



## Inspection Report

**Eileen Ponce**

**Property Address:**  
4085 Crystal Dawn Ln #201  
San Diego CA 92122



**All Pro Property Inspections**

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<b>Date:</b> 4/23/2026	<b>Time:</b> 01:00 PM	<b>Report ID:</b> 20260422-4085-Crystal-Dawn-Ln-201
<b>Property:</b> 4085 Crystal Dawn Ln #201 San Diego CA 92122	<b>Customer:</b> Eileen Ponce	<b>Real Estate Professional:</b> Ixie Weber Redfin

## **PLEASE READ THE FOLLOWING INFORMATION**

The purpose of this inspection is to assess the general condition of the property. Our Inspectors are Generalists and not Specialists. Further evaluated by licensed contractors who through their evaluations may identify additional material defects or adverse conditions that could result in injury or lead to costs that would significantly affect your evaluation of the property. We highly recommend that you follow our further evaluation recommendations as outlined in your inspection report prior to the end of your contingency period. 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(s) is/are therefore advised to inspect and evaluate such items personally and take corrective action(s) if concerned.

This report is the exclusive property of All Pro Property Inspections and the client(s) whose name appears herewith, and its use by any unauthorized persons is strictly prohibited. The observations and opinions expressed within this report are those of All Pro Property Inspections and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the International Association of Certified Home Inspectors Standards of Practice of a General Home Inspection.

### **SCOPE OF THE INSPECTION:**

All Pro Property Inspections Inspectors will inspect all properties in accordance with the International Association of Certified Home Inspectors, Standards of Practice of a General Home Inspection. We respectfully ask that you read and become familiar with these Standards of Practice at the following link: [\*\*STANDARDS OF PRACTICE\*\*](#) If you have any questions or concerns of these Standard of Practice of a General Home Inspection please contact us 760-557-5571.

All Pro Property Inspections provides you with a basic overview of the condition of the property at the time and date of the inspection. The purpose of your Home Inspection is to evaluate the general condition of the structure at the noted address. This includes determining whether systems are still performing their intended functions. The inspection to be performed for Client(s) is a limited, visual, non-invasive, non-destructive, nontechnically exhaustive evaluation, performed for a determined fee, designed to identify material defects in the systems, structures, and components of the above-referenced primary building and its associated primary parking structure as they exist at the time and date of the inspection. A material defect is a condition that significantly affects the value, desirability, habitability or safety of the building. Style or aesthetics shall not be considered in determining whether a specific system, structure, or component is defective. The inspection shall be limited to those specific systems, structures, and components that are present and visually accessible at the date and time of the inspection. Components and systems shall be operated with normal user controls only and as conditions and limitations permit. The inspection provides a general overview of the more obvious repairs or replacement that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not. There are limitations to the scope of this Inspection.

The inspection report shall describe and identify the inspected systems, structures, and components of the building and identify material defects in those systems, structures, and components observable during the inspection, with limitations. Defects that are concealed/ are not accessible are specifically disclaimed. This includes defects that are concealed in/ behind the walls and wall coverings, in/ behind the floors and floor

coverings, concealed by fresh paint, soil, vegetation, or other landscaping, or by stored items throughout the interior or exterior of the house/ property. Client(s) understands that the inspector shall use specialized tools at aid in the inspection process with the Client(s) best interest in mind, but that some concealed defects may go undetected and are unable to be reported on. Inspectors will not find conditions that may only be visible when storage or furniture is moved. Inspectors do not remove wallpaper, look behind pictures, and move furniture / stored items, lift flooring (including carpet) to look underneath, or cut / remove vegetation / landscaping. Client(s) agrees to hold the Inspector and All Pro Property Inspections harmless if Client(s) or any of the Client(s) representatives discovers concealed defects that were undetected at the time and date of the inspection.

**LIMITATIONS, EXCEPTIONS AND EXCLUSIONS:**

Excluded from this limited, visual, non-intrusive, non-destructive, non-technically exhaustive generalist inspection of the structure is any system, structure, or component of the building which is inaccessible, concealed from view, or cannot be inspected due to circumstances beyond the control of Inspector, or which Client(s) has agreed is not to be inspected. In addition to concealed defects, the following are excluded from the scope of this inspection unless specifically agreed to in writing:

1. Determining compliance with each manufacturers' specifications, researching building codes for the year built or modified, ordinances, regulations, covenants, or other restrictions (such as HOA rules), including local interpretations thereof.
2. Obtaining or reviewing information from any third-parties including, but not limited to: government agencies (such as permits), component or system manufacturers (including product defects, recalls or similar notices, unless agreed to in writing), square footage, contractors, managers, sellers, occupants, neighbors, consultants, homeowner or similar associations, attorneys, agents or brokers. All Pro Property Inspections does not endorse nor inspect unpermitted structures or additions and exclusively disclaims them from our inspection and inspection report. Geotechnical, engineering, structural, architectural, geological, hydrological, land surveying or soils-related examinations.
3. Examination of conditions related to animals, rodents, insects, wood-destroying insects, organisms, mold, and mildew or the damage caused thereby. Mold determination is not part of this inspection (unless agreed to in writing). If evidence of unidentified stains is noted, a specialist should be consulted to determine type. Mold has been known to cause health risks. The Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.
4. Certain factors relating to any systems, structures, or components of the building, including, but not limited to: Recalls, adequacy, efficiency, durability or remaining useful life, costs to repair, replace or operate, fair market value, marketability, quality, or advisability of purchase.
5. Environmental hazards or conditions, including, but not limited to, toxic, reactive, combustible, corrosive contaminants, wildfire, geologic or flood.
6. Dismantling of any system, structure, or component, or perform any intrusive or destructive examination, test or analysis. Inspector is limited to evaluating components from standard service or access covers.
7. Examining or evaluating fire-resistive qualities of any system, structure or component of the building.
8. Systems, structures, or components of the building, which are not permanently installed (such as refrigerators, washing machines and dryers, window AC, etc).
9. Systems, structures, or components that are not part of the main house, unless specifically identified in the written inspection report.
10. Common areas, or systems, structures, or components thereof, including, but not limited to, those of a common interest (HOA).
11. Examining or evaluating the acoustical or other nuisance characteristics of any system, structure, or component of a building, complex, adjoining properties, or neighborhood.
12. Operating or evaluating low voltage electrical, antennas, security systems, cable or satellite television, telephone, remote controls, radio controls, timers, intercoms, computers, computer networks, photo-electric, motion sensing, or other such similar non-primary electrical power devices, exterior yard lighting, components, or systems.
13. Evaluation of any pool/spa, barn, fence, irrigation system, built in BBQs or other structures unless agreed to in writing.
14. Evaluation of any type of electric Solar system and related components on or off the house/ structure.
15. Examining or operating any sewage disposal system or component including, but not limited to: septic tanks and/or any underground system or portion thereof, or ejector pumps for rain or waste.
16. Environmental evaluation and inspection. The building inspection is not intended to determine the presence of lead, radon, mold, Polychlorinated biphenyls (PCB's), mildew, urea- formaldehyde, asbestos, sulfur, contaminated drywall, Chinese drywall, or other toxins in the building, ground, water or air.
17. It is beyond the scope of this inspection to determine if any system or component is, has been, or will be part of any product, component or system recall. We highly recommend Client(s) subscribe or contact the CPSC (Consumer Product Safety Commission) for recall information regarding any system or component if concerned.

A home inspection is not a pest inspection. Any observations which the inspector may make in this report regarding evidence of pests or wood destroying organisms, are not a substitute for an inspection by a qualified licensed pest control operator or exterminator. Your inspector may only report on a portion of the currently visible conditions and cannot render an opinion regarding their cause, condition, or remediation. We recommend a careful review of any recent pest control inspection report concerning pest activity or wood destroying organisms on this property. If no such report is available, we recommend that a pest control inspection be performed on the property prior to the end of your contingency period.

Thank you for choosing All Pro Property Inspections for your property inspection needs. We hope the information contained in your 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.

### **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 (RR)** = 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.

**Information Only (IO)** = This item, is for your information only.

This home was built in or around 1212 and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the

appropriate expert for any repairs or further inspection.

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

**IN ATTENDANCE DURING THE INSPECTION:**  
INSPECTOR, BUYER, BUYER'S AGENT REPRESENTATIVE, SELLER'S AGENT

**TYPE OF BUILDING:**  
CONDOMINIUM

**APPROXIMATE YEAR BUILT (BASED ON BUYERS AGENT-BUYER-OR/MLS):**  
11980

**APPROXIMATE TEMPERATURE:**  
78, DEGREES

**WEATHER TYPE:**  
CLEAR

**GROUND/ SOIL SURFACE CONDITIONS:**  
DRY

**RAINED IN THE LAST 3 DAYS:**  
NO

**NUMBER OF LEVELS:**  
1

**OCCUPIED:**  
NO, STAGED

**INSPECTED IN ACCORDANCE WITH:**  
THE INTERNATIONAL ASSOCIATION OF CERTIFIED HOME INSPECTORS STANDARDS OF PRATICE AND CODE OF ETHICS

**UTILITIES:**  
ALL UTILITIES WERE ON

**DIRECTIONS:**  
THE TERMS 'FRONT,' 'REAR,' 'LEFT,' AND 'RIGHT' ARE USED IN REFERENCE TO THE PROPERTY AS VIEWED FROM THE FRONT DOOR.

## 1. Roofing

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

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

**IN NI NP RR IO Inspection Items**

**1.0 ROOF COVERINGS/ MATERIALS**

**Findings**

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**IN NI NP RR IO Inspection Items**

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## 2. Exterior

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

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**2.0 EXTERIOR (GENERAL COMMENTS)**

**Findings**

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

**2.1 EAVES, SOFFITS, FASCIAS**

**Findings**

**IN NI NP RR IO Inspection Items**

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IN NI NP RR IO Inspection Items

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Paint is failing at the eaves at several areas and needs prep and paint. **We recommend inquiring with the HOA for any necessary repairs needed at this time.**



2.1 Item 1(Picture)



**2.2 WALL CLADDING FLASHING AND TRIM**

**Findings**

(1) Flashing is damaged at the rear balcony door flashing. **We recommend inquiring with the HOA for any necessary repairs needed at this time.**



2.2 Item 1(Picture)

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IN NI NP RR IO Inspection Items

(2) Some damaged wood trim is observed at several areas. We recommend referring to the pest inspection report for a detailed evaluation of the wood. **We also recommend inquiring with the HOA for any necessary repairs needed at this time.**



2.2 Item 2(Picture)



**2.3 DOORS (EXTERIOR)**

EXTERIOR ENTRY DOORS: WOOD

**Findings**

(1) The entry door does not fit squarely in the door frame and rubs. This can be caused by several factors including poor installation or settlement of the house. We recommend necessary repairs by a qualified licensed door contractor.



2.3 Item 1(Picture)

(2) Door stopper missing at the main entry door. Door stoppers are recommended where

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IN NI NP RR IO Inspection Items

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door handles contact walls. We recommend adding a door stop and repair the wall as needed by a qualified person.



2.3 Item 2(Picture)

(3) The master bedroom sliding glass door weather-stripping is damaged. We recommend replacement by a qualified person.



2.3 Item 3(Picture)

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IN NI NP RR IO Inspection Items

(4) Bedroom #2 sliding screen door sticks and is difficult to slide. We recommend necessary repairs or replacement by a qualified person.



2.3 Item 4(Picture)



2.4 WINDOWS (INTERIOR AND EXTERIOR)

**WINDOWS:** AGED/ WORN, SINGLE PANE ALUMINUM, DOUBLE PANE ALUMINUM, SINGLE-HUNG

**Findings**

(1) Damaged/loose counter-balance cord noted at a single hung window in the master bedroom. This makes the window difficult to open/close. We recommend necessary repairs by a qualified licensed window contractor.



2.4 Item 1(Picture)

(2) The window glides for several sliding windows are worn. This causes metal-on-metal friction. The added force required to open and close the windows can lead to breakage.

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IN NI NP RR IO Inspection Items

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We recommend replacing all of the window glides by a qualified person.



2.4 Item 2(Picture)



2.4 Item 3(Picture)

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IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

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(3) A window screen is missing in the family room. We recommend replacing by a qualified person.



2.4 Item 4(Picture)

(4) Family room window is difficult to shut and latch. We recommend necessary repairs by a qualified licensed window contractor.



2.4 Item 5(Picture)

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IN NI NP RR IO Inspection Items

(5) A window screen is bent/damaged in the family room. We recommend replacing by a qualified person.



2.4 Item 6(Picture)

(6) WINDOW COMMENT: Only a representative number of accessible windows are checked for operation during this inspection in accordance with the standards of practice of a home inspection. In some instances inspector may not be able to disclose the exact condition of every widow. This includes reporting on the condition of the locks, springs, counter-balance mechanisms, or evidence of leaking if furniture, personal items or window coverings prevent access to windows and surrounding areas. If concerned we recommend having all blocked/ concealed windows inspected once stored items have been removed.

(7) Failed seals in insulated glass dual pane windows are not always visible or detectable. In some instances the home inspector may not be able to disclose the exact condition of every window, depending on the ambient conditions or if the windows are dirty at the time of the inspection. Windows are reported as they are observed at the time of the inspection only. If you have present or future concerns regarding the integrity of the dual pane thermal seals, we strongly recommend that you consult with a qualified licensed window contractor for further evaluation. This inspection is not a guarantee of any kind regarding the integrity of the dual pane windows.

(8) Note: The dual pane windows were dirty at the time of the inspection. This limits the inspectors ability to observed fogged windows (failed seals in dual pane windows). We recommend having the windows cleaned and then inspected by this company or a licensed window contractor prior to the end of your contingency period.

2.5 SAFETY GLASS (EXTERIOR)

2.6 BALCONIES/DECKS Findings

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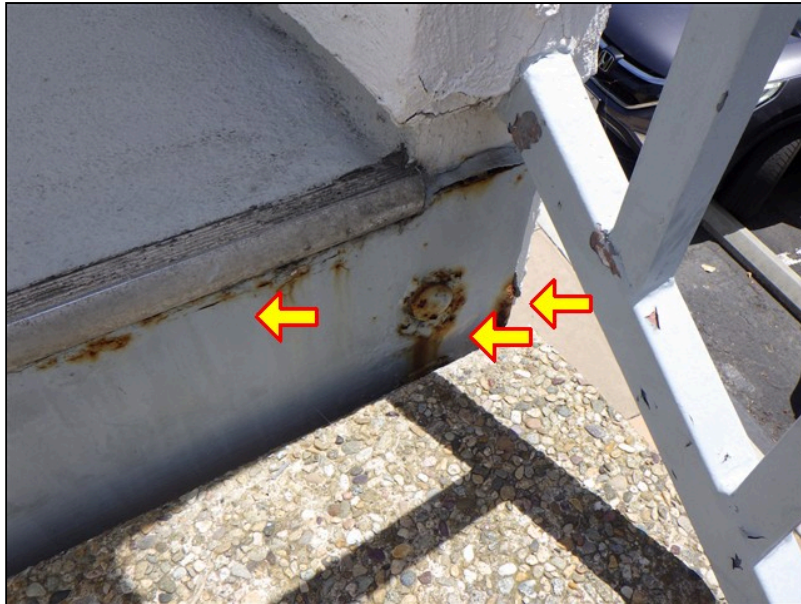
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(1) The decking material/water proof membrane is worn and cracked at the front deck surface. The effectiveness of the material may be compromised. **We recommend inquiring with the HOA for any necessary repairs needed at this time.**



2.6 Item 1(Picture)

(2) Rust noted at the front deck steps. **We recommend inquiring with the HOA for any necessary repairs needed at this time.**



2.6 Item 2(Picture)

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IN NI NP RR IO Inspection Items

(3) The deck stairway guardrail paint is worn/ damaged. We recommend inquiring with the HOA for any necessary repairs needed at this time.



2.6 Item 3(Picture)

IN NI NP RR IO Inspection Items

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

3. Garage

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Garage door operators; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: 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; 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: Garage door operator remote control transmitters, Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. The home inspector is not required to: Move personal items, panels, furniture, equipment that obstructs access or visibility.

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IN NI NP RR IO Inspection Items

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3.0 GARAGE VEHICLE DOOR(S)

GARAGE VEHICLE DOOR MATERIAL: METAL - PANEL

Findings

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IN NI NP RR IO Inspection Items

The garage vehicle door hardware including the door, track, and springs appear to be functioning as intended.



3.0 Item 1(Picture)

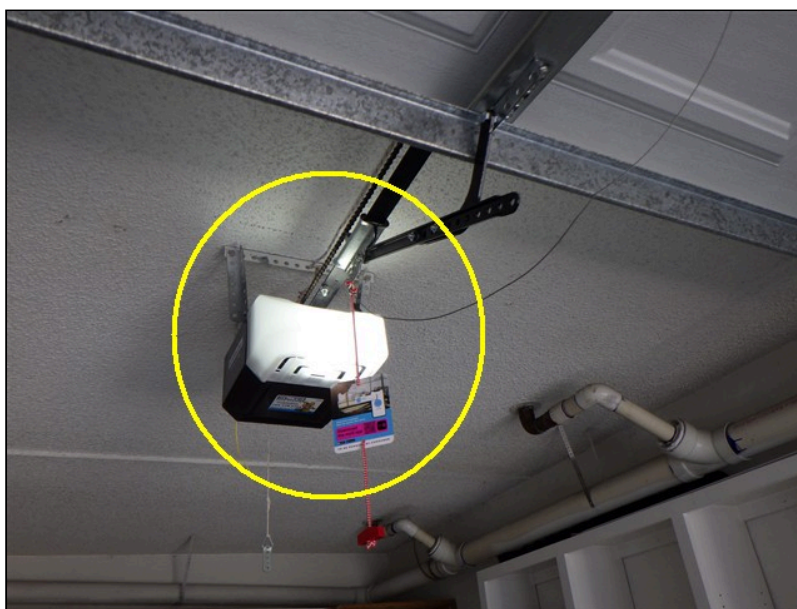


3.1 GARAGE VEHICLE DOOR OPENER(S)

AUTO-OPENER MANUFACTURE: LIFT-MASTER

Findings

Note: The garage door opener was tested and will reverse when met with resistance. Photo eye sensors are in place and will reverse the garage door.



3.1 Item 1(Picture)



3.2 GARAGE CEILING

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

**3.3 GARAGE WALLS (INTERIOR, INCLUDING FIRE WALLS)**

**Findings**

The walls have cosmetic damage in one or more locations. We recommend prep and paint and/or repairs as needed by a qualified licensed drywall contractor.



3.3 Item 1(Picture)

**3.4 GARAGE FLOOR/ SLAB**

**3.5 GARAGE VENTILATION**

**Findings**

IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items

Garage vents are not present in the garage. Garage vents are needed to allow chemical and gas vapors to dissipate, and allow fresh combustion air into the garage for gas burning appliances. We recommend having vents installed by a qualified licensed contractor.



3.5 Item 1(Picture)



3.6 GARAGE - OTHER Findings

If present, the testing and operation of door opener remotes and/or exterior keypads are not inspected and are beyond the scope of our general home inspection. If concerned we recommend verifying proper operation prior to the end of your contingency period.

IN NI NP RR IO Inspection Items

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The garage 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 licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Water Heater

The home inspector shall observe: The water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing, the capacity of the water heating equipment if labeled. The Temperature Pressure Relief (TPR) valve is not tested because the TPR valve is prone to leaking once activated. The inspector is not required to: measure the capacity, temperature, age, life expectancy or adequacy of the water heater, evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.

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IN NI NP RR IO Inspection Items



4.0 MAIN WATER HEATER (CONTROLS)

**WATER HEATER LOCATION:** COMMON WATER HEATER FOR THE BUILDING.

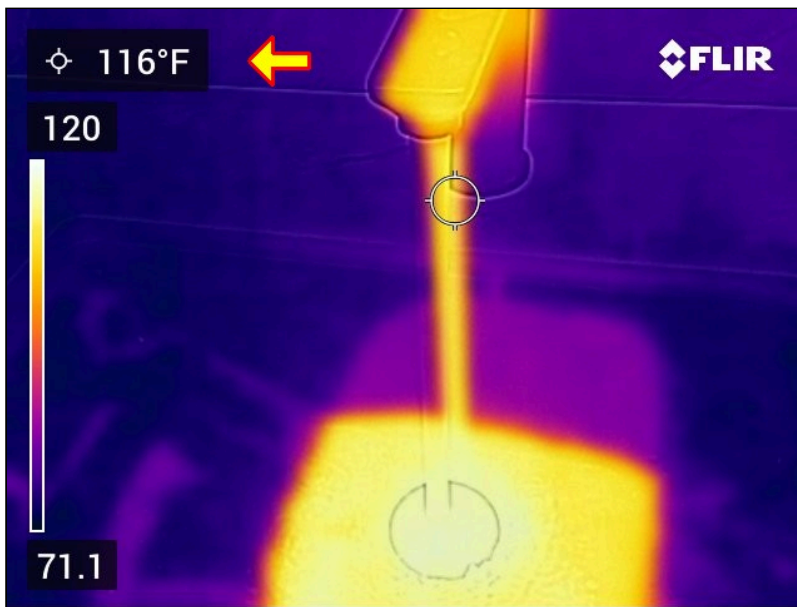
**Findings**

There appears to be a community hot water system for this home. We do not inspect community water heaters. If concerned we recommend contacting the HOA.

The temperature of the water was tested using a thermal camera during the inspection and was found to be operating within normal range.



4.0 Item 1(Picture)



4.0 Item 2(Picture)

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The water heater 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. 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 licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 5. Interiors

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. The home inspector is not required to: Move personal items, panels, furniture, equipment, or anything that obstructs access or visibility. Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards. If concerned we recommend further evaluation by a qualified licensed professional in the appropriate trade prior to the end of your contingency period.

Note: All moisture stains should be investigated until the client is satisfied that the condition is sufficiently understood. Where there are concerns regarding water leaks or infiltration, we recommend that a qualified industrial hygienist evaluate for mold, fungus, or other microbial material prior to the end of your contingency period.

Determining if damage, the presence of organic growths, moisture or wood rot behind walls, floors and ceiling coverings is beyond the scope of our general home inspection. If you are concerned or believe that these conditions may exist in a nonvisible or concealed area, we recommend that you have this home further examined by a qualified contractor or environmental hygienist prior to the end of your contingency period.

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**IN NI NP RR IO Inspection Items**



**5.0 INTERIORS (GENERAL COMMENTS)**

**WALL AND CEILING MATERIALS: SHEETROCK, ACOUSTIC TEXTURE (POPCORN)**

**Findings**

**IN NI NP RR IO Inspection Items**

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IN NI NP RR IO Inspection Items

(1) There is acoustic texture present at the ceiling. Some of this acoustic texture installed before the 1980's has been known to contain asbestos. It is beyond the scope of this general home inspection for us to test for asbestos. The only way to confirm the presence or absence of asbestos is by having it tested by a qualified person.



5.0 Item 1(Picture)

(2) A representative sampling for moisture was preformed at accessible interior walls using a moisture meter. (*areas prone to moisture, such as kitchens, bathrooms, below grade walls, exterior walls with doors/windows*). An elevated moisture was not detected at the time of the inspection.

(3) Determining if damage, the presence of organic growths, moisture or wood rot behind walls, floors and ceiling coverings is beyond the scope of our general home inspection. If you are concerned or believe that these conditions may exist in a nonvisible or concealed area, we recommend that you have this home further examined by a qualified contractor or environmental hygienist prior to the end of your contingency period.

(4) Note: The interior appears to have been recently painted.

5.1 CEILINGS

5.2 WALLS  
Findings

IN NI NP RR IO Inspection Items

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(1) Moisture stains is noted at the wall in the hallway bench/cabinet. This is indicative of a previous leak. This area was tested for moisture and were found to be dry at the time of the inspection. We recommend further evaluation by a qualified licensed termite inspector and repair as needed.



5.2 Item 1(Picture)

(2) Due to staging items, not all areas were visible. We recommend a careful evaluation during final walk-through.



**5.3 FLOOR COVERINGS**

**Findings**

Due to staging items, not all areas were visible. We recommend a careful evaluation during final walk-through.



**5.4 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)**

**Findings**

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IN NI NP RR IO Inspection Items

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There are typical stains noted at the bathroom(s) sink cabinet base(s). These stains were dry at the time of inspection. We recommend necessary corrections/ repairs by a qualified licensed contractor.



5.4 Item 1(Picture)

5.5 DOORS (REPRESENTATIVE NUMBER)

**Findings**

(1) Master bedroom door upper locking latch does not latch and needs adjustment or repair. We recommend corrections by a qualified person.



5.5 Item 1(Picture)

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IN NI NP RR IO Inspection Items

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(2) Master bedroom door hardware is misaligned; the door does not latch. We recommend adjusting the strike plate or necessary corrections made by a qualified person.



5.5 Item 2(Picture)

(3) Door stoppers are missing at several doors. Door stoppers are recommended where door handles contact walls. We recommend adding door stops and repair of any walls by a qualified person.



5.5 Item 3(Picture)

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IN NI NP RR IO Inspection Items

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(4) Closet door rollers are damaged at the master bedroom closet doors. We recommend repair or replacement where needed by a qualified person.



5.5 Item 4(Picture)

(5) Closet door floor guides are missing at bedroom #2 closet doors. This is a pinching hazard. We recommend installing where needed by a qualified person.



5.5 Item 5(Picture)

**5.6 INFRARED CAMERA INSPECTION Findings**

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An infrared (thermal imaging) scan was performed throughout the house and garage at the time of the inspection using a hand held infrared (thermal imaging) inspection camera. No anomalies were found at the time of the inspection using this camera.



5.6 Item 1(Picture)



5.6 Item 2(Picture)

5.7 SAFETY GLASS (INTERIOR)

5.8 INTERIORS - OTHER Findings

(1) Determining the presence of organic growths, moisture or wood rot behind any walls, floors and ceiling coverings is beyond the scope of our general home inspection. We recommend further evaluation by a qualified licensed contractor or a environmental

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IN NI NP RR IO Inspection Items

hygienist prior to the end of your contingency if you are concerned .  
(2) Rodent activity noted in the garage. We recommend removal by a qualified licensed pest control company.



5.8 Item 1(Picture)

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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 licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Cosmetic deficiencies are considered normal wear and tear and are not reported.

### 6. Fireplaces/ Chimneys

This inspection of the fireplace/ chimney is limited to the readily visible portions only. The inner reaches of a chimney flue are not visually accessible and the view from the top or bottom is not adequate to discover possible deficiencies or damage with in our general home inspection. We recommend that a National Fire Protection Association (NFPA) 211 Standard, Level II inspection by a qualified licensed professional be preformed prior to the end of your contingency period. They can use specialized tools, testing procedures, mirrors, and video cameras to thoroughly evaluate the fireplace system. We do not light the gas or start a fire, or check for proper drafting.

All fireplaces should be cleaned and inspected by a qualified licensed person on a regular basis to insure safe operation.

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6.0 FIREPLACE(S)/ CHIMNEY(S)

FIREPLACE TYPE: GAS CONCRETE LOG KIT

NUMBER OF FIREPLACES: ONE

Findings

The fireplace glass doors are missing/ not installed. We recommend adding glass doors

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as an upgrade by a qualified person for safety.



6.0 Item 1(Picture)



**6.1 DAMPER**

**Findings**

A damper clamp is not installed at the family room fireplace damper door. A damper clamp is required to be installed at a damper door when there is a gas supply to the fireplace(s). This damper clamp help prevents the damper from closing all the way as a safety precaution. If the damper is closed, Carbon Monoxide gas could enter the living space easier which is undetectable. SDG&E now requires damper clamps at all fireplaces damper doors. We recommend installation of a damper clamp by a qualified person.



6.1 Item 1(Picture)



**6.2 HEARTH/ MANTLE**

IN NI NP RR IO Inspection Items

6.3 OPERATING CONTROLS

Findings

We do not light gas log lighters or concrete log kits installed at the fireplace. This is beyond the scope of the home inspection. However, the fireplace gas valve was tested and gas was noted to come out of the fireplace gas pipe.

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The fireplace 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 licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Smoke/ CO Detectors

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IN NI NP RR IO Inspection Items

7.0 SMOKE DETECTORS

Findings

(1) A 110-volt hard-wired smoke alarm has been removed from the hallway. We recommend replacement/ installing a 110-volt smoke alarm prior to occupancy for safety.



7.0 Item 1(Picture)

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(2) Note: There were smoke detectors installed in the hallway and in each bedroom and were tested and were found to be operable at the time of the inspection.

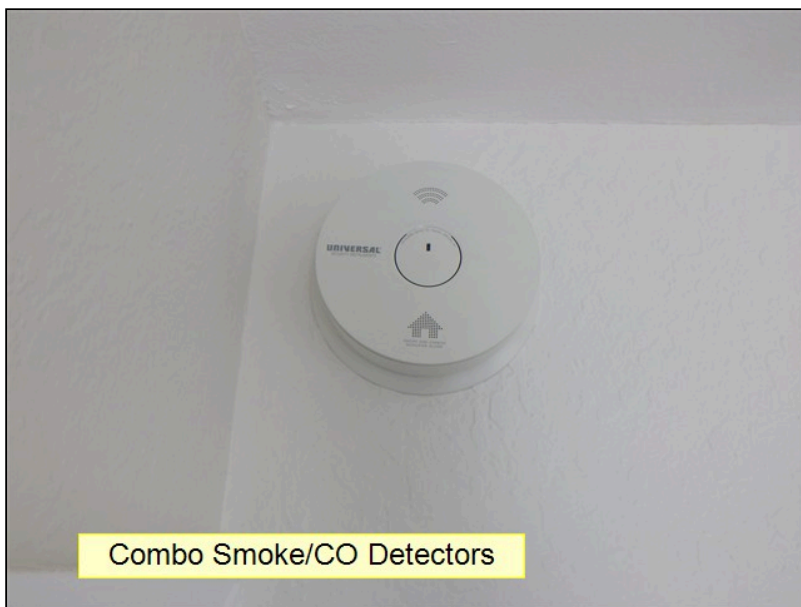


7.0 Item 2(Picture)

7.1 CARBON MONOXIDE DETECTOR(S)

**Findings**

This house has a Carbon Monoxide detector installed as required. The CO detector was tested and operated when tested at the time of the inspection.



7.1 Item 1(Picture)

7.2 BEDROOM EGRESS

7.3 SAFETY - OTHER

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Findings

All smoke detector should be tested upon moving into home, and every six months or per manufactures instructions. Smoke detectors should be replaced when they reach 10 years of age as their sensor becomes less effective over time or per manufactures instructions.

All carbon monoxide detectors should be tested upon moving into home, and every six months or per manufactures instructions. Carbon monoxide detectors should be replaced per manufactures instructions.

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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 unless otherwise agreed upon. Determining whether shower pans are watertight is beyond the scope of the inspection.

Laundry Note: Washers and dryers are not moved or tested during the inspection. The washer drain line and the dryer vent duct are not tested. Best practices for washer and dryer installation include the following recommendations: Use braided metallic water hoses to reduce the potential of leaks at the washing machine. Use flexible metal dryer vent connector. Use a half inch appliance connector and gas valve for all newer gas dryers. Installation of a drain pan under the washing machine with a drain pipe terminating at the exterior.

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IN NI NP RR IO Inspection Items



8.0 DRAIN, WASTE, AND VENT SYSTEMS

PLUMBING WASTE (OBSERVED INSIDE THE HOME): ABS, PARTIALY VISIBLE

GAS DISTRIBUTION: RIGID IRON PIPE, PARTIALLY VISIBLE

WASHER DRAIN SIZE: 2" DIAMETER, PARTIALLY VISIBLE

Findings

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(1) A washer pan and drain line is not installed under the washing machine. When a washing machine is installed on a floor level above another finished floor a washer pan and drain line should be installed to help prevent damage from an overflowing washer or a leak. We recommend installing a drain pan and a drain line if possible by a qualified licensed plumber.



8.0 Item 1(Picture)

(2) At the time of the inspection we evaluated all drain pipes by running water through every drain that has an active fixture while observing its draw and watching for blockages or slow draining. Kitchen and bathroom fixtures were tested for an extended period of time during the inspection. We did not test the laundry stand pipe if a washing machine is connected. A video-scan of the drains and main line can only help determine the actual condition(s) of these drain pipes. We recommend having a sewer camera inspection conducted to help determine the condition of the pipes prior to the end of your contingency period.

(3) This inspection is being conducted on a condominium unit. The inspection is limited to the components that are inside of the unit only. Plumbing components that are located beyond the interior of the condominium, such as common drain lines, are not evaluated as part of this inspection and are the responsibility of the HOA. If you have any concerns about any plumbing components outside the interior of this unit we recommend contacting the HOA.



8.1 WATER SUPPLY, DISTRIBUTION SYSTEMS

PLUMBING WATER DISTRIBUTION (INSIDE THE HOME): COPPER, PARTIALLY VISIBLE  
WATER SOURCE: PUBLIC



8.2 CONNECTED FIXTURES (VALVES, FAUCETS, TOILETS, ECT)



8.3 TUB/ SHOWER ENCLOUSER(S)

Findings

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(1) The master bathroom tub diverter is defective. Possibly due to hard water deposits. We recommend necessary repairs or replacement as needed.



8.3 Item 1(Picture)

(2) Mildew is noted in the grout at the master bath tub/shower. We recommend properly cleaning by a qualified person and/or repairs made by a qualified licensed tile contractor.



8.3 Item 2(Picture)

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(3) The hall bathroom tub stopper is missing. We recommend replacement by a qualified person.



8.3 Item 3(Picture)

(4) The hall bathroom shower head leaks at the fitting. We recommend replacement by a qualified person.



8.3 Item 4(Picture)



**8.4 HOT AND COLD REVERSED AT FIXTURES**  
**Findings**

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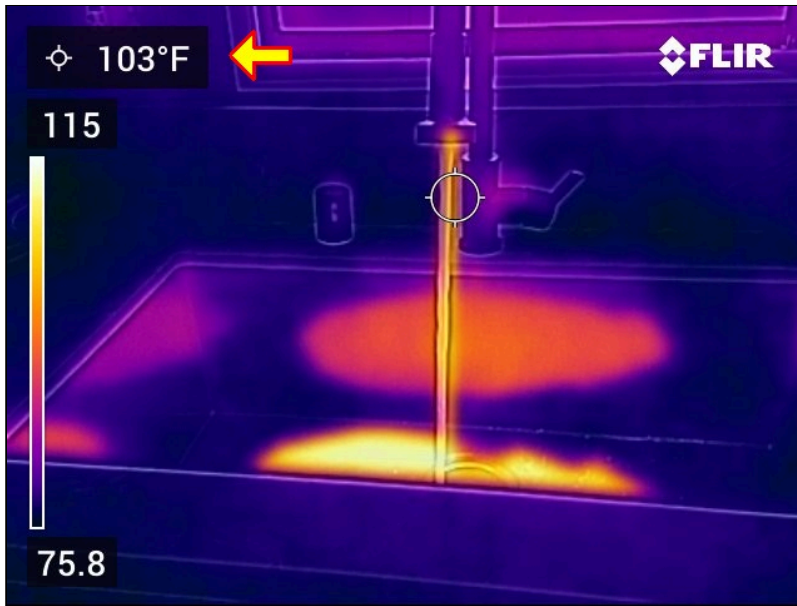
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The hot and cold water supply is reversed at the kitchen sink. This is considered a scalding and safety hazard. We recommend necessary corrections by a qualified licensed plumber safety.



8.4 Item 1(Picture)



8.4 Item 2(Picture)



**8.5 WATER PRESSURE/ REGULATOR**

**WATER PRESSURE (PSI):** COULD NOT DETERMINE, APPEARS TO BE INADEQUATE

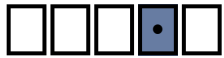
**Findings**

The pressure regulator appears to be located in a common area. The regulator was not located as part of this inspection. However, the water pressure appeared to be high when operating the faucets throughout the unit at the time of the inspection. If concerned about the water pressure we recommend inquiring with the HOA and/or a

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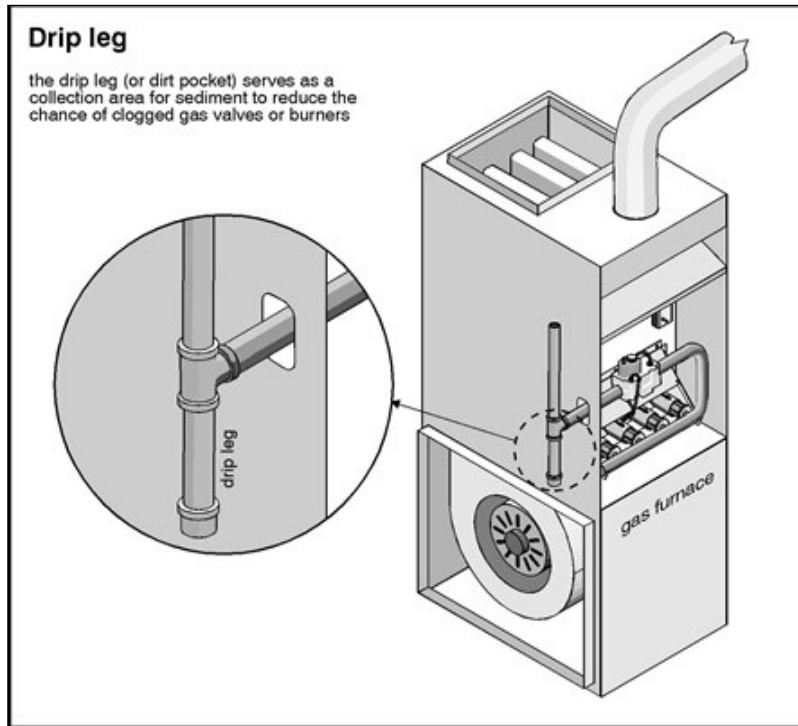
qualified licensed plumber prior to close of contingencies.



**8.6 GAS/ FUEL STORAGE AND DISTRIBUTION SYSTEMS**

**Findings**

(1) The gas supply pipe at the furnace did not contained a drip leg/ sediment trap. This may have been standard at the time of installation but now is highly recommended. The purpose of a drip leg is to help prevent sediment/ debris from entering and clogging the furnace gas valve which could cause the furnace to shut down. We recommend having a drip leg installed by a qualified licensed HVAC contractor.



8.6 Item 1(Picture)

IN NI NP RR IO Inspection Items

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8.6 Item 2(Picture)

(2) Note: A gas and carbon monoxide leak test was conducted at accessible gas fittings and appliances using gas and CO leak detectors. There were no gas or CO leaks detected at the time of the inspection.



8.6 Item 3(Picture)

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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. The water supply and waste line piping that is concealed within inaccessible areas such as covered walls and concrete slab floors was not evaluated. 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 licensed 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.

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**9.0 MAIN AND SUB PANELS**

**ELECTRIC PANEL MANUFACTURE:** SQUARE D

**Findings**

(1) There is a sub electrical panel located in a closet. Sub electrical panels are no longer allowed to be installed in closets due to the combustible nature of clothing and inadequate clearances. We recommend having the sub-panel relocated to an approved location by a qualified licensed electrician.



9.0 Item 1(Picture)

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(2) The sub panel breaker labels are confusing. We recommend having the breakers properly labeled for safety by a qualified person.



9.0 Item 2(Picture)



**9.1 BRANCH CIRCUIT CONDUCTORS/ WIRING**

**BRANCH WIRE 15 AND 20 AMP: COPPER**  
**WIRING METHODS: ROMEX**

**Findings**

(1) Wires for some lighting fixtures in the attic space were observed to be unsecured. We recommend necessary corrections by a qualified licensed electrician.



9.1 Item 1(Picture)

(2) Due to wall coverings or other obstructions, the entire branch circuit wiring throughout the home was not possible to fully observe. Damage to the insulation or

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wiring itself can be present in a non-visible locations. You may wish to have the branch circuit wiring further explored to determine if any latent defects exist by a qualified licensed electrician prior to the end of your contingency period

(3) Older homes did not have the same requirements as newer homes. Home inspectors do not evaluate individual circuits for capacities, or identify which receptacles are on a particular circuit. Older homes are not required to be upgraded by the seller. Clients are hereby informed that some electrical upgrades will likely be required by some appliance installers and those costs will be your responsibility. If concerned about the capacity of individual circuits for their capacities we recommend further evaluation by a qualified licensed electrician prior to the end of your contingency period.

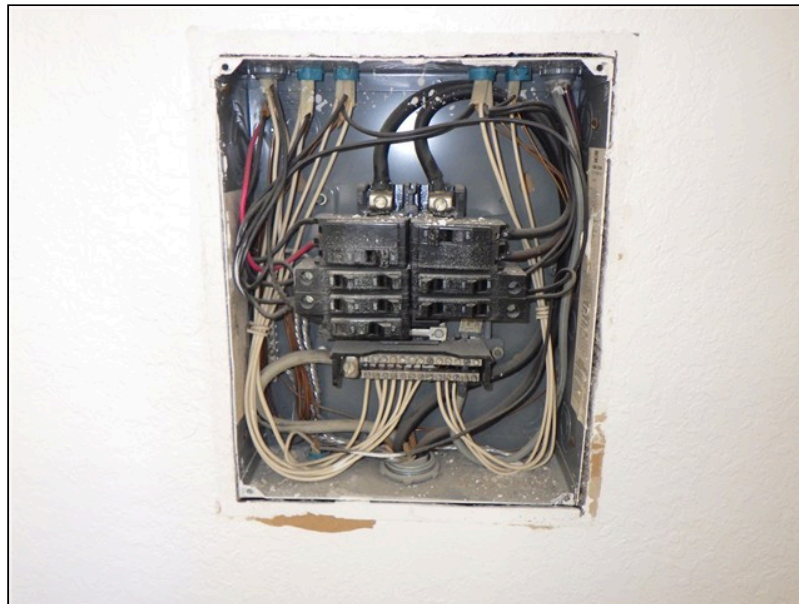


9.2 CIRCUIT BREAKERS/ FUSES

PANEL TYPE: CIRCUIT BREAKERS

Findings

Picture inside of the sub electrical panel. The dead front cover was removed at the time of the inspection and the breakers, wiring and grounding were inspected. Appears to be functioning as intended.



9.2 Item 1(Picture)



9.3 CONNECTED DEVICES AND FIXTURES (REPRESENTATIVE NUMBER)

Findings

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(1) The garage door operator is plugged into the garage light fixture which is nonstandard. The garage door operator should be plugged into a designated receptacle independent of the garage light fixture. We recommend corrections by a qualified licensed electrician.



9.3 Item 1(Picture)



9.3 Item 2(Picture)

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**IN NI NP RR IO Inspection Items**

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(2) There is no switch (3-way switch installed for the rear balcony light at the living room exterior door access which is nonstandard. We recommend corrections by a qualified licensed electrician.

(3) The door bell is inoperable. We recommend necessary repair or replacement by a qualified person.



9.3 Item 3(Picture)

(4) The wall switches and receptacles (outlets) throughout the home are worn due to use and age. We recommend upgrading the wall switches and receptacles (outlets) as needed by a qualified licensed electrician.



9.3 Item 4(Picture)

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(5) I was unable to determine the function of the ceiling switch in the master bathroom. We recommend further evaluation by a qualified licensed electrician and repairs made as needed.



9.3 Item 5(Picture)



9.4 POLARITY AND GROUNDING (OF A REPRESENTATIVE NUMBER OF RECEPTACLES)

Findings

(1) A 3-prong receptacle at the front deck was found to be mis-wired with no ground. We recommend necessary corrections by a qualified licensed electrician.



9.4 Item 1(Picture)

(2) A representative number of receptacles throughout the house and garage were tested for power, polarity and grounding according to our standards-of-practice. These

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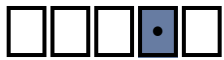
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receptacles were observed to be functioning properly at the time of the inspection, **unless otherwise noted.** Note: Receptacles that are blocked/ covered and otherwise inaccessible were not inspected.



9.4 Item 2(Picture)



9.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Findings

(1) One or more receptacles in the kitchen are not GFCI protected. We recommend upgrading all non-fixed appliance receptacles in the kitchen to GFCI protected receptacles by a qualified licensed electrician for safety.



9.5 Item 1(Picture)

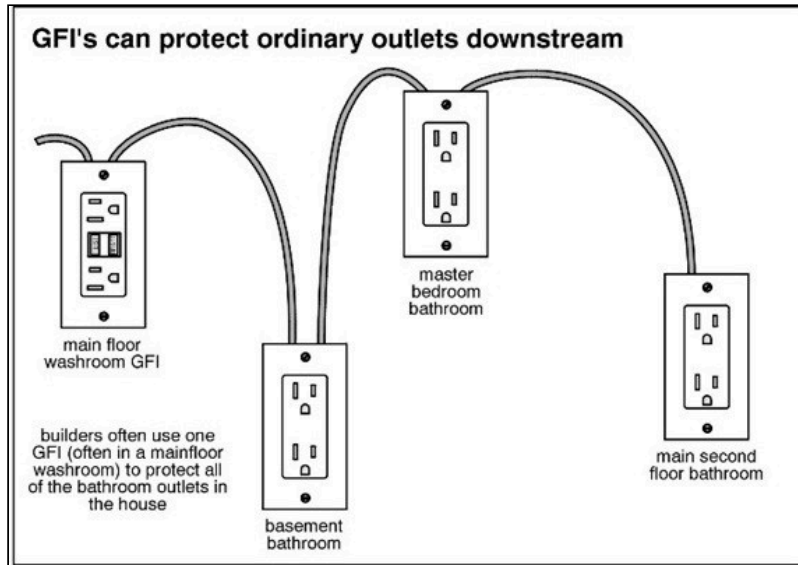
(2) All accessible GFCI receptacles were tested and were functioning properly at the time of the inspection **unless otherwise reported.** Sometimes a tripped GFCI

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receptacle may be difficult to find. If you do not have power at certain receptacles please check all GFCI's and reset the tripped GFCI receptacle. If the GFCI doesn't reset than replacement of the GFCI receptacle will be required.



9.5 Item 2(Picture)



**9.6 OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTERS)**

**Findings**

There is no AFCI protection installed for the bedrooms. This may have been common for the age of construction. However, AFCI's are currently required to be installed in this location. We recommend installing AFCI's where needed as an upgrade by a qualified licensed electrician for safety.



**9.7 JUNCTION BOXES (OBSERVABLE)**

**Findings**

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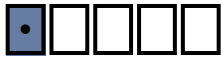
**IN NI NP RR IO Inspection Items**

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There are several loose switchplate and receptacle covers. This is nonstandard and a potential shock hazard. We recommend corrections by a qualified person where needed for safety.



9.7 Item 1(Picture)



**9.8 EXTERIOR LIGHTING**

**EXTERIOR LIGHTING CONTROL: STANDARD SWITCHED**

**Findings**

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A representative number of exterior lights were tested and were found to be functional at the time of the inspection.

Note: Timed and/or sensor lights are not tested as part of this inspection.



9.8 Item 1(Picture)

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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 licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. All electrical concerns/ defects should be considered a safety concern and should be corrected.

## 10. Heating Equipment

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.

Note: A limited 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. Dismantling the furnace is beyond the scope of our general home inspection. Evaluation of the heat exchanger is expressly excluded. Evaluating the adequacy, efficiency, or even distribution of air throughout the home is not part of the inspection. Thermostats are not checked for calibration or programmable features.

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10.0 HEATING EQUIPMENT

HEAT TYPE: FORCED AIR

ENERGY SOURCE: NATURAL GAS

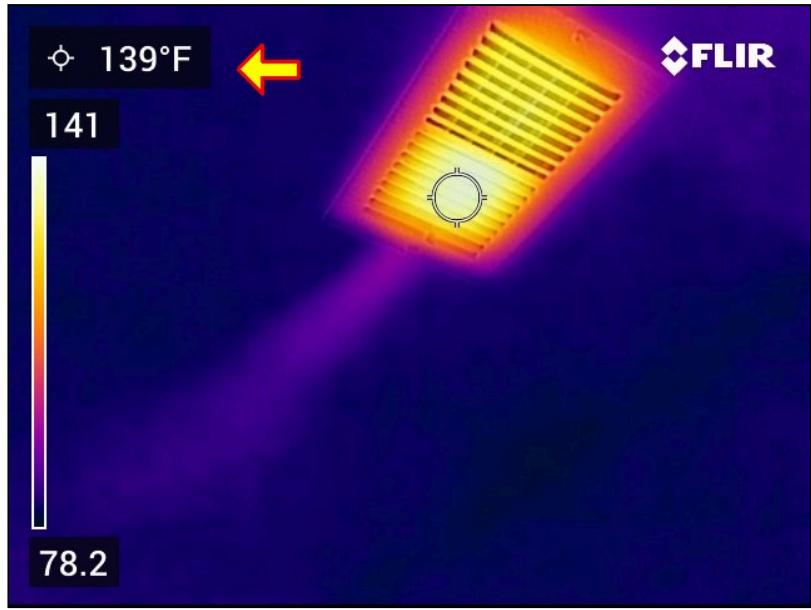
AGE OF HEATER: GAS - OVER 20 YEARS OLD

NUMBER OF HEAT SYSTEMS (EXCLUDING WOOD): ONE

HEAT SYSTEM BRAND: GAFFERS & SATTLER

Findings

(1) The furnace is an older but did work at the time of the inspection. I was unable to determine life remaining. Most HVAC contractors state that furnaces that are 20 years old or older are more likely be at the end of their useful life. **We therefore recommend that you have this furnace inspected and serviced by a qualified licensed HVAC contractor to make sure that it is safe, and to obtain an estimate of life remaining, and a cost of replacement prior to the end of your contingency period.**



10.0 Item 1(Picture)

IN NI NP RR IO Inspection Items

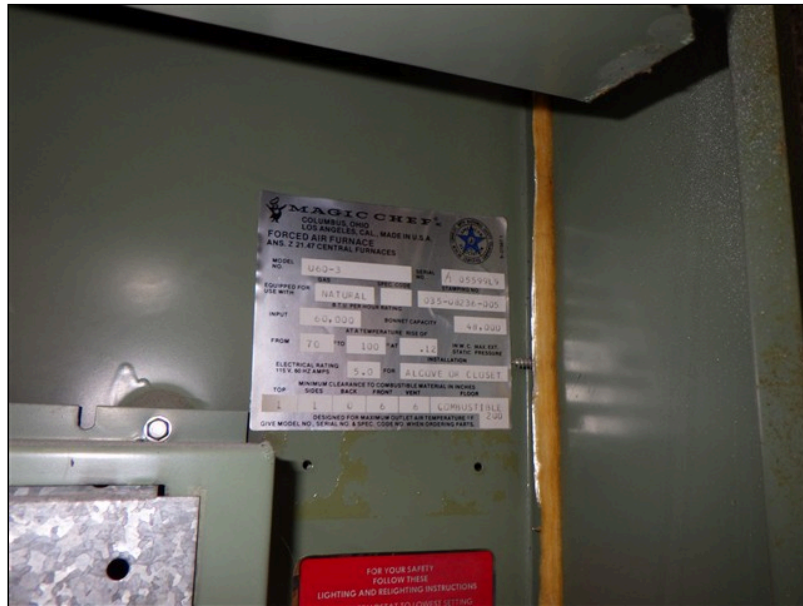
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10.0 Item 2(Picture)



10.0 Item 3(Picture)

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(2) The flexible gas supply pipe passes through furnace housing. Vibration from the furnace can wear through flexible gas pipe which could cause a gas leak. SDG&E is "Red Tagging" this condition as they considered it to be unsafe. Due to this condition we recommend a rigid cast pipe be installed from the gas regulator through furnace housing, to the exterior of furnace housing by a qualified licensed HVAC contractor.



10.0 Item 4(Picture)

(3) There is excessive dust and debris observed in the furnace. We recommend having the furnace serviced and cleaned by a qualified licensed HVAC contractor.



10.0 Item 5(Picture)

□ □ □ ● □

10.1 THERMOSTAT(S)

Findings

There is a mechanical thermostat installed in this house. We recommend replacing with

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**IN NI NP RR IO Inspection Items**

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a programmable electronic model.

Note: The thermostat was operational when used to operate the HVAC system at the time of the inspection.



10.1 Item 1(Picture)



**10.2 VENTS AND FLUES (HEATING SYSTEM)**

**FLUE MATERIAL:** SINGLE WALL MATERIAL, TRANSITE

**Findings**

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A section of the furnace flue may contain asbestos. It is beyond the scope of a home inspection to test for the presence or absence of asbestos. If the flue contains asbestos, there may be additional costs to remove the flue if you upgrade the Transite flue to metal. Inspecting the Transite flue should be part of an annual furnace servicing until it is replaced. We recommend replacement of the Transite flue upon replacement of the furnace, replacement of the roof, or if you are concerned about asbestos by a qualified licensed HVAC contractor.



10.2 Item 1(Picture)

**10.3 DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS, INSULATION, AIR FILTERS, REGISTERS, AND FAN COIL UNITS)**

**DUCTWORK:** INSULATED

**FILTER TYPE:** DISPOSABLE, FILTER(S) ARE DIRTY. WE RECOMMEND REPLACING.

**Findings**

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The air filter for the HVAC system is dirty. We recommend replacing by a qualified person.



10.3 Item 1(Picture)

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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.

## 11. Cooling Equipment

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment 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: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.

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### 11.0 COOLING EQUIPMENT

NUMBER OF A/C UNITS: NONE

#### Findings

There is no AC installed in this home. This is for your information.

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The 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 HVAC contractor would discover (Heating, Ventilation, and Air Conditioning). 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 licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 12. Structural Components

This inspection is for a condominium. A condo inspection only includes an evaluation of the interior components of the condo only. It excludes the evaluation of the structural components of the building and or any portion of the building that is not part of the interior of this individual condo. If concerned about any exterior structural component, we recommend contacting the HOA.

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### 12.0 STRUCTURE (GENERAL INFORMATIONAL)

**ATTIC ACCESS/ LOCATION:** SCUTTLE HOLE (HALLWAY)

#### Findings

This inspection is for a condominium. A condo inspection only includes an evaluation of the interior components of the condo only. It excludes the evaluation of the structural components of the building and or any portion of the building that is not part of the interior of this individual condo. If concerned about any exterior structural component, we recommend contacting the HOA.

### 12.1 ROOF STRUCTURE AND ATTIC SPACE

**METHOD USED TO OBSERVE THE ATTIC SPACE:** FROM THE ENTRY, CRAWLED, WALKED, LIMITED ACCESS

#### Findings

Due to the structure of the roof/ framing and forced air handling components, some areas of the attic space could not be inspected.



12.1 Item 1(Picture)

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IN NI NP RR IO Inspection Items



12.1 Item 2(Picture)

IN NI NP RR IO Inspection Items

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This inspection is for a condominium. A condo inspection only includes an evaluation of the interior components of the condo only. It excludes the evaluation of the structural components of the building and or any portion of the building that is not part of the interior of this individual condo. If concerned about any exterior structural component, we recommend contacting the HOA.

13. Ventilation and Insulation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

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Five checkboxes, the second one from the left is checked.

13.0 INSULATION IN THE ATTIC SPACE

ATTIC INSULATION: FIBERGLASS BATT
R-VALUE (APPROXIMATE): LESS THAN R-19

Findings

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**IN NI NP RR IO Inspection Items**

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(1) The attic wall insulation is installed with the vapor barrier or paper side out. This is a non-standard installation. Per manufacturer's specifications, the paper should not be exposed due to fire risk. We recommend necessary corrections by a qualified licensed contractor.



13.0 Item 1(Picture)



13.0 Item 2(Picture)

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(2) Some of the batt insulation has been moved in the attic space for installation of recessed lights or other reasons. This insulation was not put back into position where needed. We recommend having the insulation distributed properly/ put back into place to improve the thermal efficiency of the house by a qualified person.



13.0 Item 3(Picture)



13.1 DRYER VENT

Findings

Vertical dryer vent noted which extends dry time and could lead to lint build up. We recommend corrections as needed by a qualified contractor.



13.1 Item 1(Picture)



13.2 BATHROOM VENTING

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IN NI NP RR IO Inspection Items

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**Findings**

Both bathroom exhaust vents made excessive noise during operation. This typically indicates that the unit is at or near the end of its service life. We recommend replacing all bathroom exhaust vents by a qualified licensed contractor.



13.2 Item 1(Picture)



13.2 Item 2(Picture)



**13.3 LAUNDRY ROOM VENTING**

**Findings**

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**IN NI NP RR IO Inspection Items**

The clothes dryer closet does not have adequate ventilation. A louvered or vented door is required by most clothes dryer manufacturers to allow for fresh air exchange. We recommend necessary corrections by a qualified licensed contractor.



13.3 Item 1(Picture)

**IN NI NP RR IO Inspection Items**

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The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**14. Built-In Kitchen 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. Inspection of built-in appliances is limited. It does not include dismantling and inspection of internal parts. 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, or determine the effectiveness or life remaining of any built-in appliances.

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**IN NI NP RR IO Inspection Items**



**14.0 DISHWASHER**

**Findings**

**IN NI NP RR IO Inspection Items**

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The dishwasher was tested and functioned properly at the time of the inspection. This is not an exhaustive test and does not verify the cleaning efficiency of the dishwasher.



14.0 Item 1(Picture)



14.1 RANGE/ OVEN

RANGE/ OVEN/ COOKTOP: ELECTRIC

Findings

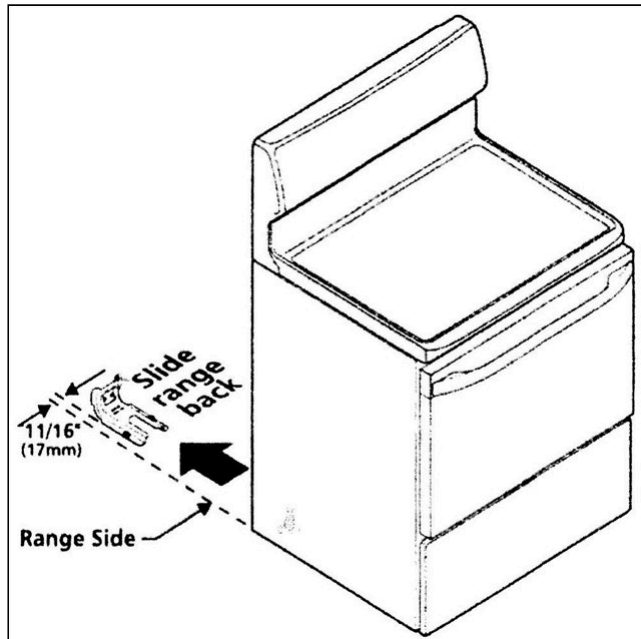
(1) An anti tip bracket was not installed at the range. This bracket prevents the range from tipping forward which could cause the range to fall over. We recommend installation of an anti tip bracket by a qualified person for safety and to help prevent injury.



14.1 Item 1(Picture)

IN NI NP RR IO Inspection Items

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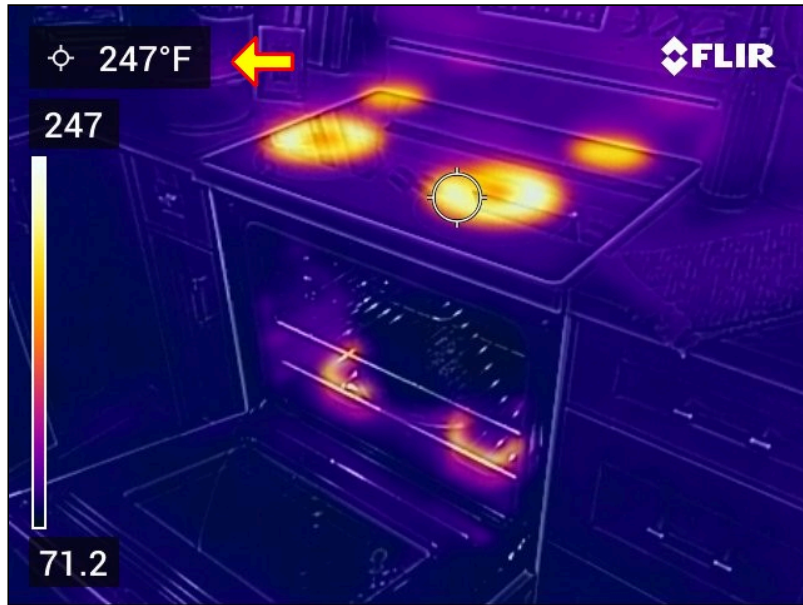


14.1 Item 2(Picture)

(2) Note: The range/oven was tested and was functional at the time of the inspection. This test is not exhaustive and does not confirm the performance, accuracy, or effectiveness of the oven.



14.1 Item 3(Picture)



14.1 Item 4(Picture)



**14.2 RANGE/COOKTOP HOOD/ VENT**

**RANGE HOOD/ EXHAUST TYPE:** VENTED

**Findings**

(1) The vent duct was taped with duct tape. Duct tape is no longer used at vent ducts. We recommend re-taping the duct with a flexible metal tape by a qualified person.



14.2 Item 1(Picture)

IN NI NP RR IO Inspection Items

(2) Note: The range exhaust vent was tested and was functional at the time of the the inspection. This is not an exhaustive test, and does not evaluate the performance or effectiveness of the unit.



14.2 Item 2(Picture)

**14.3 FOOD WASTE DISPOSER**

**Findings**

The food waste disposer was tested and functioned properly at the time of the inspection. This is not an exhaustive test and does not verify the efficiency of the unit.

**14.4 MICROWAVE (BUILT-IN)**

**Findings**

The built in microwave was tested with a microwave testing device and was functional at the time of the inspection. This is not an exhaustive test, and does not predict the performance of the microwave.

**14.5 WASHING/ DRYER (CLOTHES)**

**DRYER POWER SOURCE:** NOT VISIBLE, UNKNOWN

**Findings**

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IN NI NP RR IO Inspection Items

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The clothes washer and dryer are not part of our general inspection and were not inspected or commented on. If concerned about there serviceability and functionality we recommend further evaluation by a qualified licensed appliance contractor prior to the end of your contingency period.



14.5 Item 1(Picture)



**14.6 REFRIGERATOR**

**Findings**

(1) Refrigerators built in or not are not part of our general home inspection and are not inspected or commented on. If concerned about its serviceability and functionality we recommend further evaluation by a qualified licensed appliance contractor prior to the end of your contingency period.



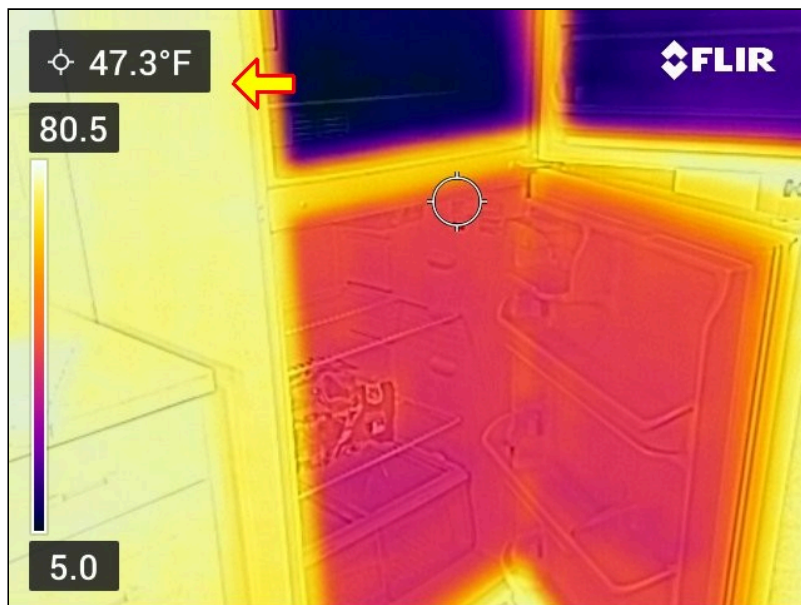
14.6 Item 1(Picture)

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IN NI NP RR IO Inspection Items

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IN NI NP RR IO Inspection Items



14.6 Item 2(Picture)

(2) I could not identify or inspect the water shut off valve for the refrigerator. I do not move refrigerators in order to access the outlet. Moving refrigerators is out of the scope of a home inspection. If concerned we recommend verifying that the water shut off valve is operational, not corroded and not leaking prior to the end of your contingency period.

IN NI NP RR IO Inspection Items

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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 licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 15. Gas, Electric, Water Shut-Off Locations

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IN NI NP RR IO Inspection Items






**15.0 MAIN GAS SHUT-OFF VALVE**

**Findings**

The main gas meter is located in a common area and was not inspected or identified as part of this inspection.






**15.1 MAIN ELECTRICAL PANEL**

**Findings**

The main electric panel is located in a common area and was not inspected or identified as part of this inspection.






**15.2 MAIN WATER SHUT-OFF**

**Findings**

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**IN NI NP RR IO Inspection Items**

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The main water shut-off is located in a common area and was not inspected or identified as part of this inspection.

**15.3 SUB ELECTRICAL PANEL(S)**

**Findings**

The sub-panel is located in a bedroom closet.



15.3 Item 1(Picture)

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## 16. Repair Estimates

Get accurate repair quotes in 24 hours with **TheQwikFix - All Pro Property Inspections** customers save \$20!

We've partnered with TheQwikFix to make the repair process simple. Just upload this inspection report and get a detailed, itemized quote you can use to negotiate repair credits or hire contractors directly.

### What TheQwikFix delivers:

- Accurate, bindable repair quote in 24 hours or less
- Pricing clarity to negotiate from a position of strength
- Ability to upload specialty reports (sewer, roof, etc.)
- Access to licensed, verified contractors
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### How it works:

1. Click 'DOWNLOAD' at the top of your digital report
2. Click 'SAVE PDF' on the next screen
3. Your inspection PDF will download to your computer
4. Click the blue 'Get Your Repair Quote' button below
5. Complete the quick request form (takes 2 minutes)

Why customers love it: No more calling multiple contractors for estimates. No more wondering if you're getting a fair price. Get everything you need in one place - fast quotes, qualified contractors, and peace of mind.

Ready to get started? Click below to request your quote and take the guesswork out of repairs.

### **GET YOUR REPAIR QUOTE NOW**



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#### **IN NI NP RR IO Inspection Items**

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#### **IN NI NP RR IO Inspection Items**

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## General Summary



### All Pro Property Inspections

760-557-5571

Tom@ALLPROpi.com

#### Customer

Eileen Ponce

#### Address

4085 Crystal Dawn Ln #201  
San Diego CA 92122

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

### 2.1 EAVES, SOFFITS, FASCIAS

#### Repair or Replace

Paint is failing at the eaves at several areas and needs prep and paint. **We recommend inquiring with the HOA for any necessary repairs needed at this time.**

### 2.2 WALL CLADDING FLASHING AND TRIM

#### Repair or Replace

(1) Flashing is damaged at the rear balcony door flashing. **We recommend inquiring with the HOA for any necessary repairs needed at this time.**

(2) Some damaged wood trim is observed at several areas. We recommend referring to the pest inspection report for a detailed evaluation of the wood. **We also recommend inquiring with the HOA for any necessary repairs needed at this time.**

### 2.3 DOORS (EXTERIOR)

#### Repair or Replace

- (1) The entry door does not fit squarely in the door frame and rubs. This can be caused by several factors including poor installation or settlement of the house. We recommend necessary repairs by a qualified licensed door contractor.
- (2) Door stopper missing at the main entry door. Door stoppers are recommended where door handles contact walls. We recommend adding a door stop and repair the wall as needed by a qualified person.
- (3) The master bedroom sliding glass door weather-stripping is damaged. We recommend replacement by a qualified person.
- (4) Bedroom #2 sliding screen door sticks and is difficult to slide. We recommend necessary repairs or replacement by a qualified person.

### 2.4 WINDOWS (INTERIOR AND EXTERIOR)

#### Repair or Replace

- (1) Damaged/loose counter-balance cord noted at a single hung window in the master bedroom. This makes the window difficult to open/close. We recommend necessary repairs by a qualified licensed window contractor.
- (2) The window glides for several sliding windows are worn. This causes metal-on-metal friction. The added force required to open and close the windows can lead to breakage. We recommend replacing all of the window glides by a qualified person.
- (3) A window screen is missing in the family room. We recommend replacing by a qualified person.
- (4) Family room window is difficult to shut and latch. We recommend necessary repairs by a qualified licensed window contractor.
- (5) A window screen is bent/damaged in the family room. We recommend replacing by a qualified person.

### 2.6 BALCONIES/DECKS

#### Repair or Replace

- (1) The decking material/water proof membrane is worn and cracked at the front deck surface. The effectiveness of the material may be compromised. **We recommend inquiring with the HOA for any necessary repairs needed at this time.**
- (2) Rust noted at the front deck steps. **We recommend inquiring with the HOA for any necessary repairs needed at this time.**
- (3) The deck stairway guardrail paint is worn/ damaged. **We recommend inquiring with the HOA for any necessary repairs needed at this time.**

## 3. Garage

### 3.3 GARAGE WALLS (INTERIOR, INCLUDING FIRE WALLS)

#### Repair or Replace

The walls have cosmetic damage in one or more locations. We recommend prep and paint and/or repairs as needed by a qualified licensed drywall contractor.

### 3.5 GARAGE VENTILATION

#### Not Present

Garage vents are not present in the garage. Garage vents are needed to allow chemical and gas vapors to dissipate, and allow fresh combustion air into the garage for gas burning appliances. We recommend having vents installed by a qualified licensed contractor.

## 5. Interiors

### 5.2 WALLS

#### Repair or Replace

- (1) Moisture stains is noted at the wall in the hallway bench/cabinet. This is indicative of a previous

leak. This area was tested for moisture and were found to be dry at the time of the inspection. We recommend further evaluation by a qualified licensed termite inspector and repair as needed.

#### **5.4 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)**

##### **Repair or Replace**

There are typical stains noted at the bathroom(s) sink cabinet base(s). These stains were dry at the time of inspection. We recommend necessary corrections/ repairs by a qualified licensed contractor.

#### **5.5 DOORS (REPRESENTATIVE NUMBER)**

##### **Repair or Replace**

(1) Master bedroom door upper locking latch does not latch and needs adjustment or repair. We recommend corrections by a qualified person.

(2) Master bedroom door hardware is misaligned; the door does not latch. We recommend adjusting the strike plate or necessary corrections made by a qualified person.

(3) Door stoppers are missing at several doors. Door stoppers are recommended where door handles contact walls. We recommend adding door stops and repair of any walls by a qualified person.

(4) Closet door rollers are damaged at the master bedroom closet doors. We recommend repair or replacement where needed by a qualified person.

(5) Closet door floor guides are missing at bedroom #2 closet doors. This is a pinching hazard. We recommend installing where needed by a qualified person.

## **6. Fireplaces/ Chimneys**

#### **6.0 FIREPLACE(S)/ CHIMNEY(S)**

##### **Repair or Replace**

The fireplace glass doors are missing/ not installed. We recommend adding glass doors as an upgrade by a qualified person for safety.

#### **6.1 DAMPER**

##### **Repair or Replace**

A damper clamp is not installed at the family room fireplace damper door. A damper clamp is required to be installed at a damper door when there is a gas supply to the fireplace(s). This damper clamp help prevents the damper from closing all the way as a safety precaution. If the damper is closed, Carbon Monoxide gas could enter the living space easier which is undetectable. SDG&E now requires damper clamps at all fireplaces damper doors. We recommend installation of a damper clamp by a qualified person.

## **7. Smoke/ CO Detectors**

#### **7.0 SMOKE DETECTORS**

##### **Repair or Replace**

(1) A 110-volt hard-wired smoke alarm has been removed from the hallway. We recommend replacement/ installing a 110-volt smoke alarm prior to occupancy for safety.

## **8. Plumbing System**

#### **8.0 DRAIN, WASTE, AND VENT SYSTEMS**

##### **Repair or Replace**

(1) A washer pan and drain line is not installed under the washing machine. When a washing machine is installed on a floor level above another finished floor a washer pan and drain line should be installed to help prevent damage from an overflowing washer or a leak. We recommend installing a drain pan and a drain line if possible by a qualified licensed plumber.

**8.3 TUB/ SHOWER ENCLOUSER(S)****Repair or Replace**

- (1) The master bathroom tub diverter is defective. Possibly due to hard water deposits. We recommend necessary repairs or replacement as needed.
- (2) Mildew is noted in the grout at the master bath tub/shower. We recommend properly cleaning by a qualified person and/or repairs made by a qualified licensed tile contractor.
- (3) The hall bathroom tub stopper is missing. We recommend replacement by a qualified person.
- (4) The hall bathroom shower head leaks at the fitting. We recommend replacement by a qualified person.

**8.4 HOT AND COLD REVERSED AT FIXTURES****Repair or Replace**

The hot and cold water supply is reversed at the kitchen sink. This is considered a scalding and safety hazard. We recommend necessary corrections by a qualified licensed plumber safety.

**8.5 WATER PRESSURE/ REGULATOR****Not Inspected**

The pressure regulator appears to be located in a common area. The regulator was not located as part of this inspection. However, the water pressure appeared to be high when operating the faucets throughout the unit at the time of the inspection. If concerned about the water pressure we recommend inquiring with the HOA and/or a qualified licensed plumber prior to close of contingencies.

**8.6 GAS/ FUEL STORAGE AND DISTRIBUTION SYSTEMS****Repair or Replace**

- (1) The gas supply pipe at the furnace did not contained a drip leg/ sediment trap. This may have been standard at the time of installation but now is highly recommended. The purpose of a drip leg is to help prevent sediment/ debris from entering and clogging the furnace gas valve which could cause the furnace to shut down. We recommend having a drip leg installed by a qualified licensed HVAC contractor.

## 9. Electrical System

**9.0 MAIN AND SUB PANELS****Repair or Replace**

- (1) There is a sub electrical panel located in a closet. Sub electrical panels are no longer allowed to be installed in closets due to the combustible nature of clothing and inadequate clearances. We recommend having the sub-panel relocated to an approved location by a qualified licensed electrician.
- (2) The sub panel breaker labels are confusing. We recommend having the breakers properly labeled for safety by a qualified person.

**9.1 BRANCH CIRCUIT CONDUCTORS/ WIRING****Repair or Replace**

- (1) Wires for some lighting fixtures in the attic space were observed to be unsecured. We recommend necessary corrections by a qualified licensed electrician.

**9.3 CONNECTED DEVICES AND FIXTURES (REPRESENTATIVE NUMBER)****Repair or Replace**

- (1) The garage door operator is plugged into the garage light fixture which is nonstandard. The garage door operator should be plugged into a designated receptacle independent of the garage light fixture. We recommend corrections by a qualified licensed electrician.
- (2) There is no switch (3-way switch installed for the rear balcony light at the living room exterior door access which is nonstandard. We recommend corrections by a qualified licensed electrician.
- (3) The door bell is inoperable. We recommend necessary repair or replacement by a qualified person.
- (4) The wall switches and receptacles (outlets) throughout the home are worn due to use and age. We recommend upgrading the wall switches and receptacles (outlets) as needed by a qualified licensed electrician.

(5) I was unable to determine the function of the ceiling switch in the master bathroom. We recommend further evaluation by a qualified licensed electrician and repairs made as needed.

#### 9.4 POLARITY AND GROUNDING (OF A REPRESENTATIVE NUMBER OF RECEPTACLES)

##### Repair or Replace

(1) A 3-prong receptacle at the front deck was found to be mis-wired with no ground. We recommend necessary corrections by a qualified licensed electrician.

#### 9.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

##### Repair or Replace

(1) One or more receptacles in the kitchen are not GFCI protected. We recommend upgrading all non-fixed appliance receptacles in the kitchen to GFCI protected receptacles by a qualified licensed electrician for safety.

#### 9.6 OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTERS)

##### Not Present

There is no AFCI protection installed for the bedrooms. This may have been common for the age of construction. However, AFCI's are currently required to be installed in this location. We recommend installing AFCI's where needed as an upgrade by a qualified licensed electrician for safety.

#### 9.7 JUNCTION BOXES (OBSERVABLE)

##### Repair or Replace

There are several loose switchplate and receptacle covers. This is nonstandard and a potential shock hazard. We recommend corrections by a qualified person where needed for safety.

## 10. Heating Equipment

### 10.0 HEATING EQUIPMENT

#### Repair or Replace

(1) The furnace is an older but did work at the time of the inspection. I was unable to determine life remaining. Most HVAC contractors state that furnaces that are 20 years old or older are more likely be at the end of their useful life. **We therefore recommend that you have this furnace inspected and serviced by a qualified licensed HVAC contractor to make sure that it is safe, and to obtain an estimate of life remaining, and a cost of replacement prior to the end of your contingency period.**

(2) The flexible gas supply pipe passes through furnace housing. Vibration from the furnace can wear through flexible gas pipe which could cause a gas leak. SDG&E is "Red Tagging" this condition as they considered it to be unsafe. Due to this condition we recommend a rigid cast pipe be installed from the gas regulator through furnace housing, to the exterior of furnace housing by a qualified licensed HVAC contractor.

(3) There is excessive dust and debris observed in the furnace. We recommend having the furnace serviced and cleaned by a qualified licensed HVAC contractor.

### 10.1 THERMOSTAT(S)

#### Repair or Replace

There is a mechanical thermostat installed in this house. We recommend replacing with a programmable electronic model.

Note: The thermostat was operational when used to operate the HVAC system at the time of the inspection.

### 10.2 VENTS AND FLUES (HEATING SYSTEM)

#### Repair or Replace

A section of the furnace flue may contain asbestos. It is beyond the scope of a home inspection to test for the presence or absence of asbestos. If the flue contains asbestos, there may be additional costs to remove the flue if you upgrade the Transite flue to metal. Inspecting the Transite flue should be part of an annual furnace servicing until it is replaced. We recommend replacement of the Transite flue upon

replacement of the furnace, replacement of the roof, or if you are concerned about asbestos by a qualified licensed HVAC contractor.

### **10.3 DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS, INSULATION, AIR FILTERS, REGISTERS, AND FAN COIL UNITS)**

#### **Repair or Replace**

The air filter for the HVAC system is dirty. We recommend replacing by a qualified person.

## **13. Ventilation and Insulation**

### **13.0 INSULATION IN THE ATTIC SPACE**

#### **Repair or Replace**

(1) The attic wall insulation is installed with the vapor barrier or paper side out. This is a non-standard installation. Per manufacturer's specifications, the paper should not be exposed due to fire risk. We recommend necessary corrections by a qualified licensed contractor.

(2) Some of the batt insulation has been moved in the attic space for installation of recessed lights or other reasons. This insulation was not put back into position where needed. We recommend having the insulation distributed properly/ put back into place to improve the thermal efficiency of the house by a qualified person.

### **13.1 DRYER VENT**

#### **Repair or Replace**

Vertical dryer vent noted which extends dry time and could lead to lint build up. We recommend corrections as needed by a qualified contractor.

### **13.2 BATHROOM VENTING**

#### **Repair or Replace**

Both bathroom exhaust vents made excessive noise during operation. This typically indicates that the unit is at or near the end of its service life. We recommend replacing all bathroom exhaust vents by a qualified licensed contractor.

### **13.3 LAUNDRY ROOM VENTING**

#### **Repair or Replace**

The clothes dryer closet does not have adequate ventilation. A louvered or vented door is required by most clothes dryer manufacturers to allow for fresh air exchange. We recommend necessary corrections by a qualified licensed contractor.

## **14. Built-In Kitchen Appliances**

### **14.1 RANGE/ OVEN**

#### **Repair or Replace**

(1) An anti tip bracket was not installed at the range. This bracket prevents the range from tipping forward which could cause the range to fall over. We recommend installation of an anti tip bracket by a qualified person for safety and to help prevent injury.

### **14.2 RANGE/COOKTOP HOOD/ VENT**

#### **Repair or Replace**

(1) The vent duct was taped with duct tape. Duct tape is no longer used at vent ducts. We recommend re-taping the duct with a flexible metal tape by a qualified person.

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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