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HOME INSPECTION REPORT

1065 Brewley Ln, Vista, CA 92081



Prepared for: Steve Matsumoto

Inspection Date: 9/18/2025
Report Number: 2025020918KM
Real Estate Agent: Steve Matsumoto
Home Inspector: Kevin Mckinney



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Date: 9/18/2025	Time: 12:00 PM	Report ID: 2025020918KM
Property: 1065 Brewley Ln Vista CA 92081	Customer: Steve Matsumoto	Real Estate Professional: Steve Matsumoto

Comment Key or Definitions

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

Please note that each office is independently owned and operated. If you have any questions or concerns regarding the report, please contact the office that scheduled the inspection.

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

Limited Inspection (LI) = Observation of the item, component, or unit was limited by personal items, obstructions, or conditions listed during the course of the inspection.

Not Inspected (NI) = The item, component, or unit was not inspected, and no representations were made as to whether or not it was functioning as intended. The reason for not inspecting may be stated.

Not Present (NP) = The item, component, or unit was not present in the home or building.

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

Structure Type:

Condominium/Townhouse

Levels:

1 Story Structure

Lot Type:

Sloped

Estimated Age of Home:

Approximately 41 to 50 years of age

Weather Conditions:

Cloudy

Temperature:

Approximately 80 to 90 degrees

Rain in last 3 days:

Yes

Occupant Status:

Occupied

Present:

Listing Agent

General Summary



Morrison Plus Property Inspections

**1801 Scenic View Place
Alpine, CA 91901
619-213-3737**

Customer
Steve Matsumoto

Address
1065 Brewley Ln
Vista CA 92081

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

1. Roof Coverings

1.0 ROOF COVERINGS

Recommendation



(2) Asphalt shingle roof coverings are degranulating in areas. This is an indication that roofing material is nearing the end of its service life. Recommend contacting the HOA regarding the age of the roof and upcoming maintenance/replacement.

2. Attic Space

2.2 WATER STAINS & EVIDENCE OF LEAKING

Recommendation



Moisture staining observed at the home and garage attic sheathing and primary bedroom closet and front hallway ceiling. Recommend further review by a qualified professional/roofer for repair.

3. Exteriors and Grounds

3.3 TRIM, EAVES & FASCIA

Recommendation



Deterioration observed in areas of the eaves/fascia/exterior wood. Recommend further evaluation by a licensed branch 3 pest inspector.

4. Garage

4.1 WALLS, CEILINGS & VENTILATION

Recommendation



Evidence of termites/frass observed. Recommend further review by a qualified termite specialist.

5. Electrical System

5.1 MAIN PANEL & SUB PANEL(S)

Recommendation



(1) Sylvania panel is a possible re-branded panel originally manufactured by Zinsco. There have been known problems with these types of panels in the past. Recommend verifying condition with a qualified electrician.



(2) Electrical panel is installed inside a bathroom. Recommend relocating.

5.4 OUTLETS & GFCI (Interior/Exterior)

Recommendation



(1) Ground fault circuit interrupters are not installed at all kitchen outlets within 6 feet of the sink. Recommend installing.

5.6 SMOKE & CARBON MONOXIDE DETECTORS

Recommendation



(2) Smoke detectors are not installed inside the bedrooms - safety concern. Recommend installing.



(3) Carbon monoxide detectors is not permanently installed. Recommend installing.



(4) Recommend updating existing smoke detectors at the living room and front hallway.

6. Plumbing System

6.0 WATER SOURCE

Recommendation



(2) A gate type valve is installed at the water supply shutoff. Recommend upgrading to a ball valve type.

7. Water Heaters

7.0 EXHAUST VENT PIPE & COMBUSTION AIR

Recommendation



(1) Excessive corrosion and damaged vent piping observed at the water heater - safety concern. Recommend replacement by a qualified professional.

7.1 FUEL PIPING & SHUT OFF VALVE

Recommendation

-  Sediment trap is not plumbed on the gas line and obsolete metal gas valve observed. Recommend correcting.

7.2 WATER PIPING & SHUT OFF VALVE

Recommendation

-  Corrosion observed at supply piping. Recommend correcting.

7.6 DRIP PAN/DRAIN LINE

Recommendation

-  Drip pan with drain line is not installed. Recommend installing.

7.8 WATER HEATER COMMENTS

Recommendation

-  (1) Water heater is beyond its estimated service life.

9. Fireplaces and Chimneys

9.3 FIREBOX, HEARTH & DOORS

Recommendation

-  Glass doors are not installed at fireplace. Recommend installing.

9.4 DAMPERS

Recommendation

-  Locking device is not installed at damper. Recommend installing.

11. Interior Rooms

11.0 FLOORS

Recommendation

-  Cracked tiles observed at the primary bathroom. Recommend repair.

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

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Kevin Mckinney

1. Roof Coverings

(Refer to Part 2, Section 3 of the CREIA Standards of Practice) Items to be inspected: 1. Covering 2. Drainage 3. Flashings 4. Penetrations 5. Skylights. The inspector is not required to: 1. Walk on the roof surface if in the opinion of the inspector there is risk of damage or a hazard to the inspector 2. Warrant or certify that roof systems, coverings or components are free from leakage





Styles & Materials

Viewed Roof Covering From: Fully Walked	Roof-Types: Sloped - Hip Low Slope (less than 3:12 pitch)	Roof Covering: Asphalt Composition Shingle - Architectural Type Thermoplastic polyolefin (TPO)
Number of Layers: 2	Vent Penetrations: Plumbing Vent(s) Heating Vent(s) Air Vent(s)	Flashings: Metal
Gutters & Downspouts: Metal	Skylight-Types: Not Installed	

Items

1.0 ROOF COVERINGS

Comments: Recommendation

(1) We do our very best to inspect all readily accessible areas of the roof system. Be advised we inspect the roof for deterioration, installation methods and materials. Often times observable

indication of leaking at the time of inspection are not present and therefore specifically determining if the roof leaks is beyond the scope.

📍 (2) Asphalt shingle roof coverings are degranulating in areas. This is an indication that roofing material is nearing the end of its service life. Recommend contacting the HOA regarding the age of the roof and upcoming maintenance/replacement.



1.0 Item 1 (Picture)



1.0 Item 2 (Picture)

1.1 ROOF VENTS & PENETRATIONS

Comments: Inspected

1.2 ROOF FLASHING

Comments: Inspected

1.3 GUTTERS AND DOWNSPOUTS

Comments: Inspected

1.4 ROOF COMMENTS

Comments: Inspected

The roof of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during the inspection and current weather conditions. Our inspection makes an attempt to find a leak but in most cases we are UNABLE to determine if active leaking is present, even during or immediately after precipitation. 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 evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of the roof system was made at the time of inspection, (due to roof coverings, height, slope, etc.) the client is advised to consult a qualified roofer to verify the overall condition, prior to the end of the contingency period.

2. Attic Space

(Refer to Part 2, Section 4 of the CREIA Standards of Practice) Items to be inspected: 1. Framing 2. Ventilation 3. Insulation. The inspector is not required to: 1. Inspect mechanical attic ventilation systems or components 2. Determine the composition or energy rating of insulation materials.





Styles & Materials

Method used to observe attic: Restrictive Clearances - Partially Accessed	Access Location: Primary Bedroom Closet	Insulation: Batts - Fiberglass
Vapor Retarder: Felt Paper Observed	Air Ventilation Type: Hooded	Sheathing: Plywood

Items

2.0 ACCESS

Comments: Limited Inspection

Limited review of the attic space due to restrictive clearances. Suggest verifying overall condition.

2.1 CONDITION OF FRAMING & SHEATHING

Comments: Inspected

2.2 WATER STAINS & EVIDENCE OF LEAKING

Comments: Recommendation

 Moisture staining observed at the home and garage attic sheathing and primary bedroom closet and front hallway ceiling. Recommend further review by a qualified professional/roofer for repair.



2.2 Item 1 (Picture)



2.2 Item 2 (Picture)



2.2 Item 3 (Picture)



2.2 Item 4 (Picture)



2.2 Item 5 (Picture)



2.2 Item 6 (Picture)



2.2 Item 7 (Picture)

2.3 INSULATION

Comments: Inspected

2.4 ROOF VENTILATION (Gables, eaves, fans)

Comments: Inspected

2.5 ATTIC COMMENTS

Comments: Limited Inspection

The attic space(s) of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Restrictive clearances, insulation or stored personal items can limited the inspection of various components in the attic space. Please be aware that the inspector has your best interests 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 evaluation or repair issues as it relates to the components in this inspection report. If a limited evaluation of the attic space(s) was made at the time of inspection, the client is advised to consult a qualified professional to verify the overall condition, prior to the end of the contingency period.

3. Exteriors and Grounds

(Refer to Part 4 Section 2 of the CREIA Standards of Practice) Items to be inspected: 1. Surface grade directly adjacent to the buildings 2. Doors and windows 3. Attached decks, porches, patios, balconies, stairways and their enclosures, handrails and guardrails 4. Wall cladding and trim 5. Portions of walkways and driveways that are adjacent to the buildings. The inspector is not required to: 1. Inspect door or window screens, shutters, awnings, or security bars 2. Inspect fences or gates or operate automated door or gate openers or their safety devices 3. Use a ladder to inspect systems or components



Styles & Materials

Lot Type: Sloped	Walkway Material: Concrete	Driveway Material: Concrete Asphalt
Exterior Wall Cladding: Wood Composition	Trim Material: Wood	Exterior Wall Structure: Wood Framing
Exterior Door(s) Type & Material: Sliding Glass Wood - Solid Core	Exterior Window(s) Type & Material: Sliding Stationary	Fencing/Wall Material: Plastic/Vinyl Block/Wrought Iron

Items

3.0 WALKWAYS AND DRIVEWAYS**Comments:** Inspected**3.1 PORCH, DECKS, BALCONIES, STAIRS/RAILINGS AND PATIO COVERS****Comments:** Inspected**3.2 WALL CLADDINGS****Comments:** Inspected**3.3 TRIM, EAVES & FASCIA****Comments:** Recommendation

Deterioration observed in areas of the eaves/fascia/exterior wood. Recommend further evaluation by a licensed branch 3 pest inspector.



3.3 Item 1 (Picture)



3.3 Item 2 (Picture)

3.4 GRADING/DRAINAGE & PLANTERS**Comments:** Limited Inspection

Unable to determine the condition of the subsurface lot drainage system. The client is advised to verify the overall condition with the HOA.



3.4 Item 1 (Picture)

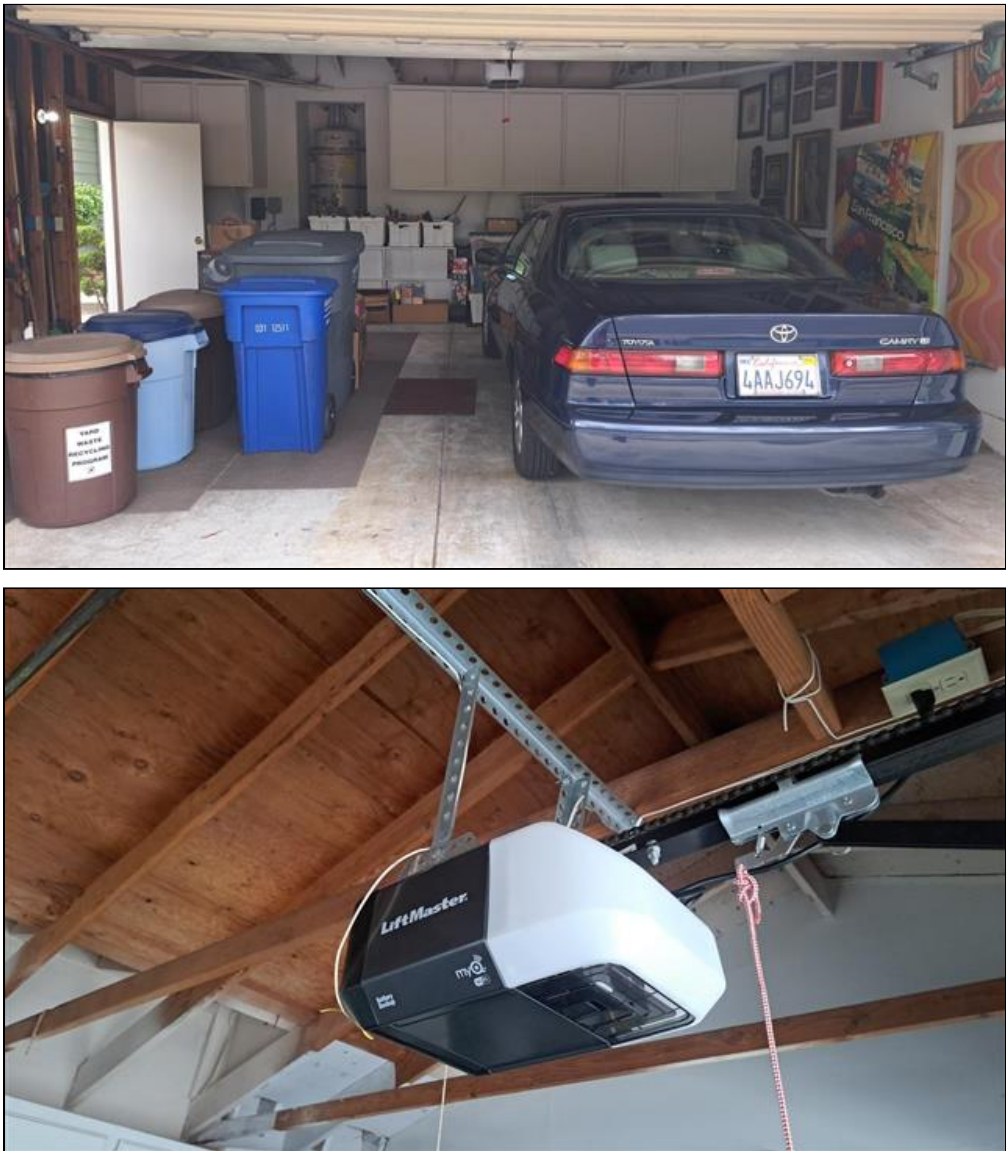
3.5 EXTERIOR DOORS**Comments:** Inspected**3.6 EXTERIOR WINDOWS & FRAMES****Comments:** Inspected**3.7 FENCING, WALLS & GATES****Comments:** Inspected**3.8 EXTERIOR COMMENTS****Comments:** Inspected

Regardless of the age of the building we advise inquiring about any permits and inspection records with final signatures for the building and for any changes, remodels or additions that may have been made to the building.

The exterior of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Stored personal items, vegetation or restricted access can limited the inspection of various components of the exterior. Please be aware that the inspector has your best interests 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 evaluation or repair issues as it relates to the components in this inspection report. If a limited evaluation of the exterior was made at the time of inspection, the client is advised to consult a qualified professional to verify the overall condition, prior to the end of the contingency period.

4. Garage

(Refer to Part 2, Section 9 of the CREIA Standards of Practice) Items to be inspected: 1. Vehicle doors, door openers, garage interior and occupant doors. The inspector is not required to: 1. Test vehicle door safety devices



Styles & Materials

Garage Type:

Attached

Interior:

Limited Review due to personal items/Vehicle(s)

Interior Walls:

Partially Finished

Garage Door Type:

Two car - automatic

Garage Door Material:

Metal - Roll-Up Panel

Auto-opener Manufacturer:

Lift-Master

Safety Features:

Safety Reversing Device Operational
Photo-Electric Sensors Operational

Items

4.0 ROOF FRAMING & SHEATHING

Comments: Inspected

4.1 WALLS, CEILINGS & VENTILATION

Comments: Recommendation

Evidence of termites/frass observed. Recommend further review by a qualified termite specialist.



4.1 Item 1 (Picture)



4.1 Item 2 (Picture)

4.2 FLOOR/SLAB

Comments: Limited Inspection

4.3 GARAGE DOOR

Comments: Inspected

4.4 GARAGE DOOR OPERATORS

Comments: Inspected

(1) As of July 1, 2019 all garage door openers are required to have a battery back up that is designed to operate when activated due to an electrical outage. Replacement of the garage doors connected to an automatic opener requires updating to a battery backup type. Verification of compliance is beyond the scope of this inspection. Client is advised to verify compliance and update if needed.

(2) Photo-electric safety sensors are installed and responded to test.

(3) Safety reversing device installed and responded to test.

4.5 GARAGE COMMENTS

Comments: Limited Inspection

(1) Garage doors should have annual maintenance performed. The client is advised to have the garage door(s) serviced by a qualified garage door specialist.

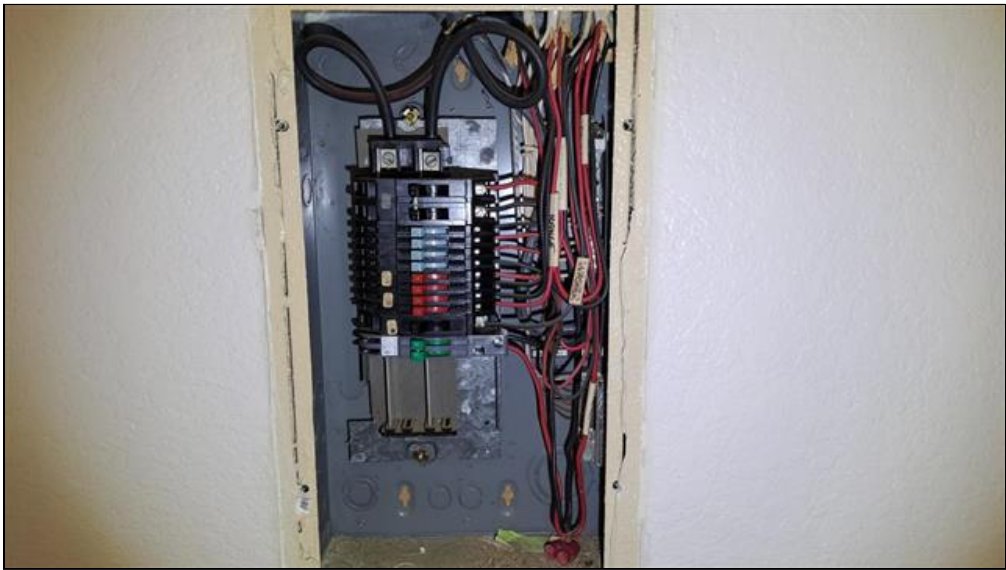
(2) Limited review due to personal items. Suggest verifying condition.

The garage(s) of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Stored personal items, vehicles, pets or locked access can limit the evaluation of the garage. 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 evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the garage was made at the time of inspection, the client is advised to consult a qualified professional to verify the overall condition, prior to the end of the contingency period.

5. Electrical System

(Refer to Part 2, Section 6 of the CREIA Standards of Practice) Items to be inspected: 1. Service equipment 2. Electrical panels 3. Circuit wiring 4. Switches, receptacles, outlets and lighting fixtures. The inspector is not required to: 1. Operate circuit breakers or circuit interrupters 2. Remove cover plates 3. Inspect de-icing systems or components 4. Inspect private or emergency electrical supply systems or components.





Styles & Materials

Electrical Service Entrance: Below Ground	Main Service Voltage: 120/240 Volts	Main Disconnect Amperage: 100 AMP
Main Disconnect Location: Front exterior	Main Panel Manufacturer: Sylvania/Zinsco	Sub Panel Location: Bathroom
Sub Panel Manufacturer: Sylvania/Zinsco	Overload Protection Type: Circuit breakers	Branch Circuit Wiring Type: Non-Metallic Sheathed
Branch Circuit Wiring Material (15 Smoke & Carbon Monoxide and 20 amp): Copper	Detectors: Installed	

Items

5.0 MAIN SERVICE ENTRANCE, WIRING & CONNECTIONS

Comments: Inspected

5.1 MAIN PANEL & SUB PANEL(S)

Comments: Recommendation

🏠 (1) Sylvania panel is a possible re-branded panel originally manufactured by Zinsco. There have been known problems with these types of panels in the past. Recommend verifying condition with a qualified electrician.



5.1 Item 1 (Picture)

🏠 (2) Electrical panel is installed inside a bathroom. Recommend relocating.



5.1 Item 2 (Picture)

5.2 MAIN DISCONNECT & OVERLOAD PROTECTION (Breakers/Fuses)

Comments: Inspected

5.3 BRANCH WIRING & GROUNDING

Comments: Inspected

5.4 OUTLETS & GFCI (Interior/Exterior)

Comments: Recommendation

🏠 (1) Ground fault circuit interrupters are not installed at all kitchen outlets within 6 feet of the sink. Recommend installing.



5.4 Item 1 (Picture)

(2) Limited review due to personal items blocking access.

5.5 LIGHT FIXTURES, CEILING FANS & DOOR BELL (Interior/Exterior)

Comments: Inspected

5.6 SMOKE & CARBON MONOXIDE DETECTORS

Comments: Recommendation

(1) Testing of smoke and carbon monoxide detectors is beyond the scope of this inspection. The client is advised to have all smoke and carbon monoxide detectors tested annually to ensure a safe living environment.

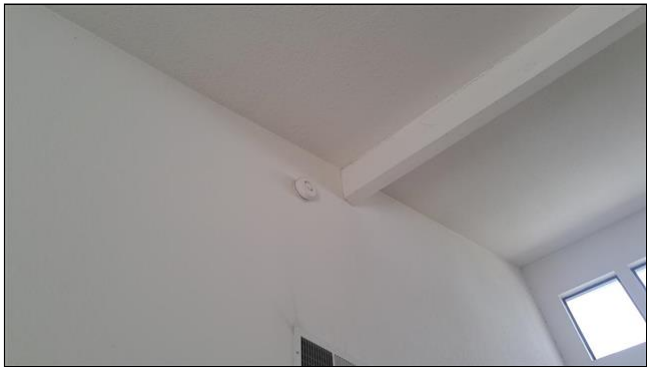
 (2) Smoke detectors are not installed inside the bedrooms - safety concern. Recommend installing.

 (3) Carbon monoxide detectors is not permanently installed. Recommend installing.



5.6 Item 1 (Picture)

 (4) Recommend updating existing smoke detectors at the living room and front hallway.



5.6 Item 2 (Picture)



5.6 Item 3 (Picture)

The electrical system of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Restrictive clearances, interior/exterior finishes or stored personal items can limit the evaluation of the electrical 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 evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the electrical system was made at the time of inspection, the client is advised to consult a qualified electrician to verify the overall condition, prior to the end of the contingency period.

6. Plumbing System

(Refer to Part 2, Section 5 of the CREIA Standards of Practice) Items to be inspected: 1. Water supply piping 2. Drain/waste/vent piping 3. Faucets and fixtures 4. Fuel gas piping 5. Water heaters 6. Functional flow and drainage The inspector is not required to: 1. Fill any fixture with water, inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts 2. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components 3. Inspect whirlpool baths, steam showers, or sauna systems or components 4. Inspect fuel tanks or determine if the fuel gas system is free of leaks 5. Inspect wells or water treatment systems



Styles & Materials

Main Water Shut-Off: Front of home	Pressure Regulator: Installed	Water Distribution Piping: Copper
Drain - Waste - Vent Piping: ABS	Location of Main Line Clean-out(s): Front of home Garage	Waste System: Sewer
Main Gas Shut-Off Location: Front of home	Gas Distribution Piping: Galvanized Steel Piping	Seismic Shut Off Valve: Installed
Washer/Dryer Connection Location:	Dryer Connection Type: Natural Gas/220 Volt	Bathroom Exhaust Types: Fan(s)

Hallway
Interior closet

Fire Sprinklers:
Not Installed

Items

6.0 WATER SOURCE

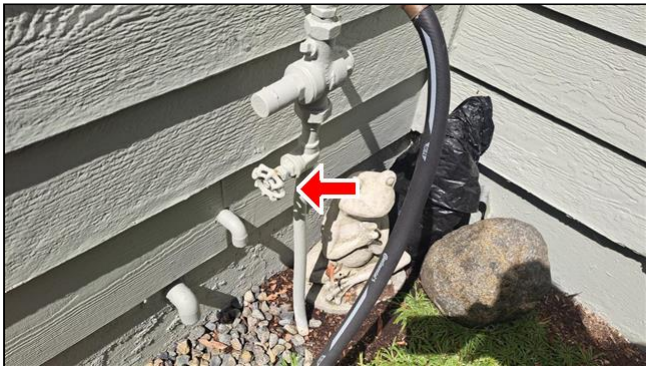
Comments: Recommendation

(1) Water pressure at the time of inspection was 45 static PSI. Water pressure is between the appropriate range of 40 to 80 PSI.



6.0 Item 1 (Picture)

📌 (2) A gate type valve is installed at the water supply shutoff. Recommend upgrading to a ball valve type.



6.0 Item 2 (Picture)

6.1 WATER DISTRIBUTION PIPING

Comments: Inspected

6.2 DRAIN, WASTE, VENT PIPING (Readily visible)

Comments: Inspected

6.3 MAIN GAS SHUT-OFF & FUEL PIPING

Comments: Inspected

(1) A visual observation of the readily accessible gas lines was performed. Testing for gas leaks is technically exhaustive and is therefore beyond the scope of this inspection. The client is advised to verify condition of the gas lines with the gas company and or a qualified plumber.

(2) Seismic shut-off valve is installed.

6.4 WASHER & DRYER CONNECTIONS

Comments: Inspected

6.5 FAUCETS, DRAINS & SHUT OFF VALVES (Functional flow & drainage)

Comments: Inspected

6.6 SINKS, SHOWERS, TUBS, TOILETS & BIDETS

Comments: Inspected

6.7 VENTILATION (Bathroom & laundry room)

Comments: Inspected

The plumbing system of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Restrictive clearances, interior/exterior finishes, lot grade or stored personal items can limit the evaluation of the plumbing 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 evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the plumbing system was made at the time of inspection, the client is advised to consult a qualified plumber to verify the overall condition, prior to the end of the contingency period.

7. Water Heaters

(Refer to Part 2, Section 5 of the CREIA Standards of Practice) Items to be inspected: 1. Water supply piping 2. Drain/waste/vent piping 3. Faucets and fixtures 4. Fuel gas piping 5. Water heaters 6. Functional flow and drainage. The inspector is not required to: 1. Fill any fixture with water, inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts 2. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components 3. Inspect whirlpool baths, steam showers, or sauna systems or components 4. Inspect fuel tanks or determine if the fuel gas system is free of leaks 5. Inspect wells or water treatment systems



Styles & Materials

Location: Garage	Manufacturer: Kenmore	Power Source: Natural gas (quick recovery)
Capacity: 40 Gallons	Earthquake Straps: Correct	Connections: Flexible Pipe
Date Manufactured: 1999	Combustion Air Supply: Adequate	Expansion tank: Not installed

Items

7.0 EXHAUST VENT PIPE & COMBUSTION AIR

Comments: Recommendation

🏠 (1) Excessive corrosion and damaged vent piping observed at the water heater - safety concern Recommend replacement by a qualified professional.



7.0 Item 1 (Picture)



7.0 Item 2 (Picture)

(2) Transite (asbestos) pipe used for exhaust vent pipe. Suggest removal.



7.0 Item 3 (Picture)

7.1 FUEL PIPING & SHUT OFF VALVE

Comments: Recommendation

🏠 Sediment trap is not plumbed on the gas line and obsolete metal gas valve observed. Recommend correcting.



7.1 Item 1 (Picture)



7.1 Item 2 (Picture)

7.2 WATER PIPING & SHUT OFF VALVE

Comments: Recommendation

🏠 Corrosion observed at supply piping. Recommend correcting.



7.2 Item 1 (Picture)

7.3 TEMPERATURE/PRESSURE RELIEF VALVE & DISCHARGE LINE

Comments: Inspected

7.4 SEISMIC STRAPS

Comments: Inspected

7.5 PLATFORM/COMPARTMENT/CLOSET

Comments: Inspected

7.6 DRIP PAN/DRAIN LINE

Comments: Recommendation

🏠 Drip pan with drain line is not installed. Recommend installing.



7.6 Item 1 (Picture)

7.7 EXPANSION TANK

Comments: Not Inspected

Expansion tank not installed. Suggest verifying whether installation is required with a qualified plumber.

7.8 WATER HEATER COMMENTS

Comments: Recommendation

🏠 (1) Water heater is beyond its estimated service life.

(2) Water heaters should have annual maintenance performed. The client is advised to have the water heater serviced by a qualified plumber.

.....
The water heating system of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Restrictive clearances, interior/exterior finishes, or stored personal items can limit the evaluation of the water heating 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 evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the water heating system was made at the time of inspection, the client is advised to consult a qualified plumber to verify the overall condition, prior to the end of the contingency period.

8. Heating and Air Conditioning Systems

(Refer to Part 2, Section 7 of the CREIA Standards of Practice) Items to be inspected: 1. Heating equipment 2. Central cooling equipment 3. Energy source and connections 4. Combustion air and exhaust vent systems 5. Condensate drainage 5. Conditioned air distribution systems. The inspector is not required to: 1. Inspect heat exchangers or electric heating elements 2. Inspect non-central air conditioning units or evaporative coolers 3. Inspect radiant, solar, hydronic or geothermal systems or components 4. Determine volume, uniformity, temperature, airflow, balance or leakage of any air distribution system 5. Inspect electronic air filtering of humidity control systems or components



Styles & Materials

Air Conditioning Equipment Type: Split System/Forced Air - Electric Condenser	Air Conditioning Manufacturer: Lennox	Air Conditioning Location: Rear of home
Heating Equipment Type: Forced air furnace - natural gas	Heating Manufacturer: Lennox	Heating Equipment Location: Hallway Interior closet
Combustion Air Supply: Adequate	Thermostat Locations: Hallway	Primary Condensate Termination: Exterior
Alternate Condensate Termination:	Ductwork: Flexible	Cooling Differential: Greater than 15 degrees Fahrenheit

Kill switch installed

Heating Operation:

Unit Provided Heat

Items

8.0 EXHAUST VENT PIPE & COMBUSTION AIR

Comments: Inspected

8.1 HEATING CONDITION

Comments: Inspected

Unit was tested using normal operating controls and provided heat at the service registers. Changing the air filters, servicing and regular maintenance of the components is necessary to prolong the service life of the system.



8.1 Item 1 (Picture)



8.1 Item 2 (Picture)



8.1 Item 3 (Picture)

8.2 COOLING CONDITION

Comments: Inspected

The air conditioning system was operated using normal operation controls (thermostat). The difference between the return air vent and the service registers was between the recommended range of 15 to 20 degrees Fahrenheit. Changing the air filters, servicing and regular maintenance of the components is necessary to prolong the service life of the system.



8.2 Item 1 (Picture)



8.2 Item 2 (Picture)



8.2 Item 3 (Picture)

8.3 CONDENSATE REMOVAL

Comments: Inspected

8.4 PLATFORM/COMPARTMENT/CLOSET

Comments: Inspected

8.5 THERMOSTATS & AUTOMATIC SAFETY SWITCHES

Comments: Inspected

8.6 DUCTING & PLENUMS

Comments: Limited Inspection

Unable to inspect all ductwork. Ducts may be concealed or installed in an inaccessible area. The client is advised to verify the overall condition of the ducting with a qualified HVAC contractor.

8.7 AIR FILTER AND REGISTERS

Comments: Inspected

8.8 HEATING & A/C COMMENTS

Comments: Inspected

A "Home Energy Rating System" (HERS®) test checks for air leakage, improper insulation, and if the proper HVAC appliances are installed. In many states and jurisdictions, HERS® Testing is required when an HVAC system is installed, replaced, relocated, or when building an addition.

The client is advised testing airflow, pressure, correct zoning and compatibility, insulation, and system component compatibility is beyond the scope of this inspection. Contact a certified RESNET® rater to see if there has been a test or if a test should be completed, before the end of the contingency period.

The HVAC system of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Restrictive clearances, interior/exterior finishes, or stored personal items can limit the evaluation of the HVAC 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 evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the plumbing system was made at the time of inspection, the client is advised to consult a qualified HVAC specialist to verify the overall condition, prior to the end of the contingency period.

9. Fireplaces and Chimneys

(Refer to Part 2, Section 8 of the CREIA Standards of Practice) Items to be inspected: 1. Chimney exterior 2. Spark arrestor 3. Firebox 4. Damper 5. Hearth extension. The inspector is not required to: 1. Inspect chimney interiors 2. Inspect fireplace inserts, seals or gaskets 3. Operate any fireplace or determine if a fireplace can be safely used



Styles & Materials

Chimneys (exterior): Metal Flue Pipe w/ Wood Framed Chase	Viewed Chimney From: Roof	Chimney Locations: Through Roof
Type of Fireplace: Gas Appliance	Fireplace Locations: Living Room	

Items

9.0 CHIMNEY STRUCTURE

Comments: Inspected

9.1 CAP, FLUE & SPARK ARRESTOR

Comments: Inspected

9.2 FLASHING

Comments: Inspected

9.3 FIREBOX, HEARTH & DOORS

Comments: Recommendation

 Glass doors are not installed at fireplace. Recommend installing.



9.3 Item 1 (Picture)

9.4 DAMPERS

Comments: Recommendation

 Locking device is not installed at damper. Recommend installing.



9.4 Item 1 (Picture)

9.5 GAS PIPING & LOG LIGHTER

Comments: Limited Inspection

Lighting the fireplace is beyond the scope of this inspection. Suggest verifying condition.

9.6 FIREPLACE/CHIMNEY COMMENTS

Comments: Inspected

Fireplaces should have annual maintenance performed. The client is advised to have the fireplace serviced by a qualified fireplace specialist.

The fireplace and chimney of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roofing materials, height, or stored personal items can limit the evaluation of the fireplace and chimney. 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 evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the fireplace and chimney was made at the time of inspection, the client is advised to consult a qualified fireplace specialist to verify the overall condition, prior to the end of the contingency period.

10. Kitchen Appliances

(Refer to Part 2, Section 9 of the CREIA Standards of Practice) Items to be inspected: Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposals. The inspector is not required to: 1. Operate or evaluate the condition of any non-fixed appliances or added appliances (refrigerators, trash compactors, water purification systems etc.)





Styles & Materials

Exhaust Hood Brand: Microwave	Dishwasher Brand: Kitchen Aid	Disposal Brand: In-Sink Erator
Stove/Oven Brand(s): Maytag	Microwave Brand: Maytag	Refrigerator: Whirlpool

Items

- 10.0 DISHWASHER**
Comments: Inspected
- 10.1 STOVE/OVEN**
Comments: Inspected
- 10.2 EXHAUST FAN/HOOD**
Comments: Inspected

Vent exhaust is circulating into the kitchen. Suggest venting to the exterior or verifying that charcoal filter screens are installed.

10.3 DISPOSAL

Comments: Inspected

10.4 MICROWAVE

Comments: Inspected

10.5 REFRIGERATOR

Comments: Inspected

10.6 APPLIANCE COMMENTS

Comments: Inspected

A visual observation and basic function testing of the appliances was performed and run in normal modes only. The client is advised to verify condition of all modes and functions.



10.6 Item 1 (Picture)



10.6 Item 2 (Picture)



10.6 Item 3 (Picture)

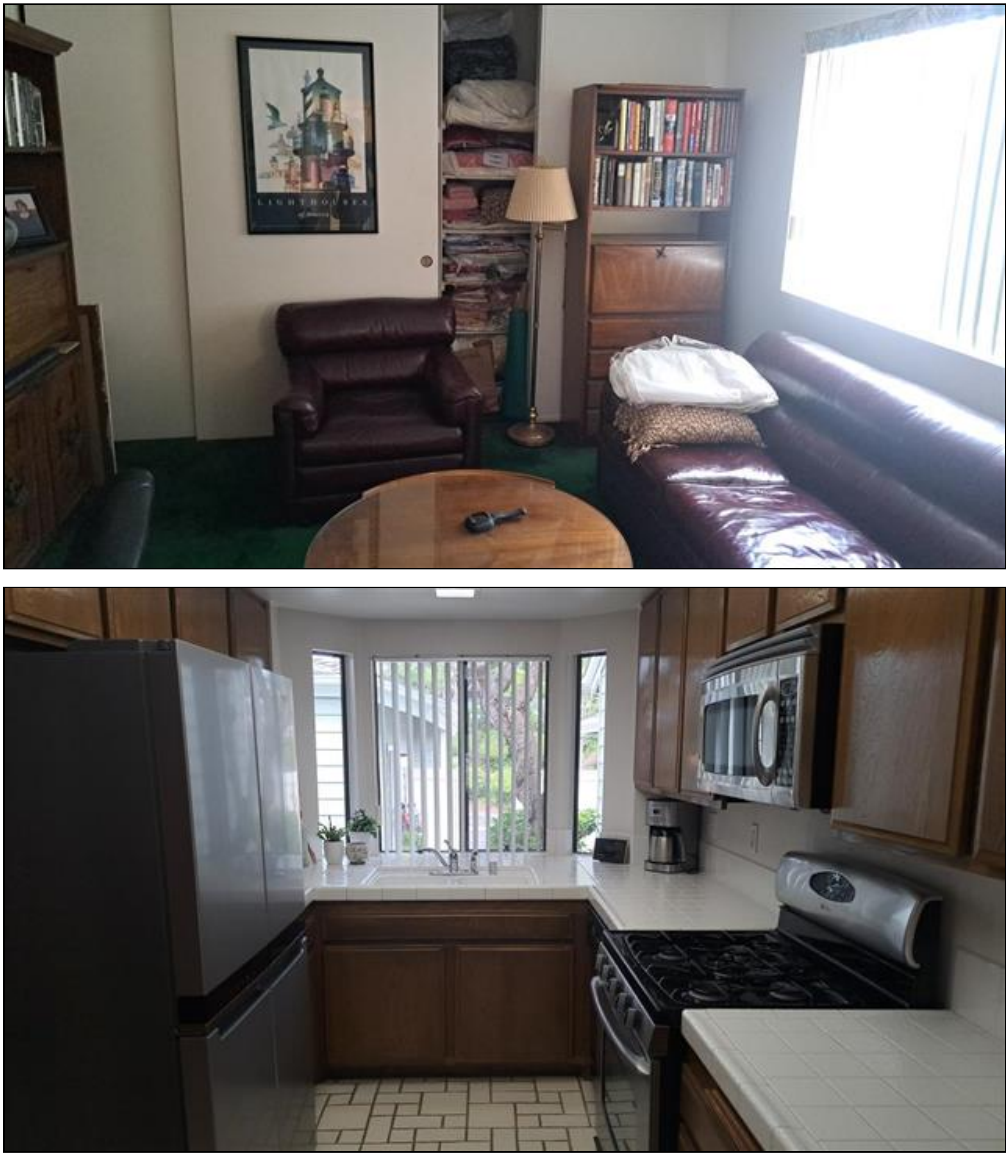
The kitchen appliances were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Interior finishes, or stored personal items can limit the evaluation of the kitchen area. Please be aware that the inspector 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 evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the kitchen was made at the time of inspection, the client is advised to consult a qualified professional to verify the overall condition, prior to the end of the contingency period.

11. Interior Rooms

(Refer to Part 2, Section 9 of the CREIA Standards of Practice) Items to be inspected: 1. Walls, ceilings, floors 2. Doors and windows 3. Stairways, handrails and guardrails 4. Permanently installed cabinets 5. Absence of smoke or carbon monoxide alarms. The inspector is not required to: 1. Inspect door, window or floor coverings 2. Determine whether a building is secure from unauthorized entry 3. Operate, test or determine the type of smoke or carbon monoxide alarms







Styles & Materials

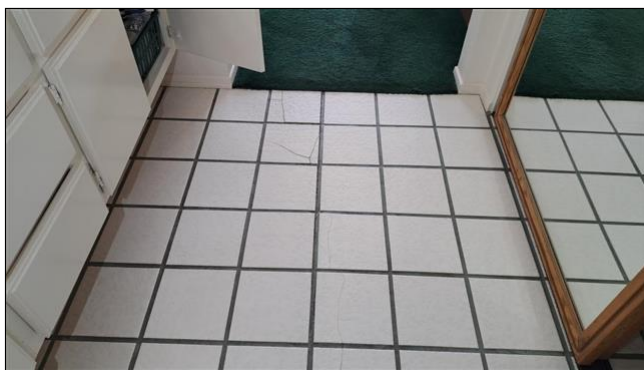
Flooring Material Type: Carpet Tile	Walls & Ceiling Material Type: Drywall/Sheetrock	Interior Door Type: Hollow core wood
Cabinet Material Type: Wood	Counter Type: Tile Manufactured material	

Items

11.0 FLOORS
Comments: Recommendation



Cracked tiles observed at the primary bathroom. Recommend repair.



11.0 Item 1 (Picture)



11.0 Item 2 (Picture)

11.1 WALLS & CEILINGS

Comments: Limited Inspection

11.2 INTERIOR DOORS

Comments: Inspected

11.3 INTERIOR CLOSETS

Comments: Limited Inspection

11.4 CABINETS & COUNTERTOPS

Comments: Inspected

11.5 INTERIOR COMMENTS

Comments: Limited Inspection

Limited review due to personal items.

The interior of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Interior finishes, or stored personal items can limit the evaluation of the interior areas. 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 evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the interior was made at the time of inspection, the client is advised to consult a qualified professional to verify the overall condition, prior to the end of the contingency period. The identification of toxic materials, asbestos, formaldehyde, lead, "Chinese" drywall, mold or other environmental hazards or conditions is beyond the scope of a home inspection and can only be made in a laboratory. If concerned, a qualified industrial hygienist should be consulted. Many products used in construction may contain materials that can be toxic/hazardous. Formaldehyde, lead and asbestos are the most well-known, but other chemicals can be found in varying amounts. While the use of some of these materials has decreased since the late 1970s; they may still be found, particularly in products imported from overseas. Further evaluation by sampling of suspect material for undesirable or toxic substances by a qualified testing laboratory would be prudent. I suggest reading the publication: "Buyers Guide to Earthquake Safety & Environmental Hazards" available at: <http://www.propertyid.com/govbooklets/govenviro.pdf>

12. Foundations, Underfloor Areas, & Basement(s)

(Refer to Part 2, Section 1 of the CREIA Standards of Practice) Items to be inspected: 1. Foundation system 2. Floor framing system 3. Under-floor ventilation 4. Foundation anchoring and cripple wall bracing 5. Wood separation from soil 6. Insulation. The inspector is not required to: 1. Determine size, spacing, location or adequacy of foundation bolting/bracing components or reinforcing systems. 2. Determine the composition or energy rating of insulation materials

Styles & Materials

Exposed Foundation:

Concrete Slab

Items

12.0 EXPOSED FOUNDATION

Comments: Inspected

Concrete slab on grade construction. Houses built with a slab construction may have heating ducts, plumbing, gas, and electrical lines in the slab. We are unable to observe these conditions visually and they are excluded from the scope of this inspection. Interior floor coverings and exterior vegetation limit our view of the slab and the slab edge.

The foundation(s) and under floor areas of the property were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Restrictive clearances, floor finishes, plumbing, excessive moisture or stored personal items can limit the evaluation of the foundation(s). 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 evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of the foundation was made at the time of inspection, the client is advised to consult a qualified professional to verify the overall condition, prior to the end of the contingency period.

13. Repair Estimates

To get a cost breakdown on repairing items listed in the report, we have partnered with TheQwikFix. Morrison Plus customers get \$10 off their repair quotes.

TheQwikFix provides estimates for repair costs in under 24 hours! Simply upload this inspection report and receive an accurate, itemized quote 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. When viewing the digital report on your computer, click 'DOWNLOAD' at the top of your screen.
2. On the next screen, click 'SAVE PDF'.
3. A PDF of your inspection will now download and save to your computer.
4. Click the blue 'Get Your Repair Quote Now' button below.
5. Follow the prompts to request your quote (this will only take a couple of minutes).

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](#)



INVOICE

Morrison Plus Property Inspections
1801 Scenic View Place
Alpine, CA 91901
619-213-3737
Inspected By: Kevin Mckinney

Inspection Date: 9/18/2025
Report ID: 2025020918KM

Customer Info:	Inspection Property:
Steve Matsumoto	1065 Brewley Ln Vista CA 92081
Customer's Real Estate Professional: Steve Matsumoto	

Inspection Fee:

Service	Price	Amount	Sub-Total
Single Family Residence	475.00	1	475.00
			Tax \$0.00
			Total Price \$475.00

Payment Method: Credit Card
Payment Status: Paid
Note:



Morrison Plus Property Inspections

**1801 Scenic View Place
Alpine, CA 91901
619-213-3737**

Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Cover Letter](#)

[Agreement 09-18-2025](#)