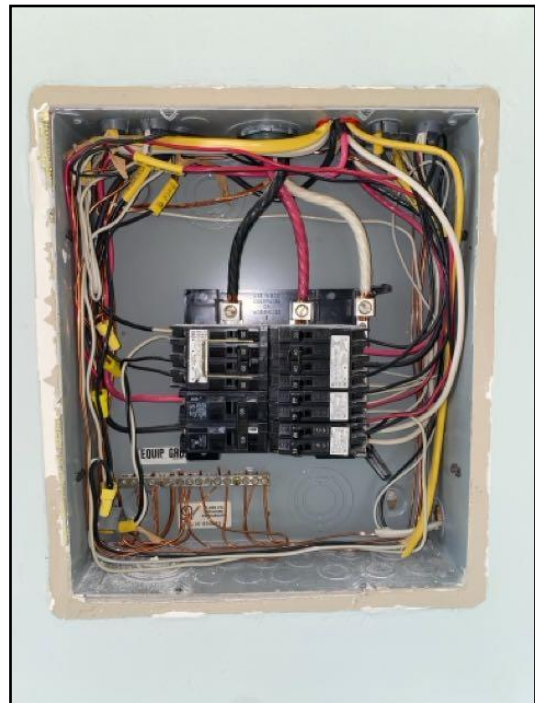
System grounding material and type: • [Copper - other](#)

Distribution panel type and location:

- Breakers - Bedroom



7. Breakers - Bedroom



8. Breakers - Bedroom

Electrical panel manufacturers: • Murray

Auxiliary panel (subpanel) type and location:

- Breakers - Interior hallway



9. Breakers - Interior hallway

Distribution wire (conductor) material and type: • Copper (Non-metallic sheathed)

Type and number of outlets (receptacles): • Grounded - Typical

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCI - Kitchen • GFCI - Bathroom(s) • GFCI - Exterior
No AFCI

Smoke alarms (detectors): • Present - Common areas and bedrooms

Carbon monoxide (CO) alarms (detectors): • None noted

Limitations

General: • During the inspection, 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 which are outside the scope of a home inspection.

Inspection limited/prevented by: • Access to the main electrical service disconnect was restricted at the time of the inspection. This service disconnect is located in a locked electrical meter closet located in a interior hallway closet of the building. If access to the service disconnect is needed, recommend contacting the HOA or Property Maintenance for access as needed.

System ground: • Continuity not verified • Quality of ground not determined

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Auxiliary panel (subpanel)

4. Condition: • Double tapped breakers or lugs

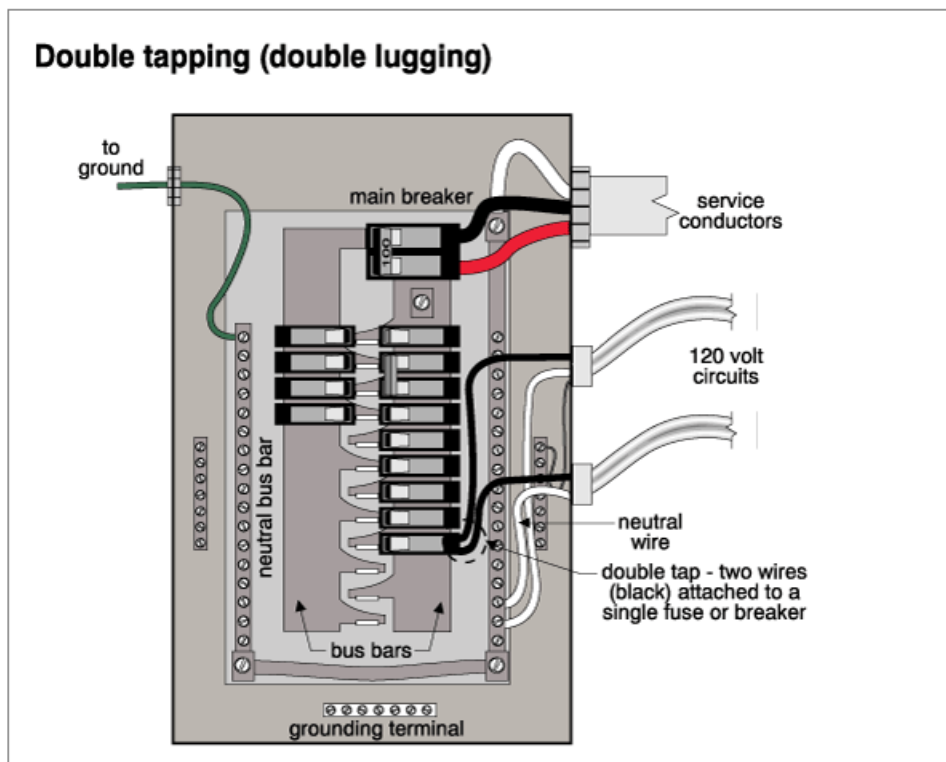
Observed one or more double tapped breakers in the electrical subpanel at the time of the inspection. A double tapped breaker indicates two wires connected to one circuit breaker that is designed for only one wire. Double tapped breakers can result in a loose connection that can potentially spark or arc causing a fire, or an overloaded breaker causing the breaker to continuously trip or overheat. Recommend contacting a qualified to evaluate the double tapped breaker(s) for corrective action.

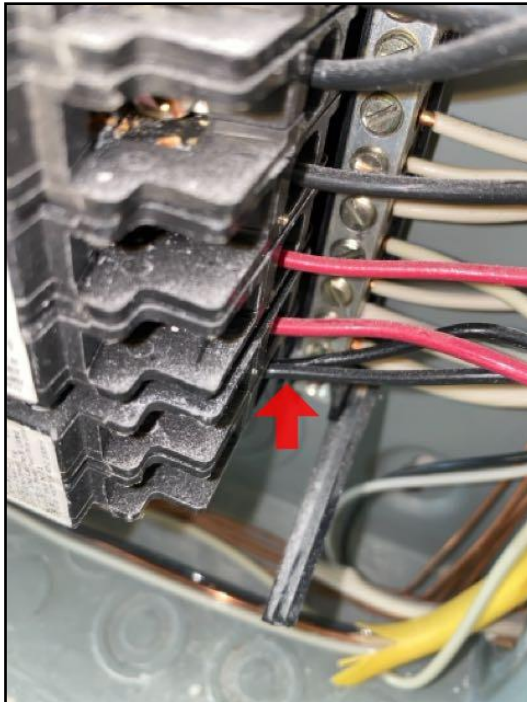
Implication(s): Fire hazard

Location: Electrical subpanel (Interior bedroom wall)

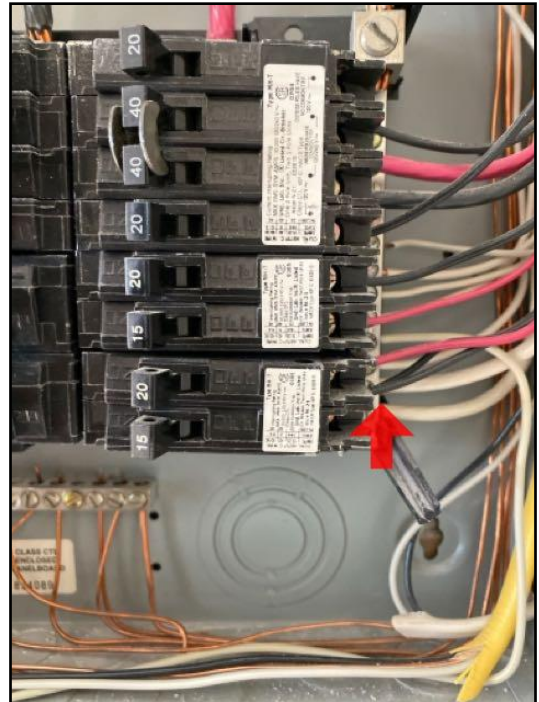
Task: Repair or corrective action recommended

Time: ***IMMEDIATE***





10. Double tapped breakers or lugs



11. Double tapped breakers or lugs

5. Condition: • Inaccessible electrical subpanel

Observed an inaccessible electrical subpanel at the time of the inspection. Due to the location of the panel in relation to the dryer, the Inspector was unable to remove the panel cover to evaluate the interior components of the panel. Recommend contacting a qualified Electrician to evaluate the interior components of the panel once its made accessible. If deficiencies are observed, repair as needed.

Note: Relocation of the panel, or reconfiguration of the laundry closet may be a logical long term improvement. Recommend discussing improvement options with your preferred Contractor.

Location: Electrical subpanel (Laundry area)

Task: Further evaluation

Time: ***IMMEDIATE***



12. Inaccessible electrical subpanel

DISTRIBUTION SYSTEM \ Outlets (receptacles)

6. Condition: • Damaged outlet

Observed one or more damaged outlet(s) in the home during the inspection. Damaged outlets can result in shock injury to the occupants, or fire hazards to the home. Recommend contacting a qualified Electrician to evaluate the affected outlets for replacement.

Implication(s): Electric shock | Fire hazard

Location: Kitchen GFCI (Left of stove)

Task: Contact a qualified Electrician for replacement of the damaged outlet(s)

Time: ***IMMEDIATE*** - SAFETY



13. Damaged outlet (Kitchen)



14. Damaged outlet

DISTRIBUTION SYSTEM \ Cover plates

7. Condition: • Missing exterior outlet weather cover

Observed missing weather covers on one or more of the exterior outlets of the home during the inspection. Recommend contacting a qualified Electrician for replacement of the missing or damaged weather covers as needed.

Location: Exterior outlet(s)

Task: Replacement recommended

Time: ***IMMEDIATE*** - SAFETY

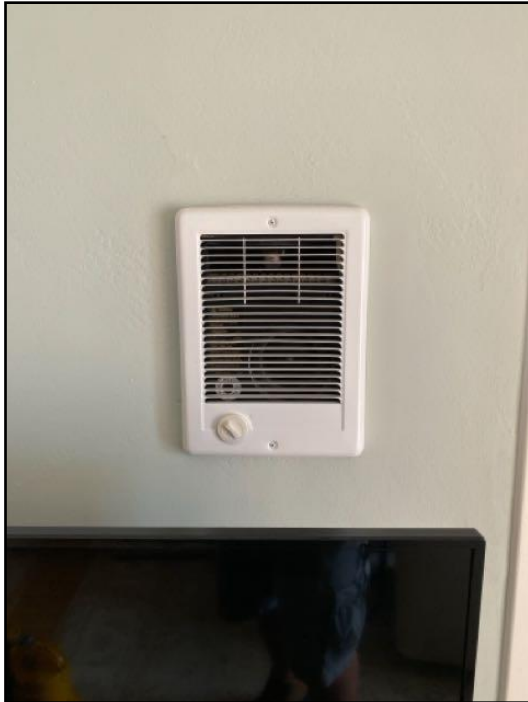


15. Missing exterior outlet weather cover

Description

Heating system type:

- Electric wall mounted heater(s) - An electric wall mounted heater is much like a space heater in that it is targeted to a specific area of your home as supplemental heating (Individual bedrooms, living room, etc...). The difference is that electric heaters are wall-mounted and designed as a permanent, hardwired fixture to your home.



16. Electric wall mounted heater(s)...



17. Functional at the time of the inspection



18. Electric wall mounted heater(s)...



19. Functional at the time of the inspection

HEATING

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Fuel/energy source: • [Electricity](#)

Limitations

General: • The following are excluded from a real estate inspection: Determining compliance with manufacturers installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, covenants, or other restrictions

Heat loss calculations: • Not done as part of a building inspection

Recommendations

RECOMMENDATIONS \ Overview

8. Condition: • No heating recommendations are offered as a result of this inspection.

INSULATION AND VENTILATION

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Description

Attic/roof insulation material: • Not determined/Not visible

Attic/roof insulation amount/value: • Not determined/Not visible

Attic/roof air/vapor barrier: • Not determined/Not visible

Wall insulation material: • Not determined/Not visible

Wall insulation amount/value: • Not determined/Not visible

Wall air/vapor barrier: • Not determined/Not visible

Mechanical ventilation system for building: • Bathroom exhaust fan

Limitations

General: • The following are excluded from a real estate inspection: Determining compliance with manufacturers installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, covenants, or other restrictions.

Inspection limited/prevented by lack of access to: • Roof space • Wall space • Floor space

Air/vapor barrier system: • Continuity not verified

Recommendations

RECOMMENDATIONS \ Overview

9. Condition: • No insulation recommendations are offered as a result of this inspection.

Description

Water supply source (based on observed evidence): • Public

Service piping into building: • [Not visible](#)

Supply piping in building: • Copper water distribution pipes where visible

Main water shut off valve at the: • Not determined - Contact the HOA or Property Maintenance for further guidance

Water heater type: • Shared water heater: Condominium/Apartment buildings contain shared water heaters. A shared water heater is a single water that provides hot water to multiple units within the building. These systems are maintained by the HOA/Property Maintenance.

Waste disposal system: • Public sewer: A public Sewer is a sewer in which all owners of abutting properties have equal rights, and is controlled by public authority/municipality.

Waste and vent piping in building: • ABS plastic waste plumbing where visible

Water treatment system: • None noted

Limitations

General: • During the inspection the Home Inspector will check for functional flow at fixtures and drains. 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). 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.

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • The performance of floor drains or clothes washing machine drains • Landscape irrigation system

Recommendations

SUPPLY PLUMBING \ Water shut off valve

10. Condition: • Condo - Request water shutoff instructions

The inspector was unable to locate the water main shutoff valve at the time of the inspection. Each home should typically have an accessible water shutoff valve that can be turned off in the event of a water related emergency. Recommend contacting the current owner for the location of the water main shut off valve. If unknown, contact the HOA or Property Maintenance for the location of the valve, or instructions to turn off the water if needed.

Implication(s): Difficult access | Difficult to service

Location: Water main shutoff valve

Task: Request instructions from the HOA or Property Maintenance

Time: ***IMMEDIATE***

SUPPLY PLUMBING \ Water supply piping in building

11. Condition: • Below average water pressure/flow

Observed below average water flow inside the home when multiple faucets were turned on simultaneously, or toilets

PLUMBING

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were flushed during the inspection. This condition may pose an inconvenience to the occupants of the home. Recommend contacting the HOA/Property Maintenance, or a qualified Plumber to evaluate the below average water flow/pressure for improvement as needed.

Implication(s): Reduced water pressure and volume

Location: Interior plumbing (Water flow or pressure at faucets)

Task: Contact a qualified Plumber for improvement as needed

Time: ***IMMEDIATE***



20. Below average water pressure/flow

Description

Major floor finishes: • Tile • [Hardwood](#)

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows: • Fixed and slider windows

Glazing: • Dual pane windows

Exterior doors - type/material: • Hinged • [Sliding glass](#)

Doors: • Inspected

Party wall: • [Not visible](#)

Oven fuel:

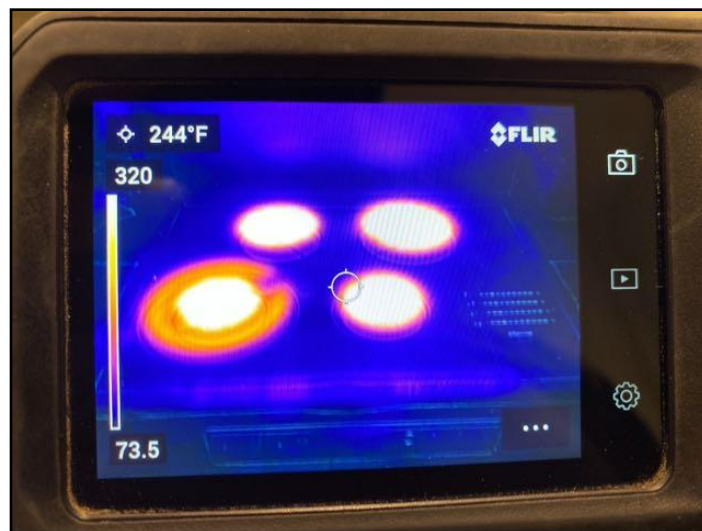
• Electricity - Functional



21. Electricity - Functional

Range fuel:

• Electricity - Functional



22. Electricity - Functional

INTERIOR

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Appliances: • Refrigerator - Functional at the time of the inspection • Dishwasher - Functional at the time of the inspection • Waste disposal - Functional at the time of the inspection • Microwave/Exhaust Fan Combo - Functional at the time of the inspection

Laundry facilities: • Washer - Functional at the time of the inspection • Electric dryer - Functional at the time of the inspection • 120-Volt outlet • 240-Volt outlet • Waste standpipe • Dryer vented to the exterior

Kitchen ventilation: • Exhaust fan - Functional at the time of the inspection • Recirculating type

Bathroom ventilation: • Exhaust fan - Functional at the time of the inspection

Laundry room ventilation: • Clothes dryer vented to exterior

Counters and cabinets: • Inspected

Limitations

Inspection limited/prevented by: • Observed personal storage in the closets, cupboards and bedrooms, as well as furniture in the interior living spaces of the home restricting access during the inspection. Recommend evaluation of the currently restricted or inaccessible areas once all storage has been removed. If deficiencies are observed, contact the appropriate professional for repair as needed.

Appliances: • Appliances are not moved during an inspection • Self-cleaning features on ovens not tested

Percent of foundation not visible: • 100% - The foundation is not visible from the interior of the home.

Recommendations

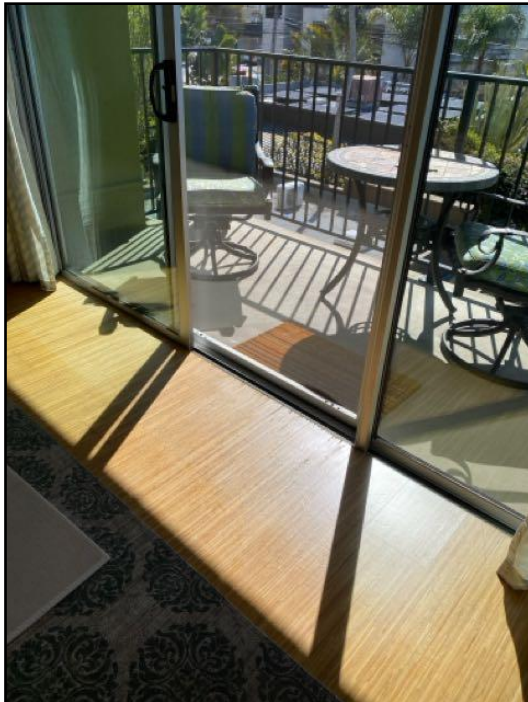
FLOORS \ General notes

12. Condition: • Damaged flooring

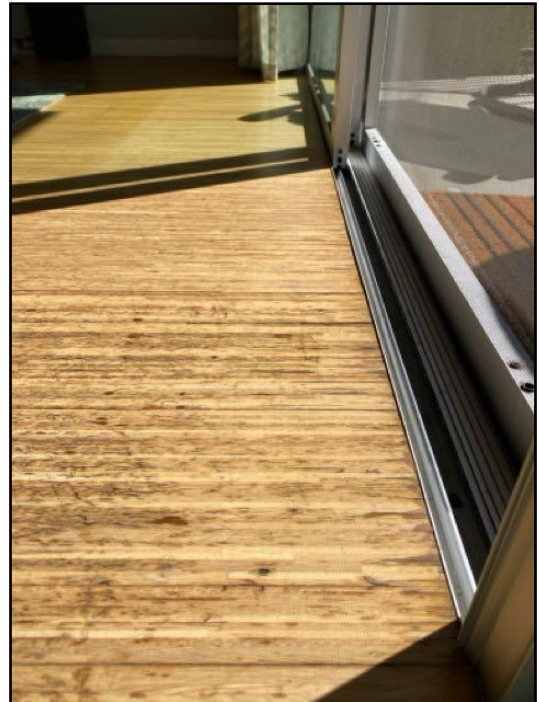
Observed damaged flooring located in front of the exterior sliding glass door during the inspection. Recommend contacting a qualified Flooring Contractor to evaluate the flooring for repair or replacement as needed.

Location: Interior flooring

Task: Repair/replace as needed



23. Damaged flooring



24. Damaged flooring

13. Condition: • Damaged/Loose/Missing transition strip(s)

Observed one or more damaged, loose or missing transition strips in the interior flooring in the home during the inspection. Recommend contacting a qualified Flooring Contractor to evaluate the affected transition strips for repair or replacement as needed.

Location: Interior flooring - Transition strip(s)

Task: Repair or replace as needed



25. Loose transition strip(s)

DOORS \ Hardware

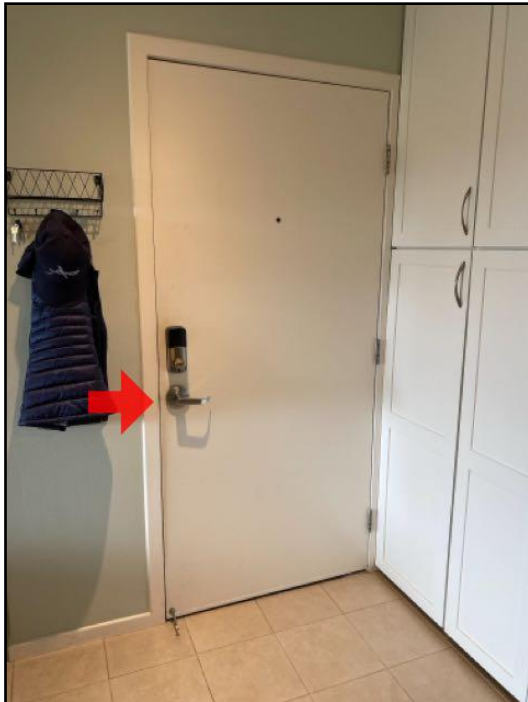
14. **Condition:** • Latch/Lock not effective on exterior door

Implication(s): Poor security

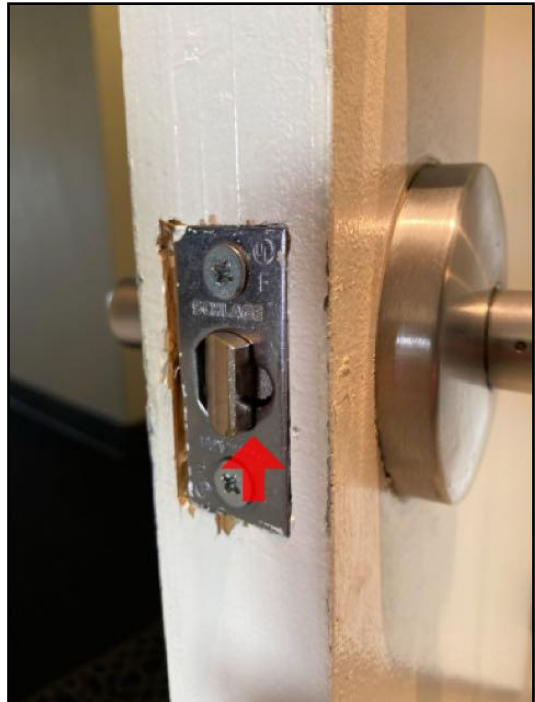
Location: Exterior main entry door

Task: Contact a qualified Locksmith or Handyman for repair as needed

Time: ***IMMEDIATE***



26. Latch/Lock not effective on exterior door



27. Latch/Lock not effective on exterior door

CARPENTRY \ Cabinets

15. Condition: • Cabinet doors/drawers - Adjustment needed

Observed interior cabinet doors and/or drawers that either bind, or do not close/function properly. Recommend contacting a qualified Contractor or Handyman for adjustment to ensure proper function of the affected doors and/or drawers.

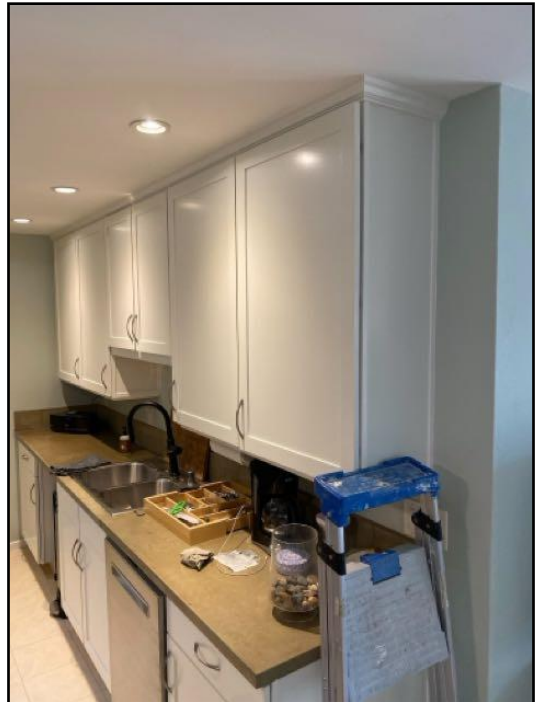
Implication(s): Nuisance

Location: Interior cabinets - Doors/drawers

Task: Repair or adjust as needed



28. Cabinet doors/drawers - Adjustment needed



29. Cabinet doors/drawers - Adjustment needed

APPLIANCES \ Range

16. Condition: • Backsplash/heat shield recommended

Location: Stove

Task: Contact a qualified Contractor for improvement as needed

Time: Highly recommended



30. Backsplash/heat shield recommended

INTERIOR

3815 3rd Avenue, San Diego, CA February 21, 2024

Report No. 3331

www.afhinspect.com

SUMMARY

ROOFING

EXTERIOR

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS