



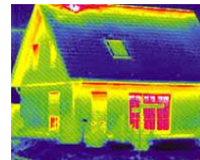
SUBJECT PROPERTY:  
401 N Coast Hwy Unit 308, Oceanside, CA 92054



PREPARED FOR:  
Harry Yagubyan

INSPECTION DATE:  
03/30/2026

INSPECTOR:  
Greg Campbell, CCI  
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**InspectRite**

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Providing assurance and confidence in the transfer of real property.

## Introduction

The purpose of the inspection is to assess the general condition of the property. Special attention is given to identifying deficiencies in systems and components that require immediate repair, or that need further investigation. Chips, cracks, blemishes, etc. that are cosmetic in nature are not reportable items. The Client is therefore advised to inspect and evaluate such items personally.

For additional information regarding the scope of the inspection, please refer to the **Inspection Guidelines** section of the report as well as your **Inspection Agreement**.

For a list of the more significant items found during the inspection, please refer to the **Summary Report**.

Thank you for choosing *InspectRite*. We hope the information contained in the report is beneficial to you. If there are areas that you have questions about or would like further explanation, please don't hesitate to call us. Your satisfaction is important to us.

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The **STANDARDS OF PRACTICE** of the California Real Estate Inspection Association (CREIA)  
are available upon request or may be viewed at [www.creia.org](http://www.creia.org)

## Summary Report

This summary is only part of the report. There are important observations and recommendations present in the body of the report. For a full understanding of the building conditions, you must read the entire report.

Deficient items or concerns affecting the use of the property were found during the course of the inspection that warrant correction and/or further evaluation. For your convenience, the more significant items are listed below in brief.

### CHIMNEYS & FIREPLACES

#### CHIMNEY / FIREPLACE - 1

##### *5.7 Log Lighter / Gas Operation:*

**Further Evaluation** - Not tested. The fireplace was shut down and it was reported that it was not functional. Pilot components are reportedly in need of replacement. We recommend further evaluation and repair by a qualified fireplace contractor.

### PLUMBING

#### WASTEWATER SYSTEM

##### *10.13 Wastewater Pipes:*

**Further Evaluation** - A possible active or past leak was noted with the waste line as indicated by water stains. Further evaluation and repair as needed by a licensed plumbing contractor is recommended. This may be the responsibility of the HOA. Condition was observed at: 1st floor utility closet.

### WATER HEATER

#### WATER HEATER - 1

##### *11.10 Plumbing Connections:*

**Marginal** - Early signs of rust/corrosion was noted on plumbing connections. Repairs are needed to protect against unexpected leaking.

### HEATING & COOLING

#### COOLING UNIT - 1

##### *12.17 Old System:*

**Marginal** - The air conditioning system is older than its expected service life. Its future performance is anticipated to be short-lived. We recommend budgeting for replacement of this system in the near future.

### ELECTRICAL

#### OUTLETS

##### *13.16 GFCI's Not Functional:*

**Repair** - GFCI safety device(s) were not functional at the following locations: kitchen to the right of the sink. Won't trip.

### INTERIOR COMPONENTS

#### GLAZING

##### *14.9 Glazing:*

**Repair** - Abnormal or damaged factory tinting was observed. The tinting is on the inside of the dual glazing, and therefore can not be removed or repaired. Not all defective glazing may be readily apparent due to lighting and weather conditions, or from dust/dirt on the glazing. Further evaluation of all glazing is recommended by a window replacement contractor. Condition was observed at: 3rd floor.

### KITCHEN

#### KITCHEN APPLIANCES & FEATURES

***INSPECTRITE***  
**Residential . Commercial . Industrial**

File #32682-N Coast Hwy #308-GC

*15.6 Disposal:*

**Repair** - Not functional. The unit is jammed / stuck.

**Safety** - The power cord is not properly attached to the disposal. This is a potential shock hazard. Repair is needed.

**LAUNDRY**

LAUNDRY UTILITIES & FEATURES

*16.6 Dryer Vent:*

**Repair** - The flexible vent duct was partially crushed beside the dryer. This is also a safety concern.

## PROPERTY & INSPECTION INFORMATION

This report has been prepared for the benefit of the client. It is intended to report on the serviceability of the major systems and components of the property from a limited visual inspection. The inspection report is **NOT** intended to reveal minor defects. It should be used as a general guide to better help the client evaluate the overall condition and desirability of the property. The inspection and report does not imply that every component was inspected or that every possible defect was uncovered. Further, the inspection report is not a substitute for the required disclosures as described by California State Civil Code Section 1102. Patent defects are the responsibility of the seller to disclose.

Please read the entire report carefully. If you have questions or would like further explanation, please call **InspectRite** at **866.994.0505**. For your convenience, a list of service companies and contractors in your area is available within our website at [www.inspectrite.com](http://www.inspectrite.com). You may also find useful a section on Repair and Replacement Cost Estimates for a variety of systems and components.

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### PROPERTY INFORMATION

- 1.1 Client(s):** Harry Yagubyan.
- 1.2 Property Address:** 401 N Coast Hwy Unit 308, Oceanside, CA 92054.
- 1.3 Building Type:** Townhouse, 3 stories.
- 1.4 Building Age:** 2008 year built. 18 years old.
- 1.5 Approximate Size:** 1400 sf. See appraisal or legal description for precise estimate of size.
- 1.6 Utilities:** Public. Utilities were turned on. Utilities have been identified as a courtesy only. Actual utility type should be verified by the owner or from public records.
- 1.7 Current Occupancy:** Client is currently occupying the property. Limited areas visible/accessible due to furnishings.

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### INSPECTION DETAILS

- 1.8 Inspector:** Greg Campbell, CREIA Certified Inspector.
- 1.9 Date of Inspection:** 03/30/2026.
- 1.10 Time Arrived:** 10:00 am.
- 1.11 Time Departed:** 11:30 am.
- 1.12 Weather:** Fair, Dry.
- 1.13 Present at Inspection:** Client(s), Agent.

A verbal consultation of our findings is a part of our inspection service. When client(s) are not present, we recommend that they contact our office after reading this report for consultation in order to answer any questions about our findings.

**1.14 Directions:**

The terms 'front,' 'rear,' 'left,' and 'right' are used in reference to the property as viewed from the street.

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**PERMITS**

**1.15 Systems  
Replaced/Altered:**

Replacement water heater.

**1.16 Building  
Additions/Modifications:**

None known to the inspector.

**Permit Verification:** Be aware that permit investigation is not within the scope of the inspection. We recommend checking with the local building department for permit information when room additions/modifications may be present, as well as when modifications to plumbing, electrical, and heating/cooling systems are apparent.

**Repair Notes:** It is recommended that a buyer obtain all relevant documentation and receipts regarding the scope of repairs performed as well as any transferable warranties.

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**NOTATIONS / COMMENTS**

**1.17 Condominium  
Exclusions:**

This dwelling is a condominium and as such the inspection is limited to areas that our client would normally own and be responsible for. These areas are the condo interior and attached decks, patios or garages that are private to this unit only. All common building components are excluded from the inspection and report. Excluded systems typically consist of the following: foundation, roof, building exterior, drainage, basements, and all exterior common areas such as walks, stairs, elevators, driveways, fences, retaining walls, etc.. If we notice deficiencies in these exterior features we may mention them to you as a courtesy, for your information only. The client is advised to investigate the extent of the HOA responsibility and notify us if there are any additional areas that we need to inspect.

**1.18 Excluded  
Systems/Components:**

Telecommunication -phone/tv/internet, Fire sprinklers.

**1.19 Disclosure(s):**

The following condition(s) that were brought to the attention of the inspector:

1. Prior HOA litigation with builder.
2. Exterior building renovations. Balcony repairs/guardrails replaced.

**1.20 Inspection for Property  
Owner:**

The owners' desire to obtain an inspection is in conjunction with the intent to sell the property. Prospective buyers of the property are advised to obtain a separate inspection during the escrow period. **InspectRite will not be held responsible for any deficiencies that are not reported in performing the inspection. InspectRite in no way becomes a guarantor of the condition of the property.**

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**HOW TO READ THIS REPORT**

**2.1 Basic Limitations:**

The inspection does not include features and systems that are not attached to the building. Also excluded are auxiliary buildings, pools, spas, or septic systems, unless mentioned otherwise. Termites, dry rot and other pest activity are also beyond the scope of this report. Reporting of possible lead paint, asbestos, toxic wastes, indoor pollutants, or any type of environmental concern is outside the scope of this report. Terms and conditions crucial to the understanding of the inspection limitations and scope of our work are contained in your **Inspection Agreement** separate from this report.

Additional information is also provided under the section **Inspection Guidelines** at the end of this report.

## **2.2 Organization & Word Definitions:**

This report is organized by individual sections pertaining to specific construction systems/components. Within each section there is first a description of the components inspected followed by observations or a statement of its condition. Items that appear to need attention, repair, or are beyond their expected service life are identified by the inspector. The following definitions may be helpful in understanding the condition of such items. Any recommendation by the inspector suggests corrective action or further evaluation. Repair or further evaluation should be undertaken by an appropriately qualified tradesman, licensed contractor, or engineer. The client should always seek additional information until he/she is satisfied that the condition is sufficiently understood.

**Functional** - No material defect was observed. In the opinion of the inspector, the component is capable of being used for its intended purpose without the need for immediate repair or replacement. Some functional components may be aged or worn from time and usage.

**Advisory** - A word of caution, attention, or instruction.

**Upgrade** - Appears to be functioning as intended, but would benefit from improvement or replacement.

**Maintenance** - Needs regular maintenance or routine repairs.

**Marginal** - Has limited remaining useful life or limited performance.

**Repair** - Not performing as intended, or has missing parts, or was unable to be safely used/tested, defective or requiring repair or replacement. Any item reported as needing repair should be considered a material defect.

**Safety** - Poses a health or safety risk.

**Further Evaluation** - Due to complexity, unusual appearance, restricted access or the need to better assess the condition, further evaluation should be taken.

## **GROUNDS**

**General Notes:** 1) Detached exterior features are inspected as a courtesy only. These typically include hardscape features such as driveways, sidewalks, decks, patios, patio coverings, retaining walls, as well as property line fences in close proximity to the building. 2) Cracks in concrete less than 1/8 inch are considered common cracks, often attributed to shrinkage, expansion and contraction, or minor soil movement. 3) Testing irrigations is not part of the inspection unless otherwise noted.

**Grading & Drainage Notes:** 1) The soil grade should be maintained at least 6 inches below the top of the foundation and any wood products. This helps to prevent moisture damage and termite infestation. 2) Directing drainage away from the foundation is extremely important. Many problems associated with the foundation are often a result of improper or poor drainage. Grading should always slope away from the foundation for good drainage. 3) Gutters & downspouts are strongly recommended for flat graded sites to help keep roof runoff away from the foundation.

**Property Notes:** The location of property lines, easements, and other property restrictions, and their implications to existing structures are beyond the scope of the inspection.

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## **DISCLAIMER**

### **3.1 Detached Features:**

Be aware that detached features described below are noted as a courtesy only. Paving, retaining walls, fencing, detached structures including decks, coverings and

auxiliary buildings are beyond the scope of our inspection. Only exterior items directly affecting or attached to the building, such as exterior grading, drainage, porches and attached structures are included as part of scope of work.

## BUILDING EXTERIOR

**Building Exterior Notes:** 1) The exterior soil grade should be maintained at least 6 inches below the top of the foundation and not in contact with wood products. This helps to prevent moisture damage and termite infestation. 2) The condition and/or presence of flashing, including window and door flashing, is hidden behind the exterior siding and cannot be judged. The inspector relies on signs of leakage at the interior to determine the fitness of this component. 3) Minor cracks in stucco finishes are to be expected and will normally not effect the integrity of stucco siding or the waterproofing system. 4) Exterior wood members are prone to damage. Regular maintenance, including painting, is needed to prevent damage. All gaps in the siding and trim should be sealed or otherwise maintained to prevent water intrusion. 5) We do not identify wood damaged by moisture and pests. Inspection by a licensed pest inspection company is needed to report on such damage and is strongly recommended.

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### BUILDING EXTERIOR

**4.1 Exterior Wall Insulation:** This section or item is under HOA jurisdiction. Any comments made are as a courtesy only. Areas directly adjacent to the subject property are commented on as a courtesy only.

Presumed 3-1/2", or thickness of wall cavity, fiberglass (minimum R11) for dwellings 1973 and newer.

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### SIDING SYSTEM

**4.2 Material/Type:** Stucco.

**4.3 Life Expectancy:** The life expectancy of stucco siding, in a mild climate zone, is 50-60 years. This is based on the capability of the flashing paper behind the stucco to remain intact and repel moisture.

**4.4 Condition:** Functional -

**4.5 Stucco Cracks:** **Advisory** - Narrow cracks were observed, which is a common condition with stucco siding. Stucco is by nature hard and strong, but is relatively thin and brittle and will crack. The curing and drying process causes shrinkage cracks to develop. Normal settlement in the building framing will create narrow cracks.

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### BALCONY(S) / DECK(S)

**4.6 Material/Type:**



Waterproof membrane deck surface.

**4.7 Condition:**

Functional -

## CHIMNEYS & FIREPLACES

**Fireplace Notes:** 1) The chimney flue is normally not fully visible for inspection. Fireplace boxes were checked for normal operation and general state of repair. Our inspection is limited to the readily visible portions only and we do not light the gas or start a fire. 2) All fireplaces should be cleaned and inspected on a regular basis to insure safe operation.

### CHIMNEY(S) / FIREPLACE(S)

**5.1 Type:**

Prefabricated metal firebox and flue.

**5.2 Life Expectancy:**

The expected service life of a prefabricated flue and fireplace is 30 years when used regularly.

**5.3 Limited Viewing:**

We were not able to view the inside of the flue(s).

### CHIMNEY / FIREPLACE - 1

**5.4 Location:**



Living room.

**5.5 Type:**

Gas burning appliance; not wood burning.

**5.6 Fireplace Features:** Glass facing, safety screen, gas controls. The fireplace appliance is operated by an electric wall switch.

**5.7 Log Lighter / Gas Operation:** **Further Evaluation** - Not tested. The fireplace was shut down and it was reported that it was not functional. Pilot components are reportedly in need of replacement. We recommend further evaluation and repair by a qualified fireplace contractor.

## FOUNDATION & STRUCTURE

**Foundation Notes:** 1) Footings and floor slabs are commonly not visible for inspection. The inspection is limited to only the visible portions of the foundation system. 2) Distressed foundations will typically affect other components, such as floor slabs or floor framing, floor finishes, walls, and wall openings for doors and windows. The inspector relies on visual signs of distress from such components to determine the fitness of the foundation. 3) All concrete or masonry experiences some degree of cracking due to shrinkage and normal settlement. Cracks less than 1/8" wide are considered within normal tolerances. 4) Exterior grading should allow for surface water to drain away from the foundation. Adequate site drainage is essential for the long-term stability of the foundation. 5) Soil stability and geological hazards are beyond the scope of the inspection.

**Structure Notes:** 1) Structural framing is often inaccessible or hidden behind finish materials. Concealed areas are excluded from our inspection. 2) Deficiencies in the framing will typically effect other components, such as wall finishes and the operation of doors and windows. The inspector relies on visual signs of distress from such components to determine the fitness of the structural framing. 3) Inspection of the framing does not imply that the structure has the capability to withstand lateral loads from strong winds or earthquakes.

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### FOUNDATION

**6.1 Foundation Type:** Not inspected. HOA responsibility.

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### FLOOR & WALL FRAMING

**6.2 Main Structure Type:** Wood, Concrete and Steel.

**6.3 Condition:** Functional - Framing was not visible or limited areas visible due to wall and/or floor coverings. Determining the condition of the structure was limited.

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### ROOF FRAMING

**6.4 Type/Material:** Presumed to be prefabricated light wood trusses.

**6.5 Condition:** Functional - The roof framing was not visible for direct inspection. Determining the condition of the roof framing was limited. It was based on the condition of finish materials.

## ROOF COVERING

**Roofing Notes:** 1) Some areas of the roof may not be visible or accessible due to height, slope, weather conditions or type of material. 2) Roof coverings are inspected for general state of repair. The inspection does not offer an opinion on whether or not the roof leaks, or will remain free of leaks. We do not verify that the materials are installed according to manufacturer's specifications. If you want to obtain a roof certification, you should consult with a licensed roofing contractor. 3) Water stains are an indication of water intrusion at some time. All stains should be investigated by a roofing contractor and repaired as necessary. 4) Nearly all roofs should be inspected and maintained periodically.

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### ROOF COVERING

**7.1 Material/Type:** Not inspected. HOA responsibility.

## ATTIC

**Attic Notes:** 1) Often times, the inspector will not climb into the attic space. The inspector is not expected to risk injury or property damage to perform the inspection when there is no clear path or safe walkway. 2) Attic spaces should be ventilated to dissipate moisture and heat buildup beyond normal levels. 3) A minimum of 6" (R-19) for attic insulation is recommended. Thicker attic insulation is usually desirable.

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### ATTIC SPACE

**8.1 Access:** Not applicable. An attic was not present.

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### ATTIC INSULATION

**8.2 Material/Thickness:** Not visible.

## GARAGE

**Garage Notes:** 1) Automatic door openers can cause serious injury and even death when safety reverse devices are not installed or not operating properly. 2) Garage doors installed since 1993 are required to be equipped with both pressure sensing and motion sensing safety reverse devices. Any auto door opener not equipped with both types of safety reverses should be retrofitted or replaced. 3) The testing and operation of door opener remotes and exterior keypads are excluded from our inspection. 4) Fire rated assemblies are outside the scope of this inspection. We do not evaluate fire rated walls, only confirm that a separation wall is present. 5) Garage doors installed after July 1st, 2019 require backup batteries.

**9.1 Type:** Common assigned parking is not inspected.

## PLUMBING

**General Plumbing Notes:** 1) Inspection of the plumbing systems includes gas, water, waste, and vent piping. We test plumbing fixtures for normal use with user controls, and report on leaks, corrosion, and abnormal function. 2) Plumbing concealed behind walls or underground is excluded from inspection. 3) Fire suppression systems are not part of the inspection.

**Water Supply Plumbing Notes:** 1) All accessible plumbing fixtures are checked for normal water flow. 2) Between 40 psi - 80 psi is considered the normal range for water pressure. To maintain water pressure within this range, an operable pressure regulator may be needed. 2) The inspector does not test local supply line shutoff valves. These valves, if turned, may be subject to leaking. 3) Inspecting soft water systems and testing for water quality is beyond the scope of the inspection.

**Wastewater Plumbing Notes:** 1) Underground pipes cannot be judged. Underground waste pipes can be observed for breaks or root intrusion by means of a snaking camera by others if desired. 2) Inspection of private septic systems is beyond scope of the inspection.

**Gas Plumbing Notes:** 1) The condition of propane or fuel storage tanks is not part of the inspection. Recommend the utility company or the fuel supplier that is currently providing service inspect the storage tank and main supply line. 2) Gas leak detection is not part of this inspection.

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### WATER SUPPLY SYSTEM

**10.1 Piping Material:** Copper pipes, Limited areas visible.

**10.2 Life Expectancy:** The life expectancy of copper plumbing is 60-90 years, though intermediate repairs may be necessary much sooner. The life expectancy of local water shutoff valves and/or plumbing connections serving sinks and/or toilets is 15-20 years.

**10.3 Water Main & Shutoff:** The main shutoff valve was not found.

**10.4 Water Pressure:**



60 psi. A pressure regulator was not found.

**10.5 Condition:** Functional - with routine or maintenance items as noted below.

**10.6 Water Main & Shutoff:** **Advisory** - The main shutoff valve was not found. It may be a shared community shutoff for the building.

**10.7 Local Water Shutoffs & Connectors:**



**Marginal** - Corrosion was noted at local shutoff valves and/or plumbing connections serving sinks and/or toilets. Although there were no leaks at the time of inspection, replacement is recommended as preventative maintenance. Condition was observed at master bathroom, powder bathroom, kitchen.

**10.8 Hose Faucets:**



**Maintenance** - Defective anti-siphon devices were noted at exterior hose faucets.

These are simple devices that screw onto the hose faucets and are tightened with set screws. Replacement is recommended.

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**WASTEWATER SYSTEM**

- 10.9 Piping Material:** Both ABS plastic and cast iron drain pipes were present. Limited areas visible.
- 10.10 Life Expectancy:** The life expectancy of ABS plastic waste piping exceeds the life of the structure.  
  
The life expectancy of cast iron waste piping is approximately 60 years, though intermediate repairs may be necessary much sooner.
- 10.11 Cleanout Locations:** Not found.
- 10.12 Condition:** Functional - with associated concerns as noted below.
- 10.13 Wastewater Pipes:**



**Further Evaluation** - A possible active or past leak was noted with the waste line as indicated by water stains. Further evaluation and repair as needed by a licensed plumbing contractor is recommended. This may be the responsibility of the HOA. Condition was observed at: 1st floor utility closet.

- 10.14 Cleanouts:** **Advisory** - End line drain cleanouts were not found at the exterior or under sinks. These devices are located at the ends of a waste pipe, but are often missing with older buildings and condos; or may be located remote to the unit. Snaking clogged lines may be accomplished through toilets or disconnecting sink traps. This may be less desirable than having a cleanout to access.

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**GAS SUPPLY SYSTEM**

- 10.15 Main Gas Entrance:**



Gas meter located at exterior right side. A main gas entrance line is equipped with a shutoff valve immediately before the gas meter.

- 10.16 Gas Supply System:** Public utility gas meter. Interior gas lines were not fully visible. Gas lines are rigid iron pipe. The life expectancy of the gas piping is for the life of the structure.
- 10.17 Condition:** Functional -

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## **FIRE SPRINKLERS**

- 10.18 Fire Sprinklers:** A fire suppression system was installed. Inspection of this system is beyond the scope of our inspection. Any comments made are strictly done as a courtesy only. We recommend obtaining operational and maintenance information from the seller or the building association.

**10.19 Concerns:**



**Upgrade** - Sprinkler heads were unprotected and protruding below the ceiling at lower ceiling heights or utility areas. Damage to the sprinkler head could cause an unnecessary release of water. Recommend inquiring about protective covers or cages that protect the sprinkler heads from damage and do not compromise function. Condition was observed at: one or more closets.

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## **WATER HEATER**

**Water Heater Notes:** 1) The Temperature Pressure Relief (TPR) valve is not tested because the TPR valve is prone to leaking once activated. 2) Solar heating systems and recirculation pumps are not part of the inspection.

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## **WATER HEATING SYSTEM**

- 11.1 Type:** Gas, Natural draft venting.
- 11.2 Life Expectancy:** The expected life of a domestic gas water heater is approximately 10-12 years.

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## **WATER HEATER - 1**

**11.3 Location:**



Interior utility closet.

**11.4 Capacity:**

40 gallons.

**11.5 Age:**

2017 - Dated by manufacturer's specifications tag.

**11.6 Enclosure:**

Confined location, fresh air vents are required. Combustion air vents were installed.

**11.7 Seismic Straps:**

Installed.

**11.8 Thermal Expansion Tank:**

Installed.

**11.9 Condition:**

Functional - The system operated normally. However, routine or maintenance items were noted. See notations below.

**11.10 Plumbing Connections:**



**Marginal** - Early signs of rust/corrosion was noted on plumbing connections. Repairs are needed to protect against unexpected leaking.

**11.11 Fuel:**



**Maintenance** - A sediment trap or drip leg was not installed properly for the gas appliance. The gas flow must change direction above the trap in order for the trap to be effective in catching any moisture and/or debris which might cause the appliance to malfunction.

**11.12 Burner:**

**Advisory** - The burners are housed in a closed system and could not be observed. This is common for this type of appliance. These burners should be inspected throughout the life of the appliance and this is one reason for having annual maintenance.

**11.13 Exhaust Vent:**

**Advisory** - The vent pipe has tape at the connections. Tape is not needed on the vent if the pipe is installed correctly. Tape blocks our view so we can not inspect the connection.

## HEATING & COOLING

**Heating & Cooling Notes:** 1) The heating/cooling system is turned on as part of the inspection unless otherwise noted. 2) A visual inspection can not adequately evaluate the heat exchanger for cracks and holes. Most areas of the heat exchanger are not visible without dismantling the furnace. Evaluation of the heat exchanger is expressly excluded. 3) Evaluating the adequacy, efficiency, or even distribution of air throughout the home/building is not part of the inspection. 4) Thermostats are not checked for calibration or programmable features. 5) As of January 1, 2020 R22 refrigerant has been banned and is phasing out. If your system contains R22 it will likely need to be upgraded in the near future.

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### HEATING SYSTEM

- 12.1 Type:** Electric heat pump, Forced air.
- 12.2 Life Expectancy:** The life expectancy of an electric heat pump / air conditioner is 10-15 years. The exterior compressor is typically the first major component to fail. The interior evaporator may last twice as long.
- 12.3 Service Requirements:** Routine service of electric heat pumps is recommended every other year. Routine service is important for the efficient operation of the appliance. Replacing return air filters is recommended annually.

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### HEATING UNIT - 1

**12.4 Location (Zone):**



Interior utility closet.

**12.5 Capacity:**

36,000 BTU's.

**12.6 Age:**

Original equipment.

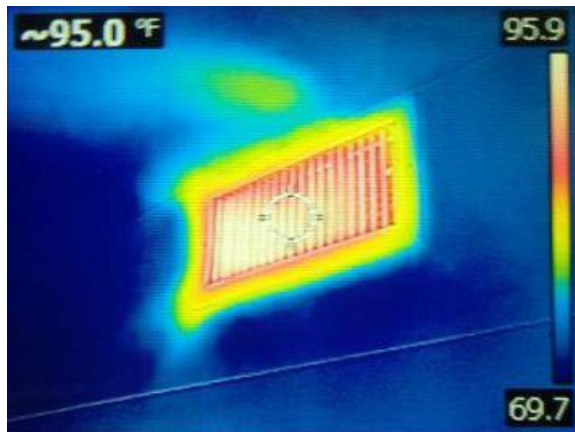
**12.7 Thermostat Location:**

Living room.

**12.8 Filter Location:**

Return air grill(s) on ceiling and/or wall.

**12.9 Condition:**



Functional - The system operated normally and was within its designed service life.

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**COOLING SYSTEM**

**12.10 Type:**

Central air conditioning. Reverse Heat Pump.

**12.11 Life Expectancy:**

The life expectancy of this type of central air conditioning system under normal usage is 12-15 years. The exterior compressor/condenser is typically the first major component to fail. The interior evaporator may last twice as long.

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**COOLING UNIT - 1****12.12 Location (Zone):**

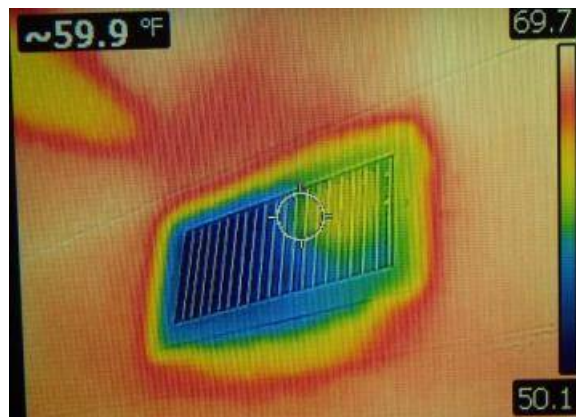
Rooftop deck.

**12.13 Capacity:**

Estimated 36,000 BTU's (3 tons)

**12.14 Age:**

Original equipment.

**12.15 A/C Tempt. Drop:**

+15 degrees F. Satisfactory.

**12.16 Condition:**

The system operated normally. However, deficiencies or concerns were present with the system, its appearance, or its installation. See notations below.

**12.17 Old System:**

**Marginal** - The air conditioning system is older than its expected service life. Its future performance is anticipated to be short-lived. We recommend budgeting for replacement of this system in the near future.

**12.18 Damage:**

Marginal - Rust for salt-laden marine air was noted.

**12.19 Condensate Drains:**

**Advisory** - The primary condensate drain line relied on mechanical means (an electric pump) to dispose of condensate (water). This system is less reliable than a gravity system. The pump should be Inspected/tested at least yearly. Testing the pump is beyond the scope of the inspection.

**12.20 Associated Concerns:**

**Advisory** - The information tag is faded / damaged. We could not determine the size, age or other important information for this unit.

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**AIR DUCTS / DISTRIBUTION**

**12.21 Air Distribution:** Insulated ducts connected to room registers. Very limited areas visible.

**12.22 Condition:** Functional - with associated concerns as noted below. Conditioned air was detected from all room air registers.

**12.23 Distribution:**



**Marginal** - Air registers were not observed/not provided in all rooms. A permanent source of heat is required in or to reach all habitable rooms. This area may be considered a stair landing and heat may not be required. Regardless, this may be a nuisance being an unconditioned space. Condition was observed at: 3rd floor sitting area.

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**ELECTRICAL**

**Electrical Notes:** 1) We remove dead front covers from electrical panels to inspect the wiring inside the panels when it is safe to do so and when this will not interrupt occupants. 2) We inspect for unsafe wiring conditions and operate a fair sampling of accessible outlets and light switches. Furnishing will often prevent testing of some outlets. 3) Landscape lights, lights on timers or sensors, security systems, TV, phone, speaker systems, and other low voltage wiring are not part of the inspection. 4) GFCI is a safety device used for outlets located near water to protect against a serious electrical shock. 5) Aluminum conductors require periodic maintenance. 6) New building practice requires 36" between the main panel and gas meter. This should be verified by a licensed professional. 7) Car chargers, battery storage and panel performance are not part of this inspection.

**Electrical Repair Notes:** All electrical infractions should be considered a safety concern and should be corrected. Electrical repairs should be undertaken by a licensed electrician.

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**ELECTRIC SERVICE**

**13.1 Service Type:** Remote to the unit. Not inspected. HOA responsibility.

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**ELECTRIC PANEL(S)**

**13.2 Overload Protection:** Circuit breakers. The reliable service life of circuit breakers is 40-50 years.

**13.3 Main Panel:**



Remote to the unit in a locked closet. Capacity - Estimated 125 Amp. Not inspected. HOA responsibility.

**13.4 Subpanel -1:**



Located at the interior. The subpanel was the main distribution panel. Capacity - Estimated 125 Amp. Original panel. Copper main service conductors. 120 Volt and 240 Volt branch circuits were installed. The panel had available slots for additional breakers.

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**SUBPANEL - 1**

**13.5 Location:**



Interior.

**13.6 Condition:** Functional -

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**GROUNDING**

**13.7 Building Ground:** Not located or inspected. HOA responsibility.

**13.8 Water Pipe Bond/Ground:** Not located or inspected. HOA responsibility.

**13.9 Circuit Grounding:** Grounded outlets were installed throughout.

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**WIRING**

**13.10 Type:** Copper conductors on all branch circuits. The life expectancy of copper wiring is for the life of the structure.

**13.11 Condition:** Functional -

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**OUTLETS**

**13.12 Limited Testing:** Limited outlets were accessible due to furnishings.

**13.13 GFCI Protection:** The current electrical code requires GFCI protection for outlets next to surfaces that may be wet. These locations include the exterior, garages, bathrooms, kitchen, laundry sinks, & wet bars.

**13.14 GFCI Observed** Exterior, Bathrooms, Kitchen.

**Locations:**

**13.15 Outlets Damaged,  
Missing or Missing Parts:**

**Maintenance** - Outlet(s) was found loosely attached to the wall. Condition was observed at: a few locations.



**Maintenance** - Missing or damaged coverplate(s) were noted. This is considered a shock hazard and fire risk. Covers should be installed on all open services. Condition was observed at: kitchen.

**13.16 GFCI's Not Functional:**



**Repair** - GFCI safety device(s) were not functional at the following locations: kitchen to the right of the sink. Won't trip.

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**LIGHTS**

**13.17 Condition:** Functional -

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**ALARMS**

**13.18 Testing:** Smoke detector(s) and/or CO detectors were activated by pushing the test button.

**13.19 Smoke Alarm Location(s):** Inside bedroom(s) and Outside bedroom(s), Each level.

**13.20 CO Alarm Location(s):** Each level.

**13.21 Condition:** Functional -

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**INTERIOR COMPONENTS**

**Interior Notes:** 1) Small cracks in drywall or plaster are typically attributed to wood shrinkage or settlement. Minor cracks should be

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expected and will normally not effect the integrity of the structure. 2) As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. 3) We do not operate or evaluate window/door treatments. Blinds and shutters and not inspected. 4) Double pane glazing is checked for "fogging". Lighting and weather conditions, as well as dust/dirt on glazing, may prevent detection of fogged glazing. Occupants' furnishings may prevent the testing of some windows. 5) Occupants' furnishings may restrict viewing of interior components. The client is advised to personally conduct a thorough visual walk-through of the property after the seller/occupant has vacated the property and before the close of escrow. Conditions may be present that warrant correction, which had previously been concealed from view or changed from the time of the inspection. 6) Testing central vacuum systems is not part of the inspection unless otherwise noted.

**Water Intrusion Notes:** 1) The interior space is inspected for evidence of water intrusion and leaks, however recent paint may conceal visual signs of moisture. Finish surfaces are tested for elevated levels of moisture only when there is visual evidence to suggest that moisture may be present. 2) All stains should be investigated until the client is satisfied that the condition is sufficiently understood. 3) Where there are concerns regarding water leaks or infiltration, we recommend that a qualified industrial hygienist evaluate for mold, fungus, or other microbial material.

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## MOISTURE INTRUSION

**14.1 Water Stains/Leaks:** No water stains were found at the interior. Signs of moisture/water infiltration were not found from inspection of interior components.

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## FINISH SURFACES

**14.2 Wear & Tear:** Finish surfaces are not inspected for cosmetic conditions or normal wear and tear.

**14.3 Limited Viewing:** Limited areas were visible/accessible due to furnishings. The client is advised to personally conduct a thorough visual walk-through of the property after the seller/occupant has vacated the property and before the close of escrow. Conditions may be present that warrant correction, which had previously been concealed from view or changed from the time of the inspection.

Closets and cabinets were full of stored items. Limited areas were visible/accessible.

**14.4 Condition:** Functional - with routine or maintenance items as noted below. Narrow cracks were present on the interior wall and/or ceiling finishes. These cracks are common with wood framed structures and are a result of seasonal changes in temperature and humidity as well as slight movements in framing connections.

**14.5 Distress Symptoms:** There was no significant distress observed to interior finish surfaces, such as unusual cracks or out-of-level floors, that would suggest there has been undue movement / settlement with the foundation or structure.

**14.6 Associated Comments:**



**Maintenance** - Loose and separated drywall tape was noted. The condition appears to be from modest settlement of framing connections. Condition was observed at: 3rd floor and stairway.

**14.7 Flooring:** **Maintenance** - Floor squeaks were noted. Additional fasteners (wood screws) through the plywood subflooring into the floor framing will typically quiet floor squeaks. This can be accomplished with the carpeting pulled back/removed.

**14.8 Carpeting:** **Maintenance** - Carpet is loose at some locations. This can be a trip hazard.

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**GLAZING**

**14.9 Glazing:** Double pane glass. Glazing was dirty. Detection of fogged glazing was hindered.



**Repair** - Abnormal or damaged factory tinting was observed. The tinting is on the inside of the dual glazing, and therefore can not be removed or repaired. Not all defective glazing may be readily apparent due to lighting and weather conditions, or from dust/dirt on the glazing. Further evaluation of all glazing is recommended by a window replacement contractor. Condition was observed at: 3rd floor.

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**WINDOWS**

**14.10 Sampling:** A sampling of windows are tested for normal operation and general state of repair.

**14.11 Condition:** Functional - with routine or maintenance items as noted below.

**14.12 Windows:**



**Repair** - Springs or counter balances were not working (counter balances hold the sash open) at one or more of windows sampled. Condition was observed at: Master bedroom retreat.

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**DOORS**

**14.13 Condition:** Functional - with routine or maintenance items as noted below.

**14.14 Sliding Door(s):** **Maintenance** - The screen door is in need of adjustment. Comes off track. Condition was observed at: secondary bedroom.

**14.15 Exterior Door(s):**



**Maintenance** - Glazing tape or trim was loose. Condition was observed at: 3rd floor door to rooftop deck.

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**STAIRS / RAILINGS**

**14.16 Condition:** Functional -

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**BEDROOM CLOSET  
SHELVING/CABINETS**

**14.17 Condition:** Functional -

**KITCHEN**

**Kitchen Notes:** 1) Plumbing fixtures are checked for leaks and normal operation. 2) Permanently installed appliances are tested for normal operation. Inspection of built-in appliances is limited. It does not include dismantling and inspection of internal parts. 3) Microwave ovens are tested for heating function only. Testing for uniform heating, leakage, and various settings is not part of our inspection. 4) The inspection does not include testing refrigerators and portable appliances, the self-cleaning operation of ovens, clocks, timers, thermostats, etc., and the effectiveness of built-in appliances. 5) Water softening and filtering devices are beyond the scope of the inspection.

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**KITCHEN APPLIANCES &  
FEATURES**

**15.1 Finish Surfaces:**



Countertop and cabinet finish surfaces were in good condition.

**15.2 Appliance Service Life:** The life expectancy of major kitchen appliances ranges between 11-19 years.

**15.3 Appliances Inspected:** Garbage disposal(s), Dishwasher(s), Range, Microwave oven, Range hood.

**15.4 Limitations:** We did not inspect or operate the following appliances: Refrigerator.

**15.5 Ventilation Type:** An air exhaust fan vented to the exterior.

**15.6 Disposal:** **Repair** - Not functional. The unit is jammed / stuck.



**Safety** - The power cord is not properly attached to the disposal. This is a potential shock hazard. Repair is needed.

**15.7 Dishwasher:** **Maintenance** - Dishwasher soap dispenser did not fully open when a cycle was tested.

**15.8 Microwave:**



**Marginal** - The digital display was flickering and appears to be failing.

**15.9 Refrigerator:** Courtesy Note: The refrigerator was on and cool/ cold. The compressor and any water or ice dispensing features were not tested.

**15.10 Sink Drain Plumbing:**



**Maintenance** - Damaged/Cracked drain fitting noted. Replacement is recommended.

## LAUNDRY

**Laundry Notes:** 1) Washers and dryers are not moved or tested during the inspection (unless noted otherwise in the report). 2) The washer drain line and the dryer vent duct are not tested. 3) Best practices for washer and dryer installation include the following recommendations: (A) Use braided metallic water hoses to reduce the potential of leaks at the washing machine. (B) Use flexible metal dryer vent connector, now required for all dryers. (C) Use a half inch appliance connector and gas valve for all newer gas dryers. (D) Installation of a drain pan under the washing machine with a drain pipe terminating at the exterior.

### LAUNDRY UTILITIES & FEATURES

#### 16.1 Location:



Interior utility closet.

#### 16.2 Utilities:

Gas plumbing, 120-volt electrical outlet. 240-volt electrical was not provided.

#### 16.3 Dryer Vent:

Dryer vent installed and ducted to the exterior. Vent not tested.

#### 16.4 Ventilation Type:

Passive - louvered doors.

#### 16.5 Condition:

Functional - with routine or maintenance items as noted below. Appliances were not tested.

#### 16.6 Dryer Vent:

**Repair** - The flexible vent duct was partially crushed beside the dryer. This is also a safety concern.

## BATHROOMS

**Bathroom Notes:** 1) Plumbing fixtures are checked for leaks and normal operation. 2) It is very important to maintain all grouting and caulking in the bathroom. Minor imperfections can allow water to penetrate into the walls and floors, which overtime can result in significant water damage. Ongoing maintenance is essential. 3) Determining whether shower pans are watertight is beyond the scope of the inspection.

### BATHROOMS

- 17.1 Bathroom(s):** 2-1/2 Bathrooms were present.
- 17.2 Finish Surfaces:** Countertop and cabinet finish surfaces were in good condition.
- 17.3 Toilet(s):** The toilet(s) were marked as low flush or otherwise appeared to use 1.6 gallons per flush.

### Bathroom #1

**17.4 Bathroom:**



2nd Floor Master Bathroom.

- 17.5 Bathing Feature(s):** Tub/Shower combo.
- 17.6 Ventilation Type:** Air exhaust fan.
- 17.7 Condition:** Functional - with routine or maintenance items as noted below.
- 17.8 Sink Drain Plumbing:**



**Maintenance** - Corrosion and/or signs of past leaking noted to the drain line and/or drain fitting. Routine maintenance recommended to prevent leaking.

- 17.9 Toilet:** **Maintenance** - The toilet was intermittently running. The tank controls need

adjustment or repair.

**17.10 Tub/Shower Plumbing: Maintenance** - The drain stopper was not working/not installed.

**17.11 Tub/Shower Enclosure:**



**Maintenance** - The shower door track was missing a bottom guide. Doors can fall off track more easily, potentially causing injury or damage.

**17.12 Miscellaneous:**

**Maintenance** - Paint was peeling at the HVAC register due to shower condensation.

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## Bathroom #2

**17.13 Bathroom:**



2nd Floor Guest Bathroom.

**17.14 Bathing Feature(s):** Shower.

**17.15 Ventilation Type:** Air exhaust fan.

**17.16 Condition:** Functional - with routine or maintenance items as noted below.

**17.17 Sink Plumbing Fixture: Marginal** - The water control handle(s) were somewhat binding. This can often be repaired by changing worn components.

**17.18 Sink Drain Plumbing: Maintenance** - The mechanical drain stopper was not working/not installed.

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## Bathroom #3

**17.19 Bathroom:**



1st Floor Powder Bathroom.

**17.20 Ventilation Type:** Air exhaust fan.

**17.21 Condition:** Functional -

**CLOSING REMARKS**

**18.1 Re-inspection:**

For an additional fee **InspectRite** can re-inspect reported items after repairs are made. The fee for a return trip or re-inspection is shown on your inspection agreement.

Thank you for choosing **InspectRite**. We appreciate the opportunity to be of service and hope that the information presented in this report is beneficial to you. Your satisfaction is important to us and we welcome your feedback.

**ENERGY SAVINGS**

**19.1 Energy Saving Resources:**

The state of California requires the inspection report to include contact information for energy savings. This information is provided below.

UTILITY BILL, REBATES AND OTHER ASSISTANCE

California Department of Consumer Affairs: [www.dca.ca.gov/energy-challenge.htm](http://www.dca.ca.gov/energy-challenge.htm).

California Energy Commission, for information on utility bill assistance programs: **800-772-3300** or [www.energy.ca.gov](http://www.energy.ca.gov).

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

Local Utility Company: SDG&E **800-411-7343**

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

**19.2 Energy Upgrades:**

The following table shows popular energy upgrades that you may want to consider. Pay back periods have been adjusted for Southern California's mild climate. Pay back periods for energy upgrades would be shorter for colder regions of the country with the exception of a photovoltaic (solar electric) system. Upgrades are based on the average cost or cost range for a 1,800 sf single family home. Visit our website at [www.inspectrite.com](http://www.inspectrite.com) for more energy upgrades.

Energy Upgrade	Average Cost	Savings (per yr.)	Pay Back Period
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			(yrs.)
Sealing gaps and adding weather-stripping	\$20 - \$200	\$10 - \$50	2 - 4
Photovoltaic System	\$18K - \$28K (with Fed & St rebates)	\$2,000 - \$3,000	8 - 12
Attic Insulation- none existing (homes predating 1960)	\$800 - \$1,500	\$200 - \$300	4 - 5
Thin Attic Insulation (homes predating 1980)	\$800 - \$1,500	\$100 - \$200	7 - 10
Wall insulation- none existing (homes predating 1960)	\$2,500 - \$4,000	\$150 - \$250	15 - 20
Whole House Fan- alternative to air conditioning	\$600 - \$1,200	\$80 - \$200 (equivalent electric cooling)	6 - 8
Replacement Dual Glazed Windows	\$5,000 - \$10,000	\$200 - \$300	+25

### INSPECTION GUIDELINES

The inspection report is NOT intended to reveal minor defects. This report is intended only as a general guide to better help the client make his/her own evaluation of the overall condition of the property. The inspection is essentially a performance inspection of the building(s) and building attachments. The major systems and components are examined for function, excessive or unusual wear, and general state of repair. Wear and tear (such as chips, cracks, blemishes, etc.) on interior finishes (such as walls, countertops, flooring, etc.) is considered a cosmetic condition and is not reported. The client is advised to inspect and evaluate such items personally.

Report findings are the opinions of the inspector based on observations of readily accessible systems and components of the property as they appeared at the time of the inspection. The inspector is not required to move personal items, furniture, equipment, etc. that obstructs access or visibility. We are not responsible for components or areas that are not accessible for inspection. If the inspector is unable to access a component or area and this is later corrected, please contact our office for scheduling a re-inspection. An additional fee may apply.

The report does not imply that every component is inspected or that every possible defect is discovered. No representation is made about hidden or latent deficiencies that may be present at the time of the inspection. No guarantees or other representations are made about the future conditions or performance of systems and components. A home warranty policy can be purchased from a home warranty company to insure the future operation of home systems and appliances.

Specific code references are not cited within the inspection report. The purpose of the inspection is not to determine code compliance, rather it is to see if systems and components are installed properly and are performing as they were intended.

Repair or further evaluation of any item identified from the inspection should be done before the close of escrow. Repairs are often found to be more involved and costly once the work is undertaken to correct the condition. Estimates for repairs are not provided as part of the inspection. Determining the cost of repair should be left to the appropriate tradesman or specialist.

Additionally, the client is advised to personally conduct a thorough visual walk-through of the property after the seller/occupant has vacated the property and before the close of escrow. Conditions may be present that warrant correction, which had previously been concealed from view or changed from the time of the inspection.

Any type of environmental problem, such as the presence of asbestos, lead paint, soil contamination, water quality, indoor air quality, mold growth, etc., is beyond the scope of the inspection. Laboratory testing is normally required to identify a toxic substance. If such an evaluation is desired, then the appropriate specialist should be consulted.

If signs of a past or present water leak are identified from the inspection, including any type of water intrusion problem, then a specialist should be hired to test for elevated levels of mold and moisture.

The inspection does not report on the presence or absence of pests, such as wood destroying organisms, rodents, or insects.

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Exterior wood members such as siding, trim, decks, etc. are particularly prone to damage from pests and decay. A pest inspection is strongly recommended.

Structural, architectural, geological, hydrological, land surveying and soils related examinations are beyond the scope of the inspection. Determination of property lines, easements and setback requirements are beyond the scope of the inspection.

Verifying the existence or absence of building permits is not within the scope of the inspection. Additionally, determining the legal use of the building or property is not part of the inspection. Information regarding both building permits and legal use may be obtained from the local building, planning, and/or zoning departments.

The information in this report is intended for the sole use of the client. Any other use of this report is strictly prohibited. InspectRite will not be held liable to any third parties. For additional terms and limitations, please refer to your Inspection Agreement.