



360 HOME INSPECTION

858-707-7066

360homeinspectionsd@gmail.com

<https://www.360homeinspectionsd.com>



CONDO/TOWNHOME

1730 Avenida Del Mundo 1503
Coronado, CA 92118

01/08/2025



Inspector

Mark Pollard

Mark Pollard

Owner 360 Home Inspection

858-707-7066

360homeinspectionsd@gmail.com



Agent

Maria Garate

Maria Garate



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360 Home Inspection LLC

SUMMARY

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- 🔧 11.4.1 Exterior - Porches, Patios, Decks, Balconies : Cracked Tiles At The Balcony

1: INSPECTION DETAIL

Information

General Inspection Info:

Occupancy

Occupied

General Inspection Info: Weather

Conditions

Sunny

General Inspection Info: Type of

Building

Multi-Family

General Inspection Info: In Attendance

Client's Agent

How to read this report:

The defects within the report are organized into 3 categories.

1, **Minor Concern** (in blue),

2, **Moderate Concern** (in orange),

3, **Major Concern** (in red).

The category that each defect is in does not determine the importance of the recommended repair. All defects noted on this report should be addressed. Health and safety concerns will be in the Moderate Concern or Major Concern, depending on how the perceived danger, but these should be addressed ASAP. All repairs should be performed by licensed and/or qualified contractors in order to ensure the repairs are done safely and properly.

Minor Concern: Items or components of the home that are defective and, in the opinion of the inspector, may be considered general maintenance or are typical for the age of the home. Any recommended improvements to the home may also be in this category.

Moderate Concern: Items or components that were found to be defective and, if not addressed, these could lead to further problems. These defects are not considered to be routine maintenance. This category may also contain safety hazards or concerns.

Major Concern: Items or components that were defective and may require major/costly repairs. This category may also contain serious safety hazards or concerns that are in need of immediate attention.

These categories are based on the inspectors professional judgement and are based on the conditions at the time of the inspection. This categorization should not be construed as to mean that items designated as a Minor Concern or Moderate Concern do not need need repaired or addressed. The recommendation in each comment is more important than the category in which the defect was placed in.

Limitations: In the event that the inspector was not able to inspect/test certain areas or components of the home, there may be a Limitations tab in that section of the report. The Limitations tab may show things that need to be further evaluated after the inspection. I recommend reading any Limitations in the report and addressing them as necessary.

Photographs: Several photos and videos are in your inspection report. These photos are for informational purposes and may not include every instance or occurrence of a defect.

Energy Saving Resources:

UTILITY BILL, REBATES AND OTHER ASSISTANCE

California Department of Consumer Affairs: www.dca.ca.gov/energy-challenge.htm.

California Energy Commission, for information on utility bill assistance programs: 800-772-3300 or www.energy.ca.gov.

California Public Utilities Commission Consumer Affairs Branch, for information on baseline and other optional rates and bill assistance programs: 800-649-7570 or www.cpuc.ca.gov.

California Energy Alternative Rates (CARE): Call your local utility company for information and applications.

Information About Thermal Imaging: Thermal Imaging



360 Home Inspection has chosen to **exceed** the Standards of Practice by using Infrared Thermal Imaging cameras (IR Cameras) on all home inspections (except for some limited scope inspections). This technology is not required by the industry standards for home inspectors. We feel that by implementing the use of IR Cameras, we can detect defects that may go unnoticed otherwise. For example, it is not practical to inspect every inch of a freshly painted ceiling with a moisture meter to find evidence of moisture. There may not be any observable evidence of a leak by looking at the ceiling with the naked eye. By using an IR camera, the whole ceiling can be scanned for evidence of a leak or other anomalies. Limitations of Thermal Imaging IR

Cameras do not "see" moisture, and they are not x-ray vision cameras. An IR camera only sees the surface temperature. It cannot help to determine where an old leak existed if the area has dried. It also cannot predict or help us find leaks that may happen in the future, or under conditions that are different than the time of inspection. For example, we cannot find roof leaks in the middle of summer. We cannot find small leaks that are present under normal use but have not been leaking due to the house being vacant. An example may be a small leak under a toilet that has not been used. We may not find this leak, but it may show up after the toilet is flushed regularly. And we may not be able to determine leaking windows unless rain and wind conditions are causing a leak at the time of inspection. In the end, IR Cameras are another tool in our tool bag which we use to provide you with as much information as possible. While we go above and beyond the industry standards, we still cannot see hidden defects or predict events. We can only report on the evidence present at the time of inspection.



Limitations

General Inspection Info

COMPLEX MANAGED BY A HOME OWNERS ASSOCIATION

This residence is part of a complex that is managed and maintained by a "Home Owners" association. Our inspection is limited to a visual evaluation of the interior of the dwelling unit. Any comments related to the exterior conditions, components or systems are made as a courtesy.

Scope Of Work

SCOPE OF WORK

SCOPE OF WORK IMPORTANT: A Home Inspection is NOT intended to reveal minor defects. Please familiarize yourself with the Standards-Of-Practice for home inspections and read the Inspection agreement for limitations. You have contracted with 360 Home Inspection to perform a generalist inspection in accordance with the Standards of Practice of InterNACHI. This home inspection is limited to a visual inspection. This means that we can only evaluate what we can see. There may be defects behind walls, under floor coverings, or which have been concealed from view by paint, personal items, or wall coverings. 360 Home Inspectors inspect properties in accordance with the Standards of Practice of InterNACHI listed at <https://www.nachi.org/sop.htm>. Items that are not listed in this report were not inspected. The observations and opinions expressed within the report take precedence over any verbal comments. It should be understood that the inspector is only on-site for a few hours and will not comment on insignificant deficiencies, but confine the observations to truly significant defects or deficiencies that significantly affect the value, desirability, habitability or safety of the structure. A home inspection is intended to identify evidence of problems which exist. Since home inspections are non-destructive, the home inspector can only report on the evidence that is observable at the time of the inspection. A home inspection is specifically not exhaustive in nature, and therefore cannot identify defects that may be discovered only through more rigorous testing than a home inspection allows. A generalist inspection is essentially visual and does not include the dismantling of any component, or the sampling of air and inert materials. We are specifically prohibited by California state law from identifying termites and other wood destroying organisms, which is the responsibility of a state-licensed pest control expert.. More importantly, a home inspection does not include mold, sewer, air, radon, asbestos, lead, drug residue or other sampling unless otherwise agreed to. Mold testing and sewer line testing services are available by 360 Home Inspection for an additional fee. DO NOT RELY ON THIS REPORT FOR IDENTIFICATION OF MOLD OR OTHER ALLERGENS UNLESS CLIENT AUTHORIZES THE COLLECTION AND TESTING OF AREAS OF CONCERN. 360 HOME INSPECTION SPECIFICALLY DISCLAIMS ANY MOLD RELATED ISSUES UNLESS SAMPLES AND TESTING ARE AUTHORIZED BY PAYMENT OF ADDITIONAL MOLD SAMPLING FEES. Components and systems shall be operated with normal user controls, and not forced or modified to work. Those components or systems that are found not to work at time of inspection will be reported, and those items should be inspected and repaired or replaced by a qualified specialist in that field. A Visual Mold Assessment is performed to determine the presence of observable areas of concern, or conditions conducive to mold growth. A Visual Mold Assessment is valid for the date of the inspection and cannot predict future mold growth. Because conditions conducive to mold growth in a building can vary greatly over time, the results of the Visual Mold Assessment can only be relied upon for the point in time at which the inspection was conducted.

HOW TO READ THIS REPORT

During the course of a home inspection verbal interaction occurs between the parties who are present. It is important to understand that spoken comments cannot be relied upon since there is no transcription of conversations. Therefore, no one relying on the findings of this inspection should consider any oral statements made during the inspection. Only the written comments in this inspection report should be relied upon regardless of any oral comments made during the inspection appointment. If you have any questions about the content in this report, or wish to have clarification on any comment, you must contact the inspector within 3 days of the inspection.

Defects fall into three categories:

Major Defects, such as a structural failure, exposed live electrical wire, and safety hazards; (Red)

Moderate Defects, things that can lead to major defects, such as a leak due to a defective roof flashing; (Orange)

Minor Defects, such as minor stucco cracking, window and door defects, or materials that have failed under normal use or delayed maintenance. (Blue)

Home Warranties: You should not regard this inspection and report as being a guarantee or warranty of the property and its components. It is not. It is simply a report on the general condition of the property on the day of inspection. Furthermore, as a homeowner, you should expect problems to occur, roofs will leak, drain pipes will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance/warranty policy current.

2: KITCHEN

Information

Garbage Disposal: Turned On Garbage Disposal

I turned on the garbage disposal and inspected for defects.



Kitchen Inspected: Kitchen Inspected

Kitchen

I inspected the kitchen area, including but not limited to the cabinets, countertops, appliances, walls, floors, electrical, plumbing, and ventilation. The following items were inspected and observed, with any recommended actions noted:



Countertops & Cabinets: Inspected Cabinets & Countertops

Kitchen

I inspected a representative number of cabinets and countertop surfaces.



Kitchen Sink: Ran Water at Kitchen Sink

Ran water at the kitchen sink. Inspected for defects at the sink, plumbing lines and faucet. I also checked the water temperature.



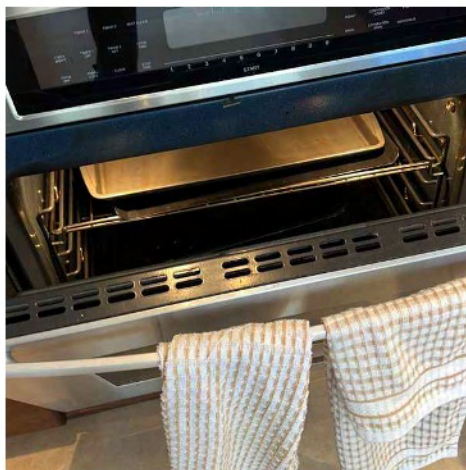
Dishwasher: Inspected Dishwasher

I inspected the dishwasher by turning it on and letting it run a short cycle.



Range/Oven/Cooktop: Turned On Stove & Oven

I turned on the kitchen's stove and oven.



Refrigerator: Refrigerator Was On

I checked to see if the refrigerator was on. The interior temperatures of refrigerator and freezer were observed using a thermal camera and the refrigerator appeared to be functional. This is not an exhaustive test and does not verify the efficiency of the refrigerator. Appliances are not moved to inspect the walls/floors/other components behind them. We recommend that keep a good home warranty in place which covers the appliances.





Built-in Microwave: Microwave Turned On

I observed that the microwave turned on and was functional at time of the inspection. This is not an exhaustive test, and does not predict the performance of the microwave.



Observations

2.2.1 Countertops & Cabinets

WORN AREAS AT CABINETS

KITCHEN

I observed worn areas at a few of the cabinets. Recommend repairs so that the cabinets will function as intended.

Recommendation

Contact a qualified handyman.

 Maintenance Item



2.2.2 Countertops & Cabinets

DRAWER DEFECT

KITCHEN

 Maintenance Item

A few of the cabinet drawers are not operating properly or the hardware is defective. Repairs are recommended so that they will function as intended.

Recommendation

Contact a qualified handyman.



2.4.1 Dishwasher

DISCHARGE HOSE HAS INCORRECT SLOPE

KITCHEN

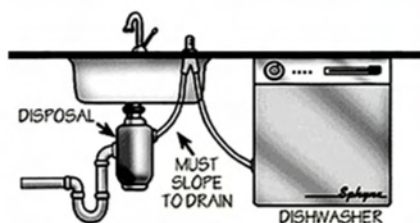
Discharge hose has a "belly". This hose should slope downward to the disposer without collecting water. We recommend adjusting the hose so that it slopes properly to avoid collecting water and debris, which may eventually result in a clog.

Recommendation

Contact a qualified handyman.



Maintenance Item



3: BATHROOMS

Information

Bathroom Exhaust Fan / Window:

Exhaust Fans

Fan Only

Bathrooms Inspected: Bathroom Inspected.

I inspected the bathroom area, including but not limited to the cabinets, countertops, appliances, walls, floors, electrical, plumbing, and ventilation. The following items were inspected and observed, with any recommended actions noted:



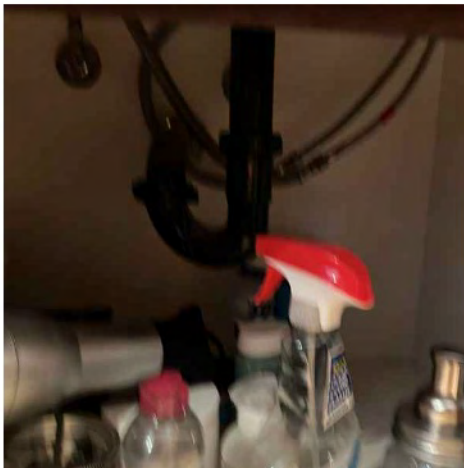
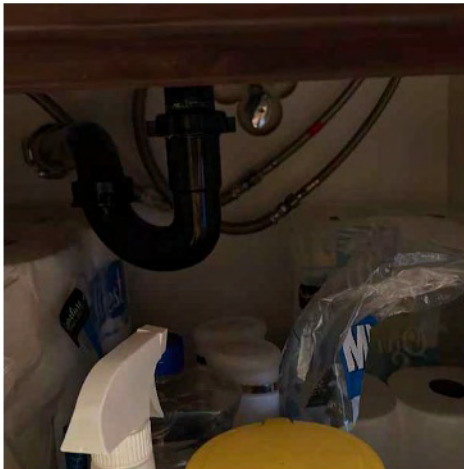
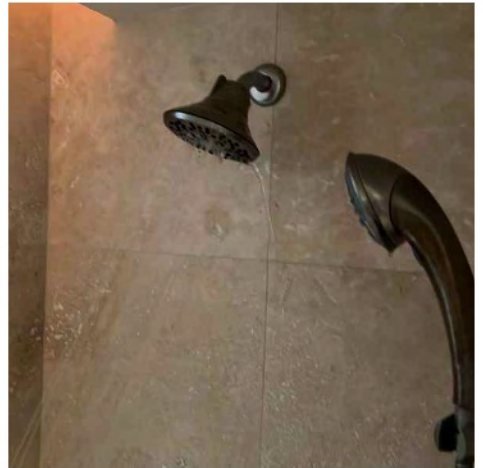
Bathroom Toilets: Toilets Inspected

I flushed all of the toilets, checked for proper installation and leaks with the infrared camera.



Sinks, Tubs & Showers: Ran Water at Sinks, Tubs & Showers

I ran water at all bathroom sinks, bathtubs, and showers. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.



Bathroom Exhaust Fan / Window: Inspected Bath Exhaust Fans

I inspected the exhaust fans of the bathroom(s). All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.

**Electric in Bathroom: Electrical Fixtures Inspected**

I inspected the electrical fixtures, receptacles and switches in the bathrooms.



Cabinetry, Ceiling, Walls & Floor: Bathroom Walls, Ceiling, & Cabinetry Inspected

I inspected the conditions of the bathroom walls, ceilings and cabinetry for defects.



Observations

3.2.1 Bathroom Toilets

TOILET BASE LOOSE

BATH 3

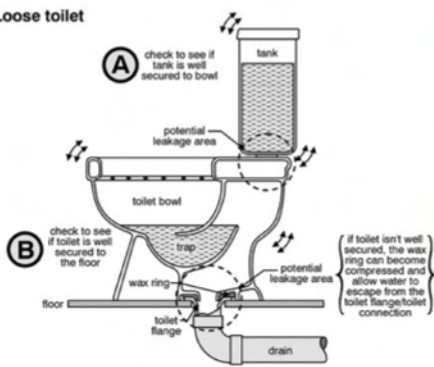
Toilet is not properly secured to the floor. This could lead to leaks including sewer gas and waste materials. Repairs are recommend to prevent sewer gas and leaks into the bathroom.

Recommendation

Contact a qualified plumbing contractor.

Recommendation

Loose toilet



3.3.1 Sinks, Tubs & Showers

CAULKING DEFECT

BATH 1 BATH 2 BATH 3

Caulking/grout in the shower is cracked and failing. Recommend repairs to prevent moisture problems.

Recommendation

Contact a qualified handyman.



Recommendation



3.3.2 Sinks, Tubs & Showers

LOOSE FIXTURE

BATH 2 BATH 3 BATH 1

Fixture handle is loose. Recommend further evaluation and repairs to prevent moisture issues or damage to the fixture.

Recommendation

Contact a qualified plumbing contractor.



Maintenance Item



3.3.3 Sinks, Tubs & Showers

SHOWER CEILING DEFECT

BATH 1

I observed moisture damage to the paint surface at the shower ceiling. Recommend repair to prevent moisture damage.

Recommendation

Contact a qualified handyman.



Maintenance Item



3.3.4 Sinks, Tubs & Showers

SHOWER DRAIN COVER IS LOOSE

BATH 1

Shower drain cover is loose and appears to be missing a fastener. Recommend repairs to avoid injury.

Recommendation

Contact a qualified handyman.



Recommendation



3.6.1 Cabinetry, Ceiling, Walls & Floor

CABINET HARDWARE DEFECT

BATH 3 BATH 2 BATH 1

Cabinet door hardware is loose and not operating as intended. Repairs recommended.

Recommendation

Contact a qualified handyman.





4: INTERIOR

Information

Flooring: Flooring Materials

Tile

Interior: Interior Inspected

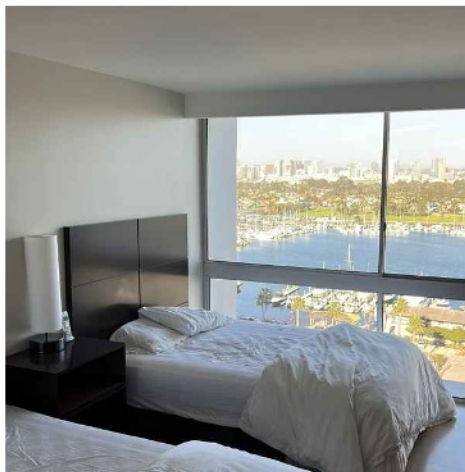
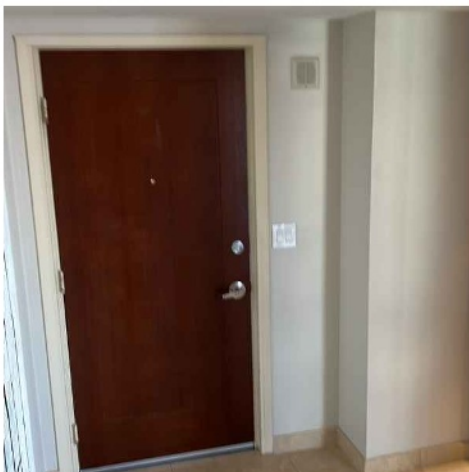
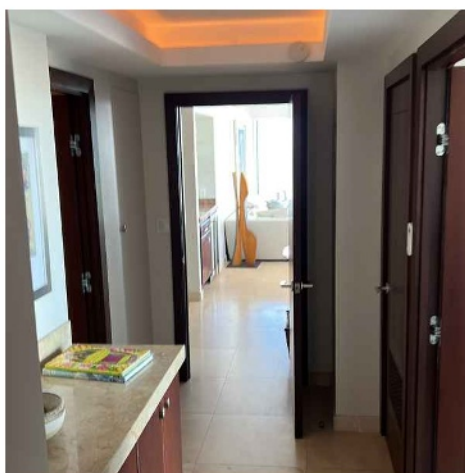
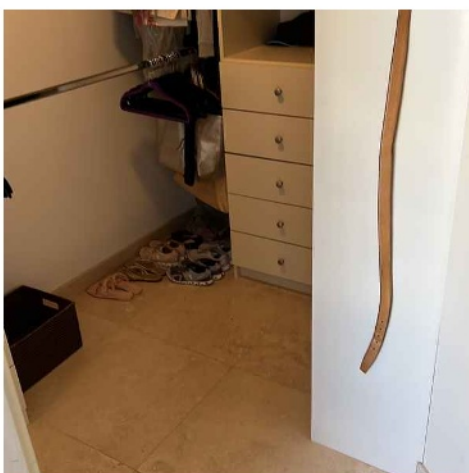
OBSERVATIONS AND RECOMMENDATIONS:

The following items were Inspected and observed, with any recommended actions noted:

Interior Inspection Overview

An inspection of the interior surfaces was performed throughout the home to include visually inspecting the ceilings, walls, floors, doors and windows of each room. Every effort is made to inspect all interior areas but we can't move occupant furniture or belongings.

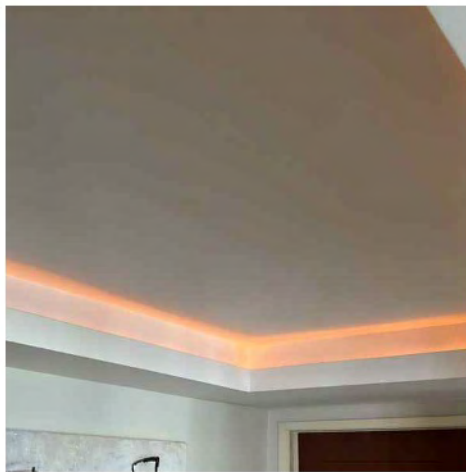
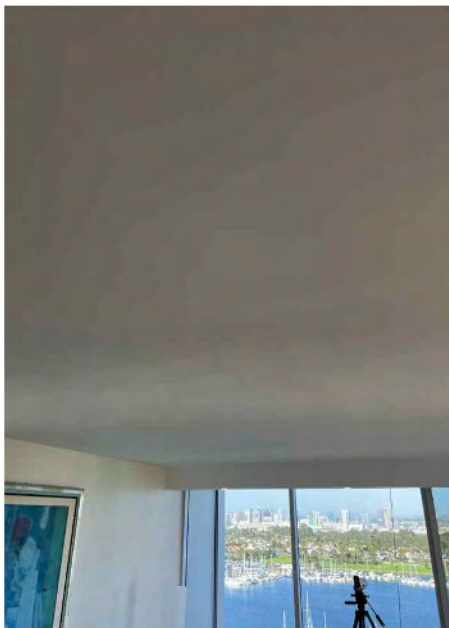
- Doors were operated and tested for proper operation including whether the door rubs, latches engage, and the general condition of doors.*
- Windows were tested and operated on a representative number, including looking for cracked glass, broken thermal seals, and latch/lock operation. While we operate window blinds in order to access the windows to operate and inspect them, the overall condition of window coverings and treatments is outside the scope of a home inspection.*
- Countertops and a representative number of cabinets were inspected and tested.*
- Steps and stair railings were inspected for any safety concerns.*
- Exhaust fans were turned on to verify they operate with normal switch control.*





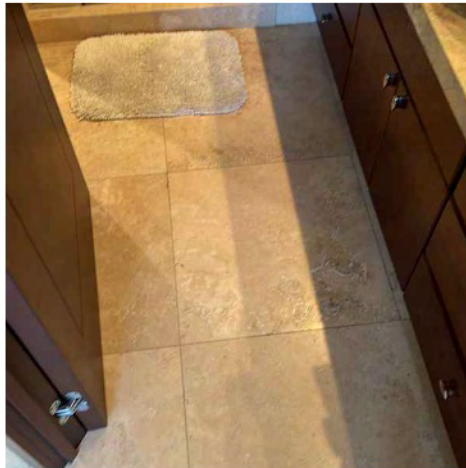
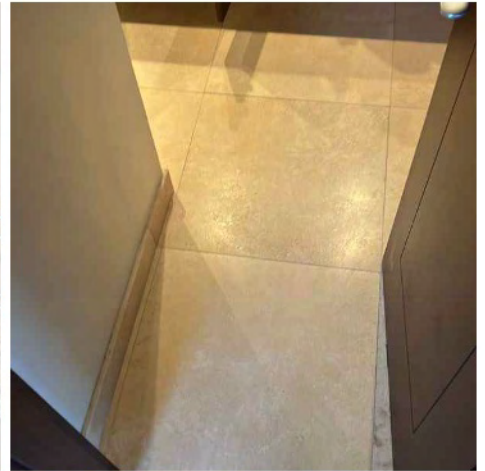
Walls, Ceilings: Interior Walls and Ceilings Inspected

I inspected the readily visible surfaces of floors, walls and ceilings.



Flooring: Flooring Inspected

I inspected the condition of the flooring throughout the home.



Interior Doors: Interior Doors Inspected

Doors were operated and tested for proper operation including whether the door rubs, latches engage, and the general condition of doors.



Limitations

Interior Doors

INTERIOR DOORS

I inspected a representative number of doors according to the [Home Inspection Standards of Practice](#) by opening and closing them. I did not operate door locks and door stops, which is beyond the scope of a home inspection.

Observations

4.3.1 Flooring

FLOOR TILE DEFECTS

ENTRY HALLWAY

Filled areas at the tile floors are missing at a few areas. Recommend a qualified contractor make repairs.

Recommendation

Contact a qualified flooring contractor





5: LAUNDRY

Information

Clothes Washer: Washer and Dryer

Installed

Laundry Room, Electric, and Tub: Laundry Room Was Inspected

OBSERVATIONS AND RECOMMENDATIONS:

The following items were Inspected and observed, with any recommended actions noted:



Limitations

Clothes Washer

DID NOT INSPECT

I did not inspect the clothes washer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances.

Clothes Dryer

DID NOT INSPECT

I did not inspect the dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

Observations

5.2.1 Clothes Washer

MISSING CATCH PAN

LAUNDRY

Missing water catch pan underneath the washing machine.
Recommend installation of a catch pan or moisture sensor to prevent water damage if there is a water leak.

Recommendation

Contact a qualified handyman.



Maintenance Item





6: HEATING

Information

Heating System Information:
Energy Source

Electric

Heating System Information:
Heating Method

Heat Pump System

Heating System Information:
Estimated Age Of Equipment

16-20

Thermostat and Safety Switch:
Thermostat Location

Hallway

The thermostat was inspected when used to operate the HVAC system.



Heating System Information: Heating

The heating unit was tested and checked for safety and efficiency. We recommend you get the HVAC system inspected and serviced every year. We recommend changing the filter when you move in and replacing them twice a year. The following items were inspected and observed, with any recommended actions noted:



Heating System Information: AFUE Rating

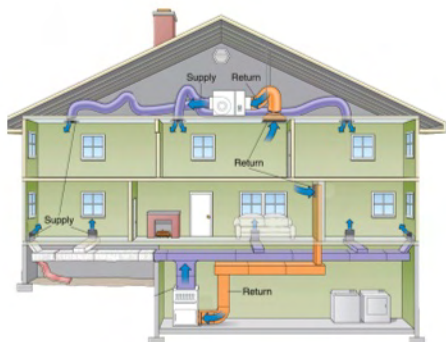
80%

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

Ductwork: Ductwork Installed

Insulated

I inspected the ductwork in the house. Warm-air heating systems use ductwork to distribute the warm air throughout the house.



Observations

6.3.1 Ductwork

LOOSE REGISTER

BEDROOM 2

I observed a loose register. A register is a grille with moving parts, capable of being opened and closed and the air flow directed, which is part of a building's heating, ventilation, and air conditioning (HVAC) system. Repairs recommended to prevent damage or injury.

Recommendation

Contact a qualified handyman.



Maintenance Item



7: COOLING

Information

Cooling System Information: Cooling

An ambient air test was performed by using a thermal scanner on the AC system to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. This indicates that the range in temperature drop is normal.

This is not an exhaustive test and cannot predict the performance of the AC on extremely hot or humid days.





Condensate: Condensate Discharge Confirmed

I observed a discharge pipe connected to the condensate pump installed at the cooling system.





8: PLUMBING

Information

Hot Water Source: Type of Hot Water Source Community Water Supply	Water Supply & Distribution Systems: Water Supply Line Materials Copper	Drain, Waste, & Vent Systems: Drain Line Materials Metal, ABS
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Water Supply and Drain Systems: Plumbing System Inspected

OBSERVATIONS AND RECOMMENDATIONS:
The following items were Inspected and Observed, with any Recommended Actions noted:

- Plumbing System Inspection Overview*
- The plumbing system and components in the home were tested and inspected, including the following items:*
- Determining the location of the main water and gas shut off valves if visible, and inspecting for any visual concerns.*
 - General visual inspection of exposed supply and drain piping material.*
 - Testing of all fixtures at sinks, showers and tubs, and visually inspecting for leaks and condition.*
 - Testing of toilets for proper operation, general condition and properly secured.*
 - Inspection of the hot water system, age, and general condition.*

Water Supply : Water Supply Is Public

The water supply to the house appeared to be from the public water supply source based upon the observed indications at the time of the inspection.

Hot Water Source: Inspected Hot Water Source

I inspected the hot water source and equipment according to the [Home Inspection Standards of Practice](#).

Water Supply & Distribution Systems: Inspected Water Supply & Distribution Pipes

I inspected the water supply and distribution pipes. Not all of the pipes and components were accessible and observed because they are mostly inside the walls or floors.

Drain, Waste, & Vent Systems: Inspected Drain, Waste, Vent Pipes

I inspected the drain, waste, and vent pipes that are visible. Not all of the pipes and components were accessible and observed because most of the drainage pipes were hidden within the walls.

Observations

8.3.1 Hot Water Source

TEMPERATURE OVER 120

GARAGE

The temperature of the hot water in the home exceeded 120 degrees. This condition could lead to scalding and injury. Recommend adjusting the hot water heaters thermostat to keep water temperature below 120 degrees.



Recommendation

Contact a qualified plumbing contractor.



9: ELECTRICAL

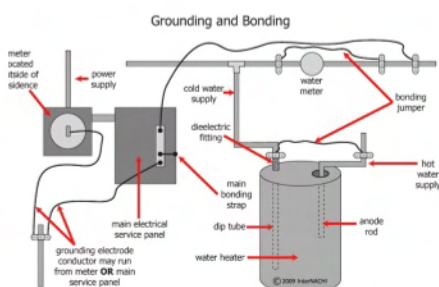
Information

Service Grounding & Bonding: Inspected the Service Grounding & Bonding

I inspected the electrical service grounding and bonding.

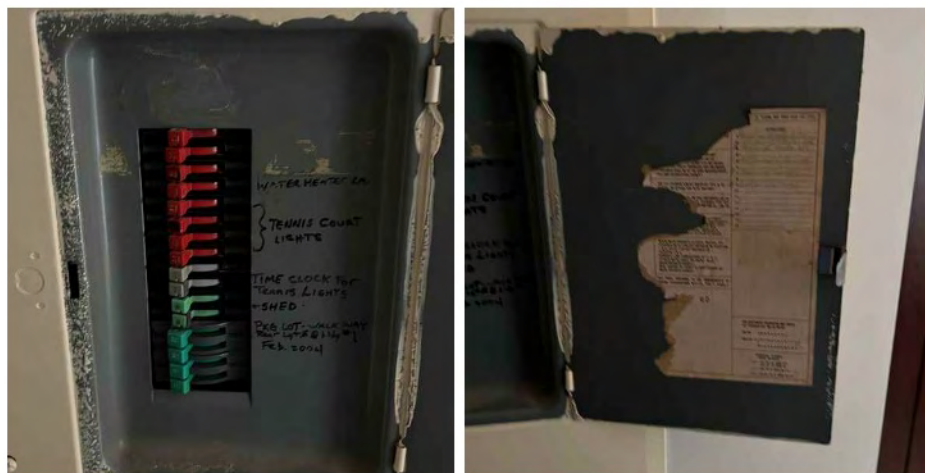
Electrical Wiring: Type of Wiring, If Visible

NM-B (Romex), Conduit



Electrical Panel & Breakers: Inspected Main Panelboard & Breakers

I inspected the electrical panelboards and over-current protection devices (circuit breakers and fuses).



Switches: Inspected a Switches

I inspected a representative number of switches according to the Home Inspection Standards of Practice.

Receptacles: Inspected Receptacles

I inspected a representative number of receptacles according to the Home Inspection Standards of Practice.

GFCIs: Inspected GFCIs

I inspected ground-fault circuit interrupter receptacles and circuit breakers deemed to be GFCIs using a GFCI tester, where possible.

[Click here to watch a short video on how GFCI's protect from shock.](#)

General guidelines for GFCI-protected receptacles include the following locations:

Underwater pool lighting (since 1968)

Outdoors (since 1973)

Bathrooms (since 1975)

Garages (since 1978)

Kitchens (since 1987)

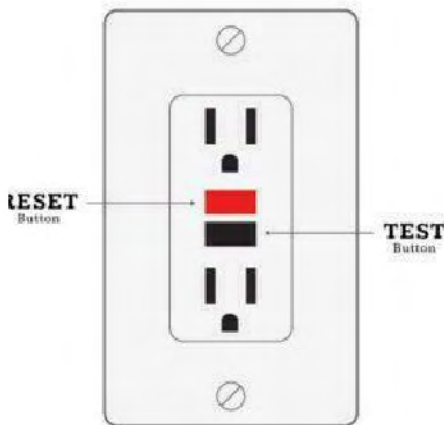
Crawl spaces and unfinished basements (since 1990)

Wet bar sinks (since 1993)

Laundry and utility sinks (since 2005)

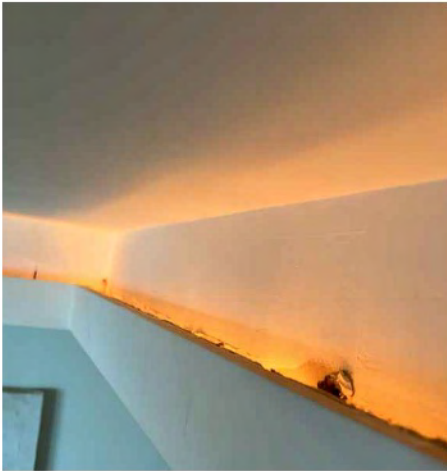
For more information, visit:

https://www.cpsc.gov/s3fs-public/099_0.pdf



Fixtures: Lighting Fixtures Inspected

I inspected a representative number of lighting fixtures in the home.



Presence of Smoke and CO Detectors: Inspected for Presence of Smoke and CO Detectors

I inspected for the presence of smoke and carbon-monoxide detectors.

There should be a smoke detector in every sleeping room, outside of every sleeping room, and one every level of a house.

Smoke detector should be tested upon moving into home, and every six months. We recommend replacing all smoke detectors when they become 10 years old. Smoke detectors that are 10 years old or older may have a failure rate as high as 30%, and smoke detectors that are 15 years old or older may have a failure rate as high as 50% according to the National Fire Protection Association www.nfpa.org.

It is further recommended that all smoke detectors be inter-connected with a signal wire to sound all alarms if one is activated.

- July 1, 2014 - Any smoke alarm installed that is solely powered by a battery **MUST** be a sealed unit with a 10-year non-removable battery. You must write the date of installation on the unit.
- July 1, 2015 ALL old smoke alarms that are solely powered by batteries **MUST** be replaced with those that contain a sealed battery that is rated to last 10 years.
- July 1, 2015 ALL smoke alarms powered by 120 VAC and/or battery must comply with the provisions of having a 10 year non-removable battery.



Limitations

Electrical Wiring

UNABLE TO INSPECT ALL OF THE WIRING

Most of the homes wiring is hidden from view within walls. Beyond the scope of a visual home inspection. I did inspect accessible wiring.

Observations

9.2.1 Electrical Panel & Breakers

LABELING DEFECT

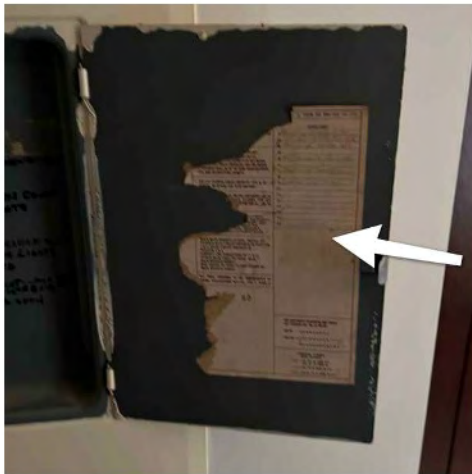
ELECTRICAL PANEL

Labeling is missing or inadequate at the main electrical panel. Each breaker should be labeled to avoid potential hazards. Recommend labeling each breaker.

Recommendation

Contact a qualified electrical contractor.





9.6.1 GFCIs

MISSING GFCI

KITCHEN

GFCI is missing in an area that is required to keep people safe.

In 2020 the NEC made changes to all 125-volt through 250-volt receptacles installed at dwelling units supplied by single-phase branch circuits rated 150-volts or less to ground be provided with ground-fault circuit-interrupter (GFCI) protection for personnel.

This change will impact the typical 240-volt receptacle outlets for cord-and-plug connected [dryers, ranges, ovens or similar appliances](#). This new addition of 250-volt receptacles, and the removal of any ampere limitation, will require GFCI protection for commonly used receptacle outlets in [Bathrooms, Garages and Accessory Buildings, Outdoors, Crawl Spaces, Basements, Kitchens, Sinks, Boathouses, Bathtubs and Shower Stalls, Laundry Areas, Indoor Damp and Wet Locations](#).

Recommendation

Contact a qualified electrical contractor.



Major/Safety Hazard



9.8.1 Presence of Smoke and CO Detectors

MISSING SMOKE DETECTOR

BEDROOM 3 HALLWAY

Missing smoke detector. This is a health and safety hazard. There should be a smoke detector in every sleeping room, and outside of every sleeping room, and one every level of a house.

10 year smoke detectors are recommended for safety of the occupants.

Recommendation

Contact a qualified handyman.



Major/Safety Hazard





10: HOA ITEMS

Information

General: HOA

Items mentioned in this section appear to be the responsibility of the HOA, and have a direct effect on the owners habitable space. Defects noted should be brought to their attention for repairs.

11: EXTERIOR

Information

Windows: Type Of Windows

Aluminum

General: Exterior Was Inspected

I inspected the exterior of the house. HOA is responsible for the exterior condition of the home. Items listed here should be brought to the attention of the HOA for further evaluation and repairs.

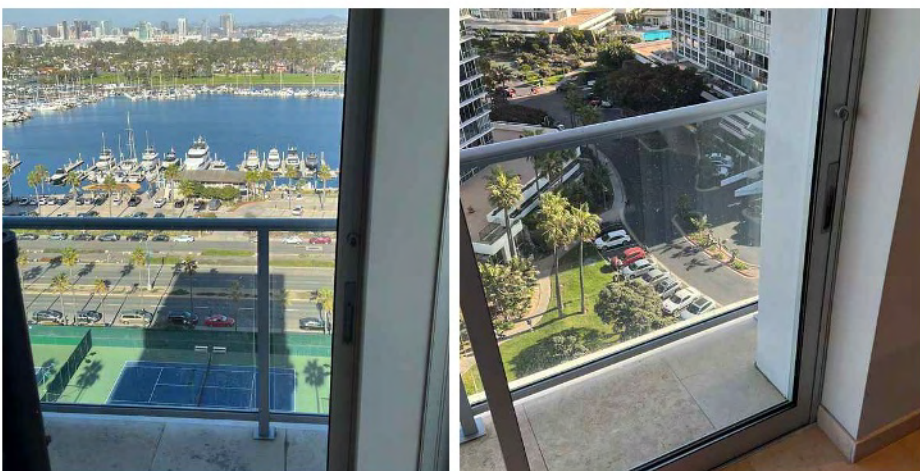
Windows: Windows Inspected

A representative number of windows were inspected.



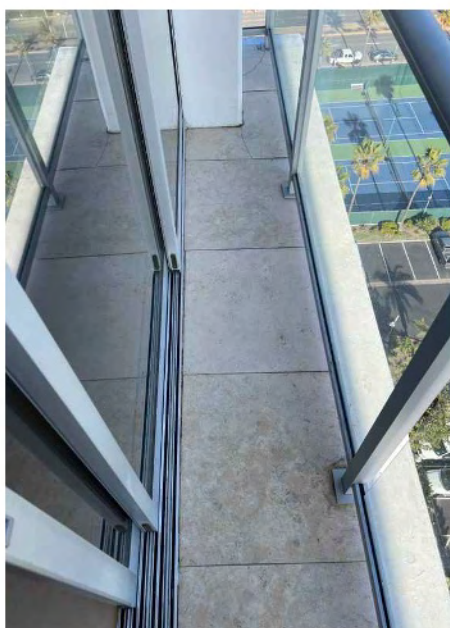
Exterior Doors: Exterior Doors Inspected

A representative number of exterior doors were inspected.



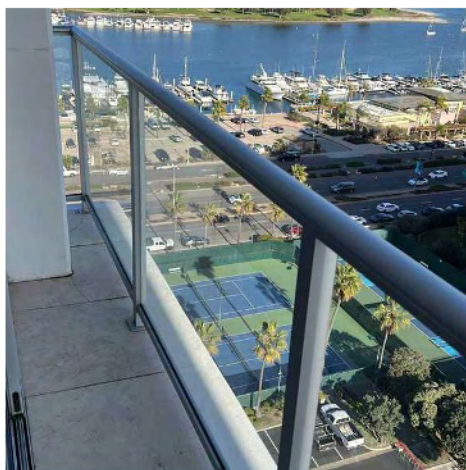
Porches, Patios, Decks, Balconies : Porches, Patios, Decks, & Balconies Were Inspected

I inspected the porches, patios, decks, balconies and carports at the house that were within the scope of the home inspection.



Railings, Guards & Handrails: Railings, Guards & Handrails Were Inspected

I inspected the railings, guards and handrails that were within the scope of the home inspection.



Limitations

Windows

INSPECTION RESTRICTED

I did not inspect all windows. I did inspect a representative number of them. It's impossible to inspect every window component closely during a home inspection. A home inspection is not an exhaustive evaluation. I did not reach and access closely every window, particularly those above the first floor level.

Observations

11.4.1 Porches, Patios, Decks, Balconies

CRACKED TILES AT THE BALCONY

EXTERIOR



I observed cracked tiles at the balcony. Correction is recommended to prevent further damage or hazards.

Recommendation

Contact a qualified tile contractor





STANDARDS OF PRACTICE
