



INSPECTION REPORT  
5700 Baltimore Dr #39  
La Mesa CA 91942

INSPECTED BY  
Ray Salcido  
HomeSite  
Inspections - A  
Division of DeBerry  
Inspection Services

INSPECTION DATE  
📅 9/23/2024  
🕒 11:00 AM

# ☐☐☐ TABLE OF CONTENTS

---

Cover Page .....	1
Table of Contents .....	2
Intro Page .....	3
1 Grounds and Exterior .....	6
2 Slab-On-Grade.....	8
3 Roof.....	9
4 Plumbing.....	10
5 Electrical – Main Panel .....	13
6 Electrical – Sub-Panel.....	14
7 Interior.....	16
8(A) 2nd Floor Bathroom.....	19
8(B) 1/2 Bathroom.....	21
9 Fireplaces .....	23
10 Kitchen.....	24
11 Heating System.....	30
12 Air Conditioning System.....	32
MARGINAL SUMMARY .....	34
DEFECTIVE SUMMARY.....	43

## GENERAL INFO

**Property Address**

5700 Baltimore Dr #39  
La Mesa CA 91942

**Date of Inspection**

9/23/2024

**Report ID**

240923-R2

**Customer(s)**

Allen Jaffe

**Time of Inspection**

11:00 AM

**Real Estate Agent**

Dana Berry  
Hill & Hill

## INSPECTION DETAILS

**In Attendance:**

Buyer's Agent. Buyer did not attend inspection

**Furnishings & Belongings:**

Vacant

**Estimated Age:**

54 Years

**Home Faces:**

Front Door Facing West

**Estimated Age of Roof:**

Unknown

**Temperature:**

Approximately 80 – 85 Degrees

**Weather:**

Sunny

**Type of building:**

Condo

**Electric:**

On

**Gas/Oil:**

Not Applicable

**Water:**

On

## COMMENT KEY & DEFINITIONS

### Comment Key or Definitions

**All definitions listed below refer to the property or items listed as inspected on this report at the time of inspection.** 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.

**Acceptable (A)** = The component/item had no visible defects or evidence of being defective and was either operational, in working condition, and/or was performing its' intended function.

**Marginal (M)** = Item/s warranting additional attention or repair: Item is not properly functional, may require further monitoring, shows abnormal wear, is damaged, was installed incorrectly, is a safety concern or may require repair/s. Customer may be advised to seek further evaluation by a qualified licensed contractor. These items will be in BLUE.

**Defective (D)** = Recommend further review & repair(s) by a licensed contractor or other specialist: The item is unable to adequately perform its' intended function, is at/near the end of its' life span, is a significant safety concern and/or a potentially expensive repair. The item needs further evaluation by a qualified licensed specialist and then repair or replacement as recommended. These comments will appear in RED.

Any and all areas where moisture intrusion and/or damage is either readily visible or suspected, will be labeled as "Defective". It will always be strongly recommended that a qualified indoor air quality specialist be contacted for comprehensive investigation and repair recommendations. Moisture intrusion can cause damage to the structure, as well as promote the growth of harmful mold and mildew. Determining the presence of mold and mildew is beyond the scope of a standard residential home inspection. These comments will appear in RED.

**Not Inspected (NI)** = Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

**Not Present (NP)** = Item not present or not found.

**INTRODUCTION:** A Home Inspection report is intended to establish the general condition and serviceability of the dwelling prior to transfer of ownership. The inspection is performed in accordance with the Standards of Practice of the California Real Estate Inspection Association (CREIA) in effect at the time of the inspection. These standards and the inspection agreement/contract have been agreed upon as per the signed agreement/contract. This report is the exclusive property of the HomeSite Inspection Company and the Client(s) listed in the report. The inspection report prepared for the client is solely and exclusively for the client(s) own information and may not be relied upon by any other person. This report is not transferable.

**SPECIALTY EVALUATIONS:** The Client is advised that a Home Inspector is a generalist. Throughout this report, recommendations may be made for further evaluation by an appropriately qualified specialist. The Client is advised that such specialty evaluations often result in the discovery of additional defects. Any such specialty evaluations should therefore be completed before removing any investigation contingency and prior to the close of escrow to avoid incurring unforeseen repair costs which may have been identified during such specialty evaluations.

**PHOTOGRAPHS:** Photographs are inserted in places throughout the report. The majority of these photos are intended to provide an enhanced understanding of defects described in the report, including defects which would typically, be difficult for the Client to view directly. In some instances, one photo may be used to depict multiple similar defects. The use of photographs is not intended to imply relative importance of defects and some defects not photographed may be of more importance to the Client than photographed defects. Not all defects will be supported with photographs.

**LIMITATIONS:** Please note that home ownership carries with it some degree of risk and not all problems show warning signs before the problem arises. The inspection report is a snapshot of the condition of the property at a specific time. Numerous components of the home are not visible during the inspection. Generally, very little historical information is provided prior to the inspection. While a home inspection can reduce risks associated with the purchase, risks cannot be entirely eliminated. Even the most comprehensive inspection cannot be expected to reveal every condition one may consider to be of significance.

**EXCLUSIONS:** In accordance with the Standard Residential Inspection Agreement, the inspection does not include operating systems or components with other than normal user controls and does not include auxiliary features beyond the basic function. Examples of such auxiliary features would be oven self-cleaning features and programmable functions of heating/cooling thermostats.

Some homes contain numerous systems and components which are excluded from a residential inspection. Examples of such systems and components would be security systems, irrigation systems, and outdoor barbecue facilities. Most, if not all homes also contain systems or components which are generally thought to be commonplace minimum features but which are excluded from a standard residential inspection. Examples of

such commonplace systems and components would be telephone, TV, cable / internet wiring. The Client is advised that any systems not included in this report were not inspected.

The Client may desire to have evaluations conducted by individuals specializing in areas which are beyond the scope of this inspection, such as mold and mildew, asbestos, lead paint, radon, or other areas which may be of interest to the Client. This Inspector is not qualified to detect the presence of Chinese Drywall. Accordingly, the issue of Chinese Drywall (and its potential problems) is beyond the scope of the inspection report.

**REPAIR METHODS:** Repair recommendations may be made in this report. While some recommendations may appear to be relatively detailed and technical in nature, it is not the intent of this report to provide repair instructions. The party performing the repairs is expected to be knowledgeable regarding the proper repair methods and will retain total responsibility for performing the repairs in a proper and satisfactory manner. It is highly recommended that all repairs, maintenance and or further evaluations only be performed by qualified and licensed contractors.

**WARRANTY:** The HomeSite Inspection Company provides no warranty or guarantee regarding future performance of the property. The Client should consider obtaining a home warranty in order to reduce the probability of unforeseen maintenance and repair costs. Some home warranties do not cover the cost of upgrading components and systems to meet current code requirements in the course of performing covered repairs and such costs may be chargeable to the Homeowner. It is recommended that the Client consider purchasing a home warranty which covers such upgrade costs.

**CLOSING:** The Client is reminded that a home inspection is limited to visually accessible areas. Under the best circumstances some portions of the dwelling, such as inside the walls, are inaccessible. Other portions of the dwelling are often rendered inaccessible by the presence of furniture and other personal property and can therefore not be inspected.

In order to gain maximum benefit from the home inspection process, the Client must fully understand the contents of the inspection report. The Client should read the entire inspection report when it is received and promptly call the Inspector with any questions or concerns regarding the inspection or the inspection report.

## ✓ RESULTS AT A GLANCE

94

✓ ITEMS INSPECTED  
Total number in report.

60

📄 SUMMARY COMMENTS  
Total number in report.

76

📷 PHOTOS  
Total number in report.

## 🏠 1. GROUNDS AND EXTERIOR

### ✂ STYLES & MATERIALS: GROUNDS AND EXTERIOR

**Grading:**

Level Site, Minor Slope

**Trim:**

Wood  
Metal

**Exterior Lighting:**

Surface Mount

**Vegetation:**

Trees & Shrubs  
Common Area

**Structure:**

Wood Frame

**Chimney:**

Stucco covered, Brick Type

**Driveway:**

Asphalt  
Common Area

**Balcony:**

Waterproof Coating

**Exterior Finish:**

Stucco, Wood

**Exterior Electrical:**

No receptacles noted at time of inspection.

**Sidewalks / Walkways:**

Concrete  
Common Area

**Exterior Stairs:**

Concrete  
Common Area

### 👁 ITEMS: GROUNDS AND EXTERIOR

#### 1.0 GRADING

✓ NOT INSPECTED

Home is on the second level, grading/drainage not inspected.

#### 1.1 EXTERIOR SURFACE

📄 MARGINAL

Cracking noted on the stucco surface, wood siding worn and stained. Please Note: The exterior siding may be part of the Home Owners' Association: Due to height and angle restrictions, the entire exterior was not able to be fully inspected at this time.



1.1 Item 1 (Picture)



1.1 Item 2 (Picture)

## 1.2 TRIM (EAVES, SOFFITS, FASCIA)

☑ ACCEPTABLE

Please Note: The exterior trim may be part of the Home Owners' Association. Due to height and angle restrictions, the trim was not able to be fully inspected at this time.

## 1.3 CHIMNEY

📄 MARGINAL

Cracking noted along sides of the chimney junction to the building. The cracks should be sealed. Please Note: The exterior siding may be part of the Home Owners' Association. Items warrant attention and repair.



1.3 Item 1 (Picture)



1.3 Item 2 (Picture)

## 1.4 ELECTRICAL

☑ NOT PRESENT

## 1.5 EXTERIOR LIGHTING

☑ ACCEPTABLE

## 1.6 DRIVEWAY

☑ NOT INSPECTED

## 1.7 SIDEWALKS / WALKWAYS

☑ NOT INSPECTED

### 1.8 COVER

☑ ACCEPTABLE

Cover is part of the structure.



1.8 Item 1 (Picture)

### 1.9 BALCONY

📄 DEFECTIVE

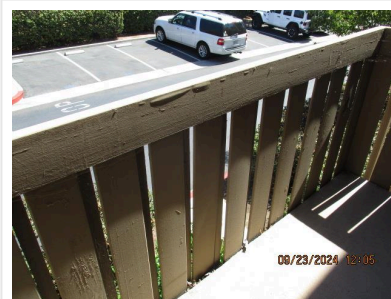
Cracking and staining noted on the balcony surface, railing boards and frame loose, wood weathered and worn. Ensure that the balcony surface is kept well sealed to prevent water intrusion or damage to the inaccessible areas. Drain should be kept clean and clear to allow water to flow off. Recommend review and repairs by a licensed contractor.



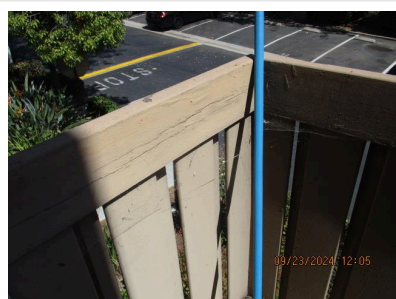
1.9 Item 1 (Picture)



1.9 Item 2 (Picture)



1.9 Item 3 (Picture)



1.9 Item 4 (Picture)



1.9 Item 5 (Picture)

### 1.10 EXTERIOR STAIRS

☑ NOT INSPECTED

## 🏠 2. SLAB-ON-GRADE



## ☰ DESCRIPTION

- **Notice: All slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Floor coverings are not removed during this inspection.**

## 👁 ITEMS: SLAB-ON-GRADE

### 2.0 MANOMETER SURVEY

☑ NOT INSPECTED

A Manometer survey, done to determine the levelness of the slab, was not performed as the main floor is not on the ground level.

### 2.1 EXTERIOR FOUNDATION (NOT FULLY VISIBLE)

☑ NOT INSPECTED

## 🏠 3. ROOF

## ☰ DESCRIPTION

- **Notice: This report is an opinion of the general quality and condition of the roofing. The inspector cannot and does not offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer.**
- **Certain types of roofs are not walked to avoid causing damage. Not all tiles/slates/panels are checked for attachment. Inspection is limited.**
- **Roofs, skylights and flashings are not water tested for leaks.**
- **Tenting a home for fumigation may cause damage to roofs – recommend reinspection for damage after tenting is completed.**

## ✂ STYLES & MATERIALS: ROOF

#### Roof Surface Location:

Over entire building

#### Roof Type:

Flat / Low-Slope

#### Method of Inspection (Roof & Exposed Flashings):

Walked the Roof

#### Roof Covering:

EPDM (Ethylene Propylene Dien Monomer) Rubber

#### Chimney Flue:

Clay Flue

## 👁 ITEMS: ROOF

### 3.0 ROOF SURFACE

📄 MARGINAL

Roof surface is stained, signs of poor drainage. This type of roof requires regular maintenance to prevent water intrusion. Ensure all roof penetrations are kept well sealed. Please Note: Roof may be part of the Home Owner's Association. The entire roof was not fully inspected at this time.



3.0 Item 1 (Picture)

### 3.1 EXPOSED FLASHINGS

☑ NOT INSPECTED

### 3.2 GUTTERS & DOWNSPOUTS

☑ NOT INSPECTED

### 3.3 CHIMNEY (FLUE / CAP / FLASHINGS)

☐ DEFECTIVE

Cracking noted on the chimney cap, missing proper spark arrestor/rain cap.  
Recommend further evaluation, and/or repairs by a certified chimney sweep.



3.3 Item 1 (Picture)

- Notice: Gutters and subsurface drains are not water tested for leakage or blockage. Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.

## 🏠 4. PLUMBING

### ☰ DESCRIPTION

#### Supply Lines:

- Notice: Underground pipes or pipes inside walls cannot be judged for sizing, leaks or corrosion. Water quality testing or testing for hazards such as lead is not part of this inspection. Supply valves / shut-offs are not tested for functionality.
- Be advised that some "Polybutelene" piping systems have experienced documented problems. Contact the manufacturer or an expert for further information and evaluations.
- Sprinklers / Irrigation systems are not part of this inspection.

**Waste Lines:**

- **Notice:** City sewer service, septic systems and all underground pipes are not a part of this inspection. Future drainage performance is also not determined.
- **Notice:** Be advised that some "ABS" plastic piping systems have experienced documented problems. Contact the manufacturer or a plumbing expert for further information & evaluations.

**Fuel System / Supply:**

- **Notice:** Underground pipes cannot be judged for breaks or possible root intrusions. Association-maintained systems are not tested. Grove systems are not tested.
- **Notice:** Underground piping & fuel tanks cannot be judged. Pipes inside walls or pipes concealed from view cannot be judged and the inspector does not perform tests for gas leaks or pipe sizing.
- **Notice:** Verification of the location or condition of underground fuel storage tanks is not part of this inspection. Environmental risks, if any, are also not included.

**✂ STYLES & MATERIALS: PLUMBING****Main Water Shut-Off****Location:**

Not located

**Water Pressure When Tested:**

75 PSI

**Waste Lines (Not Fully Visible):**

ABS

**Main Line:**

Main line not visible, cannot determine type.

**Supply Lines (Not Fully Visible):**

PEX

**Water Softener / Water Filtration System (Y/N):**

Not Present

**Water Supply Lines Noted:**

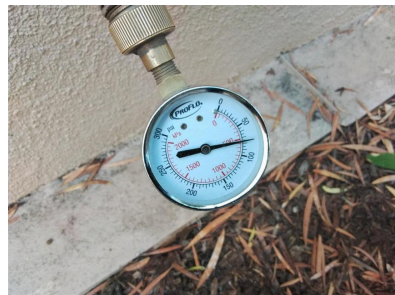
Beneath Fixtures

**👁 ITEMS: PLUMBING****4.0 MAIN WATER SHUT-OFF** NOT INSPECTED

Unable to locate local unit shut-off. Recommend inquiring with the selling party / local HOA regarding the location of a local water shut-off valve or water shut-off procedures.

**4.1 MAIN LINE** NOT INSPECTED**4.2 WATER PRESSURE** ACCEPTABLE

Please note: The water pressure reading was taken from a common area hose faucet. The water pressure reading is only reflective of water pressure to the building at this particular faucet fixture and does not necessarily reflect the water pressure throughout the dwelling. Recommend client routinely monitor water pressure throughout the dwelling.



4.2 Item 1 (Picture)

#### 4.3 HOSE FAUCETS

☑ ACCEPTABLE

Common area faucet only noted.

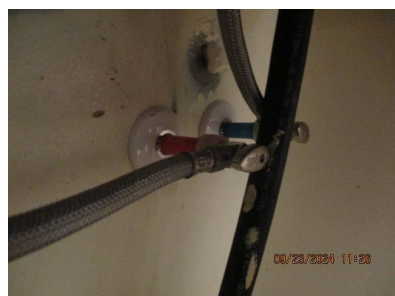


4.3 Item 1 (Picture)

#### 4.4 SUPPLY LINES

☑ ACCEPTABLE

PEX pipes visible beneath the fixtures.



4.4 Item 1 (Picture)



4.4 Item 2 (Picture)



4.4 Item 3 (Picture)

#### 4.5 WASTE LINES

☑ ACCEPTABLE

#### 4.6 DRAIN CLEAN-OUT/S NOTED (Y/N)

☑ NOT INSPECTED

Drain clean-out noted at ground level common area only.



4.6 Item 1 (Picture)

#### 4.7 FIRE SPRINKLERS INSTALLED (Y/N)

☑ NOT PRESENT

Not Installed.

### 🏠 5. ELECTRICAL - MAIN PANEL

#### 🔧 STYLES & MATERIALS: ELECTRICAL - MAIN PANEL

**Main Disconnect Location:**

Common Area Enclosure – HOA Maintained / Locked. Unable to Inspect

**Service Line:**

Underground – 120V / 240V

**Service Amps:**

Unable to Determine. Common Area Locked Closet

#### 👁️ ITEMS: ELECTRICAL - MAIN PANEL

#### 5.0 PANEL NOTES

☑ NOT INSPECTED

Main electrical closet not accessible.



5.0 Item 1 (Picture)

## 🏠 6. ELECTRICAL - SUB-PANEL

### 🔧 STYLES & MATERIALS: ELECTRICAL - SUB-PANEL

**Panel Rating:**

125 Amps

**Conductors – Service Wiring:**

Aluminum

**Branch Wiring:**

Copper & Aluminum

**Wiring Methods:**

Non-Metallic Sheathed Cable

Romex

### 👁️ ITEMS: ELECTRICAL - SUB-PANEL

#### 6.0 PANEL NOTES

📄 DEFECTIVE

(1) Open "knock-out" holes noted. This is a safety hazard. Insert caps to close off openings. Recommend review and repairs by a licensed electrical contractor.



6.0 Item 1 (Picture)



6.0 Item 2 (Picture)

(2) Panel location: In entry hall closet



6.0 Item 3 (Picture)

#### 6.1 BREAKERS

✅ ACCEPTABLE

Not tested to determine if labeled correctly.



6.1 Item 1 (Picture)

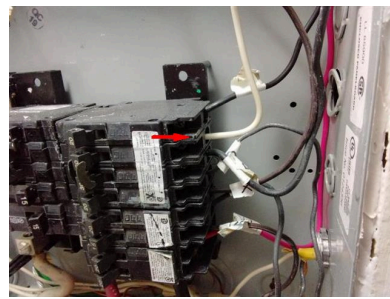
## 6.2 CONDUCTORS - BRANCH WIRING

DEFECTIVE

White wire used as "hot" wire. The wires should be properly marked as "hot" with black or red tape. Recommend review and repairs by a licensed electrical contractor.



6.2 Item 1 (Picture)



6.2 Item 2 (Picture)

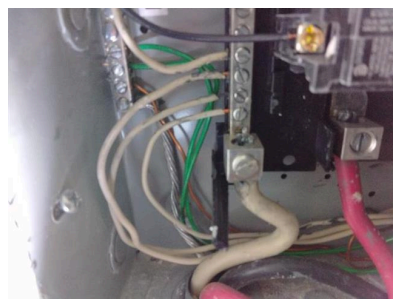
## 6.3 WIRING METHODS

ACCEPTABLE

## 6.4 ELECTRICAL GROUND

ACCEPTABLE

Visible inside the sub-panel only.



6.4 Item 1 (Picture)

## 6.5 GFCI (GROUND FAULT CIRCUIT INTERRUPTER) BREAKERS

ACCEPTABLE

GFCI protected outlets present in the bathrooms and kitchen.

## 7. INTERIOR

### DESCRIPTION

- **Notice – Windows:** Determining condition of all thermopane windows is not possible due to temperature, weather and lighting variations. Check with owner for further information.
- **Notice – Walls:** The condition of walls behind wallpaper, paneling and furnishings cannot be judged.
- **Notice – Ceilings:** Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For information contact the American Lung Association or an asbestos specialist.
- **Notice – Flooring:** Determining odors or stains is not included. Floor covering damage / stains may be hidden by furniture. The condition of wood flooring below carpets is not inspected.
- **Notice – Fireplace/s:** Recommend installing safety spacer on damper when gas logs are present. Wood and ashes are not moved for inspection. Recommend clearing debris and further evaluation.

### STYLES & MATERIALS: INTERIOR

#### Occupied Dwelling Remarks:

Vacant

#### Exterior Doors:

Sliding Glass

#### Floor Coverings:

Carpet

Vinyl Plank

#### Wall Material:

Drywall

Paneling

#### Ceiling Materials:

Drywall

#### Window Types:

Aluminum, Sliding, Single Pane

#### Electrical:

120 VAC Outlets & Lighting

Circuits

### ITEMS: INTERIOR

#### 7.0 DWELLING: OCCUPIED / VACANT

 ACCEPTABLE

#### 7.1 DOORS (ENTRY)

 ACCEPTABLE

#### 7.2 DOORBELL

 MARGINAL



The doorbell did not function, button damaged. Item warrants attention and repair.

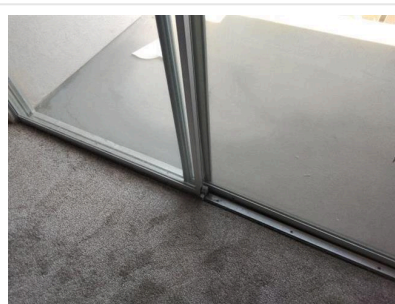


7.2 Item 1 (Picture)

### 7.3 DOORS (EXTERIOR)

📄 MARGINAL

Rollers bounce, track and rollers need to be cleaned and lubricated and or repaired. Screen door does not latch. Sliding glass door installed backwards. The fixed section of the door situated on the inner track, leaving the sliding door on exterior track.



7.3 Item 1 (Picture)

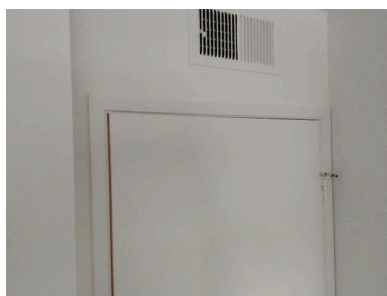
### 7.4 DOORS (INTERIOR)

📄 MARGINAL

1/2 bathroom door does not lock, also rubs on strike plate. West facing bedroom door rubs on frame. Items warrant attention and repair.



7.4 Item 1 (Picture)



7.4 Item 2 (Picture)

## 7.5 FLOORS

☐ ACCEPTABLE

Floor squeaks noted.

---

## 7.6 INTERIOR WALLS

☑ ACCEPTABLE

---

## 7.7 CEILING/S

☑ ACCEPTABLE

---

## 7.8 WINDOWS

☐ MARGINAL

Some of the windows are hard to slide they need tracks and rollers cleaned and lubricated or repaired

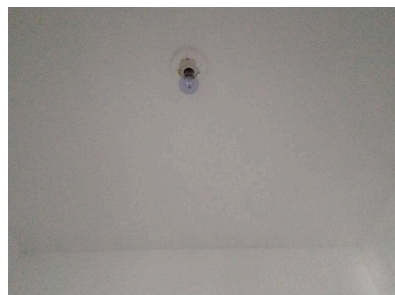
---

## 7.9 ELECTRICAL

☐ ACCEPTABLE

(1) All outlets and lights functional.

(2) Lights inside closets would be considered improper and potential fire/safety hazards by today's standards. Missing protective cover over light fixtures.



7.9 Item 1 (Picture)



7.9 Item 2 (Picture)

---

## 7.10 CEILING FAN/S

☑ ACCEPTABLE

---

## 7.11 SMOKE DETECTORS

☑ ACCEPTABLE

Detectors respond to test buttons and present at all required locations.

---

## 7.12 CARBON MONOXIDE ALARMS

☑ ACCEPTABLE

Combination type detectors present at both floors.

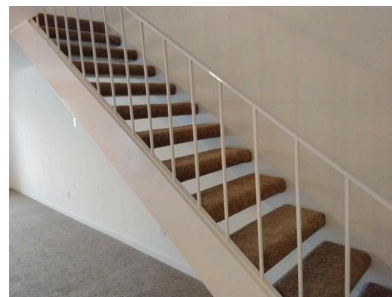


7.12 Item 1 (Picture)

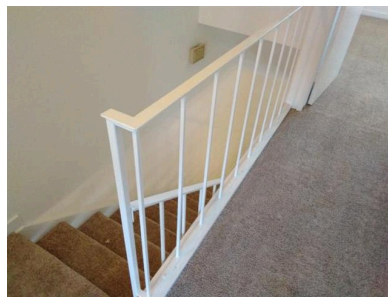
## 7.13 INTERIOR STEPS

📄 MARGINAL

Baluster spacing @ railings too wide by today's standards. This is a potential safety hazard. Client may consider installation of a protective barrier along the railings and/or replacement. Height of the railings would be considered too low by today's current standards. Although typical for age of home, modern handrails are 42 inch minimum height for increased safety.



7.13 Item 1 (Picture)



7.13 Item 2 (Picture)

## 🏠 8(A) . 2ND FLOOR BATHROOM

### 📄 DESCRIPTION

- Notice: A Ground Fault Circuit Interruptor (G.F.C.I.) is protection for safety in wet areas – older homes will commonly not be equipped with this device. An upgrade is advised.
- Notice: Bathtub(s) / Spas / Whirlpool tub(s) are inspected for functional flow and drainage only. Filling these fixtures and testing overflow(s) is beyond the scope of this inspection.
- Notice: Determining whether shower pans are water-tight is beyond the scope of this inspection. Shower pan/s not leak tested. Showers are tested for functional flow and drainage only.
- Notice: "Roman-style" tile bathtubs are often problematic in nature. It is recommended that a licensed plumbing contractor further evaluate for water-tightness.
- Notice: "Roman-style" tile showers are often problematic in nature. It is recommended that a licensed plumbing contractor further evaluate for water-tightness.

### 🔧 STYLES & MATERIALS: 2ND FLOOR BATHROOM

**Bathroom Location:**  
Shared Bathroom

**Electrical:**  
120 VAC GFCI

**ITEMS: 2ND FLOOR BATHROOM**

---

**8.0.A SINK**

ACCEPTABLE

---

**8.1.A FAUCETS / TRAPS**

ACCEPTABLE

---

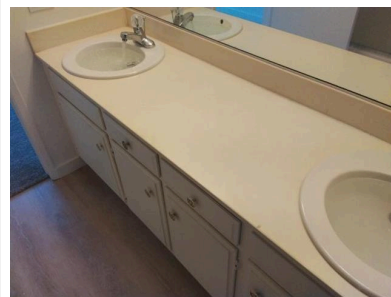
**8.2.A COUNTER / CABINET**

MARGINAL

Chipped spot, scratches noted on the counter top. Wear to cabinetry.



**8.2.A Item 1 (Picture)**



**8.2.A Item 2 (Picture)**

---

**8.3.A ELECTRICAL**

ACCEPTABLE

---

**8.4.A TOILET**

ACCEPTABLE

---

**8.5.A VENTILATION**

ACCEPTABLE

---

**8.6.A BATH / SHOWER ENCLOSURE**

MARGINAL

Small quantity of water dispenses from tub spout when shower is in use. Shower diverter does not fully seal. Water leaking from underside of spout. Tub surface stained. recommend review and repairs by a licensed plumbing contractor. Ensure that the fixtures and surrounding areas are kept well sealed to prevent water damage.



8.6.A Item 1 (Picture)



8.6.A Item 2 (Picture)

### 8.7.A SHOWER

☑ ACCEPTABLE

Ensure that the fixtures and surrounding areas are kept well sealed to prevent water damage.



8.7.A Item 1 (Picture)

### 8.8.A ENCLOSURE

☑ ACCEPTABLE

## 🏠 8(B) . 1/2 BATHROOM

### ☰ DESCRIPTION

- Notice: A Ground Fault Circuit Interrupter (G.F.C.I.) is protection for safety in wet areas – older homes will commonly not be equipped with this device. An upgrade is advised.
- Notice: Bathtub(s) / Spas / Whirlpool tub(s) are inspected for functional flow and drainage only. Filling these fixtures and testing overflow(s) is beyond the scope of this inspection.
- Notice: Determining whether shower pans are water-tight is beyond the scope of this inspection. Shower pan/s not leak tested. Showers are tested for functional flow and drainage only.
- Notice: "Roman-style" tile bathtubs are often problematic in nature. It is recommended that a licensed plumbing contractor further evaluate for water-tightness.
- Notice: "Roman-style" tile showers are often problematic in nature. It is recommended that a licensed plumbing contractor further evaluate for water-tightness.

### 🔧 STYLES & MATERIALS: 1/2 BATHROOM

**Bathroom Location:**

1/2 Bathroom  
First floor

**Electrical:**

120 VAC GFCI

**ITEMS: 1/2 BATHROOM****8.0.B SINK**

DEFECTIVE

Rust staining and cracking noted on the surface. Recommend review and repairs by a licensed plumbing contractor.



8.0.B Item 1 (Picture)

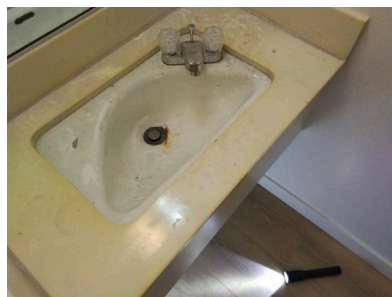
**8.1.B FAUCETS / TRAPS**

ACCEPTABLE

**8.2.B COUNTER / CABINET**

MARGINAL

Wear to the counter tops. Corrosion spots noted on the mirror.



8.2.B Item 1 (Picture)

**8.3.B ELECTRICAL**

ACCEPTABLE

**8.4.B TOILET**

MARGINAL

Toilet tank loose & needs to be secured. Item warrants attention and repair.



8.4.B Item 1 (Picture)

## 8.5.B VENTILATION

☑ ACCEPTABLE

## 🏠 9. FIREPLACES

### 🔧 STYLES & MATERIALS: FIREPLACES

**Fireplace Location:**

Living Room

**Type:**

Wood Burning

**Fireplace Construction:**

Masonry

**Flue Type:**

Clay

**Damper:**

Metal

**Hearth Type:**

Flush

### 👁️ ITEMS: FIREPLACES

## 9.0 FIREPLACE CONSTRUCTION

📄 MARGINAL

Soot staining in fireplace interior.

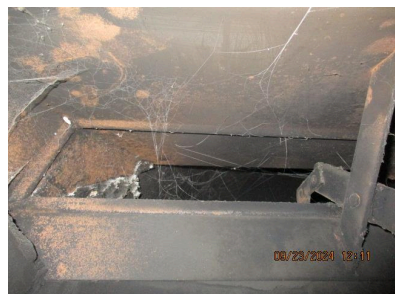


9.0 Item 1 (Picture)

## 9.1 FLUE

📄 MARGINAL

Please Note – Limited visual inspection of the flue and interior firebox due to angle and height restrictions.  
 Recommend safety inspection by a certified chimney sweep.



9.1 Item 1 (Picture)



9.1 Item 2 (Picture)

### 9.2 DAMPER

ACCEPTABLE

Rust noted on the damper.



9.2 Item 1 (Picture)

### 9.3 HEARTH

ACCEPTABLE

## 10. KITCHEN

### STYLES & MATERIALS: KITCHEN

**Kitchen Location:**

Main Floor

**Kitchen Window/s:**

Aluminum, Sliding, Single Pane

**Dishwasher Present (Y/N):**

Installed

**Item/s Installed – Not Tested:**

Refrigerator

**Kitchen Flooring:**

Vinyl Plank

**Fan / Hood:**

Vented

**Countertops:**

Laminate

**Electrical:**

120 VAC GFCI

**Oven / Range:**

Electric

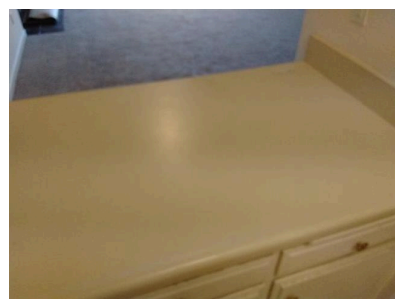
### ITEMS: KITCHEN



### 10.0 COUNTERTOPS

📄 MARGINAL

(1) Wear to the counter tops.

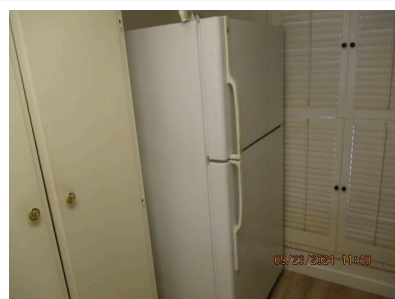


10.0 Item 1 (Picture)



10.0 Item 2 (Picture)

(2) Refrigerator not inspected.



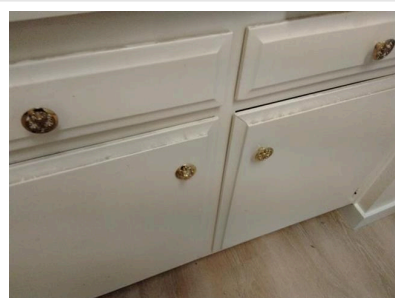
10.0 Item 3 (Picture)

---

### 10.1 CABINETS

📄 MARGINAL

(1) Wear noted to the cabinets.



10.1 Item 1 (Picture)

(2) Holes noted on the walls and ceilings in the cabinets, reason for holes not known, plastic covered.



10.1 Item 2 (Picture)



10.1 Item 3 (Picture)

---

## 10.2 WINDOWS

☑ ACCEPTABLE

If windows are replaced, lower window would possibly require glass to be tempered.



10.2 Item 1 (Picture)

---

## 10.3 FLOOR

☑ ACCEPTABLE

---

## 10.4 ELECTRICAL

☑ ACCEPTABLE

---

## 10.5 LIGHTING

☑ ACCEPTABLE

---

## 10.6 KITCHEN SINK/S

📁 MARGINAL

Wear noted to sink basins. Ensure sink kept well sealed.



10.6 Item 1 (Picture)

---

### 10.7 FAUCET/S

☐ MARGINAL

Corrosion noted on the faucet,



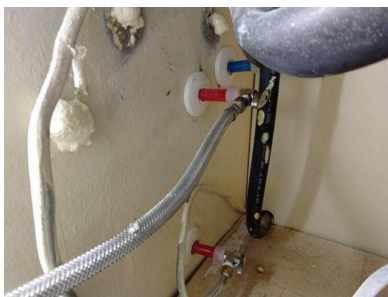
10.7 Item 1 (Picture)

---

### 10.8 PLUMBING

☑ ACCEPTABLE

Pipes have been replaced. PEX type pipes visible.



10.8 Item 1 (Picture)

---

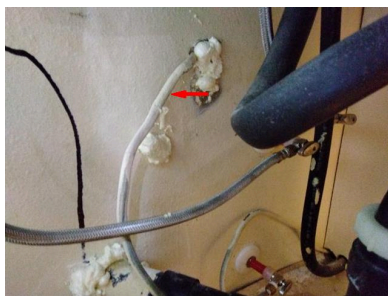
### 10.9 DISPOSAL/S

☐ DEFECTIVE

Disposal unit is functional however it is wired directly to the switch. Expose Romex noted, missing clamp at wire going into the disposal. Recommend review and repairs by a licensed electrical contractor.



10.9 Item 1 (Picture)



10.9 Item 2 (Picture)

## 10.10 DISHWASHER

MARGINAL

Dishwasher not adequately secured to the cabinetry / countertop. Unit did not function properly, it would start but stop and go into fault mode. Recommend review and repairs by a licensed contractor.



10.10 Item 1 (Picture)



10.10 Item 2 (Picture)

## 10.11 AIR GAP PRESENT (Y/N)

ACCEPTABLE

Yes

## 10.12 MICROWAVE

DEFECTIVE

Microwave did not operate properly. Unit failed to heat. This unit would be considered to be at the end of its life. Replacement may be necessary. Exposed wiring in cabinet above microwave, this is improper and potential safety hazard. Recommend evaluation and repair by a licensed electrical contractor.



10.12 Item 1 (Picture)



10.12 Item 2 (Picture)

---

### 10.13 FAN / HOOD

☐ MARGINAL

Fan is functional however: The tube needs to be sealed with heat rated tape.



10.13 Item 1 (Picture)

---

### 10.14 OVEN

☐ DEFECTIVE

Oven elements are functional however it is missing an anti-tip bracket. This is a safety hazard. Item warrants attention and repair.



10.14 Item 1 (Picture)



10.14 Item 2 (Picture)

---

### 10.15 RANGE

☐ MARGINAL

All elements are functional at the stove top, unit is worn.



10.15 Item 1 (Picture)

- *Notice: Self – and/or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved.*
- *Notice: Determining adequacy of washing and drying functions of dishwasher is not part of this inspection.*
- *Notice: Refrigerators, freezers and built-in ice makers are not part of this inspection.*

## 🏠 11. HEATING SYSTEM

### ☰ DESCRIPTION

- **Notice: The inspector does not perform pressure tests on coolant systems; therefore no representation is made regarding coolant charge or line integrity.**
- **Notice: Subjective judgment of system capacity is not part of the inspection. Window or portable units are not inspected.**
- **Notice: Inspector does not light pilots. If pilots are "off," a full inspection is not possible. It is suggested that heating systems be activated and fully inspected prior to close of transaction.**
- **Notice: The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit or other technical procedures. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. Safety devices are not tested by this company.**
- **Notice: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can only be performed by laboratory testing and is beyond the scope of this inspection.**
- **Notice: It is required that all homes with fuel burning heating systems have a carbon monoxide detector installed for added safety.**
- **Notice: Thermostats are not tested for calibration or timed functions. Adequacy, efficiency or even heat distribution of the system through the house is not part of this inspection.**
- **Notice: Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual.**

### ✂ STYLES & MATERIALS: HEATING SYSTEM

**Location:**

Recessed Ceiling Compartment

**Heat Type:**

Heat Pump

**Fuel Type / Energy Source:**

Electric

**Capacity:**

Not Applicable

**Distribution Type:**

Ducts / Registers (Not Fully Visible)

### 👁 ITEMS: HEATING SYSTEM

### 11.0 HEATING EQUIPMENT

☑ ACCEPTABLE

(1) Heating unit is functional. Stain noted on the ceiling tile, unable to determine cause, no moisture detected at this time.

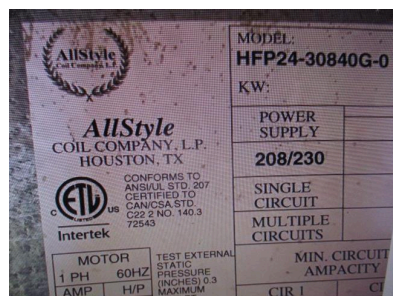


11.0 Item 1 (Picture)

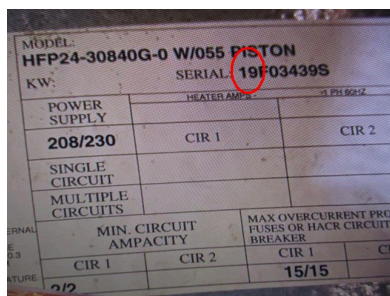


11.0 Item 2 (Picture)

(2) Photos of data plate: possibly 2019 manufacture date.



11.0 Item 3 (Picture)



11.0 Item 4 (Picture)

### 11.1 DISTRIBUTION

☑ ACCEPTABLE

### 11.2 NORMAL CONTROLS

☑ ACCEPTABLE

Thermostat located on first floor.



11.2 Item 1 (Picture)

### 11.3 AIR FILTER/S

☑ ACCEPTABLE

Located in the return.



11.3 Item 1 (Picture)

## 🏠 12. AIR CONDITIONING SYSTEM

### 🔧 STYLES & MATERIALS: AIR CONDITIONING SYSTEM

**A/C System Type:**

Heat Pump

**A/C Power Supply:**

240 Volt – Electrical Disconnect

### 👁️ ITEMS: AIR CONDITIONING SYSTEM

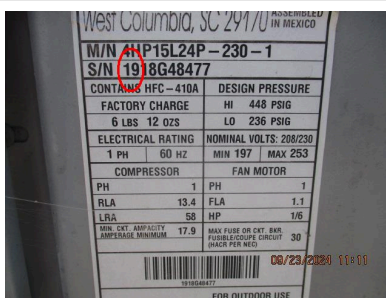
#### 12.0 A/C OPERATION

✅ ACCEPTABLE

AC is functional. Data plate indicates possibly 2019 manufacture date.



12.0 Item 1 (Picture)



12.0 Item 2 (Picture)

#### 12.1 A/C POWER

✅ ACCEPTABLE

#### 12.2 REFRIGERANT LINES (NOT FULLY VISIBLE)

📄 MARGINAL



Deteriorated insulation on the refrigerant line needs to be repaired / replaced @ the exterior.



12.2 Item 1 (Picture)

---

### 12.3 CONDENSATE DISCHARGE LINES

☑ NOT INSPECTED

Not visible.

---

# 📄 MARGINAL SUMMARY

---



**HomeSite Inspections – A Division of DeBerry Inspection Services**  
2725 Jefferson St, Suite #6-115  
Carlsbad, Ca. 92008  
760-942-9207

**Customer**

Allen Jaffe

**Address**

5700 Baltimore Dr #39  
La Mesa CA 91942

## 1. GROUNDS AND EXTERIOR

---

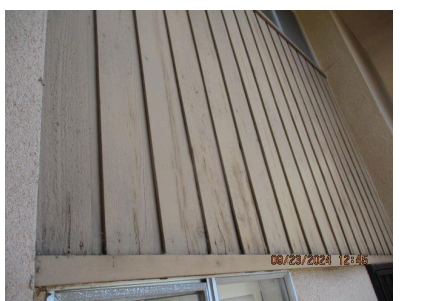
### 1.1 EXTERIOR SURFACE

**📄 MARGINAL**

Cracking noted on the stucco surface, wood siding worn and stained. Please Note: The exterior siding may be part of the Home Owners' Association: Due to height and angle restrictions, the entire exterior was not able to be fully inspected at this time.



1.1 Item 1 (Picture)

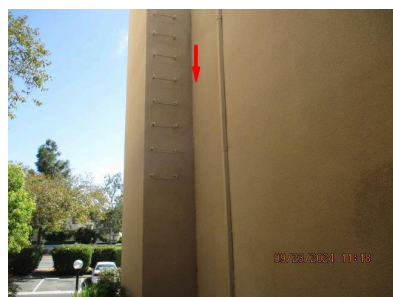


1.1 Item 2 (Picture)

### 1.3 CHIMNEY

**📄 MARGINAL**

Cracking noted along sides of the chimney junction to the building. The cracks should be sealed. Please Note: The exterior siding may be part of the Home Owners' Association. Items warrant attention and repair.



1.3 Item 1 (Picture)



1.3 Item 2 (Picture)

### 3. ROOF

---

#### 3.0 ROOF SURFACE

MARGINAL

Roof surface is stained, signs of poor drainage. This type of roof requires regular maintenance to prevent water intrusion. Ensure all roof penetrations are kept well sealed. Please Note: Roof may be part of the Home Owner's Association. The entire roof was not fully inspected at this time.



3.0 Item 1 (Picture)

### 7. INTERIOR

---

#### 7.2 DOORBELL

MARGINAL

The doorbell did not function, button damaged. Item warrants attention and repair.



7.2 Item 1 (Picture)

#### 7.3 DOORS (EXTERIOR)

📄 MARGINAL

Rollers bounce, track and rollers need to be cleaned and lubricated and or repaired. Screen door does not latch. Sliding glass door installed backwards. The fixed section of the door situated on the inner track, leaving the sliding door on exterior track.



7.3 Item 1 (Picture)

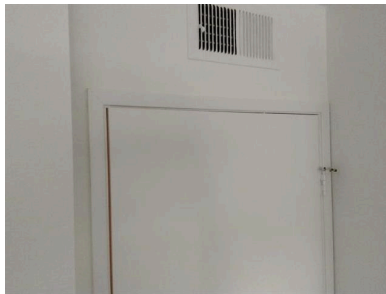
#### 7.4 DOORS (INTERIOR)

📄 MARGINAL

1/2 bathroom door does not lock, also rubs on strike plate. West facing bedroom door rubs on frame. Items warrant attention and repair.



7.4 Item 1 (Picture)



7.4 Item 2 (Picture)

#### 7.8 WINDOWS

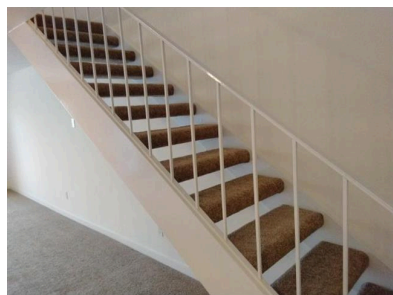
📄 MARGINAL

Some of the windows are hard to slide they need tracks and rollers cleaned and lubricated or repaired

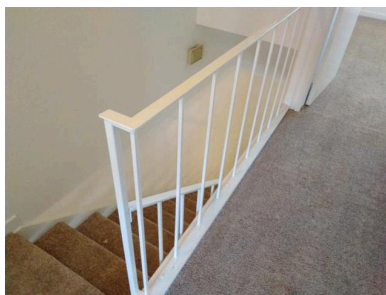
#### 7.13 INTERIOR STEPS

📄 MARGINAL

Baluster spacing @ railings too wide by today's standards. This is a potential safety hazard. Client may consider installation of a protective barrier along the railings and/or replacement. Height of the railings would be considered too low by today's current standards. Although typical for age of home, modern handrails are 42 inch minimum height for increased safety.



7.13 Item 1 (Picture)



7.13 Item 2 (Picture)

## 8(A) . 2ND FLOOR BATHROOM

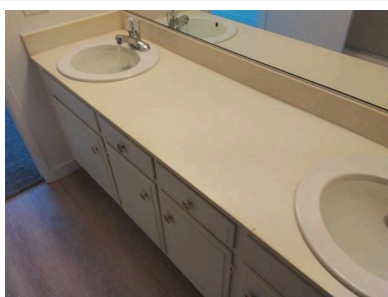
### 8.2.A COUNTER / CABINET

📁 MARGINAL

Chipped spot, scratches noted on the counter top. Wear to cabinetry.



8.2.A Item 1 (Picture)



8.2.A Item 2 (Picture)

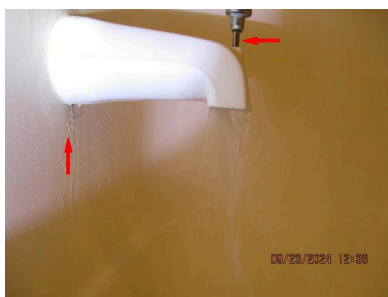
### 8.6.A BATH / SHOWER ENCLOSURE

📁 MARGINAL

Small quantity of water dispenses from tub spout when shower is in use. Shower diverter does not fully seal. Water leaking from underside of spout. Tub surface stained. recommend review and repairs by a licensed plumbing contractor. Ensure that the fixtures and surrounding areas are kept well sealed to prevent water damage.



8.6.A Item 1 (Picture)



8.6.A Item 2 (Picture)

## 8(B) . 1/2 BATHROOM

---

### 8.2.B COUNTER / CABINET

☐ MARGINAL

Wear to the counter tops. Corrosion spots noted on the mirror.



8.2.B Item 1 (Picture)

### 8.4.B TOILET

☐ MARGINAL

Toilet tank loose & needs to be secured. Item warrants attention and repair.



8.4.B Item 1 (Picture)

## 9. FIREPLACES

---

### 9.0 FIREPLACE CONSTRUCTION

☐ MARGINAL

Soot staining in fireplace interior.

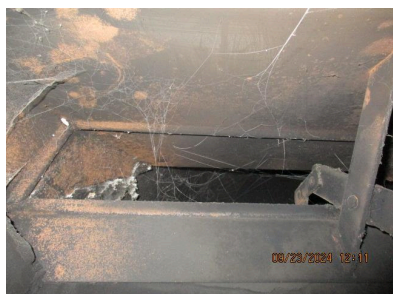


9.0 Item 1 (Picture)

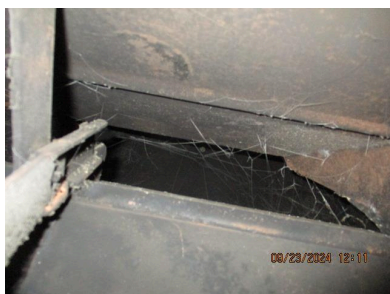
## 9.1 FLUE

📁 MARGINAL

Please Note – Limited visual inspection of the flue and interior firebox due to angle and height restrictions. Recommend safety inspection by a certified chimney sweep.



9.1 Item 1 (Picture)



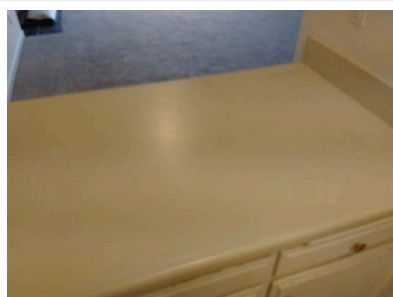
9.1 Item 2 (Picture)

## 10. KITCHEN

### 10.0 COUNTERTOPS

📁 MARGINAL

(1) Wear to the counter tops.



10.0 Item 1 (Picture)



10.0 Item 2 (Picture)

### 10.1 CABINETS

📁 MARGINAL

(1) Wear noted to the cabinets.



10.1 Item 1 (Picture)

(2) Holes noted on the walls and ceilings in the cabinets, reason for holes not known, plastic covered.



10.1 Item 2 (Picture)



10.1 Item 3 (Picture)

## 10.6 KITCHEN SINK/S

📁 MARGINAL

Wear noted to sink basins. Ensure sink kept well sealed.



10.6 Item 1 (Picture)

## 10.7 FAUCET/S

📁 MARGINAL

Corrosion noted on the faucet,





10.7 Item 1 (Picture)

## 10.10 DISHWASHER

📄 MARGINAL

Dishwasher not adequately secured to the cabinetry / countertop. Unit did not function properly, it would start but stop and go into fault mode. Recommend review and repairs by a licensed contractor.



10.10 Item 1 (Picture)



10.10 Item 2 (Picture)

## 10.13 FAN / HOOD

📄 MARGINAL

Fan is functional however: The tube needs to be sealed with heat rated tape.



10.13 Item 1 (Picture)

## 10.15 RANGE

📄 MARGINAL

All elements are functional at the stove top, unit is worn.



10.15 Item 1 (Picture)

## 12. AIR CONDITIONING SYSTEM

---

### 12.2 REFRIGERANT LINES (NOT FULLY VISIBLE)

📄 MARGINAL

Deteriorated insulation on the refrigerant line needs to be repaired / replaced @ the exterior.



12.2 Item 1 (Picture)

---

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Ray Salcido

## DEFECTIVE SUMMARY



HomeSite Inspections – A Division of DeBerry Inspection Services  
2725 Jefferson St, Suite #6-115  
Carlsbad, Ca. 92008  
760-942-9207

### Customer

Allen Jaffe

### Address

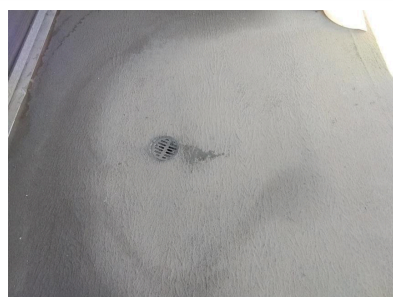
5700 Baltimore Dr #39  
La Mesa CA 91942

## 1. GROUNDS AND EXTERIOR

### 1.9 BALCONY

#### DEFECTIVE

Cracking and staining noted on the balcony surface, railing boards and frame loose, wood weathered and worn. Ensure that the balcony surface is kept well sealed to prevent water intrusion or damage to the inaccessible areas. Drain should be kept clean and clear to allow water to flow off. Recommend review and repairs by a licensed contractor.



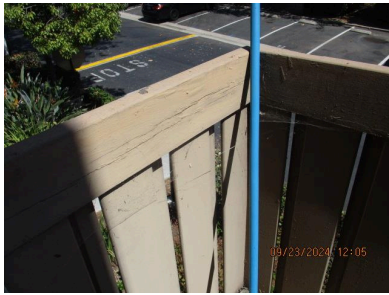
1.9 Item 1 (Picture)



1.9 Item 2 (Picture)



1.9 Item 3 (Picture)



1.9 Item 4 (Picture)



1.9 Item 5 (Picture)

### 3. ROOF

#### 3.3 CHIMNEY (FLUE / CAP / FLASHINGS)

☒ DEFECTIVE

Cracking noted on the chimney cap, missing proper spark arrestor/rain cap.  
Recommend further evaluation, and/or repairs by a certified chimney sweep.



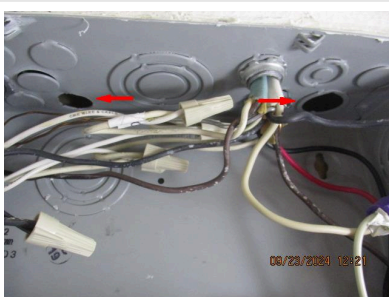
3.3 Item 1 (Picture)

### 6. ELECTRICAL - SUB-PANEL

#### 6.0 PANEL NOTES

☒ DEFECTIVE

(1) Open "knock-out" holes noted. This is a safety hazard. Insert caps to close off openings. Recommend review and repairs by a licensed electrical contractor.



6.0 Item 1 (Picture)

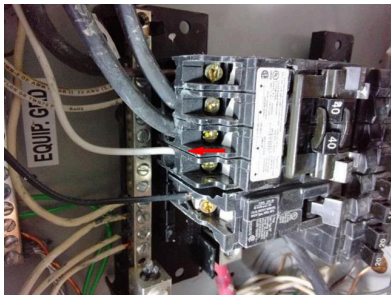


6.0 Item 2 (Picture)

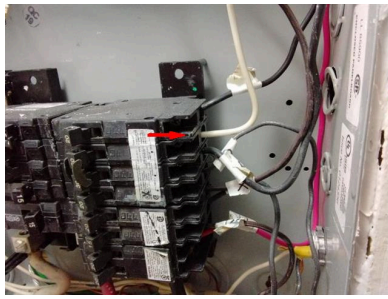
#### 6.2 CONDUCTORS - BRANCH WIRING

**DEFECTIVE**

White wire used as "hot" wire. The wires should be properly marked as "hot" with black or red tape. Recommend review and repairs by a licensed electrical contractor.



6.2 Item 1 (Picture)



6.2 Item 2 (Picture)

## 8(B) . 1/2 BATHROOM

---

### 8.0.B SINK

**DEFECTIVE**

Rust staining and cracking noted on the surface. Recommend review and repairs by a licensed plumbing contractor.



8.0.B Item 1 (Picture)

## 10. KITCHEN

---

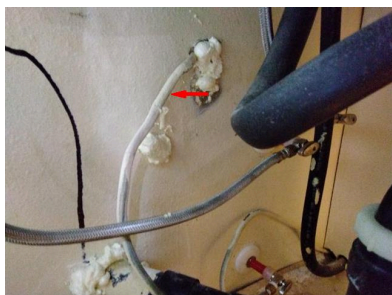
### 10.9 DISPOSAL/S

**DEFECTIVE**

Disposal unit is functional however it is wired directly to the switch. Expose Romex noted, missing clamp at wire going into the disposal. Recommend review and repairs by a licensed electrical contractor.



10.9 Item 1 (Picture)



10.9 Item 2 (Picture)

## 10.12 MICROWAVE

DEFECTIVE

Microwave did not operate properly. Unit failed to heat. This unit would be considered to be at the end of its life. Replacement may be necessary. Exposed wiring in cabinet above microwave, this is improper and potential safety hazard. Recommend evaluation and repair by a licensed electrical contractor.



10.12 Item 1 (Picture)



10.12 Item 2 (Picture)

## 10.14 OVEN

DEFECTIVE

Oven elements are functional however it is missing an anti-tip bracket. This is a safety hazard. Item warrants attention and repair.



10.14 Item 1 (Picture)



10.14 Item 2 (Picture)