

Inspection Report

**Reyna Sanchez
Hugo Padilla**

Property Address:
903 Concepcion Ave
Spring Valley CA 91977



903-905 Concepcion Ave

BHI San Diego / Bailey's Home Inspections

Brian R. Bailey

Table of Contents

[Cover Page.....1](#)

[Table of Contents.....2](#)

[Intro Page3](#)

[1 Roof System / Chimneys and Attic4](#)

[2 Exterior.....6](#)

[3 Garage..... 11](#)

[4 Kitchen Components and Appliances.....13](#)

[5 Rooms..... 19](#)

[6 Bathroom and Components.....21](#)

[7 Structural Components33](#)

[8 Plumbing System.....34](#)

[9 Electrical System40](#)

[10 Heating / Central Air Conditioning.....45](#)

[Summary.....53](#)

[Invoice.....55](#)

Date: 10/22/2025	Time: 10:00 AM	Report ID: 20251022-903-Concepcion-Ave
Property: 903 Concepcion Ave Spring Valley CA 91977	Customer: Reyna Sanchez Hugo Padilla	Real Estate Professional: Eduardo Hernandez eXP Realty

Comment Key or Definitions

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

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

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

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

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

In Attendance:
Sellers Agent and Inspector

Type of building:
Single Family (2 story)

Approximate age of building:
Under 5 Years

Temperature:
Over 65 (F) = 18 (C)

Weather:
Clear

Ground/Soil surface condition:
Dry

Rain in last 3 days:
No

1. Roof System / Chimneys and Attic

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

		IN	NI	NP	RR	Styles & Materials
1.0	Roof Coverings	•				Roof Covering: 3-Tab fiberglass
1.1	Skylights, Chimneys and Roof Penetrations	•				Attic Insulation: Fiberglass
1.2	Ventilation of Roof/Attic	•				Ventilation: Gable vents Soffit Vents Passive
1.3	Roof Structure and Attic (report leak signs or condensation)	•				Roof-Type: Gable
1.4	Insulation in Attic	•				Attic info: Attic access
1.5	Visible Electric Wiring in Attic	•				Method used to observe attic: From entry

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

Comments:

1.0 The roof is a 3-tab fiberglass shingled roof that can last upwards of 20-25 years. The ridge line is straight with no evidence of sagging. No evidence of curled, missing, or damaged shingles on day of inspection. There is normal wear and tear at the shingles. There is life left in the roof.

1.3 No evidence of moisture staining or leaks in either attic on day of inspection.

1.4 There is insulation coverage throughout both attics.



1.4 Item 1(Picture) Attic insulation



1.4 Item 2(Picture) Attic insulation

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

2. Exterior

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

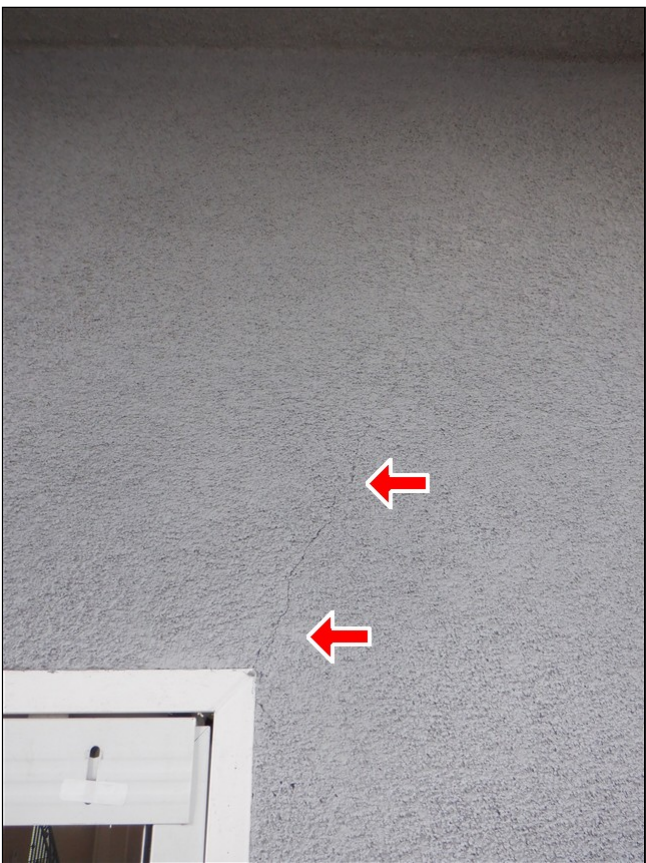
		IN	NI	NP	RR	Styles & Materials
2.0	Wall Cladding Flashing and Trim				•	Siding Style: Cement stucco
2.1	Doors (Exterior)	•				Siding Material: Cement-Fiber
2.2	Windows	•				Exterior Entry Doors: Wood Insulated glass
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•				Appurtenance: Patio
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•				Driveway: Concrete
2.5	Eaves, Soffits and Fascias	•				
2.6	Water faucets (hose bibs)	•				
2.7	Light fixtures and electrical outlets (exterior)				•	
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR	

Comments:

2.0 There is cracking in the stucco siding on both 903 and 905. Recommend repair.



2.0 Item 1(Picture) Cracking stucco on 903



2.0 Item 2(Picture) Cracking stucco on 903



2.0 Item 3(Picture) Stucco cracking at 903



2.0 Item 4(Picture) Stucco cracking at 903



2.0 Item 5(Picture) Stucco cracking at 903



2.0 Item 6(Picture) Stucco cracking at 903



2.0 Item 7(Picture) Stucco cracking

2.1 Damaged 903 front door stopper.



2.1 Item 1(Picture) Damaged front door stopper

2.6 Water pressure should read between 40 and 80 PSI. On day of inspection pressure was reading 64 PSI on 903 and 68 PSI on 905.

2.7 Loose receptacle, loose light fixture, and bad GFCI on side of 905. Recommend repair by a licensed electrician.



2.7 Item 1(Picture) Good GFCI



2.7 Item 2(Picture) Loose light fixture on 905



2.7 Item 3(Picture) Loose receptacle on side of 905 /
GFCI is bad

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

3. Garage

		IN	NI	NP	RR	Styles & Materials
3.0	Garage Ceilings	•				Garage Door Type: One automatic
3.1	Garage Walls (including Firewall Separation)	•				
3.2	Garage Floor	•				Garage Door Material: Metal
3.3	Garage Door (s)	•				
3.4	Occupant Door (from garage to inside of home)				•	
3.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•				

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

Comments:

3.3 Damage to garage door. The door still opened and closed properly.



3.3 Item 1(Picture) Slight damage to garage door

3.4 Loose threshold at occupant door. The occupant door does not fully self close as required. Recommend repair/adjustment.



3.4 Item 1(Picture) Loose 903 occupant door threshold



3.4 Item 2(Picture) Occupant door does not fully self close

3.5 The garage door sensors worked on day of inspection.

4. Kitchen Components and Appliances

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

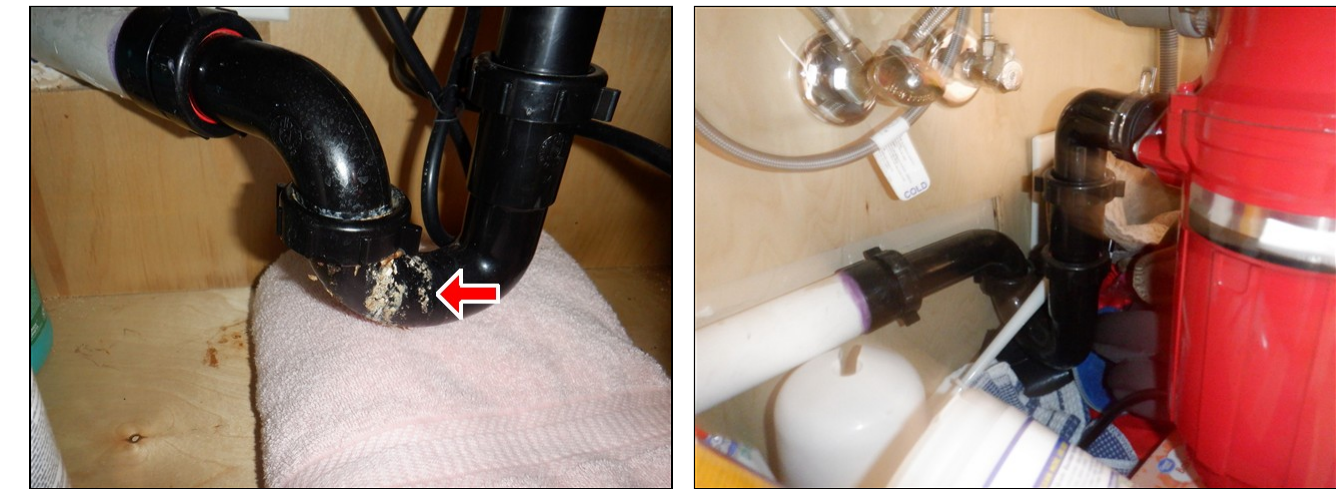
		IN	NI	NP	RR	Styles & Materials
4.0	Ceiling	•				Cabinetry: Wood Countertop: Granite Dryer Power Source: 220 Electric Dryer Vent: Flexible Metal
4.1	Walls	•				
4.2	Floors	•				
4.3	Counters and Cabinets (representative number)	•				
4.4	Plumbing Drain, Waste and Vent Systems				•	
4.5	Plumbing Water Supply, Distribution System and Fixtures	•				
4.6	Outlets, Switches and Fixtures	•				
4.7	Dishwasher	•				
4.8	Ranges/Ovens/Cooktops	•				
4.9	Range Hood (s)				•	
4.10	Food Waste Disposer				•	
4.11	Microwave Cooking Equipment	•				
4.12	Laundry equipment	•				

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

INNI NPNP RR

Comments:

4.4 Active leak under 903 kitchen sink. Recommend repair.



4.4 Item 1(Picture) Active leak under 903 kitchen sink

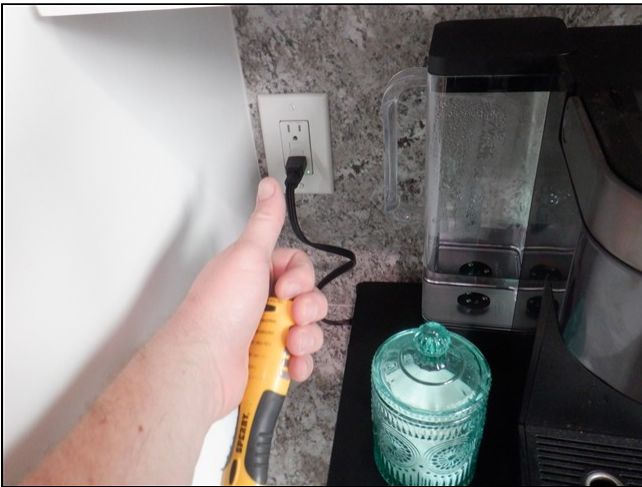
4.4 Item 2(Picture) 905 kitchen sink plumbing / no leaks

4.5 Low pressure at 905 kitchen faucet.



4.5 Item 1(Picture) Low pressure at 905 kitchen sink

4.6 Good GFCI's in both kitchens as required.



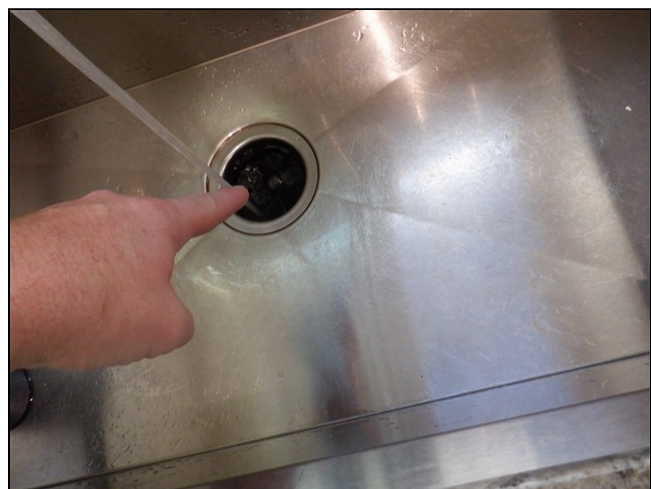
4.6 Item 1(Picture) Good GFCI in kitchen

4.9 The flue venting in 905 is too long and is required to be fixed metal. Recommend repair.



4.9 Item 1(Picture) Flue venting for cook top fan in 905 too long

4.10 Foul smell coming from both disposals. Recommend repair.



4.10 Item 1(Picture) Foul smell from disposal 903



4.10 Item 2(Picture) Foul smell from disposal 905

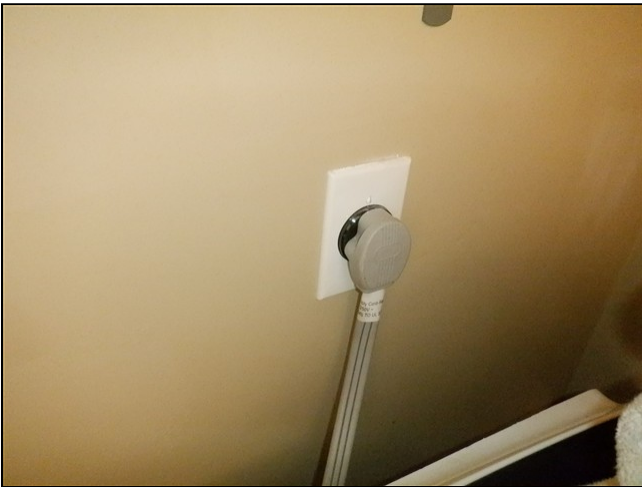
4.12 The laundry equipment in both units is in good condition. Recommend installing a drip pan in case of leaks. It is a 220 connection for the dryers and no evidence of leaks at washer valves on day of inspection.



4.12 Item 1(Picture) Laundry in 903



4.12 Item 2(Picture) Washer valves



4.12 Item 3(Picture) 220 for dryer



4.12 Item 4(Picture) Dryer vent



4.12 Item 5(Picture) Good exhaust fans



4.12 Item 6(Picture) Laundry



4.12 Item 7(Picture) Dryer vent



4.12 Item 8(Picture) 220 for dryer

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.

5. Rooms

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

		IN	NI	NP	RR	Styles & Materials
5.0	Ceilings	•				Ceiling Materials: Drywall
5.1	Walls	•				Wall Material: Drywall
5.2	Floors	•				Floor Covering(s): Carpet Tile
5.3	Steps, Stairways, Balconies and Railings	•				Interior Doors: Hollow core
5.4	Doors (representative number)	•				Window Types: Thermal/Insulated Sliders
5.5	Windows (representative number)				•	
5.6	Outlets, Switches and Fixtures	•				

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

INNI NP RR

Comments:

5.4 Loose bedroom closet doors in 903 bedrooms.



5.5 Tight dining room window in 903. Recommend repair.**5.5** Item 1(Picture) Tight window in 903 dining room

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

6. Bathroom and Components

		IN	NI	NP	RR	Styles & Materials
6.0	Ceiling	•				Exhaust Fans: Fan only
6.1	Walls	•				
6.2	Floors	•				
6.3	Doors				•	
6.4	Windows	•				
6.5	Counters and Cabinets (representative number)	•				
6.6	Plumbing Drain, Waste and Vent Systems				•	
6.7	Plumbing Water Supply, Distribution System and Fixtures	•				
6.8	Outlets, Switches and Fixtures	•				
6.9	Ehaust fan	•				
		IN	NI	NP	RR	

Comments:

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



6.1 Item 1(Picture) Moisture test around half bath plumbing in 903



6.1 Item 2(Picture) Moisture test around bathroom plumbing



6.1 Item 3(Picture) Moisture test around bath plumbing



6.1 Item 4(Picture) Moisture test around 905 bath plumbing



6.1 Item 5(Picture) Moisture test around 905 bath plumbing

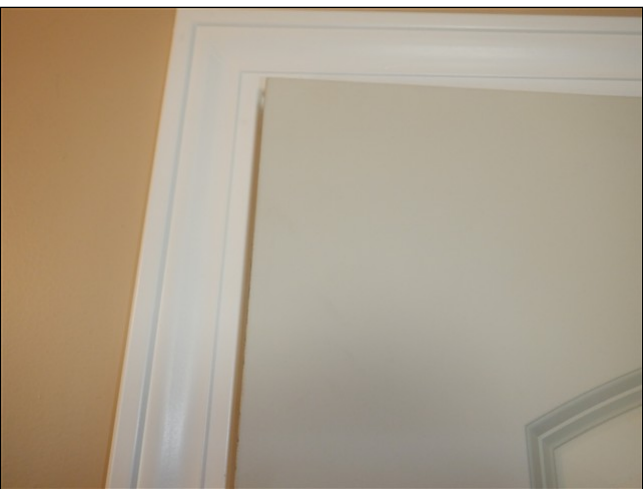


6.1 Item 6(Picture) Moisture test around 905 bath plumbing

6.3 905 hallway bath door damaged and rubs casing when closing. Recommend repair.



6.3 Item 1(Picture) Damaged hallway bath door in 905



6.3 Item 2(Picture) Hallway bath door in 905 rubs casing

6.6 No leaks noted under any of the bathroom sinks on day of inspection, but foul smells coming from some drains. Recommend cleaning p-traps. 903 hallway bath tub drained slowly. Recommend repair.



6.6 Item 1(Picture) Half bath sink plumbing / no leaks



6.6 Item 2(Picture) Foul smell from 903 hallway bath sink drain



6.6 Item 3(Picture) Bathroom sink plumbing / no leaks



6.6 Item 4(Picture) 903 hallway bath tub drained slowly



6.6 Item 5(Picture) Primary bath sink plumbing / no leaks



6.6 Item 6(Picture) Primary bath sink plumbing / no leaks



6.6 Item 7(Picture) 905 half bath sink plumbing / no leaks



6.6 Item 8(Picture) Primary bath sink plumbing / no leaks

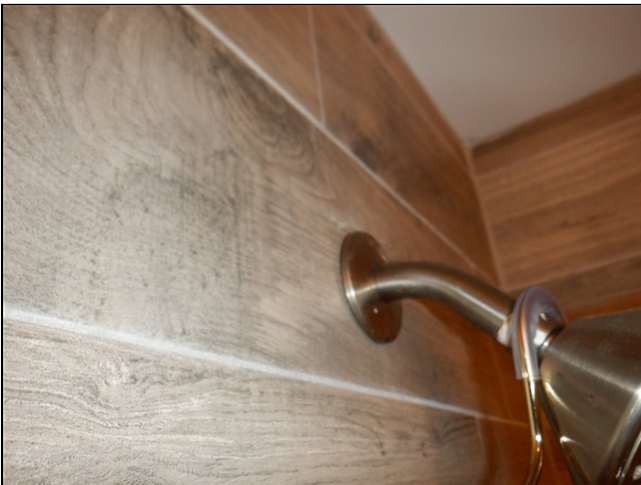


6.6 Item 9(Picture) Primary bath sink plumbing / no leaks



6.6 Item 10(Picture) Hallway bath sink plumbing in 905 / no leaks

6.7 Fixtures need to be sealed, bad diverter, loose toilet, and loose diverter. Recommend repair by a licensed plumber.



6.7 Item 1(Picture) 903 bathroom fixtures need to be sealed



6.7 Item 2(Picture) 903 bathroom fixtures need to be sealed



6.7 Item 3(Picture) 903 hallway bath bad diverter



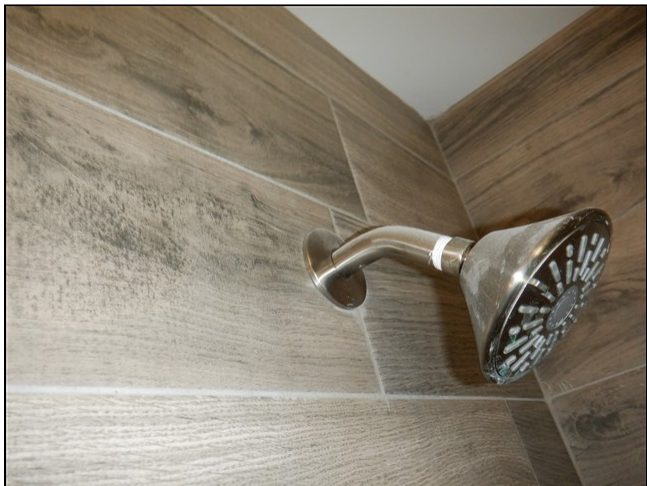
6.7 Item 4(Picture) 903 primary bath showerhead not sealed / corroded



6.7 Item 5(Picture) Loose primary bath toilet in 903



6.7 Item 6(Picture) 905 primary bath showerhead not sealed



6.7 Item 7(Picture) Hallway bath fixtures not sealed in 905



6.7 Item 8(Picture) Hallway bath fixtures not sealed in 905



6.7 Item 9(Picture) Water temperature

6.8 Good GFCI's in bathrooms in both units as required.



6.8 Item 1(Picture) Good GFCI in bathrooms



6.8 Item 2(Picture) Good GFCI's in bathrooms

6.9 The exhaust fans worked, recommend cleaning.



6.9 Item 1(Picture) Exhausts fans in 903 need to be cleaned

7. Structural Components

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

		IN	NI	NP	RR	Styles & Materials
7.0	Foundations, Basement and Crawlspce (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)		•			Foundation: Poured concrete

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

Comments:

7.0 Due to floor coverings throughout house, slab was not visible. The General Home Inspection does not include evaluation of structural components hidden behind floor, wall, or ceiling coverings. Such as anchor bolts, shear walls and seismic hardware. In the absence if any major defects, the home inspector may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. Our inspection of foundations conforms to InterNACHI standards which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the floors are level. Floors are rarely perfectly level and it is generally agreed that a slope of one-inch or less in twenty feet is commonplace and a difference that is usually observable. If you suspect that your floors are out of level or want to determine this, you can employ a specialist to conduct a manometer survey. CRACKING IS VERY COMMON IN CONCRETE SLABS. HOME INSPECTORS DO NOT LIFT FLOORING MATERIALS AND THEREFORE CANNOT DESCRIBE THE CONDITION OF THE SLAB WITHOUTADDITIONAL EVIDENCE OF STRUCTURAL DEFECTS. IT IS POSSIBLE THAT YOU WILL FIND CRACKS IN THE SLAB WHEN FLOORING MATERIALS ARE REPLACED. MOST SLAB CRACKING IS NOT STRUCTURALLY SIGNIFICANT UNLESS GROUND MOVEMENT IS THE CAUSE. In fact it would be rare to find a slab foundation that did not include some cracks concealed beneath the flooring material. Obviously older structures are more likely to have some cracking due to their age and the standards in effect at time of construction. The inspector may not be able to determine the presence of any cracking. The only way to do this would be to lift all of the flooring material which is certainly outside the scope of a generalist home inspection, or having a manometer survey performed by a qualified specialist. Simply because we do not report any evidence of cracking should not deter you from consulting with a foundation contractor, structural engineer or geologist. IT IS THE CLIENT'S RESPONSIBILITY TO ARRANGE FOR LIFTING THE FLOORING, OR ADDITIONAL EVALUATION BY A LICENSED STRUCTURAL ENGINEER IF CLIENT HAS CONCERNS ABOUT THE ADEQUACY OR INTEGRITY OF THE STRUCTURE.

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.

8. Plumbing System

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

		IN	NI	NP	RR	Styles & Materials
8.0	Hot Water Systems, Controls, Chimneys, Flues and Vents	•				Water Source: Public Plumbing Water Supply (into home): Copper Plumbing Water Distribution (inside home): Copper PEX PVC Washer Drain Size: 2" Diameter Water Heater Power Source: Gas (quick recovery) Water Heater Capacity: 50 Gallon (2-3 people) Water Heater Location: Garage Washer Dryer Room WH Manufacturer: A.O. SMITH

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

Comments:

8.0 903-The water heater is a A.O. Smith / 50 gallon / 2021 model. Typical life span for a water heater is 8-12 years. The system worked on day of inspection. There is a drip pan installed, no corrosion or leaks at the water lines, and the T&P plumbing is in tact.

905-The water heater is a A.O. Smith / 50 gallon / 2021 model. Typical life span for a water heater is 8-12 years. The system worked on day of inspection. There is a drip pan installed, no corrosion or leaks at the water lines, and the T&P plumbing is in tact.



8.0 Item 1(Picture) Water heater



8.0 Item 2(Picture) 2021 / 50 gallon model



8.0 Item 3(Picture) Power box



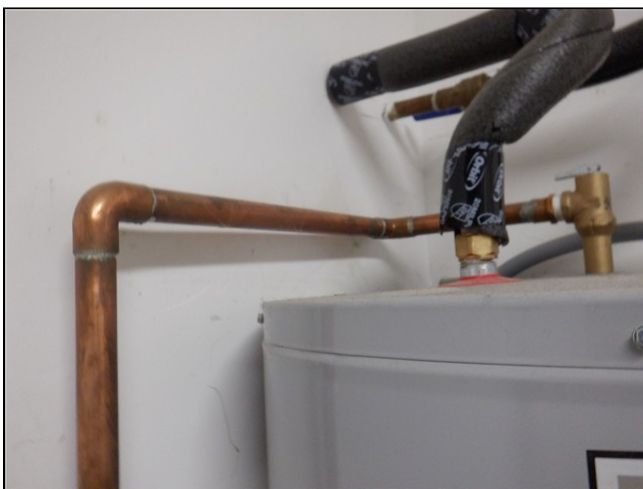
8.0 Item 4(Picture) Loose belly strap



8.0 Item 5(Picture) Loose belly strap



8.0 Item 6(Picture) Water lines



8.0 Item 7(Picture) T&P plumbing



8.0 Item 8(Picture) Water heater for 905



8.0 Item 9(Picture) A.O. Smith / 50 gallon / 2020 model



8.0 Item 10(Picture) Water lines and T&P plumbing



8.0 Item 11(Picture) Power box

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

9. Electrical System

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

		IN	NI	NP	RR	Styles & Materials
9.0	Service Entrance Conductors	•				Panel Capacity: 100 AMP Panel Type: Circuit breakers Electric Panel Manufacturer: SQUARE D Branch wire 15 and 20 AMP: Copper Wiring Methods: Romex
9.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•				
9.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•				
9.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house)	•				
9.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure				•	
9.5	Location of Main and Distribution Panels	•				
9.6	Smoke Detectors	•				
9.7	Carbon Monoxide Detectors	•				
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR	

Comments:

9.0 The service conductor is in good condition.

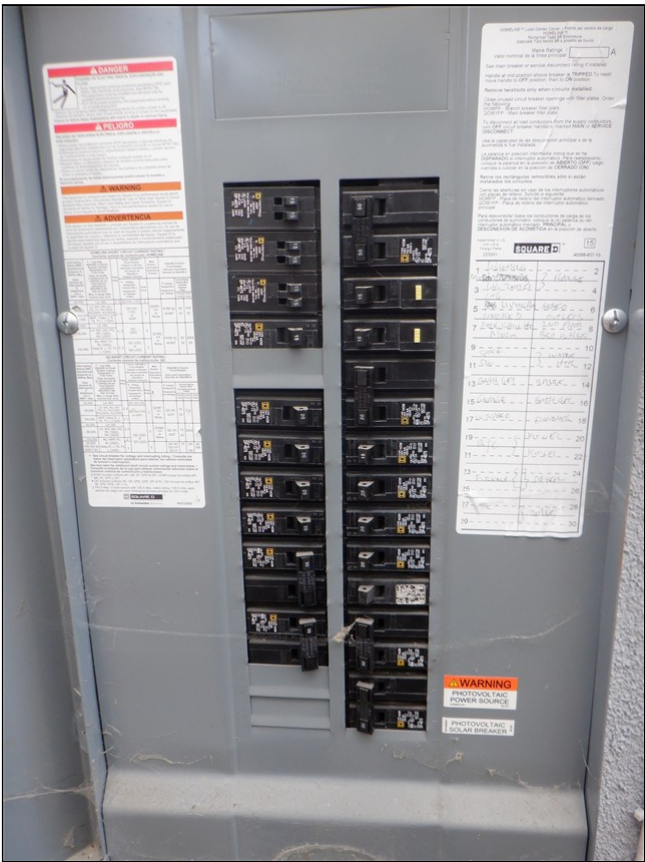


9.0 Item 1(Picture) Service conductor

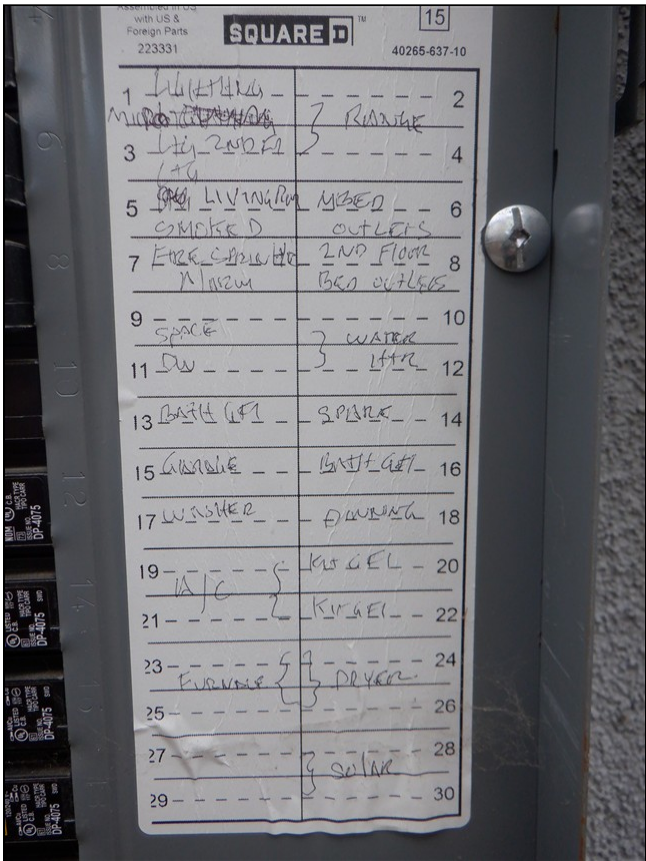
9.1 The electrical panel is a 125 amp Square D panel. The panel is labelled, clean on the inside, no corrosion found at grounding/neutral boards, none of the circuit breakers are double tapped with wires, and all connections were in tact.



9.1 Item 1(Picture) Electrical panel



9.1 Item 2(Picture) Circuit breakers



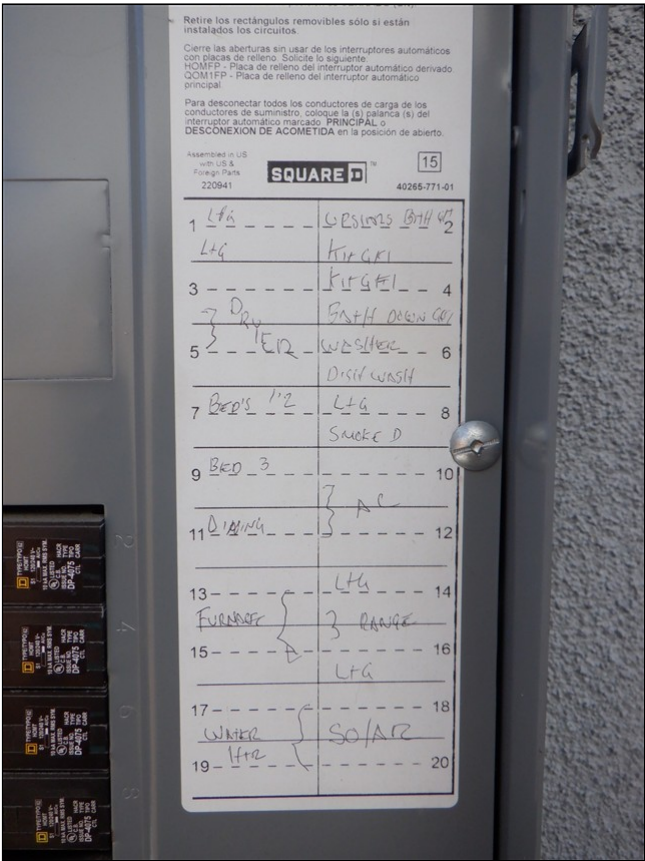
9.1 Item 3(Picture) Labelling



9.1 Item 4(Picture) 905 electrical panel



9.1 Item 5(Picture) Circuit breakers



9.1 Item 6(Picture) Labelling

- 9.4 Loose receptacle, loose light fixture, and bad GFCI on side of 905. Recommend repair by a licensed electrician.
- 9.5 The electric meter and main breakers are located on side of 905. The electrical panels for each unit are located on side of home (exterior wall).



9.5 Item 1(Picture) Electric meters and main breakers

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



9.6 Item 1(Picture) Smoke detectors

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

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

10. Heating / Central Air Conditioning

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

		IN	NI	NP	RR	Styles & Materials
10.0	Heating Equipment	•				Heat Type: Heat Pump Forced Air (also provides cool air)
10.1	Normal Operating Controls	•				Energy Source: Electric
10.2	Automatic Safety Controls	•				Number of Heat Systems (excluding wood): One
10.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•				Ductwork: Insulated
10.4	Presence of Installed Heat Source in Each Room	•				Filter Type: Disposable
10.5	Cooling and Air Handler Equipment	•				Cooling Equipment Type: Air conditioner unit
10.6	Normal Operating Controls	•				Cooling Equipment Energy Source: Electricity
10.7	Presence of Installed Cooling Source in Each Room	•				Number of AC Only Units: One

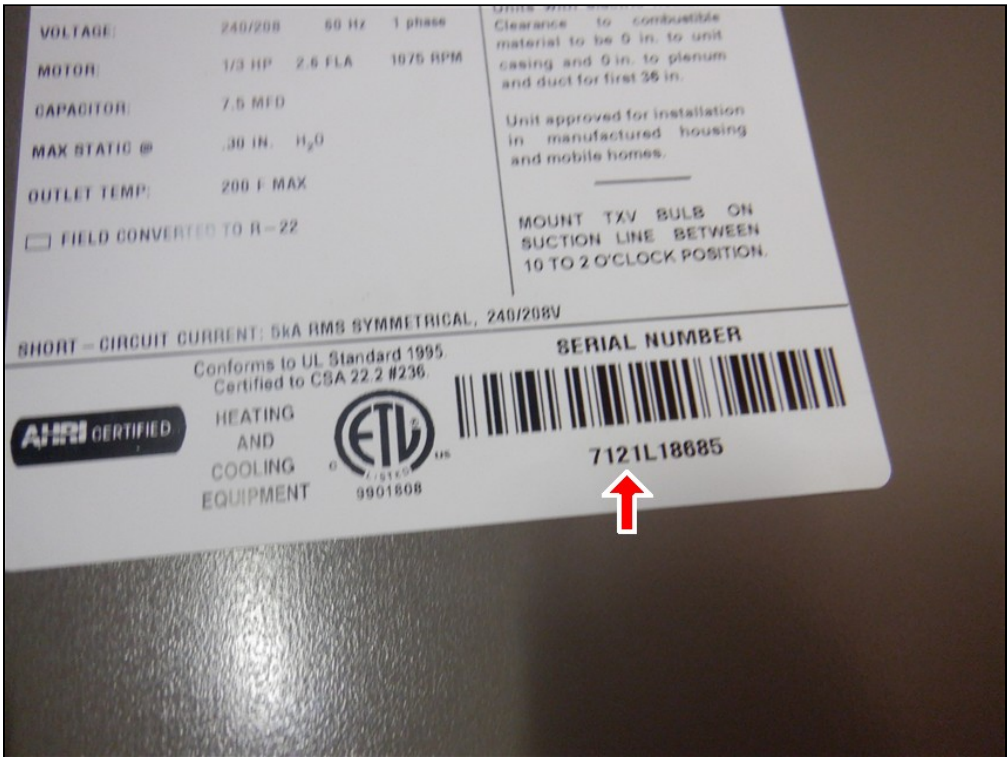
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

10.0 The heat pumps are located in the attic. They are 2021 models. Typical life span for a heat pump is 10-15 years. The system did work on day of inspection. The system was tested using a thermal imager. The temperature was set to 78 degrees. The air coming out of each vent should be, at minimum, 90 degrees (+12 degree jump in temperature). The air was reading in the low 90 to low 100 degree range. This system does require periodic servicing/maintenance. Recommend replacing filter upon move in.



10.0 Item 1(Picture) 903 Heat pump



10.0 Item 2(Picture) 2021 models



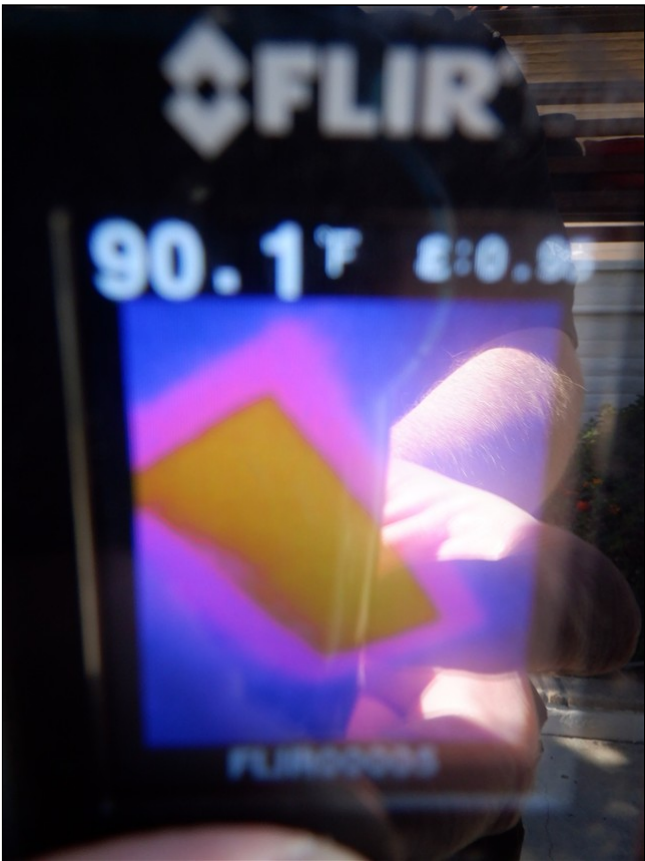
10.0 Item 3(Picture) Power box



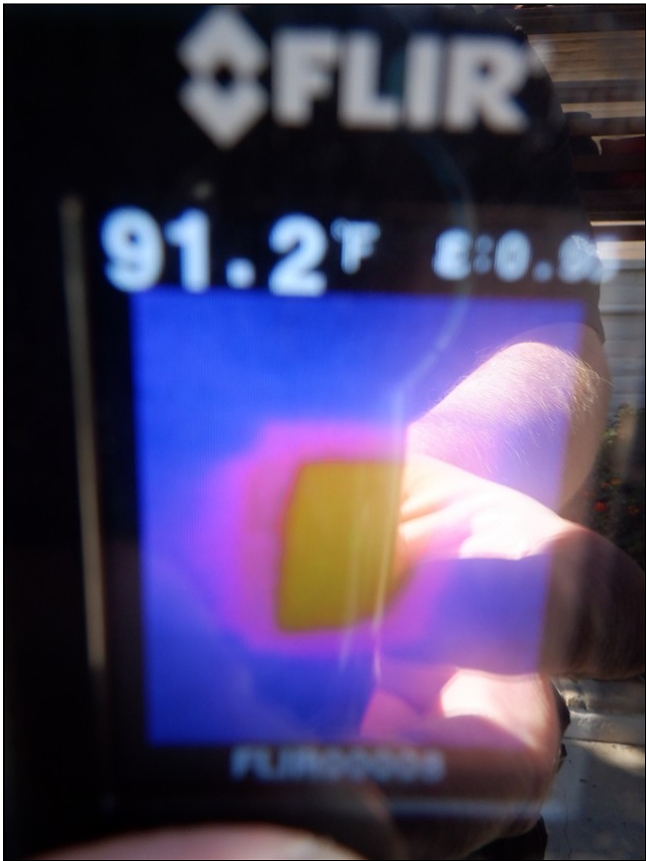
10.0 Item 4(Picture) 905 Heat pump



10.0 Item 5(Picture) Power box



10.0 Item 6(Picture) Thermal imager test



10.0 Item 7(Picture) Thermal imager test



10.0 Item 8(Picture) Thermal imager test



10.0 Item 9(Picture) Thermal imager test



10.0 Item 10(Picture) Thermal imager test

10.3 Filters in both units are in need of replacement.



10.3 Item 1(Picture) 903 filter needs to be replaced



10.3 Item 2(Picture) 905 filter needs to be replaced

10.5 The condensers are located on the side of the homes. It is a 2021 model. Typical life span for a condenser is 15-20 years. The system worked on day of inspection. The condenser line insulation is in tact and sealed at exterior wall. The central air conditioning system was tested with a thermal imager. The temperature was set to 72 degrees and the air coming out of each vent should read 8-10 degrees below the set temperature. The air was reading in the low to mid 60 degree range. This system requires periodic maintenance/servicing.



10.5 Item 1(Picture) Condenser



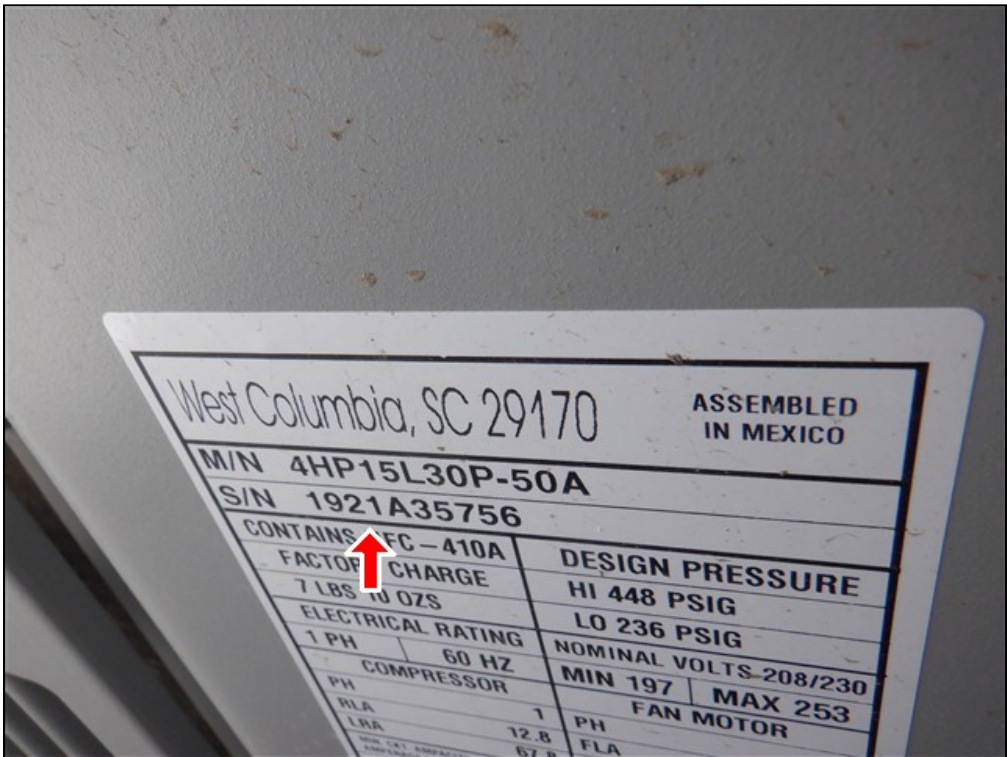
10.5 Item 2(Picture) Insulated and sealed



10.5 Item 3(Picture) Condenser for 905



10.5 Item 4(Picture) Insulated and sealed



10.5 Item 5(Picture) 2021 model



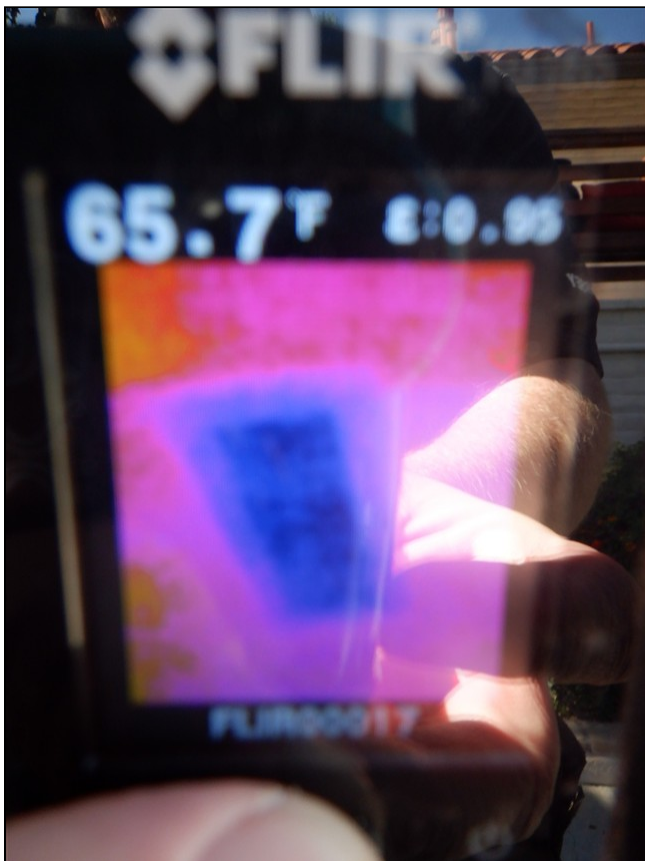
10.5 Item 6(Picture) Thermal imager test



10.5 Item 7(Picture) Thermal imager test



10.5 Item 8(Picture) Thermal imager test



10.5 Item 9(Picture) Thermal imager test

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

Summary

BHI San Diego / Bailey's Home Inspections

Customer

Reyna Sanchez
Hugo Padilla

Address

903 Concepcion Ave
Spring Valley CA 91977

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

2. Exterior

2.0 Wall Cladding Flashing and Trim**Repair or Replace**

There is cracking in the stucco siding on both 903 and 905. Recommend repair.

2.7 Light fixtures and electrical outlets (exterior)**Repair or Replace**

Loose receptacle, loose light fixture, and bad GFCI on side of 905. Recommend repair by a licensed electrician.

3. Garage

3.4 Occupant Door (from garage to inside of home)**Repair or Replace**

Loose threshold at occupant door. The occupant door does not fully self close as required. Recommend repair/adjustment.

4. Kitchen Components and Appliances

4.4 Plumbing Drain, Waste and Vent Systems**Repair or Replace**

Active leak under 903 kitchen sink. Recommend repair.

4.9 Range Hood (s)**Repair or Replace**

The flue venting in 905 is too long and is required to be fixed metal. Recommend repair.

4.10 Food Waste Disposer

Repair or Replace

Foul smell coming from both disposals. Recommend repair.

5. Rooms**5.5 Windows (representative number)****Repair or Replace**

Tight dining room window in 903. Recommend repair.

6. Bathroom and Components**6.3 Doors****Repair or Replace**

905 hallway bath door damaged and rubs casing when closing. Recommend repair.

6.6 Plumbing Drain, Waste and Vent Systems**Repair or Replace**

No leaks noted under any of the bathroom sinks on day of inspection, but foul smells coming from some drains. Recommend cleaning p-traps. 903 hallway bath tub drained slowly. Recommend repair.

9. Electrical System**9.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure****Repair or Replace**

Loose receptacle, loose light fixture, and bad GFCI on side of 905. Recommend repair by a licensed electrician.

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

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

INVOICE

BHI San Diego / Bailey's Home Inspections

Inspection Date: 10/22/2025

Inspected By: Brian R. Bailey

Report ID: 20251022-903-Concepcion-Ave

Customer Info:	Inspection Property:
Reyna Sanchez Hugo Padilla Customer's Real Estate Professional: Eduardo Hernandez eXP Realty	903 Concepcion Ave Spring Valley CA 91977

Inspection Fee:

Service	Price	Amount	Sub-Total
1,001 - 2,000 sq. ft.	425.00	1	425.00
Repeat Agent Discount	-25.00	1	-25.00
			Tax \$0.00
			Total Price \$400.00

Payment Method:
Payment Status:
Note: