



PACIFIC CREST HOME INSPECTIONS

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## INSPECTION REPORT BY PACIFIC CREST INSPECTIONS

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Thank you for choosing Pacific Crest Home Inspections! We appreciate the trust you have placed in us and are proud to be a part of your home buying experience. Please take the time to review the entire inspection report. A lot of pride and effort goes into each home inspection, and we want you to take as much information away from this process as possible. If you have any questions regarding this report please contact us at your earliest convenience so that we may assist you.

[www.PacificCrestHomeInspections.com](http://www.PacificCrestHomeInspections.com)

**PLEASE BE ADVISED:**

This inspection report is the exclusive and sole property of **Pacific Crest Home Inspections** and the Clients who's name appears in the Inspection Details Section of this report labeled **Client**.

**Unauthorized reproduction and/or distribution of this report is strictly prohibited.**

Subsequent buyers, real estate agents and/or sellers assume full responsibility for giving this inspection report to anyone who does not have a signed contract or written agreement with Pacific Crest Home Inspections. Due to the natural aging process of the materials used in constructing a home, and the normal wear and tear on the mechanical items in the home, **THIS REPORT CAN ONLY REFLECT OBSERVATIONS MADE ON THE DAY OF THE INSPECTION**. Subsequent buyers should have a new inspection performed to protect their interests.

Inspectors working for Pacific Crest Home Inspections inspect properties in accordance with the Standards of Practice of the International Association of Certified Home Inspectors and our inspection agreement which are listed on our website. Items that are excluded (not inspected) are indicated in the contract and/or disclaimed in the aforementioned [Standards of Practice](#). **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 rather, confine the observations to truly significant defects or deficiencies that significantly affect the value, desirability, habitability or safety of the structure. The Client should consider all defects identified in this inspection report as significant.

The inspection shall be limited to those specific systems, structures and components

that are present and accessible. 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. You must obtain estimates for any items noted in the report that require further evaluation or repair. The inspector cannot know what expense would be considered significant by client, as everyone's budget is different. It is therefore client's responsibility to obtain quotations prior to the end of the contingency period. . This is very important, as once you pass the contingency period, or purchase the house, repairs become your sole responsibility. If you have questions about the significance of a repair item, call a licensed professional immediately.

The recommendations that the inspector makes in this report for specialist evaluations should be completed within the contingency period by licensed professionals, who may well identify additional defects or recommend some upgrades or replacements that could affect your evaluation of the property. We caution you to be wary of anyone who has a vested interest, and particularly those who attempt to alarm you or denigrate others.

We feel that everything in this inspection report is significant. Especially the items marked "Annotation" (A). We cannot assume liability for an item, system, or component the client did not feel was significant at time of inspection, but later feels is. For this reason, we are informing you now that when as little as one (1) "Annotation" (A) item is indicated in any portion of the inspection report, you must have that entire system further evaluated by a licensed specialist in that field before the end of your contingency period. These licensed specialist may well identify additional defects or recommend some upgrades or replacements that could affect your evaluation of the property. Paying Pacific Crest Home Inspections for this general home inspection and written inspection report constitutes your understanding and agreeing to what has been outlined in this paragraph.

## SCOPE OF WORK

You have contracted for us, Pacific Crest Home Inspections, to perform a general inspection. We performed this inspection in accordance with standards of practice established by the International Association of Certified Home Inspectors (Inter-NACHI). A copy of these standards can be obtained by visiting Standards of Practice. It is distinct from a specialist inspection, which can be costly, take several days to complete, involve the use of specialized instruments, the dismantling of equipment, video-scanning, destructive testing, and laboratory analysis. By contrast, the general inspection is completed on-site, at a fraction of the cost and within a few hours. Consequently, the general inspection and its report will not be as comprehensive as that generated by specialists and it is not intended to be. **The purpose of this inspection is to identify systems that should be further evaluated by licensed contractors who through their evaluations may identify additional material defects or adverse conditions that could result in injury or lead to costs that would significantly affect your evaluation of the property. We strongly urge you to follow**

**our further evaluation recommendations as stated in the inspection report prior to the end of your contingency period to prevent issues from arising after the close of escrow.**

We evaluate conditions, systems, or components, and report on their condition, which does not mean that they are ideal but that they are either functional or met a reasonable standard at a given point in time. We do take into consideration when a house was built and allow for the predictable deterioration that would occur through time, such as the cracks that appear in concrete and in the plaster around windows and doors, scuffed walls or woodwork, worn or squeaky floors, stiff or stuck windows, and cabinetry that does not function as it did when new. Therefore, we tend to ignore insignificant and predictable defects, and do not annotate them, and particularly those that would be apparent to the average person or to someone without any construction experience. We are not authorized, or have the expertise, to test for environmental contaminants, or comment on termite, dry rot or fungus, but may alert you to its presence. Similarly, we do not test the quality of the air within a residence. However, clean air is essential to good health, and we categorically recommend air sampling and the cleaning of supply ducts as a wise investment in environmental hygiene. Therefore, you should schedule any such specialized inspections with the appropriate specialist before the close of escrow.

A house and its components are complicated, and because of this and the limitations of an on-site report, we offer unlimited consultation and encourage you to ask questions. In fact, we encourage candid and forthright communication between all parties, because we believe that it is the only way to avoid stressful disputes and costly litigation. Remember, we only summarized the report on-site and it is essential that you read all of it, and that any recommendations that we make for service or evaluation by specialists should be completed and documented well before the close of escrow, because additional defects could be revealed by specialists, or some upgrades recommended that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

If you or a family member has health problems, or you are concerned about mold, it is **YOUR** responsibility to get an air quality or mold inspection regardless of the findings in this report. Mold/Mildew testing/sampling is an optional fee-based service that is NOT included with a standard home inspection report. Pacific Crest Home Inspections performs a visual, limited mold assessment as a complementary service with each Inspection. PCHI can perform targeted sampling or air sampling as a separate service. Any reference to the presence of Musty Odors, Possible Organic Growth and/or Water Intrusion is recommended to have a professional investigation be obtained by a qualified specialist.

### **Definitions of Comments**

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. That professional should inspect the

entire system or component, as problems at one area could indicate problems at other areas of the system. 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.

**Annotation (A)**= One of the following conditions exist:

**Observation Item**, **Attention Item** or **Safety Concern**

#### **Definition of Annotation Item**

**Observation Item** = May include one or more of the following conditions:

1. Items that are cosmetic in nature or that are attributed to normal wear and/or age.
2. Items that should be monitored and may require repair.
3. Items that are functional but may require replacement due to age or condition.

**Attention Item** = May include one or more of the following conditions:

1. Items that do not function as intended.
2. Items that require further evaluation by qualified professionals in a specific field.
3. Items or components within a system that are not accessible or identifiable due to limitations, or restrictions withing the Standards of Practice.

**Safety Concern** = May include the following condition:

1. Items or deficiencies that poses a potential safety hazard to the occupants or structure. These items should be further evaluated and repaired immediately by qualified personnel to ensure safety.

**Note:** Damage or additional items in need of repair may exist that are not identified in this inspection report and/or are beyond the scope of this home inspection, may be discovered by the licensed contractor. This is why we strongly recommend that you seek further inspections and evaluations **BEFORE THE END OF YOUR CONTINGENCY PERIOD.** **We cannot and will not be responsible for your failure to follow our recommendations listed in this inspection report.**

A home inspection and its report are only describing the condition of the systems and components of this house on the day of inspection. A home inspection is not a home warranty or guarantee of any kind. Systems and components of this home may and probably will fail anytime after the inspection.

**We HIGHLY recommend that you purchase and maintain a comprehensive home warranty, including coverage for your roofing, heating and air conditioning, plumbing, and electrical systems and renew it each year you own this house.**

# SUMMARY

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ITEMS INSPECTED

13

OBSERVATION ITEM

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ATTENTION ITEM

1

SAFETY CONCERN

The "Report Summary" section is intended to be a tool to assist our clients and their representative(s) in preparing a repair request, if and when applicable. **THIS IS NOT A LIST OF MANDATORY REPAIRS BUT A LIST OF SUGGESTED REPAIR OR UPGRADES NEEDED.** The Report Summary is intended to follow the flow of the main body of the Property Inspection Report. The order of repair priority is left up to the sole discretion of the client and your Inspector will not be able to assist you specifying order of importance. Further, this summary contains only those items identified as "Annotation". **There may be other items listed in the full body of the Property Inspection Report that could be important to you and you may consider adding to your repair request if and when applicable. You should read and understand the entire Home Inspection Report prior to completing any repair request.** This report contains technical information, if you do not understand or are unclear about some of the information contained in the body of this report; please call the office to arrange for a verbal consultation with your inspector prior to the expiration of any time limitations such as contingency periods.

- ⊖ 3.1.1 Built-In Appliances - Dishwasher: Dishwasher Leaks
- ⊖ 3.5.1 Built-In Appliances - Garbage Disposer: Frozen
- ⊖ 3.7.1 Built-In Appliances - Refrigerator : Physical Damage
- 🔧 3.8.1 Built-In Appliances - Washer/Dryer: Leak Pan Not Present
- ⊖ 4.3.1 Plumbing System - Fixtures and Connected Devices : Angle Stop Corroded
- ⊖ 4.3.2 Plumbing System - Fixtures and Connected Devices : Faucet Leaks-In Use
- 🔧 4.3.3 Plumbing System - Fixtures and Connected Devices : Corrosion at Fixture
- ⊖ 4.3.4 Plumbing System - Fixtures and Connected Devices : Faucet Diverter
- 🔧 4.5.1 Plumbing System - Plumbing Drain, Waste and Vent Systems: Previous Leak
- ⊖ 5.5.1 Electrical System - Connected Devices and Fixtures: Door Bell Inop
- 🔧 5.5.2 Electrical System - Connected Devices and Fixtures: 220 Three Pronged- Upgrade
- ⊖ 5.5.3 Electrical System - Connected Devices and Fixtures: Switch Unknown
- ⊖ 5.5.4 Electrical System - Connected Devices and Fixtures: Receptacle - Worn/Old
- 🔧 5.5.5 Electrical System - Connected Devices and Fixtures: Cracked/Damaged Faceplate





5.8.1 Electrical System - Operation of GFCI (Ground Fault Circuit Interrupters): Kitchen Outlets Missing GFCI



5.9.1 Electrical System - Operation of AFCI (Arc Fault Circuit Interrupters): Lack of Adequate Protection



5.11.1 Electrical System - Carbon Monoxide Detector: No Carbon Monoxide Detector



6.2.1 Interiors - Ceilings : Stress Fractures



6.4.1 Interiors - Floor Coverings : Stains in Carpet



6.5.1 Interiors - Counters and a Representative Number of Cabinets: Re-caulk Counter/Sink



6.5.2 Interiors - Counters and a Representative Number of Cabinets: Cracked Grout-Backsplash



6.6.1 Interiors - Tub/Shower Enclosure: Grout - Cracked



6.6.2 Interiors - Tub/Shower Enclosure: DOOR SWEEP



6.8.1 Interiors - Windows (Representative Number): Scored Glass/Tint



7.5.1 Insulation and Ventilation - Ventilation Systems (Kitchens, Baths and Laundry): Dryer Vent



9.7.1 Exterior - Decks, Balconies, Steps, Porches, Patio Covers and Applicable Railings: Spacing at Rail



11.1.1 Heating Equipment - Heating Equipment : Heater - Aged



11.1.2 Heating Equipment - Heating Equipment : Fan Noisy



11.1.3 Heating Equipment - Heating Equipment : Previous Repairs



11.2.1 Heating Equipment - Normal Operating Controls : Thermostat-Worn



13.2.1 Chimney, Fireplace, or Stove - Gas/LP(Propane) Fire Logs and Fireplaces : Manufactured Fireplace

# 1: INSPECTION DETAILS

## Information

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### Type Of Building

Condominium

### Year Built (According to Available Data)

2003

Sunny

### Outside Temperature (Approximate)

70 Degrees

### Number of Levels

1

### Property Occupied

No

### Parties Present

Inspector Only

It is preferred and recommended that the client be present during the inspection process. This is advised so that concerns can be discussed and addresses at the time of the inspection. It is encouraged that the client inquire about any information that is not understood or questions that arise during the inspection process or after completion of the inspection report

### What To Take Away for the Inspection?

Now that you've bought your home and had your inspection, you may still have some questions about your new house and the items revealed in your report.

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and we can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection not to mention the sellers disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance and repair recommendations, age-related deficiencies, and general wear-and-tear notations. These are useful to know about.

#### But the issues that really matter fall into four categories:

1. major defects, such as a structural damage;
2. things that can lead to major defects, such as evidence of active or previous moisture issues;
3. things that may hinder your ability proceed in the transaction; and
4. safety hazards, such as Carbon Monoxide (CO) or Fire hazards.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

And remember that homeownership is both a joyful experience and an important responsibility, so be sure to call on us at Pacific Crest Home Inspections to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

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## Schedule a Home Maintenance Inspection

Even the most vigilant homeowner can, from time to time, miss small problems or forget about performing some routine home repairs and seasonal maintenance. That's why an Annual Home Maintenance Inspection will help you keep your home in good condition and prevent it from suffering serious, long-term and/or expensive damage from minor issues that should be addressed now.

The most important thing to understand as a new homeowner is that your house requires care and regular maintenance. As time goes on, parts of your house will wear out, break down, deteriorate, leak, or simply stop working. But none of these issues means that you will have a costly disaster on your hands if you're on top of home maintenance, and that includes hiring an expert once a year.

Just as you regularly maintain your vehicle, consider getting an Annual Home Maintenance Inspection as part of the cost of upkeep for your most valuable investment; your home!

Pacific Crest Home Inspections can show you what you should look for so that you can be an informed homeowner. Protect your family's health and safety, and enjoy your home for years to come by having an Annual Home Maintenance Inspection performed every year.

**Schedule next year's maintenance inspection** with us today!

Every house should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

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## Limitations

General Inspection Info

### **OCCUPIED: NO**

This house was vacant at the time of the inspection. This condition can be conducive to allowing deficiencies to develop or be concealed. Many of the systems in a property rely on frequent use. Lack of regular use can promote adverse conditions such as, but not limited to, the following:

- Debris can solidify in the plumbing was system forming blockages and waste odors.
- Calcium can develop on plumbing fixtures and appliances causing damage and adverse wear.
- Sediment and calcium can accumulate in the plumbing distribution system causing clogged valves and other damage.

Care should be taken when buying a vacant property. Secondary evaluations of the plumbing and HVAC equipment should be considered, regardless of the findings provided in this inspection report.

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General Inspection Info

### **CONDO/TOWNHOME**

This condominium or townhouse inspection is a partial inspection and is performed on only those components that the buyer or homeowner is responsible for. It does not include the exterior components of the property, crawlspace or attic and all of the components contained therein as this is usually owned by the association and is not owned by the buyer or home owner. It is up to the buyer to determine if any of these excluded areas are in fact the buyers responsibility and if so, to notify the inspector so these areas will be inspected. Please note a different charge will apply should the buyer want these areas inspected. It also is not possible in some cases to inspect attic areas where a duplex unit exist and the buyer is purchasing the lower unit, or vice versa. Our company makes no representation as to the condition of these areas that were not inspected.

## 2: SERVICE DISCONNECTS

		IN	NI	NP	A
2.1	Main Water Shut-Off Device (Describe Location)		X		
2.2	Main Gas Shut Off Valve (Describe Location)		X		
2.3	Main and Distribution Panels (Describe Location)	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    A = Annotation

### Information

**Main Water Shut-Off Device  
(Describe Location): Main Water  
Shut off Location**  
Condo

**Main Gas Shut Off Valve (Describe  
Location): Main Gas Shut Off  
Valve Location**  
Condo

**Main and Distribution Panels  
(Describe Location): Main Panel  
Location**  
Common Area

**Main and Distribution Panels  
(Describe Location): Distribution  
Panel Location**  
Entry Hall



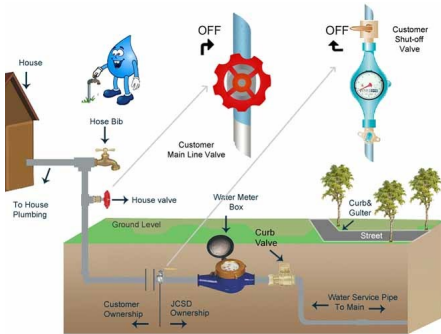
## Main Water Shut-Off Device (Describe Location): Shut Off Information

The water service can be shut off at the Main Water Shut Off Valve listed at the location above. There two primary types of valves:

1. Ball Valve. This valve operates by turning a lever. Turning the valve "Perpendicular" to the pipe will secure the water supply to the home.
2. Gate Valve. This valve operates like a hose bib. Turning this valve clockwise will secure the water supply to the home.

There is typically a "Owner Shut Off" located at the water meter at the front curb. This valve is often not adequately accessible and should only be used if operation of the Main Water Shut off is not possible.

It is advised that you consult a licensed plumbing contractor for assistance if not operating in an emergency situation. It is recommended that the disconnect only be operated by the service provider or a Licensed Plumbing Contractor unless an emergency situation does not permit this. Below you will find an image with information for your convenience:



## Main Gas Shut Off Valve (Describe Location): Shut Off Information

The main gas shut off valve can be operated utilizing an approved emergency shut off wrench. A wrench is typically necessary to operate this valve. It is recommended that the valve only be operated by the service provider unless an emergency situation does not permit this. Below you will find a link with further information for your convenience:

[SDGE Reference for Emergency Shut Off](#)

## Main and Distribution Panels (Describe Location): Shut Off Information

The main electrical service can be shut off at the Main Service Entrance listed at the location above. Each electrical panel is different, but most panels have a clearly labeled "Service Disconnect" or "Main Shut Off". The breaker can be operated under emergency conditions. It is advised that you consult a licensed electrical contractor for assistance if not operating in an emergency situation. It is recommended that the disconnect only be operated by the service provider or a Licensed Electrical Contractor unless an emergency situation does not permit this. Below you will find a link with further information for your convenience:

[SDGE Reference for Emergency Shut Off](#)

## Limitations

Main Water Shut-Off Device (Describe Location)

### COMMON WATER SHUT OFF

The main water shut-off is located in a common area and was not inspected or identified as part of this inspection. Recommend asking the home owner or home owner's association for the location.

Main Gas Shut Off Valve (Describe Location)

### GAS SHUT OFF - CONDO

The main gas shut off valve appears to be located in the common area. Unable to locate. Advise inquiry with the Home Owners' Association or seller.

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Main and Distribution Panels (Describe Location)

**CONDO**

The main service entrance and main breaker is located in the common area. We do not inspect this equipment as part of the home inspection.

### 3: BUILT-IN APPLIANCES

		IN	NI	NP	A
3.1	Dishwasher				X
3.2	Ranges and Cooktops	X			
3.3	Exhaust Fan/Range Hood/Downdraft	X			
3.4	Wall Oven	X			
3.5	Garbage Disposer				X
3.6	Built-In Microwave	X			
3.7	Refrigerator		X		X
3.8	Washer/Dryer		X		X

IN = Inspected    NI = Not Inspected    NP = Not Present    A = Annotation

#### Information

##### Dishwasher

Kitchen Aid

##### Range

-Gas-, General Electric

##### Exhaust/Range Hood

-Vented-, Viking

##### Disposer

Badger

##### Built-in Microwave

General Electric

##### Oven

-Electric-, General Electric

#### Home Warranty

This inspection is intended to represent the condition of the appliances at the time of the inspection. It is common for appliance issues to arise in homes that are in the transition process. Damage can occur during the move-in/move-out process, appliances that are accustomed to frequent operation can seize due to inactivity(or fail entirely) and latent defects can become apparent once personal items are removed. It is recommended that you obtain and maintain a thorough **Home Warranty** to guard against these unforeseen conditions.

#### Dishwasher: Dishwasher Test

We test the dishwasher to introduce a load on the plumbing drain and waste system. We do not use soap. It is not intended to determine how well the dishwasher will clean dishes. Please note that we cannot see behind or below the dishwasher. Past and/or current leaks can occur behind or below the dishwasher that would not be visible without removing the dishwasher. Doing so is outside the scope of this inspection. It is recommended that you obtain and maintain a home warranty program to safeguard against any future issues.

#### Ranges and Cooktops: Thermal Image Showing Operation

Infrared picture of range/cooktop in operation. This image shows function of the operable range burners.



## Wall Oven: Thermal Image Showing Operation

Infrared picture of oven in operation. This image shows function of the operable oven heat source.



## Built-In Microwave : Picture of Microwave During Operation

The operation of the microwave was tested using a microwave tester. This unit appeared functional at the time of inspection.



## Limitations

### General Appliance Information

#### **BUILT-IN APPLIANCE INSPECTION LIMITATIONS**

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.

### General Appliance Information

#### **APPLIANCES NOT MOVED**

Our company cannot inspect behind or beneath built-in appliances. We cannot move them to see behind or beneath them. We cannot see through any appliance or building materials. Damage that may include but not limited to; moisture damage, wood destroying organism damage, mold or other environmental hazards, to the floor and wall behind the built-in appliances can be present and not reported on because of this limitation. You may wish to ask the sellers to disclose any known and unknown defects that may exist behind or below the built-in appliances in this home. You may also wish to have them moved to view these areas for yourself before the close of escrow.

### Refrigerator

#### **REFRIGERATOR NOT INSPECTED**



Refrigerators are not inspected because they are outside the scope of a standard home inspection.

Washer/Dryer

### WASHER/DRYER NOT INSPECTED

Clothes washer and dryer were not tested nor inspected. Testing these units is outside the scope of a standard home inspection.

## Observations

3.1.1 Dishwasher

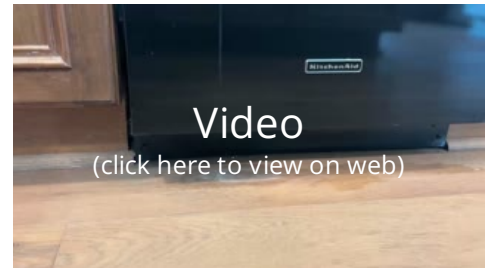


### DISHWASHER LEAKS

The dishwasher was noted leaking from the door seal during inspection. Recommend corrections by a licensed appliance contractor.

Recommendation

Contact a qualified appliance repair professional.



3.5.1 Garbage Disposer



### FROZEN

The garbage disposal was noted seized (frozen) at the time of the inspection. This is typically the result of infrequent use. Replacement may be needed. Advise consulting a licensed appliance contractor for necessary corrections.

Recommendation

Contact a qualified appliance repair professional.



3.7.1 Refrigerator



### PHYSICAL DAMAGE

Physical damage noted at the refrigerator. Recommend evaluation for correction by licensed appliance contractor.

Recommendation

Contact a qualified appliance repair professional.



3.8.1 Washer/Dryer



### LEAK PAN NOT PRESENT

A lack of adequate catch pan was noted installed at the laundry area. Recommend installation by a qualified professional to prevent damage in the event of a leak.

## Recommendation

Contact a qualified professional.



## 4: PLUMBING SYSTEM

		IN	NI	NP	A
4.1	Plumbing General	X			
4.2	Plumbing Water Supply and Distribution System	X			
4.3	Fixtures and Connected Devices				X
4.4	Tub/Shower Fixtures	X			
4.5	Plumbing Drain, Waste and Vent Systems				X
4.6	Water Heaters, Controls, Flues and Vents		X		
4.7	Temperature and Pressure (T&P) Relief Valve		X		
4.8	Water Heater Strapping/Bracing		X		
4.9	Water Pressure		X		
4.10	Gas Storage and Distribution Systems (Interior Fuel Storage, Piping, Venting, Supports, Leaks)	X			
4.11	Correct Plumbing at Faucets(Hot Left, Cold Right)	X			
4.12	Fire Sprinklers/Controls		X		

IN = Inspected    NI = Not Inspected    NP = Not Present    A = Annotation

### Information

#### Water Source

Public

#### Plumbing Supply

Copper

#### Plumbing Distribution

Partially Visible, Copper

#### Washer Drain Size

2" Diameter

#### Plumbing Waste

Partially Visible, Brass, Nickel  
Plated, Cast Iron

#### Water Heater Fuel Source

None In Unit (Community Water  
Heater Only)

#### Water Pressure

N/A

#### Gas Distribution Piping

Rigid Iron Pipe

#### Plumbing Drain, Waste and Vent Systems: Cleanout Location

Not Found

### Plumbing General : Plumbing-General

A majority of the plumbing supply, distribution, drain, waste, and vent systems were concealed behind the flooring, buried in the slab, routed through the attic below the insulation insulation or in inaccessible sections of the attic or crawlspace and were not visible at the time of the inspection. Our inspection of the plumbing system is non-intrusive and non-destructive and only included the visibly accessible components of the plumbing system. The purpose of this inspection is to identify systems that should be further evaluated by licensed contractors. These licensed contractors may find additional issues that need to be addressed that are not included or reported on in this report. Our inspection is not to be confused with a specialist further evaluation and is not intended to be technically exhaustive nor a substitute for a specialist inspection or further evaluation. You, as the homeowner, should purchase a **homeowner insurance policy** and **home warranty** that covers the plumbing system in the event problems develop in this system.

### Plumbing General : Plumbing General Continued...

The plumbing system is typically the most all-encompassing system in any given property. In most homes, the plumbing system contains the largest number of single defects of any system in the inspection report. It is recommended that, as part of the disclosure process, you request any and all information pertaining to past plumbing repairs, leaks/moisture-related issues, and plumbing-related maintenance. In addition, it is strongly advised that you consult with a licensed plumbing contractor regarding any disclosures and deficiencies in this inspection report **prior to the removal of your contingencies**. If there are any questions regarding the statements made in this section of the report, please don't hesitate to contact Pacific Crest Home Inspections for clarification.

## Water Heaters, Controls, Flues and Vents: Thermal Image Showing Operation

Thermal image showing production of hot water at the sink location.



## Limitations

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Plumbing General

### PLUMBING INSPECTION LIMITATIONS

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 lines, 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 fail 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.

Plumbing Water Supply and Distribution System

### GENERAL PLUMBING LIMITATIONS

Please note: due to wall coverings, insulation, HVAC ductwork, buried lines or other obstructions, it was not possible to observe the entire water supply and distribution system throughout this entire home. Damage to the piping can be present in a non-visible location. You may wish to have the water supply and distribution system further explored by a licensed plumber contractor before the end of your contingency period to determine if any latent defects exist.

Plumbing Drain, Waste and Vent Systems

### CONDO LIMITATION

This inspection is being performed on a condominium. The inspection is limited to the components that are inside the unit only. Plumbing items that are located beyond the interior of the condominium, such as common drain lines, are not evaluated as part of this inspection and are the responsibility of the HOA. Any concerns or repairs of the common drainage (sewer) system are the responsibility of the HOA.

Water Heaters, Controls, Flues and Vents

### COMMON HOT WATER SUPPLY

The hot water system appears to be shared at the property. This system is controlled by the HOA and was not inspected or identified as part of this inspection.

Water Pressure

## CONDO LIMITATION

The pressure regulator appears to be located in the common area. We do not evaluate this equipment as part of the home inspection. Recommend asking the home owner or home owner's association for the location.

Gas Storage and Distribution Systems (Interior Fuel Storage, Piping, Venting, Supports, Leaks)

## GENERAL GAS SUPPLY AND DISTRIBUTION LIMITATIONS

Please note: due to wall coverings, insulation, HVAC ductwork, buried lines or other obstructions, it was not possible to observe the entire gas supply and distribution system throughout this entire home. Damage to the piping can be present in a non-visible location. You may wish to have the gas supply and distribution system further explored by a licensed plumber contractor before the end of your contingency period to determine if any latent defects exist.

Fire Sprinklers/Controls

## FIRE SUPPRESSION NOT INSPECTED

Fire sprinklers observed during the time of inspection. We do not inspect or evaluate this equipment as part of the home inspection. Advise consulting a licensed professional for further evaluation to determine if latent defects exist.

## Observations

4.3.1 Fixtures and Connected Devices

### ANGLE STOP CORRODED

VARIOUS LOCATIONS

Some of the angle stops/shut off valves and/or supply lines under the sinks or behind the toilets are corroding, have mineral deposits or are rusted. This may be indicative of previous possible leaks. The valve appeared dry at the time of the inspection. The valves are not operated as part of the home inspection process in order to prevent possible damage. These valves are typically recommended for replacement every 10 years. Recommend consulting a licensed plumbing contractor to verify proper operation and determine if corrections are needed at this time.

Recommendation

Contact a qualified plumbing contractor.

Attention Item



Master Bathroom Right

4.3.2 Fixtures and Connected Devices

### FAUCET LEAKS-IN USE

MASTER BATHROOM LEFT

Attention Item

The faucet was noted leaking from the valve or stem during operation. Recommend further evaluation and repair by a licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



Master Bathroom Left

#### 4.3.3 Fixtures and Connected Devices

### **CORROSION AT FIXTURE**

#### MASTER BATHROOM

Corrosion was noted at one or more fixture locations. You may wish to view this for yourself and have repaired/replaced as desired.

Recommendation

Contact a qualified plumbing contractor.



Observation Item



Master Bathroom tub spout

#### 4.3.4 Fixtures and Connected Devices

### **FAUCET DIVERTER**

#### KITCHEN

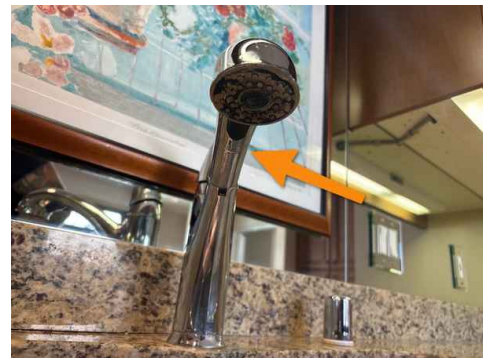
The faucet diverter did not function properly at the time of the inspection. Advise repair by a licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



Attention Item



Kitchen

#### 4.5.1 Plumbing Drain, Waste and Vent Systems

### **PREVIOUS LEAK**

#### KITCHEN, MASTER BATHROOM

Evidence of previous possible leaks were noted at the drain line below the sink. Area appeared dry at the time of the inspection. Advise monitoring and repair by a licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



Observation Item



Kitchen



Master Bathroom Right



## 5: ELECTRICAL SYSTEM

		IN	NI	NP	A
5.1	Main and Distribution Panels	X			
5.2	System Grounding and Grounding Equipment	X			
5.3	Overcurrent Devices (Circuit Breakers, Fuses)	X			
5.4	Branch Circuit Conductors	X			
5.5	Connected Devices and Fixtures				X
5.6	Exterior Lighting	X			
5.7	Polarity and Ground of Receptacles	X			
5.8	Operation of GFCI (Ground Fault Circuit Interrupters)				X
5.9	Operation of AFCI (Arc Fault Circuit Interrupters)				X
5.10	Smoke Detectors	X			
5.11	Carbon Monoxide Detector				X
5.12	Cable and Telephone Entrance		X		

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### Information

#### Electrical Service Conductors

Unknown

#### Panel Type

Circuit Breakers

#### Panel Capacity

150 AMP

#### Electric Panel Manufacturer

SIEMENS

#### Branch Wire 15 and 20 Amp

Copper

#### Wiring Methods

Romex

#### Exterior Lighting Control

Standard switched, Daylight  
Sensor

#### Main and Distribution Panels: Type

Sub Panel

#### Main and Distribution Panels: Picture of Panels

Pictures of electrical panel(s).





## Operation of GFCI (Ground Fault Circuit Interrupters): GFCI INFO

**Definition:** A ground-fault is an unintentional electrical path between a source of electrical current and a grounded surface. Electrical shock can occur if a person comes into contact with an energized part. GFCI's (ground-fault circuit-interrupters) can greatly reduce the risk of shock by immediately shutting off an electrical circuit when that circuit represents a shock hazard (i.e., a person comes in contact with a faulty appliance together with a grounded surface). GFCI's can be installed in a circuit breaker panel board or directly in a receptacle outlet.

## Operation of AFCI (Arc Fault Circuit Interrupters): AFCI INFO

**Definition:** When an electrical switch is opened or closed, an arc, or discharge of electricity across a circuit, occurs. Unintentional arcs can occur at loose connections or where wires or cords have been damaged. Such arcs can lead to high temperatures and sparking, possibly igniting combustibles. AFCI's (arc-fault circuit-interrupters) protect against fire by continuously monitoring the electrical current in a circuit and shutting off the circuit when unintended arcing occurs. These devices are designed to discriminate between unintended arcing and the type of arcing that occurs when a switch is operated.

## Smoke Detectors: Single Story Smoke Detector

Smoke detectors noted in the hallway and in each bedroom; operable at the time of the inspection.

## Limitations

General

### ELECTRICAL INSPECTION LIMITATIONS

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 and further evaluation recommendation 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.

Branch Circuit Conductors

### ELECTRICAL INSPECTION LIMITATIONS

Please note: due to wall coverings, insulation, HVAC ductwork or other obstructions, it was not possible to observe the branch circuit wiring throughout this entire home. Damage to the insulation or wiring itself can be present in a non-visible location. You should consider having the branch circuit wiring further explored by a licensed electrical contractor before the end of your contingency period to determine if any latent defects exist.

## Observations

5.5.1 Connected Devices and Fixtures

### DOOR BELL INOP

Door bell is inoperable. We advise repair by a qualified person.

Recommendation

Contact a qualified professional.

Attention Item

5.5.2 Connected Devices and Fixtures

### 220 THREE PRONGED- UPGRADE

Observation Item

There is a three prong 220 volt receptacle in the laundry. Many new dryers require a four prong receptacle. If you install an electric dryer, you may need to upgrade the circuit and receptacle. This should be performed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



#### 5.5.3 Connected Devices and Fixtures

### **SWITCH UNKNOWN**

HALL

I was unable to determine the function of one or more interior light switch. Recommend asking the seller about this and have further evaluated by a licensed electrical contractor to determine if corrections are needed at this time.

Recommendation

Contact a qualified professional.



Hall

#### 5.5.4 Connected Devices and Fixtures

### **RECEPTACLE - WORN/OLD**

MASTER BEDROOM

Some of the receptacles are worn due to use and age. A plug does not make good contact in the receptacle. A strong connection is necessary for safe and efficient operation. We advise upgrading receptacles as necessary by a licensed electrician.

Recommendation

Contact a qualified professional.



Master Bedroom

#### 5.5.5 Connected Devices and Fixtures

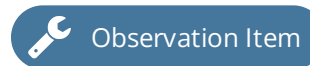
### **CRACKED/DAMAGED FACEPLATE**

LIVING ROOM, KITCHEN

Cracked/damaged faceplate noted at one or more outlet location. Recommend replacement as necessary.

Recommendation

Contact a qualified electrical contractor.





Living Room



Kitchen

#### 5.8.1 Operation of GFCI (Ground Fault Circuit Interrupters)



Safety Concern

### **KITCHEN OUTLETS MISSING GFCI**

The kitchen outlets are not fully GFCI protected. This is possible safety concern. Recommend correcting and advise repair by a qualified/licensed electrician.

Recommendation

Contact a qualified electrical contractor.



#### 5.9.1 Operation of AFCI (Arc Fault Circuit Interrupters)



Observation Item

### **LACK OF ADEQUATE PROTECTION**

The home is not equipped with adequate AFCI protection as per today's building requirements. Recommend retrofitting as required by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.

#### 5.11.1 Carbon Monoxide Detector



Attention Item

### **NO CARBON MONOXIDE DETECTOR**

A Carbon Monoxide detector is not installed in the common hallway (on each level) as required. Recommend correcting and advise installing by a qualified person.

Recommendation

Contact a qualified professional.

## 6: INTERIORS

		IN	NI	NP	A
6.1	Interior General	X			
6.2	Ceilings				X
6.3	Walls	X			
6.4	Floor Coverings				X
6.5	Counters and a Representative Number of Cabinets				X
6.6	Tub/Shower Enclosure				X
6.7	Doors (Representative Number)	X			
6.8	Windows (Representative Number)				X
6.9	Attic			X	
6.10	Room Additions/Modifications			X	

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### Information

#### Ceiling Materials

Sheetrock

#### Wall Materials

Sheetrock

#### Floor Covering(s)

Vinyl Tongue and Groove, Carpet,  
Tile

#### Interior Doors

Wood

#### Cabinetry

Wood

#### Kitchen Countertop

Granite

#### Windows

Double Pane, Metal

### Limitations

Interior General

#### GENERAL LIMITATIONS

The interior of the structure 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, equipment 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.

Interior General

#### GENERAL LIMITATIONS CONT.

Please note: Determining if damage, the presence of organic growths, moisture or wood rot behind wall, floor and ceiling coverings is beyond the scope of this inspection. If you are concerned or believe that these conditions may exist in a non-visible or concealed area, I recommend that you have this home further examined by a qualified contractor or environmental hygienist.

## DUAL PANE LIMITATION

Please be advised: Failed seals in insulated glass (double-pane) windows are not always detectable. In some instances inspector may not be able to disclose the exact condition of every window, depending on the ambient conditions (weather) or if the windows are dirty at time of inspection. Moisture between panes of glass in a double-pane window with a failed seal may or may not be observable depending on variations in ambient conditions such as temperature and humidity. Windows are reported as they are observed at the time of the inspection only. If you have present or future concerns regarding the integrity of thermal pane seals, it is strongly suggested that you consult with a licensed window contractor for further evaluation. This inspection is not a warranty or guarantee of any kind regarding the integrity of the windows.

## Observations

### 6.2.1 Ceilings



Observation Item

#### STRESS FRACTURES

The ceiling appears to have stress fractures. You may wish to have this further evaluated by a qualified expert and repair as needed.

##### Recommendation

Contact a qualified professional.



Living Room

### 6.4.1 Floor Coverings



Observation Item

#### STAINS IN CARPET

MASTER BEDROOM, 2ND BEDROOM

Staining was noted at the carpeted flooring in one or more location. You may wish to view this for yourself and have further evaluated by a licensed flooring contractor as desired.

##### Recommendation

Contact a qualified flooring contractor



Master Bedroom



2nd Bedroom

### 6.5.1 Counters and a Representative Number of Cabinets



Observation Item

#### RE-CAULK COUNTER/SINK

KITCHEN, MASTER BATHROOM



Advise caulking around the sinks/countertops. Where sealant is aged and or failing.

Recommendation

Contact a qualified professional.



Kitchen



Master Bathroom

#### 6.5.2 Counters and a Representative Number of Cabinets

### **CRACKED GROUT-BACKSPLASH**

#### KITCHEN

Cracked/missing grout observed at counter/back-splash in one or more areas. Recommend correcting and advise repair by a qualified professional.

Recommendation

Contact a qualified professional.



Kitchen



Kitchen

#### 6.6.1 Tub/Shower Enclosure

### **GROUT - CRACKED**

#### MASTER BATHROOM

Cracked grout noted in the shower. This can lead to leaks. Advise caulking/repair as needed.

Recommendation

Contact a qualified professional.



Master Bathroom shower

**DOOR SWEEP**

MASTER BATHROOM

Damaged and/or missing door sweep noted at shower enclosure doors. Advise replacement and recommend repair by a qualified person.

Recommendation

Contact a qualified professional.



Master Bathroom

**SCORED GLASS/TINT**

LIVING ROOM, MASTER BATHROOM

Scoring was noted at the glass/tint at one or more window location. Unable to determine the exact cause. You may wish to view this four yourself and have repaired by a licensed window contractor as necessary.

Recommendation

Contact a qualified window repair/installation contractor.



Living Room



Master Bathroom

## 7: INSULATION AND VENTILATION

		IN	NI	NP	A
7.1	Insulation in Attic		X		
7.2	Insulation Under Floor System		X		
7.3	Vapor Retarders (On Ground, In Crawlspcace or Basement)		X		
7.4	Ventilation of Attic and Foundation Areas		X		
7.5	Ventilation Systems (Kitchens, Baths and Laundry)				X

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### Information

#### Attic Insulation

Unknown/Not Visible

#### Floor System Insulation

Unknown/Not Visible

#### Ventilation

Unknown/Not Visible

#### Exhaust Fans

Fan, Window

#### Dryer Power Source

220 Electric

#### Dryer Vent

Flexible Metal, Metal

### Limitations

General

#### INSULATION AND VENTILATION INSPECTION LIMITATIONS

The insulation and ventilation 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. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. 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.

### Observations

7.5.1 Ventilation Systems (Kitchens, Baths and Laundry)

#### DRYER VENT

We recommend cleaning/servicing the dryer vent upon moving into the home.

Recommendation

Contact a qualified professional.



Attention Item



## 8: ROOFING

		IN	NI	NP	A
8.1	Roof General		X		
8.2	Roof Coverings		X		
8.3	Flashings, Skylights and Roof Penetrations		X		
8.4	Roof Sheathing (As observable from attic)		X		
8.5	Roof Drainage Systems		X		

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### Limitations

Roof General

#### ROOF UNDERLAYMENT INSPECTION LIMITATION

Due to lack of visibility as a result of the installed roof coverings, we are not able to inspect, evaluate or comment on the condition or installation of the roof underlayment system. Deficiencies with the underlayment can include but not limited to: premature failure, shrinkage, not installed, improper installation or physical damage. As a result of these limitations, we recommend further evaluation by a licensed roof contractor to determine if latent defects exist.

Roof General

#### ROOF INSPECTION LIMITATIONS

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.

Roof General

#### CONDO-EXCLUSION

This inspection is being performed on a condominium. A condo inspection is limited to the interior space only, and does not include the roof in any way. Please contact the HOA for information regarding the condition of the roof, repair history, or any other roof concerns.

## 9: EXTERIOR

		IN	NI	NP	A
9.1	Exterior General Information		X		
9.2	Wall Cladding, Flashing and Trim		X		
9.3	Windows		X		
9.4	Doors (Exterior)		X		
9.5	Eaves, Soffits and Fascia		X		
9.6	Vegetation, Grading, Drainage and Hardscape (With respect to their effect on the condition of the building)		X		
9.7	Decks, Balconies, Steps, Porches, Patio Covers and Applicable Railings		X		X
9.8	Tempered Glass at Doors/Windows		X		
9.9	Fencing and Gates		X		

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### Limitations

Exterior General Information

#### EXTERIOR LIMITATIONS

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.

Exterior General Information

#### CONDO

This inspection is being performed on a condominium. A condo inspection is limited to the interior space only, and does not include the exterior beyond attached balconies or private patios, which may still be the responsibility of the HOA. Please contact the HOA for information regarding the condition of the exterior, repair history, or any other exterior concerns.

### Observations

9.7.1 Decks, Balconies, Steps, Porches, Patio Covers and Applicable Railings

Attention Item

#### SPACING AT RAIL

BALCONY

The balusters are spaced too far apart for today's safety standards. You are not required to retrofit older homes with current standards. However, if you have small children or pets, upgrading should be considered.

Recommendation

Contact a qualified professional.



Master Balcony

# 10: STRUCTURAL COMPONENTS

		IN	NI	NP	A
10.1	Structural General Information		X		
10.2	Walls (Structural)		X		
10.3	Foundations, Basements and Crawlspaces		X		
10.4	Floors (Structural)		X		
10.5	Ceilings (structural)		X		
10.6	Roof Structure and Attic		X		
10.7	Presence of Foundation Bolts		X		

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## Information

### Structural General Information: Suggested Foundation Maintenance & Care

Proper drainage and moisture maintenance is imperative to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement-cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

### Structural General Information: Foundations

Future performance of the structure cannot be predicted or warranted. This inspection is one of the first impressions and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time the inspection. Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are like to occur. The Inspector's opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region at the time of the inspection. This does not guarantee the future life or failure of the foundation. The inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by a Structural Engineer of your choice. Foundations inspected in accordance with the Standards of Practice.

## Limitations

Structural General Information

### STRUCTURAL INSPECTION LIMITATIONS

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.

## **CONDO-EXCLUSION**

This inspection is being performed on a condominium or townhome. A condo/townhome inspection is limited to the interior space only, and does not include the structural components or foundation in any way. Please contact the HOA for information regarding the condition of the structure and foundation, repair history, or any other structural concerns.

---

## **LIMITED INSPECTION DUE TO OBSTRUCTIONS**

Due to floor coverings, vegetation, siding or other obstructions, not all areas of the foundation were visible. Our review of the home's foundation is limited. You may wish to have this further explored by a licensed foundation contractor and/or a licensed structural engineer to determine if any latent defects exist.

---

## **FLOOR/FOUNDATION INSPECTION LIMITATIONS**

Due to floor coverings, vegetation, siding or other obstructions, not all areas of the foundation were visible. Our review of the home's foundation is limited. You may wish to have this further explored by a licensed foundation contractor and/or a licensed structural engineer to determine if any latent defects exist.

---

## **HOME LIKELY BOLTED**

The home is likely bolted to the foundation. However, drywall was in place at the time of the inspection. Bolts could not be seen because of this. I recommend further evaluation by a licensed foundation contractor to confirm.

# 11: HEATING EQUIPMENT

		IN	NI	NP	A
11.1	Heating Equipment				X
11.2	Normal Operating Controls				X
11.3	Automatic Safety Controls	X			
11.4	Presence of Installed Heat Source in Each Room	X			
11.5	Flue(s) for Heating Equipment			X	
11.6	Distribution Systems (HVAC Ducting and Related Equipment)	X			

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## Information

### Heat Type

Hydronic

### Energy Source

Electric

### Number of Heat Systems (excluding wood)

One

### Heat System Brand

Hydrobank

### Ductwork

Insulated, Partially Visible

### Filter Type

Disposable

### Cooling Equipment Type

Air conditioner unit

### Cooling Equipment Energy Source Central Air Manufacturer

Electricity

UNKNOWN

### Number of AC Only Units

One

### Normal Operating Controls : Type Automatic Safety Controls : Type

Thermostat

Service door

### Presence of Installed Heat Source in Each Room: Type

In wall

### Heating Equipment : Picture of Heating Equipment

Picture of heating equipment.



## Heating Equipment : Thermal Image Showing Operation

The furnace turned on and produced heat at the time of the inspection.



## Limitations

General

### HEATING AND COOLING SYSTEM LIMITATIONS

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.

General

### ADDITIONAL HEATING AND COOLING SYSTEM LIMITATIONS

Please note: due to wall or floor coverings, insulation, roof framing or other obstructions, it was not possible to observe the entire HVAC distribution system throughout this entire home. Damage to the ducting can be present in a non-visible location. You may wish to have the HVAC distribution system further explored by a licensed HVAC contractor before the end of your contingency period to determine if any latent defects exist.

Distribution Systems (HVAC Ducting and Related Equipment)

### EVALUATION LIMITED

Please note: Due to wall or floor coverings, insulation, roof framing or other obstructions, it was not possible to observe the entire HVAC distribution system throughout this entire home. Damage to the ducting can be present in a non-visible location. You may wish to have the HVAC distribution system further explored by a licensed HVAC contractor before the end of your contingency period to determine if any latent defects exist.

## Observations

11.1.1 Heating Equipment

### HEATER - AGED



The heater appeared to function at time of inspection. However, determining the life remaining is beyond the scope of a home inspection. Also, due to the age of the unit, I recommend further evaluation/safety check be performed by a licensed HVAC contractor before the end of your contingency period.

Recommendation

Contact a qualified HVAC professional.



MFD 2002

11.1.2 Heating Equipment

**FAN NOISY**



Attention Item

The furnace fan was noted producing excess noise/vibration during operation. Unable to determine the exact cause. Advise further evaluation and repair by a licensed HVAC contractor.

Recommendation

Contact a qualified HVAC professional.



11.1.3 Heating Equipment

**PREVIOUS REPAIRS**



Observation Item

Evidence of possible previous repairs were noted at the heating system. Recommend asking the seller about this for more information, and have further evaluated by a licensed HVAC contractor as necessary.

Recommendation

Contact a qualified professional.



### 11.2.1 Normal Operating Controls



Observation Item

## **THERMOSTAT-WORN**

The thermostat was noted having worn components. This made operation of the HVAC system difficult. Advise replacement by a licensed HVAC contractor as necessary.

Recommendation

Contact a qualified HVAC professional.





# 12: COOLING EQUIPMENT

		IN	NI	NP	A
12.1	Cooling and Air Handler Equipment	X			
12.2	Normal Operating Controls	X			
12.3	Presence of Installed Cooling Source in Each Room	X			

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## Information

### Cooling and Air Handler

#### Equipment: System Information

For HVAC system information, please refer to Heating Equipment.

### Cooling and Air Handler Equipment: Thermal Image Showing Operation

The AC appeared to turn on and produce cold air at the time of the inspection.



## Limitations

### Cooling and Air Handler Equipment

#### CONDENSATION DRAIN NOT VISIBLE

The AC primary condensation drain appeared to terminate to an approve location. I was unable to verify the condition of the entire span of the drain line due to wall cladding and other finishes. You may wish to have this further evaluated by a licensed HVAC contractor to determine if maintenance is needed at this time.

### Cooling and Air Handler Equipment

#### AC CONDENSERS (CONDO)

I was unable to determine proper access to the AC condensing unit. We do not access the roof as part of the inspection of the condominium. My review of this equipment was limited due to this condition. Advise further evaluation by a licensed HVAC contractor as necessary to determine if corrections are needed at this time.

# 13: CHIMNEY, FIREPLACE, OR STOVE

		IN	NI	NP	A
13.1	Chimneys and Flues (for Fireplaces)	X			
13.2	Gas/LP(Propane) Fire Logs and Fireplaces				X

IN = Inspected    NI = Not Inspected    NP = Not Present    A = Annotation

## Information

### Types of Fireplaces

Gas log, Prefabricated

## Limitations

Chimneys and Flues (for Fireplaces)

### RECOMMEND SECONDARY EVALUATION

Note: The Nation Fire Protection Association (nfpa.org) recommends that fireplaces and chimneys be professionally inspected (Level 2 Inspection) with each change of ownership. The chimney should also be inspected by a qualified chimney sweep to determine if cleaning/maintenance is required.

Chimneys and Flues (for Fireplaces)

### LINER NOT FULLY INSPECTED

The liner was not fully inspected inspected by our company. It is recommended to have a qualified chimney sweep clean and inspect for safety.

Gas/LP(Propane) Fire Logs and Fireplaces

### GAS LINE NOT FULLY VISIBLE

Note: Gas leaks below the finished grade (underground) or between the walls or behind the fireplace hearths or any concealed area cannot be detected and are not evaluated as part of the inspection process.

Gas/LP(Propane) Fire Logs and Fireplaces

### FIREPLACE NOT IGNITED

Note: If the fireplace is equipped with a gas log or gas lighter with the pilot light turned off, the Standards of Practice prevent the inspector from lighting and operating these fixtures. It is recommended that the pilot be lit and the fireplace operation be verified with the current owner prior to closing to ensure proper operation.

## Observations

## 13.2.1 Gas/LP(Propane) Fire Logs and Fireplaces



Observation Item

**MANUFACTURED FIREPLACE**

The fireplace installed at one or more location appears to be a prefabricated system. We do not inspect the system for proper drafting and installation beyond what is visible from the firebox. Recommend having a safety check performed by a licensed fireplace contractor to ensure the fireplace is installed in accordance with the manufacturers specifications and is safe for continued operation.

## Recommendation

Contact a qualified fireplace contractor.



# 14: GENERAL PICTURES

## Information

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### Laundry Room



### Complementary Photos

The photos in this section are provided as a complementary service and are not intended to represent or identify deficiencies within each evaluated room.

### Kitchen



## Living Room



## Master Bedroom



## Master Bathroom



## Half Bathroom



## 2nd Bedroom



## Bathroom at 2nd Bedroom



## Balcony





# STANDARDS OF PRACTICE

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## Inspection Details

Please refer to the Home Inspection [Standards of Practice](#) while reading this inspection report. I performed the home inspection according to the standards and my clients wishes and expectations. Please refer to the inspection contract or agreement between the inspector and the inspector's client.

## Built-In Appliances

The kitchen appliances are not included in the scope of a home inspection according to the Standards of Practice.

### **The inspector will out of courtesy observe and operate the basic functions of the following kitchen appliances:**

Dishwasher, Range, Cook Top, 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.

## Chimney, Fireplace, or Stove

### **I. The inspector shall inspect:**

1. readily accessible and visible portions of the fireplaces and chimneys;
2. lintels above the fireplace openings;
3. damper doors by opening and closing them, if readily accessible and manually operable; and
4. cleanout doors and frames.

### **II. The inspector shall describe:**

1. the type of fireplace.

### **III. The inspector shall report as in need of correction:**

1. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
2. manually operated dampers that did not open and close;
3. the lack of a smoke detector in the same room as the fireplace;
4. the lack of a carbon-monoxide detector in the same room as the fireplace; and
5. cleanouts not made of metal, pre-cast cement, or other non-combustible material.

## SUMMARY

645 Front St 2102, San Diego, CA 92101

Dr. Sean Tayebi  
12/16/2025

Brandon Jones  
InterNACHI Certified Professional  
Inspector  
Pacific Crest Home Inspections  
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The "Report Summary" section is intended to be a tool to assist our clients and their representative(s) in preparing a repair request, if and when applicable. **THIS IS NOT A LIST OF MANDATORY REPAIRS BUT A LIST OF SUGGESTED REPAIR OR UPGRADES NEEDED.** The Report Summary is intended to follow the flow of the main body of the Property Inspection Report. The order of repair priority is left up to the sole discretion of the client and your Inspector will not be able to assist you specifying order of importance. Further, this summary contains only those items identified as "Annotation". **There may be other items listed in the full body of the Property Inspection Report that could be important to you and you may consider adding to your repair request if and when applicable. You should read and understand the entire Home Inspection Report prior to completing any repair request.** This report contains technical information, if you do not understand or are unclear about some of the information contained in the body of this report; please call the office to arrange for a verbal consultation with your inspector prior to the expiration of any time limitations such as contingency periods.

### 3.1.1 Built-In Appliances - Dishwasher: Dishwasher Leaks

The dishwasher was noted leaking from the door seal during inspection. Recommend corrections by a licensed appliance contractor.

### 3.5.1 Built-In Appliances - Garbage Disposer: Frozen

The garbage disposal was noted seized (frozen) at the time of the inspection. This is typically the result of infrequent use. Replacement may be needed. Advise consulting a licensed appliance contractor for necessary corrections.

### 3.7.1 Built-In Appliances - Refrigerator : Physical Damage

Physical damage noted at the refrigerator. Recommend evaluation for correction by licensed appliance contractor.

### 3.8.1 Built-In Appliances - Washer/Dryer: Leak Pan Not Present

A lack of adequate catch pan was noted installed at the laundry area. Recommend installation by a qualified professional to prevent damage in the event of a leak.

### 4.3.1 Plumbing System - Fixtures and Connected Devices : Angle Stop Corroded (VARIOUS LOCATIONS)

Some of the angle stops/shut off valves and/or supply lines under the sinks or behind the toilets are corroding, have mineral deposits or are rusted. This may be indicative of previous possible leaks. The valve appeared dry at the time of the inspection. The valves are not operated as part of the home inspection process in order to prevent possible damage. These valves are typically recommended for replacement every 10 years. Recommend consulting a licensed plumbing contractor to verify proper operation and determine if corrections are needed at this time.

### 4.3.2 Plumbing System - Fixtures and Connected Devices : Faucet Leaks-In Use (MASTER BATHROOM LEFT)



The faucet was noted leaking from the valve or stem during operation. Recommend further evaluation and repair by a licensed plumbing contractor.

#### 4.3.3 Plumbing System - Fixtures and Connected Devices : Corrosion at Fixture (MASTER BATHROOM)

Corrosion was noted at one or more fixture locations. You may wish to view this for yourself and have repaired/replaced as desired.

#### 4.3.4 Plumbing System - Fixtures and Connected Devices : Faucet Diverter (KITCHEN)

The faucet diverter did not function properly at the time of the inspection. Advise repair by a licensed plumbing contractor.

#### 4.5.1 Plumbing System - Plumbing Drain, Waste and Vent Systems: Previous Leak (KITCHEN, MASTER BATHROOM)

Evidence of previous possible leaks were noted at the drain line below the sink. Area appeared dry at the time of the inspection. Advise monitoring and repair by a licensed plumbing contractor.

#### 5.5.1 Electrical System - Connected Devices and Fixtures: Door Bell Inop

Door bell is inoperable. We advise repair by a qualified person.

#### 5.5.2 Electrical System - Connected Devices and Fixtures: 220 Three Pronged- Upgrade

There is a three prong 220 volt receptacle in the laundry. Many new dryers require a four prong receptacle. If you install an electric dryer, you may need to upgrade the circuit and receptacle. This should be performed by a licensed electrician.

#### 5.5.3 Electrical System - Connected Devices and Fixtures: Switch Unknown (HALL)

I was unable to determine the function of one or more interior light switch. Recommend asking the seller about this and have further evaluated by a licensed electrical contractor to determine if corrections are needed at this time.

#### 5.5.4 Electrical System - Connected Devices and Fixtures: Receptacle - Worn/Old (MASTER BEDROOM)

Some of the receptacles are worn due to use and age. A plug does not make good contact in the receptacle. A strong connection is necessary for safe and efficient operation. We advise upgrading receptacles as necessary by a licensed electrician.

#### 5.5.5 Electrical System - Connected Devices and Fixtures: Cracked/Damaged Faceplate (LIVING ROOM, KITCHEN)

Cracked/damaged faceplate noted at one or more outlet location. Recommend replacement as necessary.

#### 5.8.1 Electrical System - Operation of GFCI (Ground Fault Circuit Interrupters): Kitchen Outlets Missing GFCI

The kitchen outlets are not fully GFCI protected. This is possible safety concern. Recommend correcting and advise repair by a qualified/licensed electrician.

#### 5.9.1 Electrical System - Operation of AFCI (Arc Fault Circuit Interrupters): Lack of Adequate Protection

The home is not equipped with adequate AFCI protection as per today's building requirements. Recommend retrofitting as required by a licensed electrical contractor.

#### 5.11.1 Electrical System - Carbon Monoxide Detector: No Carbon Monoxide Detector

A Carbon Monoxide detector is not installed in the common hallway (on each level) as required. Recommend correcting and advise installing by a qualified person.

#### 6.2.1 Interiors - Ceilings : Stress Fractures

The ceiling appears to have stress fractures. You may wish to have this further evaluated by a qualified expert and repair as needed.

#### 6.4.1 Interiors - Floor Coverings : Stains in Carpet (MASTER BEDROOM, 2ND BEDROOM)

Staining was noted at the carpeted flooring in one or more location. You may wish to view this for yourself and have further evaluated by a licensed flooring contractor as desired.

#### 6.5.1 Interiors - Counters and a Representative Number of Cabinets: Re-caulk Counter/Sink (KITCHEN, MASTER BATHROOM)

Advise caulking around the sinks/countertops. Where sealant is aged and or failing.

#### 6.5.2 Interiors - Counters and a Representative Number of Cabinets: Cracked Grout-Backsplash (KITCHEN)

Cracked/missing grout observed at counter/back-splash in one or more areas. Recommend correcting and advise repair by a qualified professional.

#### 6.6.1 Interiors - Tub/Shower Enclosure: Grout - Cracked (MASTER BATHROOM)

Cracked grout noted in the shower. This can lead to leaks. Advise caulking/repair as needed.

#### 6.6.2 Interiors - Tub/Shower Enclosure: DOOR SWEEP (MASTER BATHROOM)

Damaged and/or missing door sweep noted at shower enclosure doors. Advise replacement and recommend repair by a qualified person.

#### 6.8.1 Interiors - Windows (Representative Number): Scored Glass/Tint (LIVING ROOM, MASTER BATHROOM)

Scoring was noted at the glass/tint at one or more window location. Unable to determine the exact cause. You may wish to view this for yourself and have repaired by a licensed window contractor as necessary.

#### 7.5.1 Insulation and Ventilation - Ventilation Systems (Kitchens, Baths and Laundry): Dryer Vent

We recommend cleaning/servicing the dryer vent upon moving into the home.

#### 9.7.1 Exterior - Decks, Balconies, Steps, Porches, Patio Covers and Applicable Railings: Spacing at Rail (BALCONY)

The balusters are spaced too far apart for today's safety standards. You are not required to retrofit older homes with current standards. However, if you have small children or pets, upgrading should be considered.

#### 11.1.1 Heating Equipment - Heating Equipment : Heater - Aged

The heater appeared to function at time of inspection. However, determining the life remaining is beyond the scope of a home inspection. Also, due to the age of the unit, I recommend further evaluation/safety check be performed by a licensed HVAC contractor before the end of your contingency period.

#### 11.1.2 Heating Equipment - Heating Equipment : Fan Noisy

The furnace fan was noted producing excess noise/vibration during operation. Unable to determine the exact cause. Advise further evaluation and repair by a licensed HVAC contractor.

#### 11.1.3 Heating Equipment - Heating Equipment : Previous Repairs

Evidence of possible previous repairs were noted at the heating system. Recommend asking the seller about this for more information, and have further evaluated by a licensed HVAC contractor as necessary.

#### 11.2.1 Heating Equipment - Normal Operating Controls : Thermostat-Worn

The thermostat was noted having worn components. This made operation of the HVAC system difficult. Advise replacement by a licensed HVAC contractor as necessary.

### 13.2.1 Chimney, Fireplace, or Stove - Gas/LP(Propane) Fire Logs and Fireplaces : Manufactured Fireplace

The fireplace installed at one or more location appears to be a prefabricated system. We do not inspect the system for proper drafting and installation beyond what is visible from the firebox. Recommend having a safety check performed by a licensed fireplace contractor to ensure the fireplace is installed in accordance with the manufacturers specifications and is safe for continued operation.