

Authentisign
Jeffrey Leines

01/28/26



Inspection Report

Mr. Jeffrey Leines

Property Address:
1641 Pentecost Way
unit 10
San Diego CA 92105



Champion Properties Home Inspections

Eleazar Elenes

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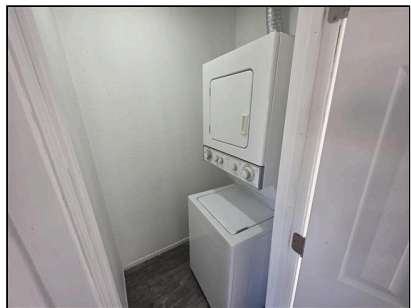
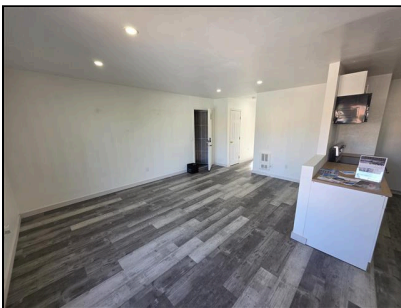
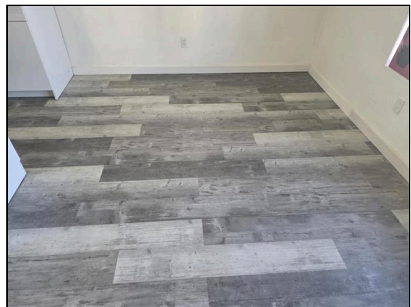
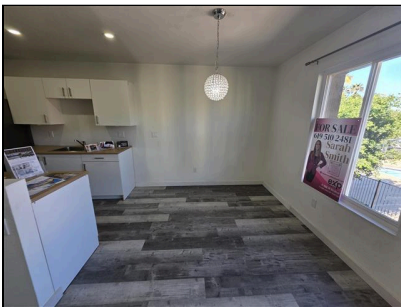
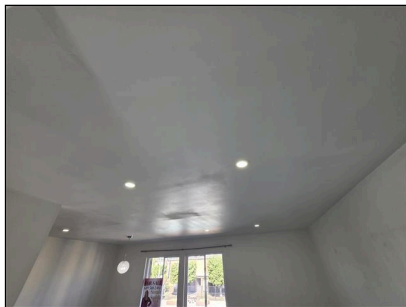
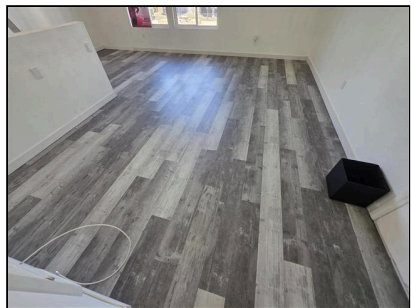
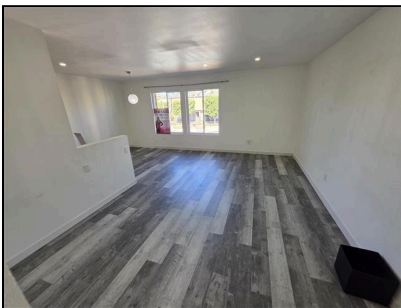
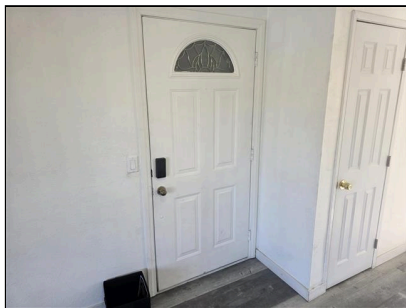
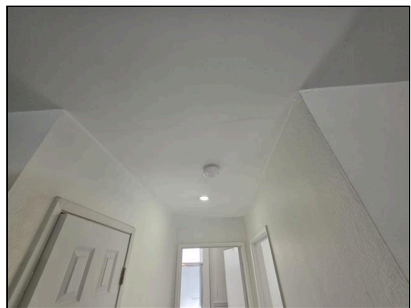
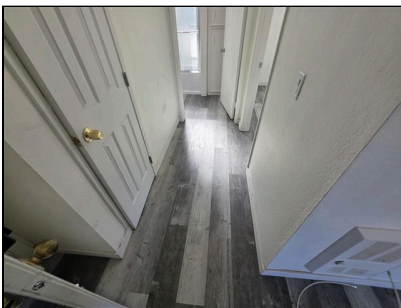
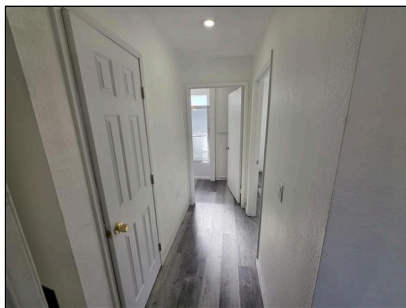
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1. Rooms

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.





Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Vinyl

Interior Doors:

Hollow core

Window Types:

Thermal/Insulated

Window Manufacturer:

UNKNOWN

		IN	NI	NP	RR
1.0	Ceilings	•			
1.1	Walls	•			
1.2	Floors	•			
1.3	Steps, Stairways, Balconies and Railings	•			
1.4	Doors (Representative number)	•			
1.5	Windows (Representative number)				•
1.6	Outlets, Switches and Fixtures				•

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

IN NI NP RR

Comments:

1.1 The sheetrock on the wall reveals minor repairs and mismatch in paint touch up at the home. This damage is considered cosmetic The moisture meter was used and it did not indicate an active leak. A qualified person should repair or replace as needed.



1.1 Item 1(Picture)



1.1 Item 2(Picture)



1.1 Item 3(Picture)



1.1 Item 4(Picture)



1.1 Item 5(Picture)



1.1 Item 6(Picture)

1.4 (1) The Entry door does not catch strike-plate on jamb at the Bedroom. Door does not lock. This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.

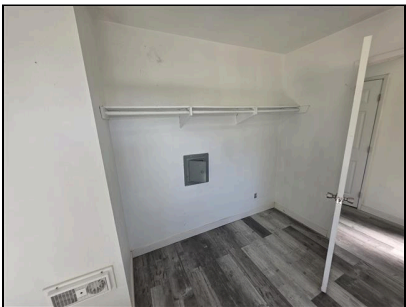


1.4 Item 1(Picture)



1.4 Item 2(Picture)

1.4 (2) The Closet door missing at Bedroom. This is cosmetic and for your information. A qualified person should repair or replace as needed.

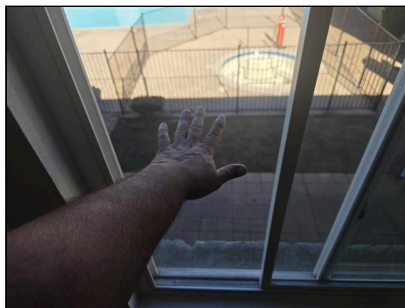


1.4 Item 3(Picture)

1.5 (1) Most window missing screens at the home. This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.



1.5 Item 1(Picture)



1.5 Item 2(Picture)



1.5 Item 3(Picture)

1.5 (2) One window handle or lock hardware need adjustment at the Living Room. Window does not lock. Further deterioration may occur if not repaired. A qualified person should repair or replace as needed.



1.5 Item 4(Picture)



1.5 Item 5(Picture)



1.5 Item 6(Picture)

1.6 (1) One cover plate is loose off the wall in the Bedroom. Electrical issues are considered a hazard until repaired. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.



1.6 Item 1(Picture)



1.6 Item 2(Picture)

1.6 (2) One CATV outlet is missing a cover-plate at the Bedroom. Electrical issues are considered a hazard until repaired. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should perform repairs that involve wiring.



1.6 Item 3(Picture)

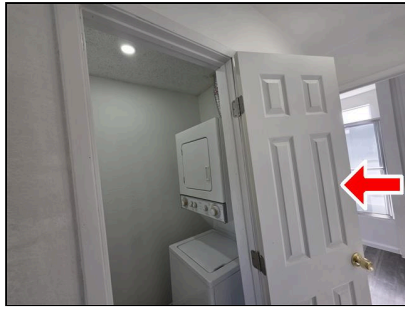


1.6 Item 4(Picture)

1.6 (3) The laundry room wall switch for light fixture is installed at a different room (at the Hall Bath). This is not adequate. Electrical issues are considered a hazard until repaired. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.



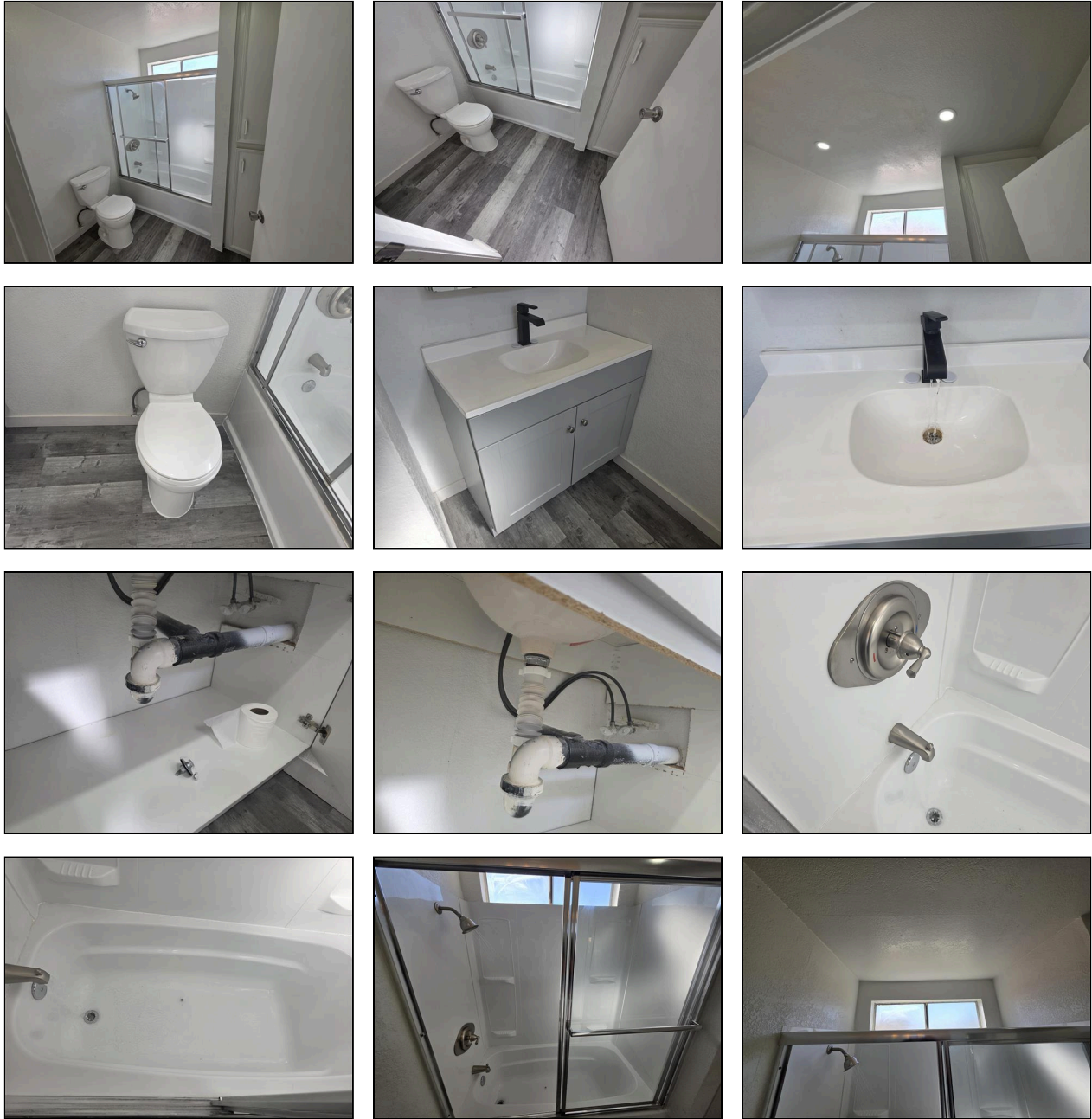
1.6 Item 5(Picture)



1.6 Item 6(Picture)

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.

2. Bathroom and Components



Styles & Materials

Exhaust Fans:

None

		IN	NI	NP	RR
2.0	Counters and Cabinets	•			
2.1	Doors (Representative number)	•			
2.2	Windows	•			
2.3	Plumbing Drain, Waste and Vent Systems				•

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

IN NI NP RR

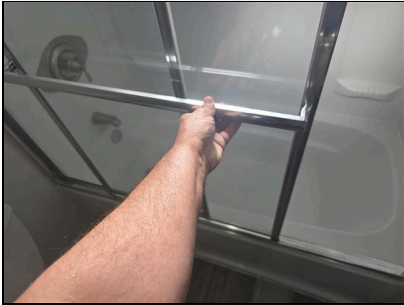
		IN	NI	NP	RR
2.4	Plumbing Water Supply and Distribution Systems and Fixtures	•			
2.5	Outlets Switches and Fixtures	•			
2.6	Exhaust fan	•			
2.7	Ceilings	•			
2.8	Walls				•
2.9	Floors	•			

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

IN NI NP RR

Comments:

2.1 The sliding door needs adjustment does not shut properly at the Hall Bath. This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.



2.1 Item 1(Picture)

2.3 The plumbing waste line drains slowly at the Hall Bath tub. Repairs are needed. A qualified licensed plumber should repair or correct as needed.



2.3 Item 1(Picture)

2.8 The sheetrock on the wall shows moisture or water intrusion did or still may occur. Water is entering behind covering and needs correcting at the Hall Bath. The moisture meter was used and it recorded 19% or higher, which indicates the leak has not been corrected. This is a safety issue. A qualified person should repair or replace as needed.



2.8 Item 1(Picture)



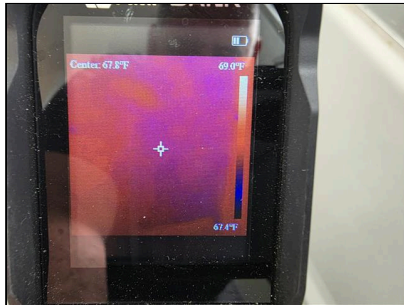
2.8 Item 2(Picture)



2.8 Item 3(Picture)



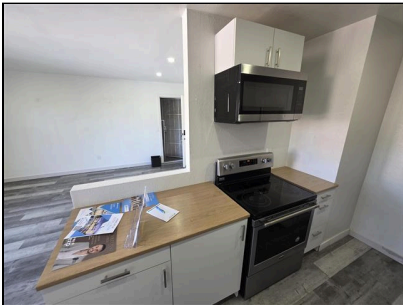
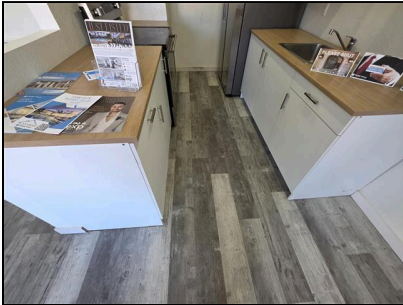
2.8 Item 4(Picture)



2.8 Item 5(Picture)

3. Kitchen Components and Appliances

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





Styles & Materials

Dishwasher Brand:

NONE

Disposer Brand:

WASTE KING

Exhaust/Range hood:

NONE

Range/Oven:

MAYTAG

Built in Microwave:

Unknown Brand

Trash Compactors:

NONE

Cabinetry:

Wood

Countertop:

Wood

Clothes Dryer Vent Material:

Flexible Metal

Dryer Power Source:

220 Electric

		IN	NI	NP	RR
3.0	Ceiling	•			
3.1	Walls	•			
3.2	Floor	•			
3.3	Pantry/Closet Doors	•			
3.4	Windows	•			
3.5	Counters and a representative number of Cabinets	•			
3.6	Plumbing Drain and Vent Systems	•			
3.7	Plumbing Water Supply Faucets and Fixtures	•			
3.8	Outlets Wall Switches and Fixtures				•
3.9	Dishwasher			•	
3.10	Ranges/Ovens/Cooktops	•			
3.11	Range Hood			•	
3.12	Trash Compactor			•	

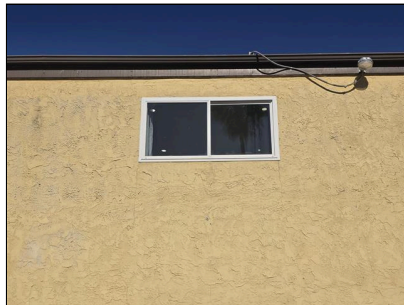
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IN NI NP RR

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. 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.



Styles & Materials

Siding Style:
Cement stucco

Siding Material:
Wood

Exterior Entry Doors:
Wood

Appurtenance:

Sidewalk

Driveway:

Parking lot

		IN	NI	NP	RR
5.0	Wall Cladding, Flashing and Trim	•			
5.1	Doors (Exterior)	•			
5.2	Windows	•			
5.3	Decks, Balconies, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•			
5.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•			
5.5	Eaves, Soffits and Fascias	•			
5.6	Plumbing Water Faucets (hose bibs)	•			
5.7	Outlets (Exterior)	•			

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IN NI NP RR

Comments:

5.0 The Stucco coating at the exterior in areas damaged or has hairline cracks. The moisture meter was used and it did not indicate an active leak. This is a cosmetic issue due to ground settlement. Further deterioration can occur if not corrected. A qualified person should repair or replace as needed.

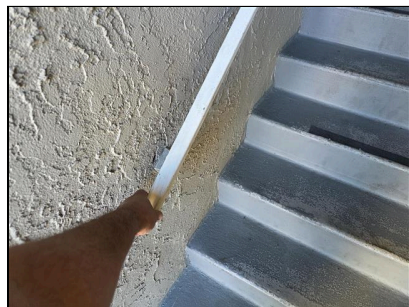


5.0 Item 1(Picture)

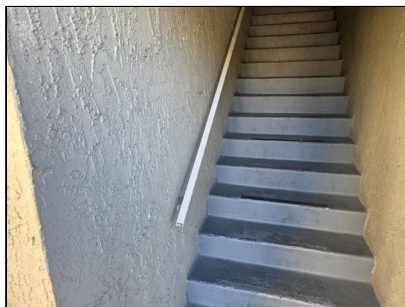


5.0 Item 2(Picture)

5.3 The guard rail at steps at the front of home are loose. This is a maintenance issue that can prevent further deterioration. I recommend repair as needed.



5.3 Item 1(Picture)



5.3 Item 2(Picture)

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.

		IN	NI	NP	RR
6.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•			
6.6	Solid Fuel heating Devices (Fireplaces, Woodstove)			•	
6.7	Gas/LP Firelogs and Fireplaces			•	
6.8	Cooling and Air Handler Equipment			•	
6.9	Normal Operating Controls			•	
6.10	Presence of installed cooling source in each room			•	

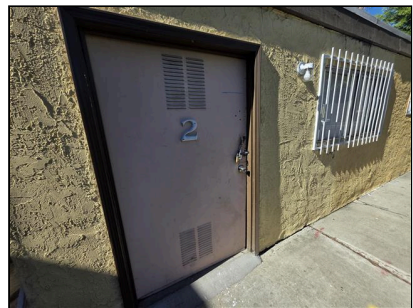
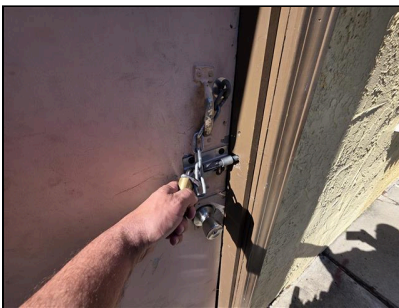
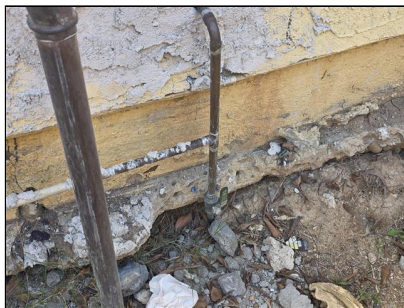
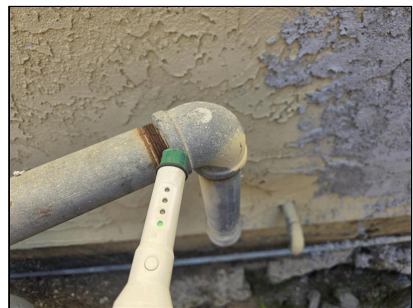
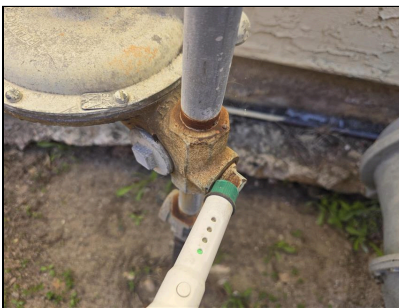
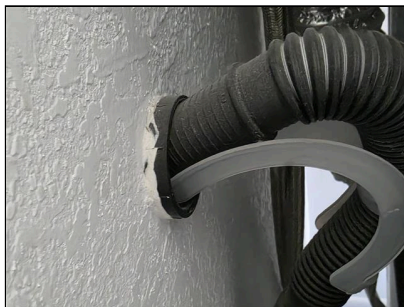
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IN NI NP RR

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.

7. Plumbing System

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



Styles & Materials

Water Source:

Water Filters:

Plumbing Water Supply (into home):

Public

None

Copper

Plumbing Water Distribution (inside home):

Washer Drain Size:

Plumbing Waste Line:

Copper

2" Diameter

ABS

Water Heater Power Source:

Water Heater Capacity:

Water Heater Manufacturer:

Unknown

Could Not Inspect

UNKNOWN

Could Not Inspect

Water Heater Location:

Unkown

Not Visible

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

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IN NI NP RR

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

8. Electrical System

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



8.1 (2) The main electrical panel screws are loose. This is a maintenance issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.



8.1 Item 2(Picture)

8.3 The light fixture does not work (try bulb first) at the exterior main entry. Electrical issues are considered a hazard until repaired. This is a safety issue that needs to be corrected. I recommend repair as needed. A qualified licensed electrical contractor should perform repairs that involve wiring.



8.3 Item 1(Picture)



8.3 Item 2(Picture)



8.3 Item 3(Picture)

8.7 (1) The smoke detector did not work when tested and are in need of a back up battery at the Bedroom. Without a working smoke detector in your home you have no first alert to a possible fire. A qualified person should repair or replace as needed.



8.7 Item 1(Picture)

9. 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.

Styles & Materials

Foundation:

Poured concrete

Method used to observe Crawlspace:

No crawlspace

Floor Structure:

Slab

Wall Structure:

Wood

Columns or Piers:

Supporting walls

Floor System Insulation:

NONE

		IN	NI	NP	RR
9.0	Foundations, Basements and Crawlspaces (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			
9.1	Walls (Structural)	•			
9.2	Columns or Piers	•			
9.3	Floors (Structural)	•			
9.4	Ceilings (Structural)	•			

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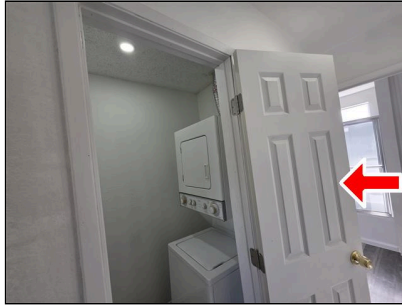
IN NI NP RR

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.

is not adequate. Electrical issues are considered a hazard until repaired. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.



1.6 Item 5(Picture)



1.6 Item 6(Picture)

2. Bathroom and Components

2.3 Plumbing Drain, Waste and Vent Systems

Repair or Replace

The plumbing waste line drains slowly at the Hall Bath tub. Repairs are needed. A qualified licensed plumber should repair or correct as needed.



2.3 Item 1(Picture)

2.8 Walls

Repair or Replace

The sheetrock on the wall shows moisture or water intrusion did or still may occur. Water is entering behind covering and needs correcting at the Hall Bath. The moisture meter was used and it recorded 19% or higher, which indicates the leak has not been corrected. This is a safety issue. A qualified person should repair or replace as needed.



2.8 Item 1(Picture)



2.8 Item 2(Picture)



2.8 Item 3(Picture)



8.3 Item 1(Picture)



8.3 Item 2(Picture)



8.3 Item 3(Picture)

8.7 Smoke Detectors

Repair or Replace

(1) The smoke detector did not work when tested and are in need of a back up battery at the Bedroom. Without a working smoke detector in your home you have no first alert to a possible fire. A qualified person should repair or replace as needed.



8.7 Item 1(Picture)

(2) The smoke detector did not work when tested and are in need of a back up battery at the common hallway to bedrooms. Without a working smoke detector in your home you have no first alert to a possible fire. A qualified person should repair or replace as needed.

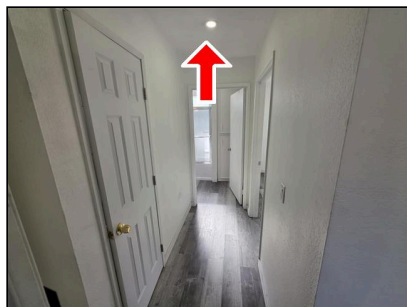


8.7 Item 2(Picture)

8.8 Carbon Monoxide Detectors

Repair or Replace

The carbon monoxide detector is needed at common hallway to bedrooms. Carbon Monoxide alarms should be placed at no more than 15 feet away from any bedroom at a minimum height of 5 feet. Without a working carbon monoxide detector in your home you have no first alert to a possible hazard. This is a health and safety issue. A qualified person should repair or replace as needed.



8.8 Item 1(Picture)

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.

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