

Inspection Report

Client Name: [REDACTED]

Property Address:
7023 San Bartolo St
Carlsbad CA 92011



7023 San Bartolo Street

BHI San Diego / Bailey's Home Inspections

Brian R. Bailey

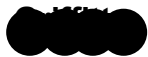


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Date: 8/5/2026	Time: 10:00 AM	Report ID: 20260805-7023-San-Bartolo-St
Property: 7023 San Bartolo St Carlsbad CA 92011	Customer: [REDACTED]	Real Estate Professional: [REDACTED] [REDACTED]

Comment Key or Definitions

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

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

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

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

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

In Attendance: Buyer's agent and inspector	Type of building: Manufactured Home	Approximate age of building: Over 50 Years
Temperature: Over 65 (F) = 18 (C)	Weather: Cloudy	Ground/Soil surface condition: Dry
Rain in last 3 days: No		



1. Roof System / Chimneys and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		IN	NI	NP	RR	Styles & Materials
1.0	Roof Coverings				•	Roof Covering: Metal
1.1	Skylights, Chimneys and Roof Penetrations	•				Viewed roof covering from:
1.2	Roof Drainage Systems (Gutters/Downspouts)	•		•		Ladder
1.3	Roof Structure and Attic (report leak signs or condensation)	•				Roof-Type: Gable

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

Comments:

1.0 The is an insulated metal roof. The outer edges need to be re-sealed by a licensed roofer.



1.0 Item 1(Picture) Roof covering



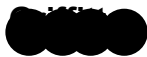
1.0 Item 2(Picture) Roof covering



1.0 Item 3(Picture) Roof covering



1.0 Item 4(Picture) Roof covering



1.0 Item 5(Picture) Roof covering



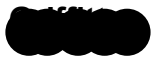
1.0 Item 6(Picture) Roof covering



1.0 Item 7(Picture) Roof covering



1.0 Item 8(Picture) Roof covering



1.0 Item 9(Picture) Roof covering / edges need to be re-sealed



1.0 Item 10(Picture) Roof covering / edges need to be re-sealed



1.0 Item 11(Picture) Roof covering / edges need to be re-sealed



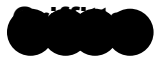
1.0 Item 12(Picture) Roof covering



1.0 Item 13(Picture) Roof covering



1.0 Item 14(Picture) Roof covering



1.0 Item 15(Picture) Roof covering



1.0 Item 16(Picture) Roof covering



1.0 Item 17(Picture) Roof covering

1.2 Recommend installing gutters on the home.



1.2 Item 1(Picture) Missing gutters

**1.3 No evidence of moisture staining or leaks in home on day of inspection.**

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		IN	NI	NP	RR	Styles & Materials
2.0	Wall Cladding Flashing and Trim				•	Siding Style: Siding
2.1	Doors (Exterior)	•				Exterior Entry Doors: Steel Fiberglass Insulated glass
2.2	Windows	•				
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings				•	Appurtenance: Deck with steps Patio
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•				Driveway: Concrete
2.5	Eaves, Soffits and Fascias	•				
2.6	Water faucets (hose bibs)	•				
2.7	Light fixtures and electrical outlets (exterior)				•	
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Comments:



2.0 There are a couple areas where the siding and skirting need to be re-sealed.



2.0 Item 1(Picture) Siding not sealed at back of home



2.0 Item 2(Picture) Gap in skirting

2.3 Loose deck railing.



2.3 Item 1(Picture) Loose railing

2.4 There is evidence of critter intrusion at front of home.



2.4 Item 1(Picture) Critter hole

2.6 Water pressure should read between 40 and 80 PSI. On day of inspection pressure was reading 60 PSI.



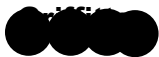
2.6 Item 1(Picture) Water pressure

2.7 Missing GFCI's on exterior of home. Recommend upgrade by a licensed electrician.



2.7 Item 1(Picture) Not GFCI protected

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



3. Kitchen Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		IN	NI	NP	RR	Styles & Materials
3.0	Ceiling	•				Cabinetry: Wood
3.1	Walls	•				
3.2	Floors				•	Countertop: Quartz
3.3	Windows	•				Dryer Power Source: Gas Connection
3.4	Counters and Cabinets (representative number)	•				Dryer Vent: Flexible Metal
3.5	Plumbing Drain, Waste and Vent Systems	•				
3.6	Plumbing Water Supply, Distribution System and Fixtures	•				
3.7	Outlets, Switches and Fixtures	•				
3.8	Dishwasher	•				
3.9	Ranges/Ovens/Cooktops	•				
3.10	Range Hood (s)	•				
3.11	Food Waste Disposer				•	
3.12	Microwave Cooking Equipment	•				
3.13	Laundry equipment				•	

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Comments:

3.2 There are several areas in the home where the sub floor is soft and there is damage to the flooring. Recommend repair by a licensed contractor.



3.2 Item 1(Picture) Soft sub floor in kitchen



3.5 No leaks under kitchen sink on day of inspection.



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

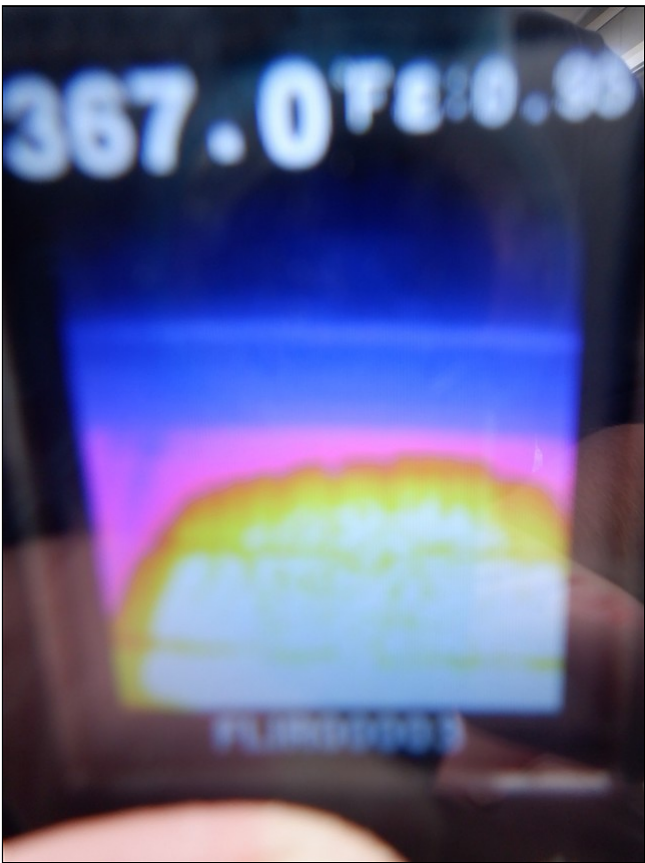


3.7 Good GFCI in kitchen as required.

3.9 The cook top burners worked on day of inspection and the oven pre-heated to 350 degrees.



3.9 Item 1(Picture) Cook top burners



3.9 Item 2(Picture) Thermal imager test on oven

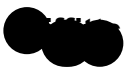
3.10 The fan worked on all speeds and the cook top lights worked.



3.10 Item 1(Picture) Fan worked



3.10 Item 2(Picture) Cook top lights



3.11 Musty smell coming from disposal, recommend cleaning.



3.11 Item 1(Picture) Musty smell from disposal

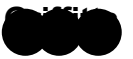
3.13 Recommend installing screen on dryer vent at exterior wall. Missing drip pan under washer. It is a 220 electric connection for the dryer. No leaks noted at washer valves or drain on day of inspection.



3.13 Item 1(Picture) Missing screen on dryer vent



3.13 Item 2(Picture) Laundry



3.13 Item 3(Picture) Missing drip pan



3.13 Item 4(Picture) Washer valves / drain

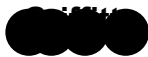


3.13 Item 5(Picture) 220 for dryer



3.13 Item 6(Picture) Dryer vent

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



4. Rooms

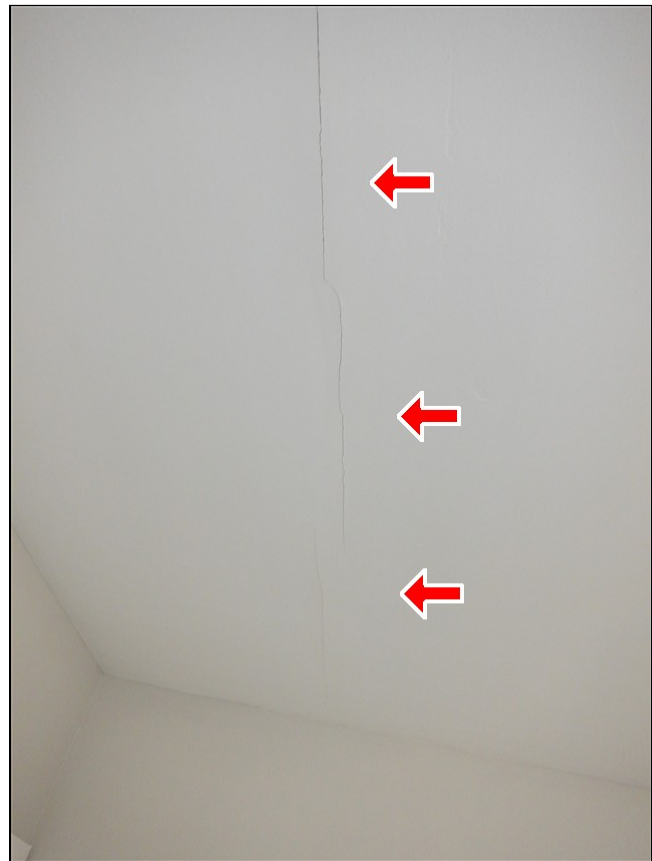
The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		IN	NI	NP	RR	Styles & Materials
4.0	Ceilings				•	Ceiling Materials: Drywall
4.1	Walls	•				Wall Material: Drywall
4.2	Floors				•	Floor Covering(s): Laminated T&G Tile
4.3	Doors (representative number)	•				Interior Doors: Hollow core
4.4	Windows (representative number)				•	Window Types: Thermal/Insulated Sliders
4.5	Outlets, Switches and Fixtures	•				
		IN	NI	NP	RR	

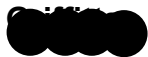
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Comments:

4.0 There are settling cracks in the spare bedroom, and living room off of the kitchen. Recommend proper repair by a licensed contractor.



4.0 Item 1(Picture) Settling cracks in spare bedroom ceiling



4.2 There are several areas in the home where the sub floor is soft and there is damage to the flooring. Recommend repair by a licensed contractor.



4.2 Item 1(Picture) Soft spots in sub floor



4.2 Item 2(Picture) Soft sub floor



4.2 Item 3(Picture) Soft sub floor



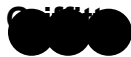
4.2 Item 4(Picture) Damage to flooring



4.2 Item 5(Picture) Separating flooring in front of kitchen island



4.2 Item 6(Picture) Damage to floor by kitchen island



4.2 Item 7(Picture) Soft spot in laundry room



4.2 Item 8(Picture) Soft spots in living room



4.2 Item 9(Picture) Soft spots in living room

4.4 Primary bedroom window not sealed properly. Recommend repair.



4.4 Item 1(Picture) Primary bedroom window not sealed



The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



5. Bathroom and Components

		IN	NI	NP	RR
5.0	Ceiling	•			
5.1	Walls	•			
5.2	Floors	•			
5.3	Doors	•			
5.4	Windows	•			
5.5	Counters and Cabinets (representative number)	•			
5.6	Plumbing Drain, Waste and Vent Systems	•			
5.7	Plumbing Water Supply, Distribution System and Fixtures				•
5.8	Outlets, Switches and Fixtures	•			

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Comments:

5.1 Moisture tests were conducted around all plumbing fixtures and no moisture detected on day of inspection. 1-16% is a normal moisture reading on an interior wall. As a home inspector, I am mandated to report any findings that exceed 17% as this is considered mid level moisture that can cause damage to the building materials.

5.6 No leaks noted under bathroom sinks on day of inspection.



5.6 Item 1(Picture) Hallway bath sink plumbing / no leaks



5.6 Item 2(Picture) Primary bath sink plumbing / no leaks



5.6 Item 3(Picture) Primary bath sink plumbing / no leaks



5.6 Item 4(Picture) Plumbing not sealed under sinks

5.7 Showerheads not sealed, loose toilet, base of hallway bath shower not sealed properly, and primary bath shower caulking is cracking and peeling. Recommend repair by a licensed plumber.



5.7 Item 1(Picture) Showerheads not sealed



5.7 Item 2(Picture) Base of hallway bath shower not properly sealed



5.7 Item 3(Picture) Primary bath showerhead not sealed



5.7 Item 4(Picture) Primary bath shower caulking cracking and peeling



5.7 Item 5(Picture) Primary bath shower not sealed properly



5.7 Item 6(Picture) Loose primary bath toilet



5.7 Item 7(Picture) Loose primary bath toilet handle

5.8 Good GFCI's in each bathroom as required.



5.8 Item 1(Picture) Good GFCI in bathrooms



6. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		IN	NI	NP	RR	Styles & Materials
6.0	Foundations, Basement and Crawlspaces (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)					Foundation: Skirting Method used to observe
6.1	Walls (Structural)					Crawlspace: From entry Crawled
6.2	Columns or Piers					Floor Structure: Wood joists Steel Joists
6.3	Floors (Structural)					Columns or Piers: Concrete piers Steel screw jacks Earthquake Supports
6.4	Insulation Under Floor System					Floor System Insulation: Insulation Bag / vapor barrier
6.5	Vapor Barrier (in Crawlspaces or basement)					
6.6	Ventilation of Foundation Areas					

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

Comments:

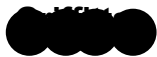
6.0 The ground under the home shows evidence of moisture and efflorescence. Highly recommend having a vapor barrier installed to help reduce moisture.



6.0 Item 1(Picture) Moisture under home



6.0 Item 2(Picture) Crawlspace



6.0 Item 3(Picture) Moisture under home



6.0 Item 4(Picture) Moisture under deck



6.0 Item 5(Picture) Moisture under deck



6.0 Item 6(Picture) Moist under home / no vapor barrier

6.2 There are a lot of steel jacks under home, some old one are corroded. There are also concrete piers under the deck, one is not a proper pier and should be removed. There are also large earthquake supports under the home.



6.2 Item 1(Picture) Steel jacks



6.2 Item 2(Picture) Concrete piers under deck



6.2 Item 3(Picture) Earthquake supports



6.2 Item 4(Picture) Steel jacks



6.2 Item 5(Picture) Steel jacks



6.2 Item 6(Picture) Concrete piers

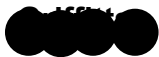


6.2 Item 7(Picture) Improper concrete pier under deck

6.3 There are several soft spots in the sub floor in the home. Recommend evaluation and repair by a licensed contractor.

6.5 Highly recommend installing a vapor barrier under the home.

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



7. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		IN	NI	NP	RR
7.0	Plumbing Drain, Waste and Vent Systems	•			
7.1	Hot Water Systems, Controls, Chimneys, Flues and Vents				•
7.2	Main Water Shut-off Device (Describe location)	•			
7.3	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•			
7.4	Main Fuel Shut-off (Describe Location)	•			

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- IN NI NP RR
- Styles & Materials
- Water Source:
Public
- Plumbing Water Supply
(into home):
Copper
- Plumbing Water
Distribution (inside home):
Copper
PEX
PVC
- Washer Drain Size:
2" Diameter
- Plumbing Waste:
ABS
- Water Heater Power
Source:
Gas (quick recovery)
- Water Heater Capacity:
40 Gallon (1-2 people)
- Water Heater Location:
Exterior Closet
- WH Manufacturer:
A.O. SMITH

Comments:



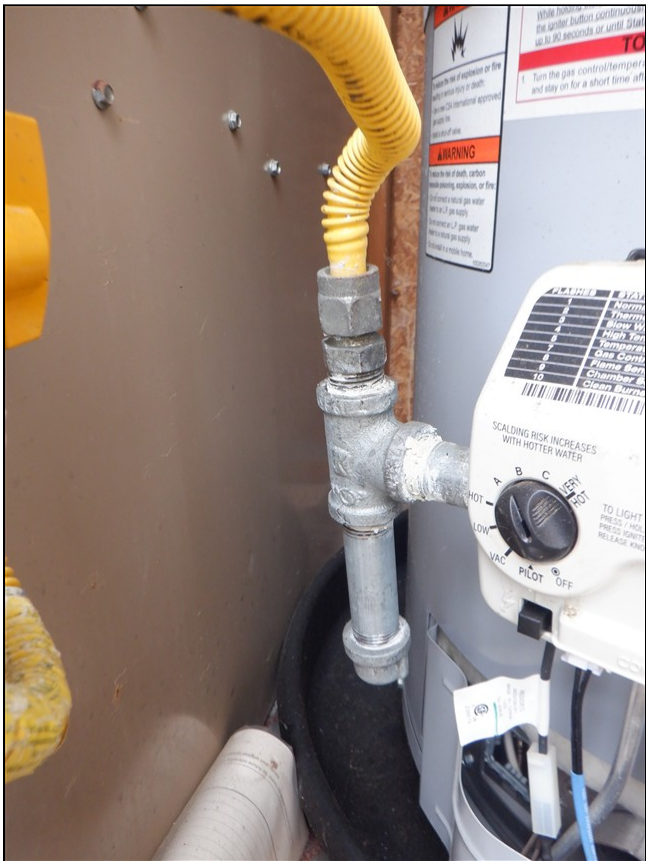
7.1 The water heater is an A.O. Smith / 40 gallon / 2023 model. Typical life span for a water heater is 8-12 years. The system worked on day of inspection. The gas line has the required sediment trap, there is a drip pan installed, flue venting is in tact, no corrosion or leaks at the water lines, and the T&P plumbing is in tact. The required expansion tank is missing, recommend install by a licensed plumber.



7.1 Item 1(Picture) Water heater



7.1 Item 2(Picture) A.O. Smith / 40 gallon / 2023 model



7.1 Item 3(Picture) Sediment trap



7.1 Item 4(Picture) Drip pan



7.1 Item 5(Picture) T&P plumbing



7.1 Item 6(Picture) Flue venting and water lines



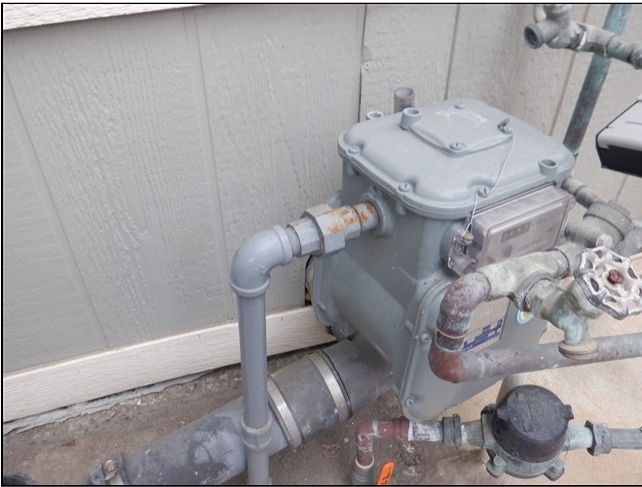
7.1 Item 7(Picture) Missing expansion tank

7.2 The main water shut off is located on carport side of home.



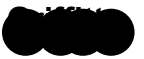
7.2 Item 1(Picture) Main water shut off

7.4 The gas meter and shut off are located on carport side of home.



7.4 Item 1(Picture) Gas meter and shut off

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



8. Electrical System

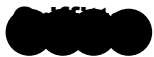
The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

		IN	NI	NP	RR	Styles & Materials
8.0	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•				Panel Capacity: 100 AMP
8.1	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•				Panel Type: Circuit breakers
8.2	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house)	•				Electric Panel Manufacturer: BRYANT
8.3	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure				•	Branch wire 15 and 20
8.4	Location of Main and Distribution Panels	•				AMP: Copper
8.5	Smoke Detectors	•				Wiring Methods: Romex
8.6	Carbon Monoxide Detectors	•				

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

IN NI NP RR

Comments:



8.0 The electrical panel is a 100 amp Bryant panel. The panel is labelled, clean on the inside, no corrosion found at grounding/neutral boards, none of the circuit breakers are double tapped with wires, and all connections were in tact. Half of the circuit breakers have been updated.



8.0 Item 1(Picture) Electrical panel



8.0 Item 2(Picture) Bryant panel



8.0 Item 3(Picture) Circuit breakers



8.0 Item 4(Picture) Labelling



8.0 Item 5(Picture) Labelling

8.3 Missing GFCI's on exterior of home. Recommend upgrade by a licensed electrician.

8.4 The electric meter and main breaker are located on carport side of home, and the electrical panel is located in a cabinet in the primary bathroom.



8.4 Item 1(Picture) Main 100 amp breaker

8.5 The smoke detector should be tested at common hallway to bedrooms upon moving in to home. California Building Code Requirements Smoke and Carbon Monoxide Alarms California Building codes: CBC 907.2.11, CRC 314.3, CRC 315.1 Smoke and Carbon Monoxide Alarms: Smoke alarms shall be installed on the ceiling or wall (between 4" and 12" of the ceiling) in all sleeping rooms, each area/hallway adjacent to garages sleeping rooms, each story of the building, and in any basement. Smoke alarms shall be replaced 10 years after the date of manufacture listed on the alarm (if no date is listed the alarm shall be replaced). Newly installed smoke alarms shall have a 10-year battery.



8.5 Item 1(Picture) Smoke detectors

8.6 Carbon monoxide alarms: Shall be installed on the ceiling or wall (above the door header) in each area/hallway adjacent to sleeping rooms, each story of the building, and any basement. Carbon monoxide alarms are not required if there is no fuel-burning appliances and where the garage is detached from the house. The new 10-year Smoke and CO detectors should be installed.



8.6 Item 1(Picture) Carbon monoxide detector

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



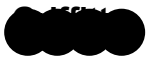
9. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		IN	NI	NP	RR	Styles & Materials
9.0	Heating Equipment				•	Heat Type: Furnace
9.1	Normal Operating Controls	•				Energy Source: Gas
9.2	Automatic Safety Controls	•				Number of Heat Systems (excluding wood): One
9.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•				Ductwork: Insulated
9.4	Presence of Installed Heat Source in Each Room	•				Filter Type: Disposable

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

Comments:



9.0 The furnace is located in the exterior closet. Typical life span for a furnace is 20-25 years. The system did not work properly on day of inspection. It heated up properly but there was no air flow at any of the vents. The flue venting is in tact. The gas line is missing the required sediment trap. The system was tested using a thermal imager. The temperature was set to 78 degrees. The air coming out of each vent should be, at minimum, 90 degrees (+12 degree jump in temperature). The air was reading in the mid 90. Recommend evaluation and repair by a licensed HVAC technician.



9.0 Item 1(Picture) Old furnace



9.0 Item 2(Picture) Missing sediment trap



9.0 Item 3(Picture) Flue venting



9.0 Item 4(Picture) System unplugged



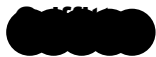
9.0 Item 5(Picture) No air flow from vents



9.0 Item 6(Picture) Thermal imager test



The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



Summary

BHI San Diego / Bailey's Home Inspections

Customer



Address

7023 San Bartolo St
Carlsbad CA 92011

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

1. Roof System / Chimneys and Attic

1.0 Roof Coverings

Repair or Replace

The is an insulated metal roof. The outer edges need to be re-sealed by a licensed roofer.

2. Exterior

2.0 Wall Cladding Flashing and Trim

Repair or Replace

There are a couple areas where the siding and skirting need to be re-sealed.

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Repair or Replace

Loose deck railing.

2.7 Light fixtures and electrical outlets (exterior)

Repair or Replace

Missing GFCI's on exterior of home. Recommend upgrade by a licensed electrician.

3. Kitchen Components and Appliances

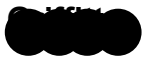
3.2 Floors

Repair or Replace

There are several areas in the home where the sub floor is soft and there is damage to the flooring. Recommend repair by a licensed contractor.

3.11 Food Waste Disposer

Repair or Replace



Musty smell coming from disposal, recommend cleaning.

3.13 Laundry equipment

Repair or Replace

Recommend installing screen on dryer vent at exterior wall. Missing drip pan under washer. It is a 220 electric connection for the dryer. No leaks noted at washer valves or drain on day of inspection.

4. Rooms

4.0 Ceilings

Repair or Replace

There are settling cracks in the spare bedroom, and living room off of the kitchen. Recommend proper repair by a licensed contractor.

4.2 Floors

Repair or Replace

There are several areas in the home where the sub floor is soft and there is damage to the flooring. Recommend repair by a licensed contractor.

4.4 Windows (representative number)

Repair or Replace

Primary bedroom window not sealed properly. Recommend repair.

5. Bathroom and Components

5.7 Plumbing Water Supply, Distribution System and Fixtures

Repair or Replace

Showerheads not sealed, loose toilet, base of hallway bath shower not sealed properly, and primary bath shower caulking is cracking and peeling. Recommend repair by a licensed plumber.

6. Structural Components

6.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Repair or Replace

The ground under the home shows evidence of moisture and efflorescence. Highly recommend having a vapor barrier installed to help reduce moisture.

6.2 Columns or Piers

Repair or Replace

There are a lot of steel jacks under home, some old one are corroded. There are also concrete piers under the deck, one is not a proper pier and should be removed. There are also large earthquake supports under the home.

6.3 Floors (Structural)

Repair or Replace

There are several soft spots in the sub floor in the home. Recommend evaluation and repair by a licensed contractor.

7. Plumbing System

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

**Repair or Replace**

The water heater is an A.O. Smith / 40 gallon / 2023 model. Typical life span for a water heater is 8-12 years. The system worked on day of inspection. The gas line has the required sediment trap, there is a drip pan installed, flue venting is in tact, no corrosion or leaks at the water lines, and the T&P plumbing is in tact. The required expansion tank is missing, recommend install by a licensed plumber.

8. Electrical System**8.3 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure****Repair or Replace**

Missing GFCI's on exterior of home. Recommend upgrade by a licensed electrician.

9. Heating / Central Air Conditioning**9.0 Heating Equipment****Repair or Replace**

The furnace is located in the exterior closet. Typical life span for a furnace is 20-25 years. The system did not work properly on day of inspection. It heated up properly but there was no air flow at any of the vents. The flue venting is in tact. The gas line is missing the required sediment trap. The system was tested using a thermal imager. The temperature was set to 78 degrees. The air coming out of each vent should be, at minimum, 90 degrees (+12 degree jump in temperature). The air was reading in the mid 90. Recommend evaluation and repair by a licensed HVAC technician.

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

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Brian R. Bailey



INVOICE

BHI San Diego / Bailey's Home Inspections

Inspection Date: 8/5/2026

Inspected By: Brian R. Bailey

Report ID: 20260805-7023-San-Bartolo-St

Customer Info:	Inspection Property:
Redacted Customer Name 7023 San Bartolo St Carlsbad CA 92011 Customer's Real Estate Professional: Redacted Real Estate Professional	7023 San Bartolo St Carlsbad CA 92011

Inspection Fee:

Service	Price	Amount	Sub-Total
Manufactured Home	400.00	1	400.00
			Tax \$0.00
			Total Price \$400.00

Payment Method: Credit Card
Payment Status: Paid
Note: