



YOUR INSPECTION REPORT



**4465 Ocean Boulevard #4
San Diego, CA 92109**

Joseph Varnam

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Inspected Date: 9/23/2025

Report ID: 1110100

General Information	3
Property Condition	4
Client Advice	5
Plumbing Systems	7
Electrical Systems	8
Heating and Cooling Systems	10
Interior	10
Kitchen	11
Bathrooms	12

Important Introductory Information

Thank you for choosing BPG Inspection, LLC for your property inspection! We value your business and we are happy to be available for any follow-up questions. Please contact us at 800-285-3001 for any assistance.

Purpose

This property inspection was performed at the request of the above-named client (YOU) in accordance with the terms and conditions set forth in the Inspection Agreement. BY ACCEPTANCE & REVIEW OF OUR INSPECTION REPORT, YOU ARE CONFIRMING YOUR AGREEMENT TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with this final inspection report. The Agreement may have been signed by either the named client or the Realtor® acting as the agent for the named client. You should carefully review the full terms of the inspection agreement prior to proceeding to rely on this inspection report. Please pay careful attention to the scope and limitations of the home inspection as well as the limitation on liability and the complaint management process.

Scope & Standards of Practice

Unless we agree otherwise, we will perform the inspection, and issue the report in general accordance with the Standards of Practice of ASTM E 201815 Section 8 which is the section regarding the WalkThrough Survey in the Standard Guide for Property Condition Assessments. The entire ASTM E 2018 standard is not addressed. In part, the BPG Commercial Inspection will deviate from Section 8 of the ASTM standards by NOT inspecting the following portions of a building; Vertical Transportation, Building Plans, Life Safety Equipment and Fire Protection Equipment. The Commercial Inspection does not include an Environmental Site Assessment (Phase 1). Additionally, the inspector will not conduct Document Reviews or Interviews that are part of ASTM E 201815 Section 7. This inspection will not determine occupancy compliance of any type nor is it a code compliance inspection. Additional exclusions include, but are not limited to; Seismic Evaluations, Evaluation of ADA (Americans with Disabilities Act) Compliance, Environmental Testing, Testing of low voltage wiring (phone, security, etc.) and the inspection for any animal activity including Wood Destroying Organisms (WDO).

We will provide you a written inspection report that describes the material defects and deficiencies observed during the inspection and the inspector's professional opinion regarding those conditions. The findings in the inspector's report will be based on their knowledge and experience and will blend their observations, inferences and opinions regarding the apparent condition of the building at that particular day and time. This inspection will not include specialized calculations, engineer seals, drawings, special research, destructive or invasive investigations or laboratory testing. If these or other services are needed additional fees will apply. This report will be an opinion of the inspector and opinions may vary amongst professionals. Our inspector may offer verbal comments as a courtesy, but these comments will not comprise or amend the written report. This inspection cannot eliminate all the risks of purchase. We help you to assess these risks but we do not assume them for you. This report is NOT a guarantee or warranty of conditions.

Use of Reports

This report is solely for the information and benefit of the above-named CLIENT(S). We do not intend for anyone but the person(s) listed on the first page of this report to benefit, directly or indirectly, from this agreement and inspection report. Our contractual relationship is only to the named client(s) purchasing our report/service. If this inspection report has been presented to you by the seller of the home, or by any 3rd party, you should contact the BPG Inspection, LLC office to schedule a reinspection of conditions so that you may rely on the findings of that subsequent report.

Key Findings Definitions

The following definitions are important when reviewing the full inspection report.

Action Item: The item is not functioning as intended, is a safety issue and/or needs repair or further evaluation. These are the most important findings in the professional opinion of the home inspector.

Consideration Item: The item is ALSO deficient, and repair/replacement should be considered. Consideration Items may include helpful tips, recommended upgrades, and more minor recommended repairs. This also includes conditions that have not significantly affected usability or function today - but should be monitored and the cost for repairs considered prior to purchasing the property.

Both "ACTION" and "CONSIDERATION" items are part of the "KEY FINDINGS" of the Home Inspector. The KEY FINDINGS should be used to help prioritize issues found by the inspector. Your Inspection Report includes the KEY FINDINGS as well as additional valuable information in the PROPERTY INFORMATION section of the report. Be sure to review the ENTIRETY of your report, including the reports of ancillary services, prior to making important financial decisions about the subject property. Please note that the findings of the inspector represent the visible conditions observed on the day of the inspection and that more extensive conditions may be uncovered by specialists who provide repair estimates.



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 1:00 PM

Attendees	Client and Client's Agent
Property Type	Condominium
Age Of Building	Built Before 1978
Temperature	Over 65
Rain in last 3 days	Yes
Weather	Clear
Soil Conditions	Normal
Building Status	Vacant with a normal/minimal amount of interior furnishings

1 - Client Advice

Inspected Items

1.1 - Report Guidance

1.2 - Remodeling Limitations

- Confirmation should be obtained from the owner, or in their absence, the local building department, that all necessary permits for appropriate construction and/or remodeling were secured, appropriate inspections were performed and all requisite final signatures have been obtained.
- The building has been added to or improved after its original construction. Verifying existence or absence of building permits is beyond the scope of this inspection.
 - We recommend consulting with the owner about the history of the property. Confirmation also should be obtained from the local building department that all necessary permits for construction and/or remodeling were secured and that appropriate inspections were performed.
- If future work or repair involves municipal inspection, it may be necessary to have previously installed nonconforming work brought into compliance with current requirements before the permit can be approved by the local jurisdiction.

1.3 - Walk-Through Before Closing

- During your final walk-through inspection you should have the opportunity to check the home when it is vacant. At this time you may be able to check the areas that were concealed at the time of the inspection. You should check to see if anything has changed since the original home inspection (that is typically performed a few months prior to closing). It is also advisable for the owner to provide any operating manuals for equipment, along with any warranties that are available. You should operate kitchen equipment, plumbing fixtures, heating and air conditioning systems, and any other equipment that is included as part of the purchase. It is also important to check for any signs of water penetration problems in the house (interior and in the attic). If the owner has agreed to any repair work, the documentation for this work should be obtained. Any problems that are discovered during the walk-through inspection should be discussed
- with your real estate professional, prior to closing.

1.4 - Pictures

- Photographs, when used, are simply a tool to convey our findings, they are not intended to enhance those findings, or diminish any findings not photographed.
- Any pictures included in this report are not meant to represent every defect that has been found. There may be action items that do not have a picture included. We suggest reading the key findings to find all of the defects that have been reported on. Pictures, if included, represent only the key finding associated with that picture. If you have any questions on the key findings, please contact the inspector for clarification.
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1.5 - Environmental Limitations

- Environmental issues include, but are not limited to, asbestos, lead paint, lead contamination, mold, mildew, radon, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination, and soil contamination. We are not trained or licensed to recognize or analyze any of those materials. We may make reference to one or more of these materials when/if noted during the inspection. Should further study or analysis seem prudent, then a full evaluation by a specialist in the appropriate trade is recommended.
- Mold may be present in visible or hidden areas of this structure. Molds have been present since the beginning of time. There are thousands of different types of mold. Some people do allege adverse health reactions to certain molds. The federal Environmental Protection Agency has not established any standards for levels of mold within a structure that may lead to human health problems. Determination of mold in or on any given product that may be present in this structure can only be made with a laboratory test of suspected material or by air sampling. Such tests will not indicate if any person may have an adverse reaction to any mold that may be present. Unless specifically requested by the client and addressed elsewhere in this report or by separate document, testing for mold is not within the scope of this inspection.

1.6 - Pest Control

1.7 - Concluding Remarks

An automatic fire suppression (sprinkler) system is installed in this building. Evaluating the sprinklers is beyond the scope of this inspection. The system was not tested or evaluated. We recommend that all occupants become familiar with the locations of emergency controls, exits, fire extinguishers, alarm pulls, etc. We also recommend that occupants keep handy the phone number to call for an emergency water shut-off, should a sprinkler head go off accidentally.



This structure has been added to and upgraded. Determination of compliance with manufacturer's installation instructions, building codes, ordinances, regulations, covenants or other restrictions is beyond the scope of this inspection. The owner may have pertinent information regarding both the extent of the work performed and the status of all permits that were required, issued and signed by the appropriate authorities.

Any deficiency discussed in this report should be carefully considered by the client and reviewed with the real estate agent as appropriate. Because a report of a deficiency is often based on the experience of the inspector using visual clues, it should be understood more extensive problems can be present which can be more costly to resolve than simply correcting the visible symptoms. Further, it is beyond the scope of this inspection to list every instance of similar deficiencies. The inspector's notation of any given deficiency should be interpreted such that additional similar defects may be present or more extensive. Any reported deficiency may require additional investigation to better determine the number of similar defects and related problems in order to make an informed decision. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Consult with your inspector and/or agent to gain a comfort level about any defect cited in this report. As needed, consult an appropriate contractor who can provide a detailed list of deficiency locations, specifications and costs of repairs BEFORE investigation options or contractual time limits close. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Several cities have certain requirements that must be met upon sale of property within the city limits. Such things as proper permits for remodeling, water heater earthquake straps, automatic gas meter earthquake shut off valve, low flow toilets, low flow shower heads, smoke detectors, CO Detectors, GFCI's and more may be required beyond what is present on the property. We strongly suggest you contact the City for all up to date conforming requirements. We do not inspect or confirm that the City requirements are met on this property. It is beyond the scope of this inspection.



Comment The following definitions of comment descriptions Key or Definitions 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) = Not 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.	Present (NP) = This item or unit is not in the home or building.
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All Action and Consideration items identified in this report should be further evaluated and remedied by licensed, qualified technicians or Contractors.

We have utilized an infrared camera during the course of this inspection. This camera allows the inspector to analyze surface temperature differentials which would not ordinarily be visible to the inspector. Prior to using the camera, the inspector will ensure the HVAC system is operational to increase the temperature differential between the interior and the exterior of the home. The camera can aid in the inspector's identification of moisture intrusion, electrical system defects and other anomalies in the home. This camera does not change the scope of the inspection as defined by the above cited standard of practice nor does it allow the inspector to definitively identify any conditions behind finished surfaces. The camera is a tool, much like an outlet tester or flashlight, that allows the inspector to make better recommendations to the client regarding current conditions in the home. Any number of factors can negatively affect the inspector's ability to identify thermal anomalies including; atmospheric conditions (wind, humidity, cloud cover, etc) surface moisture and debris. The presence or absence of infrared camera photographs does not indicate the presence or absence of concealed defects.



This structure is located on or near a water, river or ocean front location. Due to its close proximity to the water, this property could be affected by high tides, flooding and/or intense storms.

- We recommend that you ask the owner or occupant, or in their absence the local municipality, to disclose any past history or problems with water on the property.

1.8 - Condominium Notes

-  We recommend that you ask a representative of the condo association for information regarding the location and operation of the utility shutoffs for the various systems in your unit.
-  The roof over this building is a common area element. It was not inspected.
 - We suggest that you consult with the Owner's Association regarding financial reserves and maintenance schedules for all common area elements.
-  The parking structure or area is considered a common area and is not included in this inspection report. Information on the parking structure and available parking spaces should be obtained from the owner's association.
-  This inspection includes the exposed and accessible elements and systems of the subject unit only. Inspection of other units is not within the scope of this inspection. Funds for maintenance or replacement should be kept on hand in the accounts of the Owner's Association. The fund should be based on the annualized cost of maintenance for all common area items. Information in this regard is typically contained in a "reserve study," which should be available from the Owner's Association. The client is advised to review the minutes of the previous twelve months' meeting of the Owner's Association which may provide additional information about maintenance funds or present or pending special assessments.

2 - Plumbing Systems

Our inspection of the plumbing system included a visual examination of exposed components to identify defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. Vacant homes are especially prone to having leaks develop once the property is restored to regular occupancy. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, private water supply systems or private (septic) waste disposal systems unless specifically noted. No water testing is done to determine quality or potability.

2 - Plumbing Systems Details

Water Provider • Public	Sewer Provider • Public	Water Main Service Piping • Unable to Determine
Interior Water Distribution Piping • Copper	Drain, Waste, & Vent Piping • Concealed/Not Visible	Main Water Shut Off Location • Unable to Determine

Inspected Items

2.1 - Water Supply & Distribution System

-  There is surface corrosion in the visible supply and/or waste piping at several valves, fixture and drains in the home. We observed no signs of active leaks at the time of the inspection but leaks can develop anytime without warning. All valves and fixtures should be evaluated during your final walk through and before close of escrow to verify that no new leaks have developed.
 - This piping should be evaluated for leaks on a regular basis and repaired by a qualified technician when necessary.



2.2 - Drain & Waste Piping

- 🔑 The bathtub drains slowly at the bathroom.
 - - Clogged, slow drains should be cleared by snaking them. A qualified plumber should do the job.

2.3 - Fuel Piping [Not Present]

2.4 - Water Heater Equipment [Not Present]

2.5 - Plumbing Fixtures

3 - Electrical Systems

Our inspection of the electrical system included a visual examination of readily accessible components including a random, representative sampling of electrical devices to help identify adverse and/or unsafe conditions. All outlets, switches and fixtures are NOT tested. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. Telephone, video, audio, security system, intercom, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted. The inspection did not test ceiling fans nor can it determine if an inoperable light fixture simply needs a new bulb or if there is a wiring issue.

3 - Electrical Systems Details

Service Entrance Cable Underground	Panel(s) 1 Panel	Panel Location Closet
Main Disconnect Location Not Located	Grounding Wire/Method Not Determined	Service Supply Conductor Aluminum
Service Capacity 120/240 Volts	Overcurrent Protection Breakers	Receptacles & Switches 3 Prong
Visible Branch Circuit Wiring Copper	Smoke/CO Detectors Smoke Detector(s)	

Inspected Items

3.1 - Service Entrance

3.2 - Service Grounding

- Grounding controlled by HOA, contact HOA for information regarding the grounding connection. This is FYI.

3.3 - Main Electric Panel and Sub Panels

- 🔑 The sub panel was manufactured by Zinsco. Zinsco panels and circuit breakers have not been manufactured for some time, and some higher-rated Zinsco circuit breakers have been known to fail to trip at their rated amperage. Breakers that do not trip are a fire hazard.

We recommend that the sub panel be evaluated by a qualified electrician to determine if upgrading the panel is

- warranted.



Corrosion was noted in several areas of the main electric panel and components. Corrosion on electrical components can compromise their ability to properly perform. The panel should be evaluated and repaired as needed by a licensed, qualified electrician to avoid potential overheating of components.



3.4 - Wiring

3.5 - GFCI / AFCI Devices



Location: patio/kitchen

We recommend upgrading by installing GFCI receptacles in all locations required by present standards. This includes locations in bathrooms, garages, exteriors, basements and crawl spaces, wet bars, kitchens and laundry. They are also commonly utilized for equipment such as sump pumps, whirlpools, spas and pool equipment. GFCI's have two different forms: receptacles with test/reset buttons, and panel breakers, and either form is effective in protecting appropriate outlets or fixtures.

Consider upgrading unprotected receptacles in areas where GFCI protection is presently required. A qualified electrician should do the work.



3.6 - Exterior Receptacles and Fixtures

3.7 - Interior Receptacles and Fixtures



Location: bedroom, and living room

We tested a representative number of switches, and found one or more without an obvious function.

- Ask the owner to explain the function of any such switch. If this does not solve the "mystery," consult with a qualified electrician.



Location: multiple throughout condo

One or more outlets are damaged in several rooms of the home. The outlets still work and have power but the damaged outlet often make a loose connection when plugged in. A qualified electrician should make any needed repairs.





-  Outlet above the microwave is not installed properly and is missing a cover. A qualified electrician should make any needed repairs.



4 - Heating and Cooling Systems

Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace therefore heat exchangers are not included in the scope of this inspection. The inspection does not determine adequacy, efficiency or distribution balance of the installed systems.

Inspected Items

4.1 - Heating System

-  The condition or reliability of concealed radiant piping could not be verified. While radiant hot water heating is preferred in cold climates, it does not necessarily represent a serious concern. However, it should be understood that pipe repairs can be difficult and as with other piped water systems, significant damage can result if system failure occurs.
- The system should be serviced regularly.
-  The heating system failed to respond to normal operating controls.
- - A qualified technician should evaluate the system and make repairs or modifications as necessary

4.2 - Vent Systems & Flues

4.3 - Air Distribution System [Not Present]

4.4 - Air Conditioning System [Not Present]

4.5 - Filter [Not Present]

4.6 - Thermostat

5 - Interior

Our inspection of the interior included a visual examination for structural and safety deficiencies. Finish treatments and other cosmetic conditions are not the subject of a home inspection. Environmental conditions, including the presence or absence of mold-related substances are also excluded from this inspection. A representative number of accessible doors, windows & cabinets were inspected.

5 - Interior Details

Floor Coverings Vinyl	Wall Coverings Drywall	Ceiling Coverings Drywall
Windows Double pane, Fixed, Sliding	Door Types Hollow Core, Sliding Glass	Smoke Detectors / Safety Smoke Detector(s) at Required Locations, Missing Carbon Monoxide Detector(s)
Ceiling Fan Tested		

Inspected Items

5.1 - Walls, Ceilings & Floors

5.2 - Doors

-  **Location: bedroom and living room**
 - The sliding glass door screen is deteriorated or damaged. Damaged screens can repaired or replaced as necessary.
-  Several interior doors rub the jambs and need the doors eased to close properly.
 - We recommend that a qualified technician tune up the doors and repair or replace hardware, as needed to restore full operation.
-  **Location: sliding door latches, both closet door guides**
 - A number of interior doors need adjustment or repair to restore proper operation. A qualified technician should adjust, repair or replace the door hardware as necessary.

5.3 - Windows

5.4 - Smoke Alarms & Carbon Monoxide Alarms

-  The smoke detector and carbon monoxide detectors were inspected for location only. For future reference, testing with only the built-in test button verifies proper battery and horn function, but does not test the smoke sensor. We advise testing with simulated smoke upon occupying the building.
-  Their is no carbon monoxide detector installed in this home. The home does not have a garage, fireplace or gas burning appliances and a CO detector is often not required. However, we recommend for additional safety that a CO detector be installed. One carbon monoxide detector is required on each level of a multi level home. CO detectors should be installed as needed according to manufacturers recommendations and the local building and state safety requirements.

5.5 - Ceiling Fans

6 - Kitchen

Our inspection of the kitchen included a visual examination of the readily accessible components to determine defects, excessive wear, and general state of repair. We tested specific built-in appliances using normal operating controls to determine if they had simple operating functionality. Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of our testing procedure. Refrigerators, trash compactors, portable microwaves and any other appliances are excluded unless specifically described below. The inspector does not determine if any appliance is subject to a product recall.

6 - Kitchen Details

Cabinets

- Wood

Dishwasher(s)

- Dishwasher Removed

Kitchen Fan

- Exhaust Fan (In Microwave - Recirculating)

Countertops

- Solid Surface

Disposal(s)

- Tested

Microwave

- Mounted above Cooktop

Sink(s)

- One Sink, Stainless

Oven(s)

- Tested

Cooktop

- Tested

Inspected Items

6.1 - Countertops & Cabinets

6.2 - Sink

6.3 - Food Waste Disposer

6.4 - Dishwasher [Not Inspected]



The dishwasher was not installed and is located in the closet. Recommend the dishwasher be properly installed. A qualified technician should do the work.

6.5 - Range / Oven / Cooktop

6.6 - Microwave

6.7 - Vent Fans

7 - Bathrooms

Our inspection of the bathrooms included a visual examination to determine if there were any active leaks, water damage, deterioration to floors and walls, proper function of components, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Unusual bath features like steam generators or saunas are not inspected unless specifically discussed in this report.

7 - Bathrooms Details

Sinks

- Tested / Adequate Flow and Drainage

Toilet

- Flushes - Drains - Refills

Shower / Tub Wall Material

- Ceramic Tiles, Glass Panel / Door (Tempered)

Bathroom Ventilation

- Fan

Number of Bathrooms

- One

Inspected Items

7.1 - Countertops & Cabinets



Location: bathroom

The joint between the backsplash and wall at the sink is open and subject to moisture damage from water penetration.

- Check for damage behind the cabinet base. Re-caulking is advised.



7.2 - Toilets

7.3 - Sinks

7.4 - Bathtubs

🔑 Location: bathroom

- We recommend a high grade caulk along the floor and tub.

🔑 Location: bathroom

- We recommend a high grade caulk along the perimeter of tub and wall surround.

- 🔑 There is a gap between the shower wall and the base of the tub spout. Water can enter the wall cavity and cause hidden damage. A qualified plumber could make required repairs.



- 🔑 There are loose tiles on the tub deck or walls. Loose tile can allow water to enter behind the tile surface, leading to significant damage to surrounding structural features and any wood floor system or ceiling below. Depending on the extent of any hidden damage, repair can be as simple as re-grouting loose tile, or can prove expensive if structural repairs are required. Loose tiles should be removed and the underlying conditions investigated and repaired as necessary before new tiles are reinstalled. Have a qualified, experienced tile contractor evaluate the damage and make repairs.



7.5 - Showers

7.6 - Bathroom Interior & Ventilation