



Only Choice Inspections
Mike Denny
PO Box 232807
Encinitas, CA 92023-2807
760-822-0477

Confidential Inspection Report



Prepared for Gavin Grant

Property Address:

4090 Falcon St

Unit 2B

San Diego CA 92103

Table of Contents

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

[Table of Contents.....3](#)

[Intro Page4](#)

[1 Exterior.....7](#)

[2\(A\) Living Room13](#)

[2\(B\) Office/Den15](#)

[2\(C\) Master Bedroom17](#)

[3\(A\) Half Bath19](#)

[3\(B\) Master Bath.....22](#)

[4 Kitchen26](#)

[5 Laundry.....32](#)

[6 Electrical System35](#)

[7 HVAC Heat & Air-Condition38](#)

[Marginal Summary.....42](#)

[Defective Summary.....44](#)

[Attachments.....47](#)

Date: 9/15/2021	Time: 11:30:00 AM	Report ID: 164021
Property: 4090 Falcon St Unit 2B San Diego CA 92103	Customer: Gavin Grant	Real Estate Professional: Wayne Miller Compass

HOME INSPECTION CONTRACT/AGREEMENT

This is a legal binding contract please read it in full and sign at the bottom

Only Choice Inspections, LLC ("Company") agrees to perform a limited visual inspection of the subject property according to the InterNACHI Standards of Practice and to provide the above-named Client with a written inspection report identifying visually observable major deficiencies (material defects) of the inspected systems and components that exist at the time of inspection. With all mechanical system they can fail without warning at any time, our inspection is only good for the time we are at the property. We offer no warranties or guaranties or repair anything we inspect nor can we predict the future conditions of anything we inspect, as per our inspection agreement and industry standards. The written report will include the following systems only: STRUCTURAL COMPONENTS, GROUNDS, EXTERIOR, INTERIOR, ROOFING, CRAWL SPACE, PLUMBING, HEATING, ELECTRICAL SYSTEM, FIRE PROTECTION, FIREPLACES and CENTRAL AIR CONDITIONING. A home inspection is a visual, functional, non-invasive inspection conducted without moving personal property using the specialty equipment and including the preparation of a home inspection report "Material defect" is defined as a condition, or functional aspect, of a structural component or system that is readily ascertainable during a home inspection that substantially affects the value, habitability, or safety of the dwelling, but does not include decorative, stylistic, cosmetic, or aesthetic aspects of the system, structure, or component.

ITEMS EXCLUDED

Systems and items EXCLUDED from the home inspection are, but are not limited to, the following: recreational playground facilities, geological and soil conditions, sprinkler systems (fire and lawn), solar systems, water wells, below-ground septic or drainage systems, piping below grade, under concrete and in walls, heat exchangers, hard-wired smoke detectors, wiring that is not part of primary electrical distribution systems (including, but not limited to: intercoms, cable TV, security systems, low voltage lighting, audio and computer systems), appliances washers, dryers, counter top microwave and including portable air conditioning units, wood destroying insects, other insects, sewer and underground water lines, chimney flues, water wells, adequacy of insulation, efficiency of heating and cooling systems, fire suppression systems, water quality, water volumes, pools, spas, saunas, steam rooms, overflow drains in tubs and sinks, fountains, automatic gates, water softener, radiant heat systems, barbecues, gas leaks, odors, noise, central vacuums, telephones, antennae, lighting arrestors, load controllers, trees, plants, exterior insulation and finish systems (EIFS), and items considered to be cosmetic. Any comments regarding excluded systems and items are for information only and are not part of the inspection. Evaluation of the presence or absence of pests is excluded from this inspection. The Client is urged to contact a reputable and licensed professional or specialist to obtain information on condition and existence of all of the above described items prior to the expiration of the Client's inspection contingency.

Home Inspection Limitations

The home inspector is not required to move personal property, soil, debris, furniture, equipment, carpeting, or like materials that may impede access or limit visibility. Concealed or latent defects are excluded from the inspection. Equipment and systems will not be dismantled. The inspection is not intended to be technically exhaustive, nor is it a compliance inspection for any governmental codes or regulations or manufacturer specifications. The home inspector will not enter any area or perform any procedure that is, in the opinion of the home inspector, unsafe and likely to be dangerous to the inspector or other persons. The home inspector will not enter any area or perform any procedure that will likely damage property or its systems or components. The home inspector will not enter any area that does not have at least 24 inches of unobstructed vertical clearance and at least 30 inches of unobstructed horizontal clearance, nor will the inspector identify concealed conditions and latent defects; determine life expectancy of any system or component; determine the cause of any condition or deficiency; determine future conditions that may occur including the failure of systems and components including consequential damage; determine the operating costs of systems or components; determine the suitability of the property for any specialized use; determine compliance with codes, regulations, and/or ordinances; determine market value of the property or its marketability; determine advisability of purchase of the property; determine the presence of any potentially hazardous plants, animals, or diseases or the presence of any suspected hazardous substances or adverse conditions such as mold, fungus, toxins, carcinogens, noise, and contaminants in soil, water, and air; determine the effectiveness of any system installed or method utilized to control or remove suspected hazardous substances; operate any system or component that is shut down or otherwise inoperable or that does not respond to normal operating controls; operate shut-off valves; determine whether water supply and waste disposal systems are public or private; insert any tool, probe, or testing device inside electrical panels; dismantle any electrical device or control other than to remove the covers of main panels and sub-panels; walk on unfloored sections of attics; or light pilot flames or ignite or extinguish fires. The inspection and report do not address, and are not intended to address, the possible presence of, or danger from asbestos, radon gas (unless requested), lead paint, urea-formaldehyde, soil contamination, pesticides, toxic or flammable chemicals, water-or airborne-related illness or disease, and all other similar or potentially hazardous substances and conditions, nor will the inspection

and report address the absence/presence or condition of buried oil storage tank. The Client is urged to contact a competent specialist if information, identification, or testing of the above environmental issues is desired.

WARRANTIES

NEITHER THE INSPECTION NOR THE INSPECTION REPORT IS A WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, EFFICIENCY OR PERFORMANCE, FUTURE PERFORMANCE, OR CONDITION OF ANY INSPECTED STRUCTURE, SYSTEM OR COMPONENTS. CLIENT ACKNOWLEDGES THAT CONDITION OF INSPECTED STRUCTURE, SYSTEM OR ITEM, IS SUBJECT TO CHANGE AFTER REPORT HAS BEEN ISSUED. THE INSPECTION AND REPORT ARE NOT INTENDED TO REFLECT THE VALUE OF THE PREMISES, OR TO MAKE ANY REPRESENTATION AS TO THE ADVISABILITY OR INADVISABILITY OF PURCHASE OR SUITABILITY OF USE. THE INSPECTION AND REPORT ARE ONLY INTENDED TO EXPRESS THE OPINION OF ITS AGENT, BASED ON A VISIBLE INSPECTION OF EXISTING CONDITIONS OF ACCESSIBLE PORTIONS OF STRUCTURE, SYSTEMS, AND COMPONENTS AT THE TIME OF INSPECTION.

Photos

The inspector may include photos of selected defects in the home inspection report. The photos will not depict every defect or problem in the home and the photos are taken at the discretion of the home inspector. The photos are to be used as a tool to better see and remember some selected defects.

Unsafe Conditions

No area that presents a threat to the home inspector's safety will be inspected. Examples of such areas are, but are not limited to, the following: steep roofing systems, slippery roofs, damaged or brittle roofs, unfloored areas, crawl spaces with at least 24 inches of unobstructed vertical clearance and roofs not reachable with a 16-foot ladder.

Limit of Liability

It is understood and agreed by and between the parties hereto that Only Choice Inspections, LLC ("Company") and its officers', agents', or employees' LIMITATION OF LIABILITY for errors or omissions in the inspection report is limited and fixed to a refund of two times the fee paid for the inspection and inspection report. If requested by Client, Company will assume a greater liability, but only for an additional fee to be agreed upon by the Client and the Company. This arrangement will be set forth in a separate document. If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator the remaining terms shall remain in force between the parties.

Time Limit Requirements to Bring a Claim

Any legal action or proceeding of any kind, including those sounding in tort or contract, against Only Choice Inspections, LLC, ("Company") or its officers, agents, or employees, must be filed in two (2) years which is less than the law allows or will be deemed waived and forever barred. Time is expressly of the essence herein. Client must provide Company with the right to examine the subject of the claim within 72 hours after discovery, and before any changes or remedial measures are taken. The company has the right to have the tradesman of choice make any repairs on said property. If the above provisions are not met, Client waives the right to sue and the Company has no liability against company.

Third Parties

Client understands that the inspection and inspection report are performed and prepared for their sole, confidential, and exclusive use. Company will issue reports only to client and their agent, any other recipients must be authorized and identified in writing by Client. Client agrees to indemnify, defend, and hold harmless Company from any third party claims relating to this inspection or inspection report. Inspector shall be the sole owner of the report and all rights to it. Inspector accepts no responsibility for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release inspector (including employees and business entities) from any liability whatsoever. Any third parties who rely on the report in any way also agree to all provisions in this Agreement. Inspector's inspection of the property and the report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, insurability, habitability or suitability of the home/building or its components. All warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded to the fullest extent allowed by law. Buyers must understand that with all mechanical system they can fail without warning at any time, our inspection is only good for the time we are at the property. We offer no warranties or guaranties or repair anything we inspect nor can we predict the future conditions of anything we inspect, as per our inspection agreement and industry standards.

Fees and Expenses

If either party makes a claim against the other for any error/omission arising out of the work performed under this contract and fails to prove all aspects of the claim and prevail in arbitration or in any court that has jurisdiction in this matter, the party making the claim will be responsible for all costs including attorneys' fees, other defense costs, expert witness fees, court costs, and arbitrator fees. Client agrees to pay all of the Company's collection costs, legal fees, and expenses

I Understand and fully accept and agree to all of the provisions of this contract, and I have read all pages of this contract in their entirety. I understand that I have the right to have my attorney review this contract prior to signing the document.

Signature on file.

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.

Acceptable (A) = 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.

Marginal (M) = I visually observed the item and it will probably require repair or replacement anytime within five years.

Defective (D) = 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.

Life Safety Issue (LS) = This is a life safety issue and must be fixed before close of escrow.

In Attendance: Customer	Type of building: Condominium	Approximate age of building: Built in the year 1963
Ground/Soil surface condition: Dry	Temperature: 75 Degrees	Weather: Sunny
Rain in last 3 days: No		

1. Exterior



Styles & Materials

Siding Material:

Stucco

Exterior Entry Doors:

Wood

Appurtenance:

Balcony

Driveway:

Asphalt

Items

1.0 Driveway

Comments: Acceptable

Acceptable no stains no major cracks



1.1 Grounds & Gardens

Comments: Acceptable

Meticulously maintained by the HOA



1.2 Gates & Fencing

Comments: Acceptable

Security gate at the front with call box.



1.3 Windows and Window Screens

Comments: Acceptable

Double pane vinyl windows, no obvious signs of defect at time of inspection.



1.4 Wall Cladding

Comments: Acceptable

This structure is largely covered in stucco cladding.



1.5 LIGHT fixtures

Comments: Acceptable

Surface and flush mount exterior lighting present at time of inspection.



1.6 ELECTRICAL Outlets

Comments: Acceptable

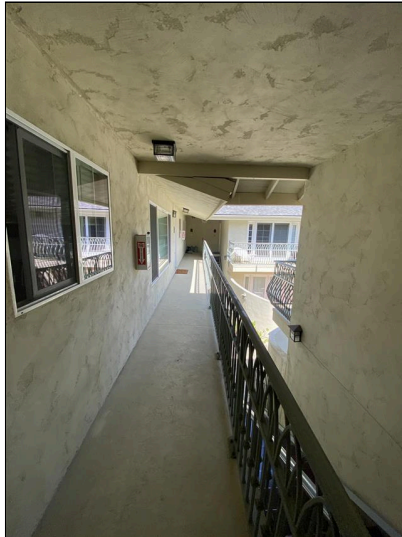
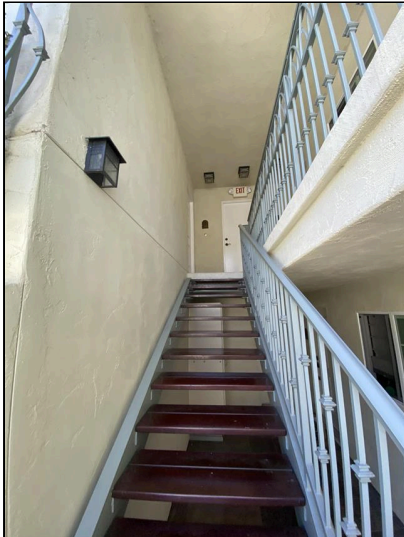
GFCI present and working at time of inspection.

A GFCI is specifically designed to protect people against electric shock from an electrical system, and it monitors the imbalance of current between the ungrounded (hot) and grounded (neutral) conductor of a given circuit.

**1.7 Entry Way to the Front Door**

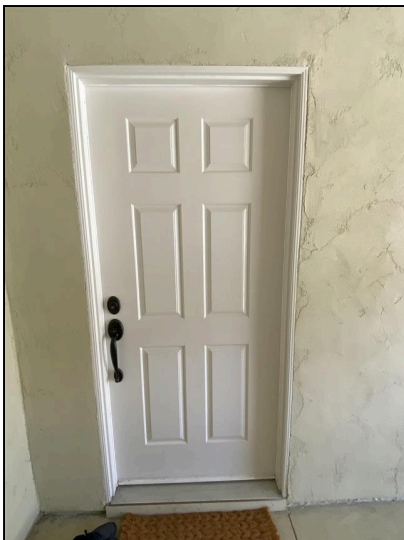
Comments: Acceptable

Covered entry area acceptable and illuminated. No signs of defect at time of inspection.

**1.8 Front Door**

Comments: Acceptable

6-Panel Embossed wood Door. All locks working. No obvious signs of defect.



1.9 Door Bell

Comments: Acceptable

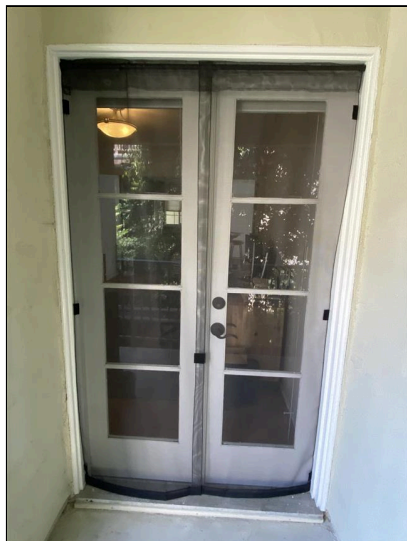
Present and working at time of inspection.



1.10 Patio Doors

Comments: Acceptable

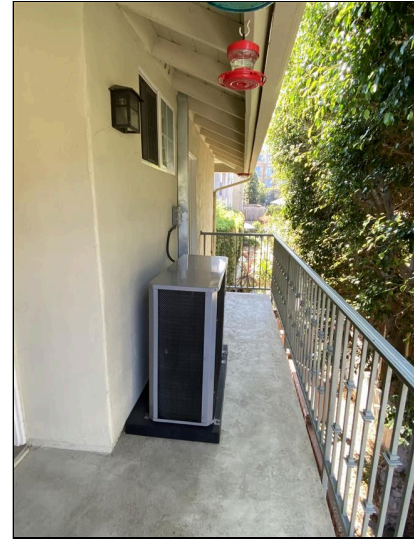
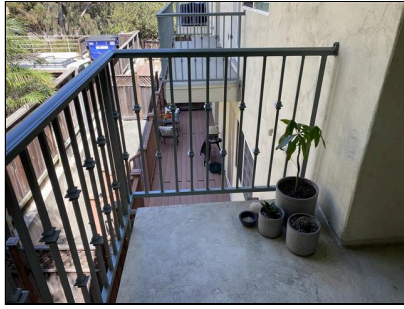
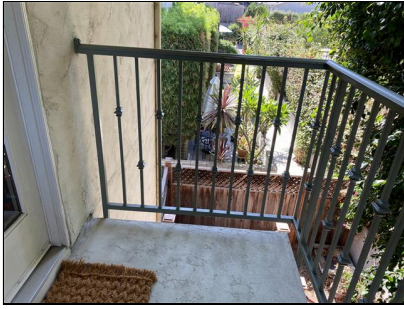
Glass French DoorS to the balcony.



1.11 Balcony

Comments: Acceptable

No obvious signs of defect. Rails secure and proper distance apart.



1.12 Courtyard

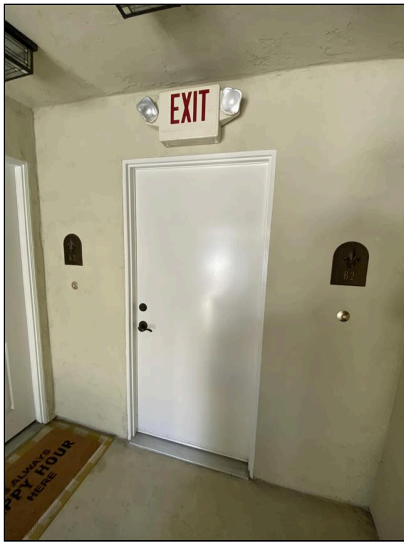
Comments: Acceptable
Managed by the HOA



1.13 Fire Suppression & Safety

Comments: Acceptable

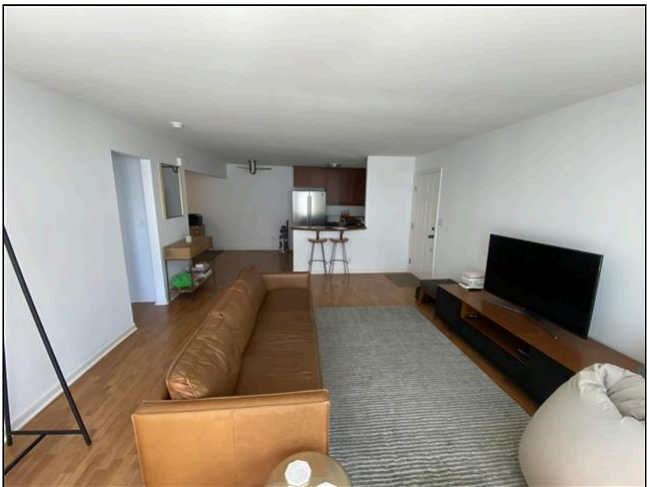
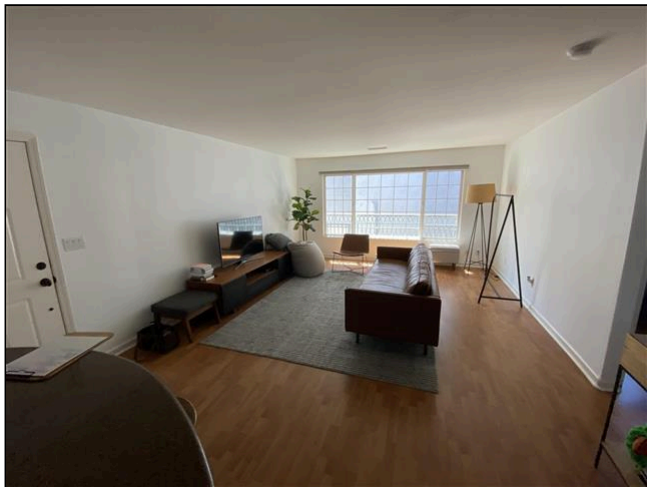
Fire extinguishers, warning systems and suppression present and managed by the HOA



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

2(A) . Living Room

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.



Items

2.0.A Smoke Detector
Comments: Acceptable

Smoke detector installed at time of inspection.

The State of California requires a smoke alarm in every bedroom. The National Fire Prevention Association (NFPA) recommends that smoke alarms in the home be replaced at least every 10 years. Any yellowing roughly corresponds to its shelf life. It's a reminder to go shopping for new smoke alarms to keep the home's occupants safe.



2.1.A Outlets

Comments: Acceptable

Outlets powered and grounded.



2.2.A Windows (representative number)

Comments: Acceptable

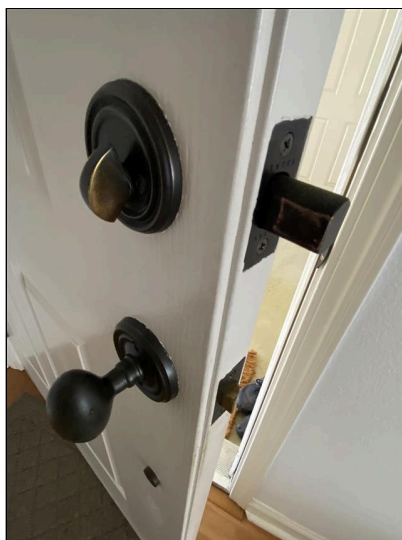
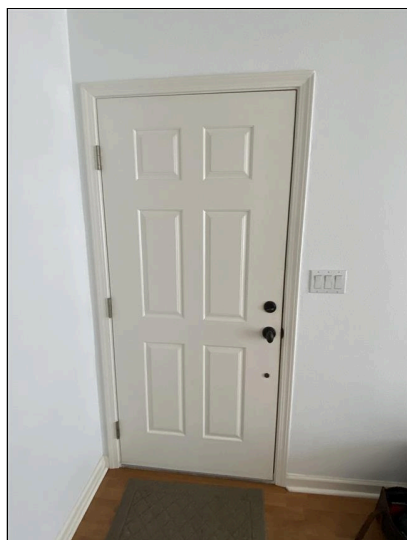
Double pane vinyl windows, no obvious signs of defect at time of inspection.



2.3.A Front Entry Door.

Comments: Acceptable

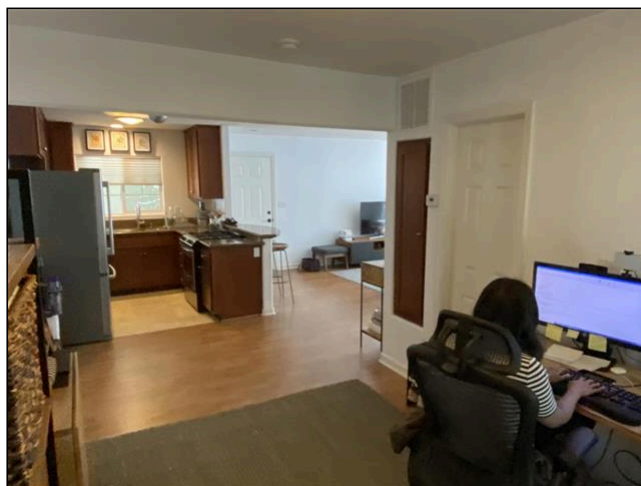
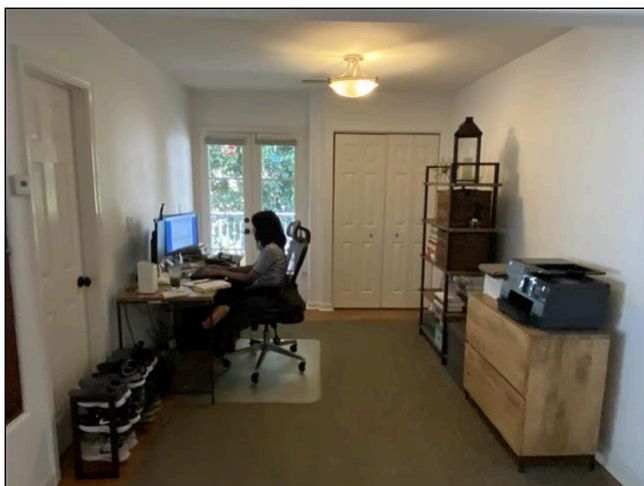
Front door locks and hardware is operational, door(s) are square and plumb, no sticking or binding is noted.



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

2(B) . Office/Den

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.



Items

2.0.B Smoke Detector

Comments: Acceptable

Smoke detector installed at time of inspection.

The State of California requires a smoke alarm in every bedroom. The National Fire Prevention Association (NFPA) recommends that smoke alarms in the home be replaced at least every 10 years. Any yellowing roughly corresponds to its shelf life. It's a reminder to go shopping for new smoke alarms to keep the home's occupants safe.



2.1.B Outlets

Comments: Acceptable

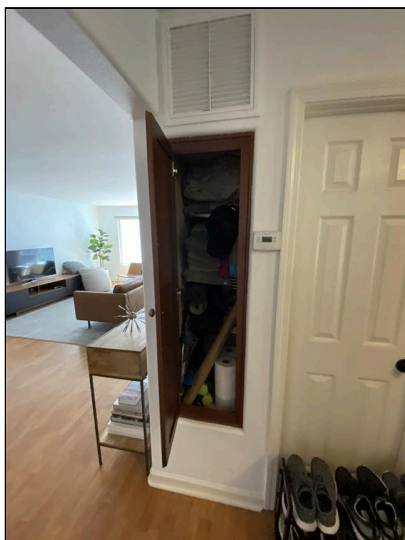
Outlets powered and grounded.



2.2.B Closet

Comments: Acceptable

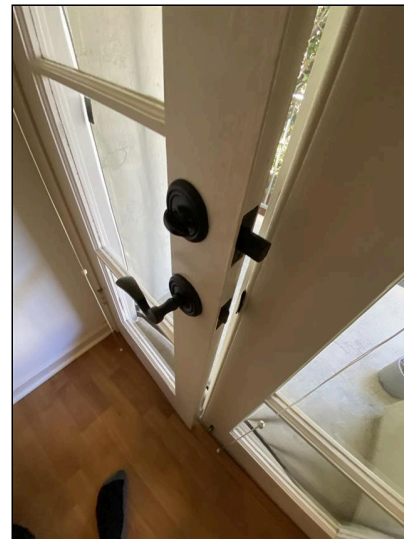
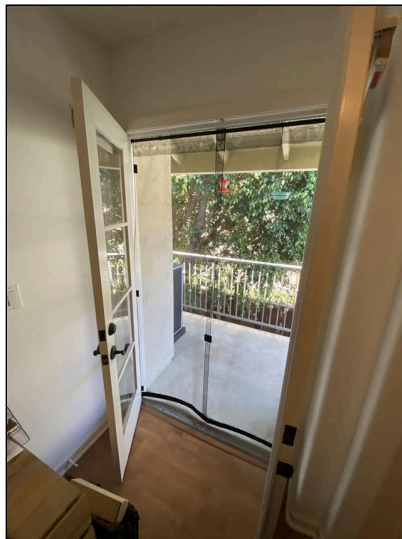
Linen closet.



2.3.B Doors

Comments: Acceptable

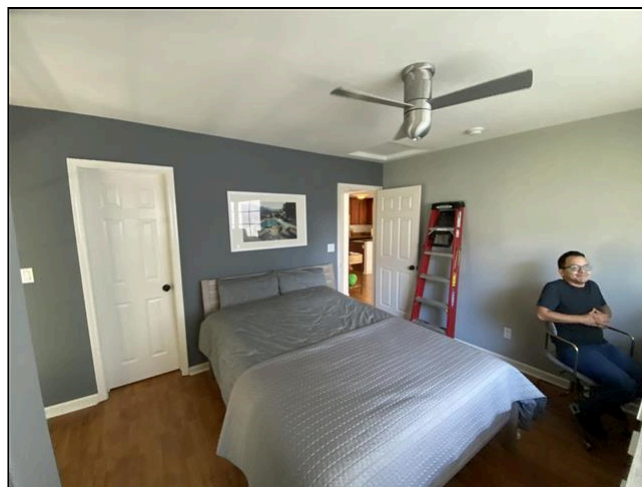
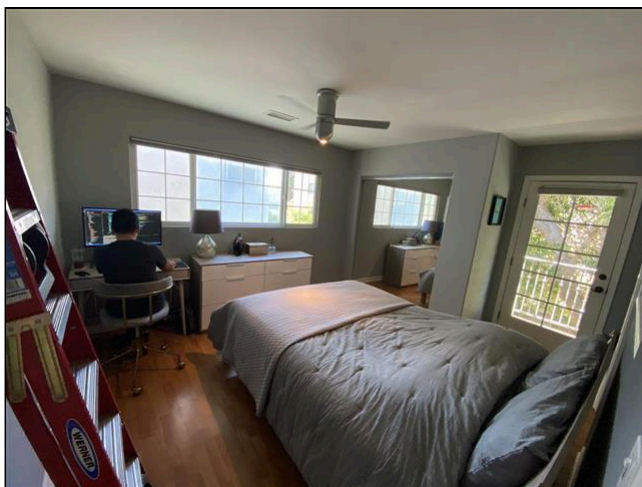
Wooden double doors, working, locking. Slide bolt on the stationary door working.
No signs of defect.



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

2(C) . Master Bedroom

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.

**Items****2.0.C Smoke Detector**

Comments: Acceptable

Smoke detector installed at time of inspection.

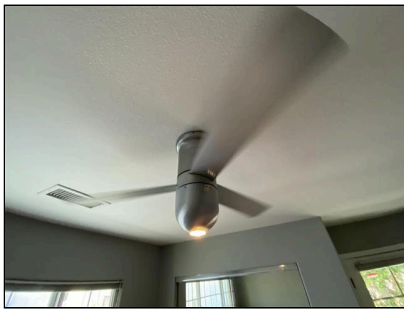
The State of California requires a smoke alarm in every bedroom. The National Fire Prevention Association (NFPA) recommends that smoke alarms in the home be replaced at least every 10 years. Any yellowing roughly corresponds to its shelf life. It's a reminder to go shopping for new smoke alarms to keep the home's occupants safe.



2.1.C Lights and Fixtures

Comments: Acceptable

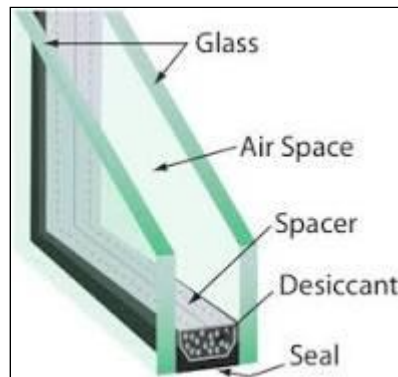
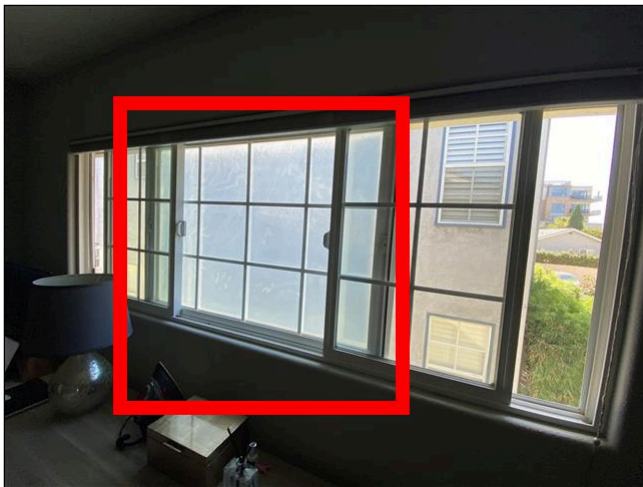
Lights and ceiling fan working as tested at time of inspection.



2.2.C Windows (representative number)

Comments: Defective

The seal/dessicant between glass panes are failing at some windows. This has compromised the space between the panes of glass and may allowed moisture in, causing discoloration and haze. Window contractor to advise.



2.3.C Closet

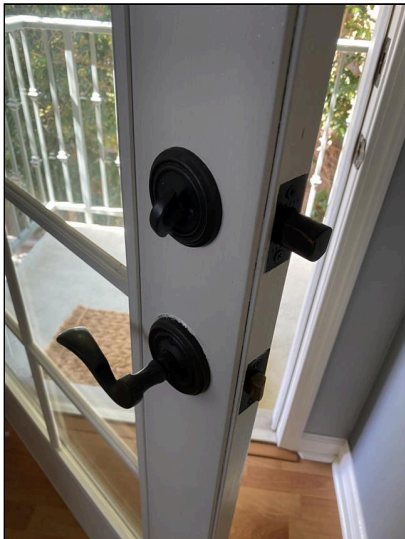
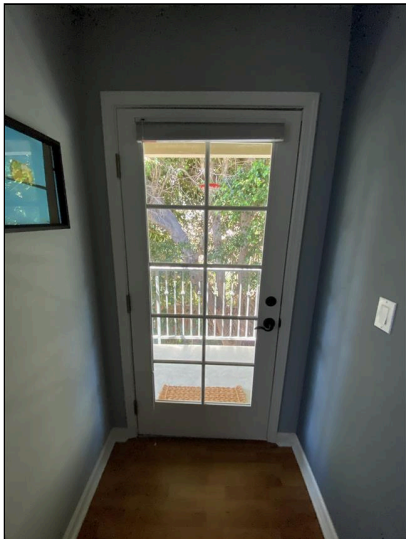
Comments: Acceptable

Closet has sliding glass doors that slide and operate in track correctly. No obvious signs of defect.



2.4.C Doors

Comments: Acceptable
Wooden door, working, locking.
No signs of defect.



2.5.C Ceilings

Comments: Acceptable
Attic access



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

3(A) . Half Bath

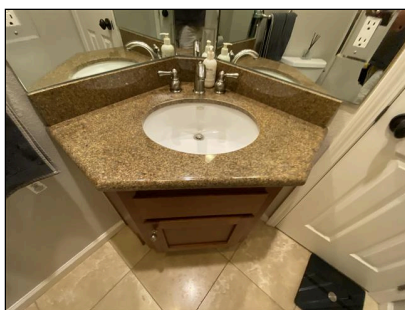


Items

3.0.A Counters and Cabinets

Comments: Acceptable

Natural Stone countertops and wood cabinets.



3.1.A Sink

Comments: Acceptable

Porcelain, no visible signs of defect at time of inspection.



3.2.A Faucet

Comments: Acceptable

Faucet functions properly and stopper present and working



3.3.A Plumbing Drain, Waste and Vent Systems

Comments: Acceptable

Area viewed through Infra Red Camera. No indications of a current leak at time of inspection.

An IR camera enhances surface temperature variation making it a very effective tool to identify moisture. It cannot help to determine where an old leak existed if the area has dried. It also cannot predict leaks that may happen in the future.



3.4.A GFCI Outlets

Comments: Acceptable

GFCI present and working at time of inspection.

A GFCI is specifically designed to protect people against electric shock from an electrical system, and it monitors the imbalance of current between the ungrounded (hot) and grounded (neutral) conductor of a given circuit.



3.5.A Lighting

Comments: Acceptable

Ceiling light present and working at time of inspection.



3.6.A Toilet

Comments: Acceptable

Toilet secure to floor and functioning properly at time of inspection. No obvious signs of defect at time of inspection



3.7.A Exhaust Ventilation Bath fan.

Comments: Acceptable

Vent fan light combo, acceptable.



3(B) . Master Bath



Items

3.0.B Counters and Cabinets

Comments: Acceptable

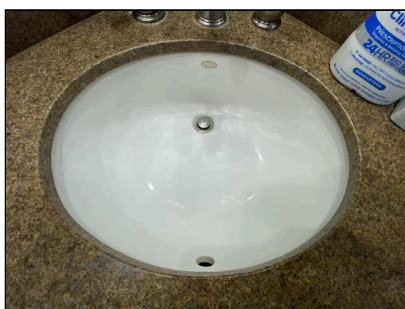
Natural Stone countertops and wood cabinets.



3.1.B Sink

Comments: Acceptable

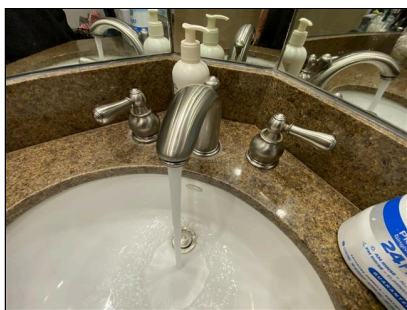
Porcelain, no visible signs of defect at time of inspection.



3.2.B Faucet

Comments: Acceptable

Faucet functions properly and stopper present and working

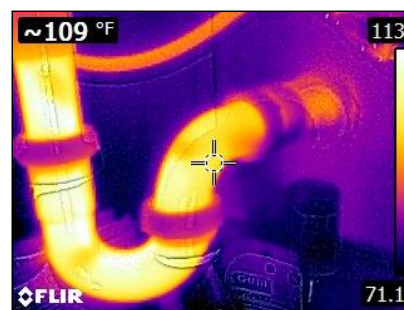
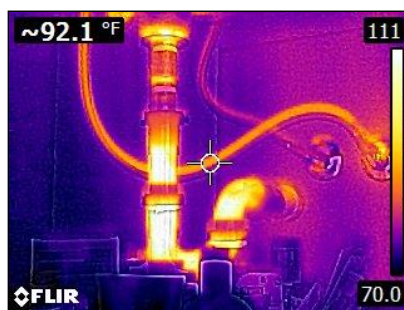


3.3.B Plumbing Drain, Waste and Vent Systems

Comments: Acceptable

Area viewed through Infra Red Camera. No indications of a current leak at time of inspection.

An IR camera enhances surface temperature variation making it a very effective tool to identify moisture. It cannot help to determine where an old leak existed if the area has dried. It also cannot predict leaks that may happen in the future.

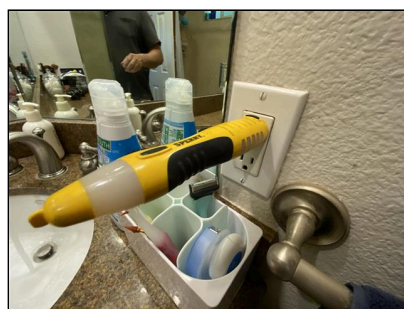
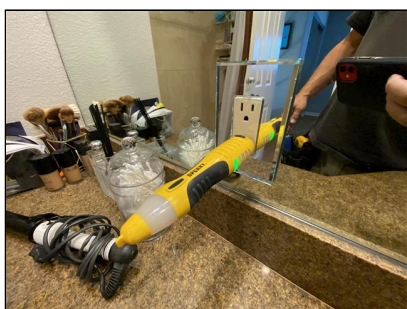


3.4.B GFCI Outlets

Comments: Acceptable

GFCI present and working at time of inspection.

A GFCI is specifically designed to protect people against electric shock from an electrical system, and it monitors the imbalance of current between the ungrounded (hot) and grounded (neutral) conductor of a given circuit.



3.5.B Lighting

Comments: Acceptable

Vanity lights present and working at time of inspection.



3.6.B Toilet**Comments:** Acceptable

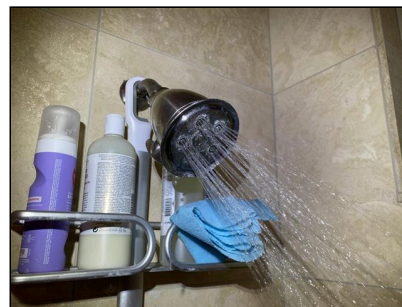
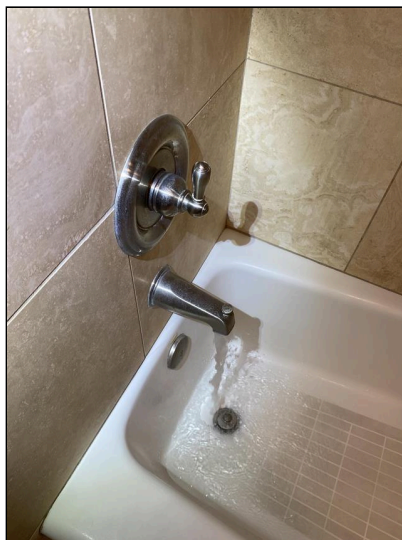
Toilet secure to floor and functioning properly at time of inspection. No obvious signs of defect at time of inspection

**3.7.B Exhaust Ventilation Bath fan.****Comments:** Acceptable

Vent fan light combo, acceptable.

**3.8.B Shower/Tub****Comments:** Acceptable

Shower tested for 2 minutes, worked and drained properly at time of inspection. No defects were noted at time of inspection





3.9.B Floors

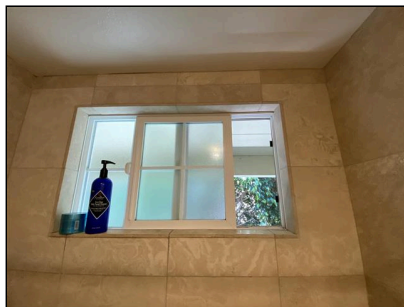
Comments: Marginal

Crack in the bathroom tile.



3.10.B Windows

Comments: Acceptable
Shower window.



4. Kitchen

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



Items

4.0 Counter tops

Comments: Acceptable

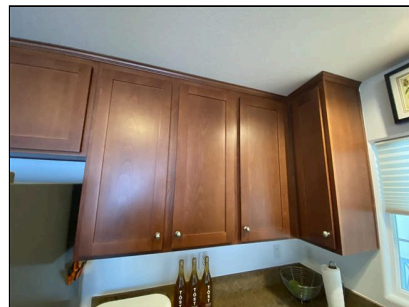
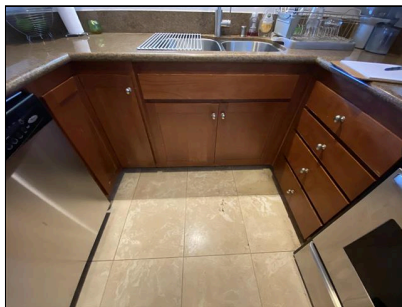
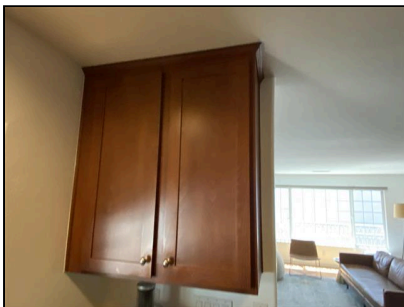
Natural Stone countertops and wood cabinets.



4.1 Cabinets

Comments: Acceptable

Cabinets are wood. No visible signs of defect.



4.2 Sink Type

Comments: Acceptable

Stainless Steel Sink, double-bowl, no signs of defect.



4.3 Faucet

Comments: Acceptable

At time of inspection faucet did retract and showed no signs of leaking or defect.



4.4 Air Gap.

Comments: Acceptable

Connected to dish washer drain line and functioning correctly through the disposer.



4.5 Dishwasher

Comments: Acceptable

Tested and operational at time of inspection



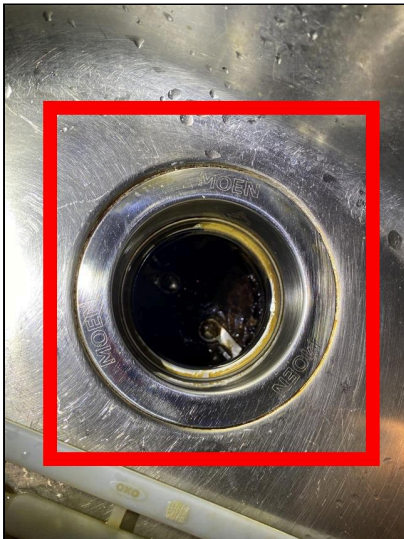
4.6 Plumbing Drain, Waste Disposal

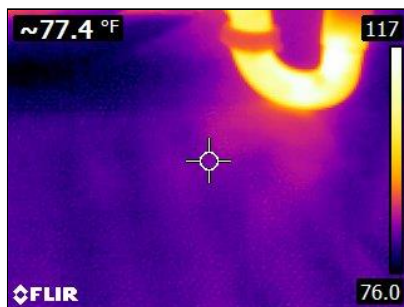
Comments: Defective

Garbage disposal splash guard is missing. This is a life safety concern. The splash guard prevents items from being ejected out of the disposer when turned on. Recommend plumber to repair.

Area viewed through Infra Red Camera. No indications of a current leak at time of inspection.

An IR camera enhances surface temperature variation making it a very effective tool to identify moisture. It cannot help to determine where an old leak existed if the area has dried. It also cannot predict leaks that may happen in the future.

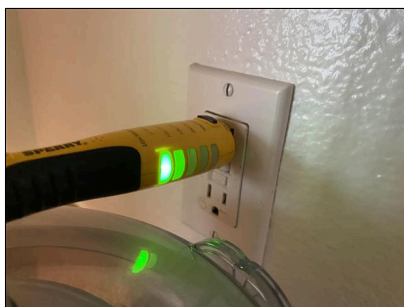




4.7 GFCI Outlets, Switches

Comments: Acceptable

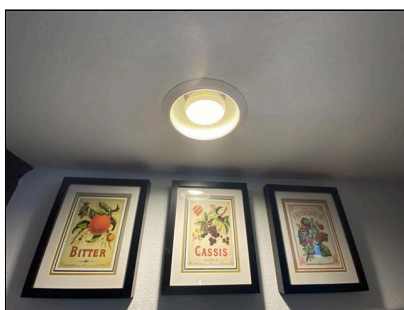
The GFCI outlet (Ground Fault Circuit Interrupter) tripped when tested.



4.8 Lighting

Comments: Acceptable

Working at time of inspection

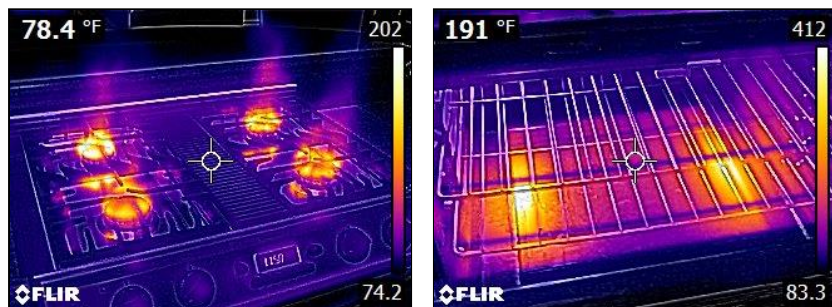


4.9 Ranges/Ovens/Cooktops

Comments: Acceptable

Range and Oven tested and working

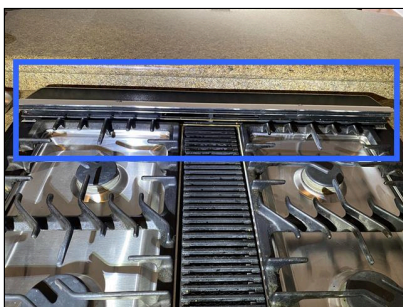
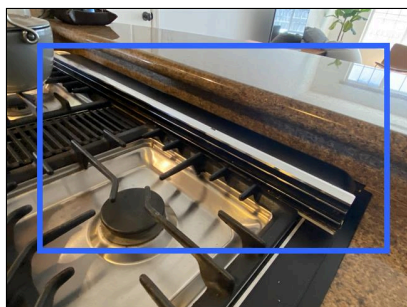




4.10 Hood/Venting for Cooktop/Range

Comments: Acceptable

Vent is built into the cooktop/range.



4.11 Windows

Comments: Acceptable

No visible signs of defect at time of inspection.



4.12 Dinette in Kitchen

Comments: Acceptable

Space available for table and chairs



4.13 Hot Water Temperature

Comments: Acceptable

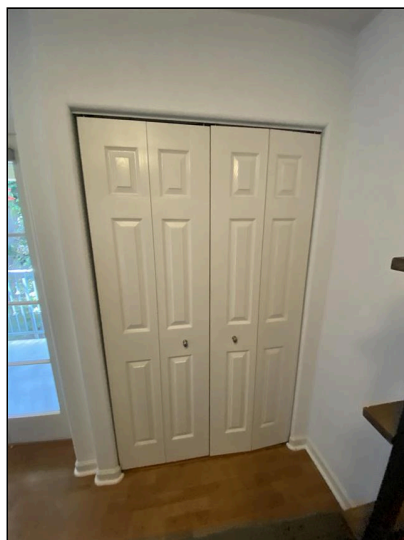
Water temperature is 129

The Department of Energy recommends having your tank-based hot water heater set to 120 degrees Fahrenheit. Temperatures higher than 120 degrees can cause scalding burns in under 5 minutes. The water temperature at the faucet should reach max temp within 1 minute.



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

5. Laundry

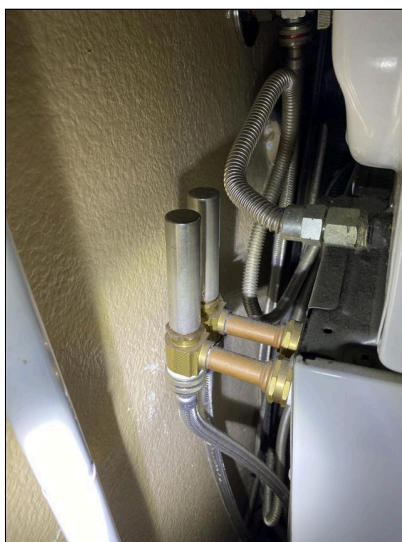


Items

5.0 Washer drain & hook up type

Comments: Acceptable

Separate gate valves for hot and cold water, drain pipe in the wall.

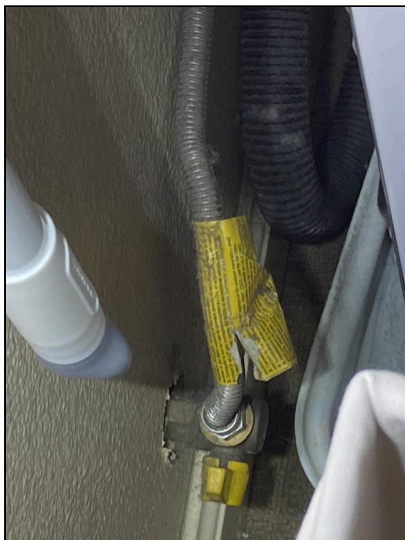


5.1 Dryer gas shut off

Comments: Acceptable

Shut off valve present.

When the current occupants remove the washer and dryer it is required that there be a gas cap placed over the valve to prevent accidental release of gas.



5.2 Dryer vented & vent type

Comments: Acceptable

Flexible steel dryer vent pipe



5.3 Laundry room vented?

Comments: Acceptable

Laundry room vent fan present and working at time of inspection.



5.4 Washer floor pan installed?

Comments: Acceptable
Floor pan present and plumbed to drain outside..



Washing machines are not part of our inspection. For general maintenance, it is recommended to upgrade (older or damaged) washer hoses as they are a common source of leaking.

6. 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.



Styles & Materials

Electrical Service Conductors: Below ground	Panel Capacity: Subpanel Adequate	Panel Type: Circuit breakers AFCI Breakers
---	---	---

Electric Panel Manufacturer:
SQUARE D

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
Romex

Items

6.0 Electrical Panel Location / Sub Panel Location / Service Type

Comments: Acceptable
Subpanel Location: Just outside the master bedroom
Service Type: Underground



6.1 Service Panel/Breaker Manufacturer

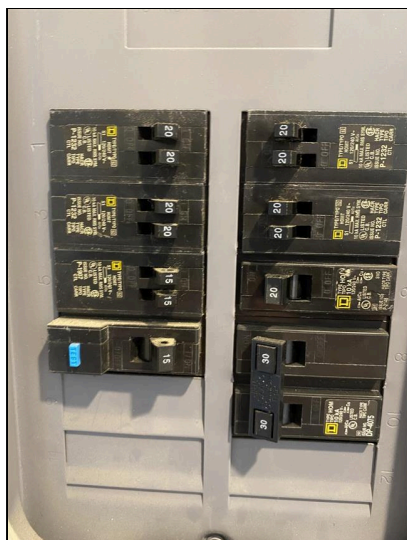
Comments: Acceptable
Manufacturer: Square D



6.2 Main Breaker Size

Comments: Acceptable

No single main breaker disconnect, this panel is a sub-panel.



6.3 GFCI and AFCI Breakers?

Comments: Acceptable

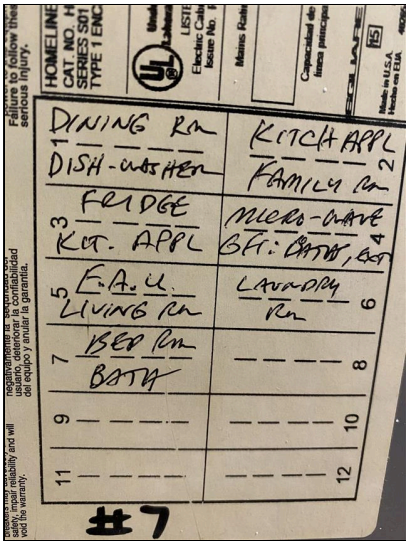
AFCI Breaker present at time of inspection, just standard breakers.



6.4 Marked Panel Circuit Breaker Locations

Comments: Acceptable

Breakers marked.
In order to keep your electrical panel in order, "marked circuits" makes shutting off the right circuit breaker easy. Located inside the door of the electrical circuit breaker panel should be a "panel schedule" or "marking" to indicate where each circuit breaker is located.



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

7. HVAC Heat & Air-Condition

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.



Styles & Materials

Heat Type: Heat Pump Forced Air (also provides cool air)	Energy Source: Natural gas	Number of Heat Systems (excluding wood): One
Heat System Brand: HEIL	Ductwork: Insulated	Cooling Equipment Type: Heat Pump Forced Air (also provides warm air)

Cooling Equipment Energy Source: Electricity

Number of AC Only Units: One

Central Air Brand: HEIL

Refrigerant: 410A

Items

7.0 Thermostat

Comments: Acceptable
Digital Programmable Smart Temp Heating and Cooling Thermostat



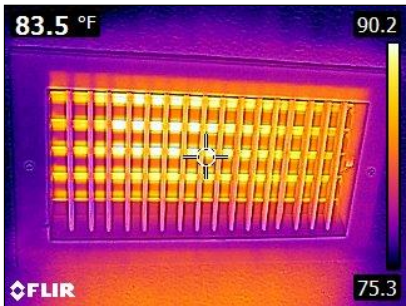
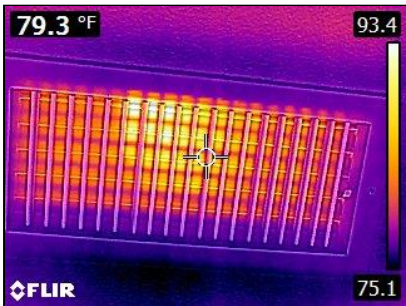
7.1 Heating Equipment

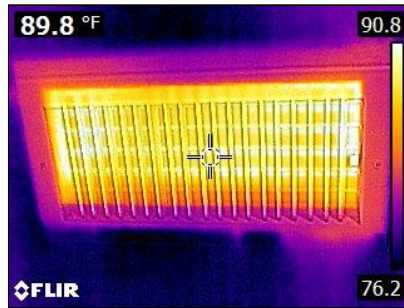
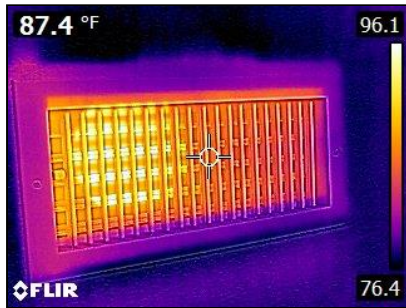
Comments: Acceptable
Manufacturer - Weather King
Furnace was manufactured in 03/2003
Model Number - 80PJ07NAR01
Serial Number -EB5D302F100300688



7.2 Presence of Installed Heat Source in Each Room

Comments: Acceptable
Registers delivering adequate heat at time of inspection.





7.3 Chimneys, Flues and Vents

Comments: Acceptable

No visible signs of defect at time of inspection.



7.4 Cooling and Air Handler Equipment

Comments: Acceptable

CONDENSER UNIT MANUFACTURER - HEIL

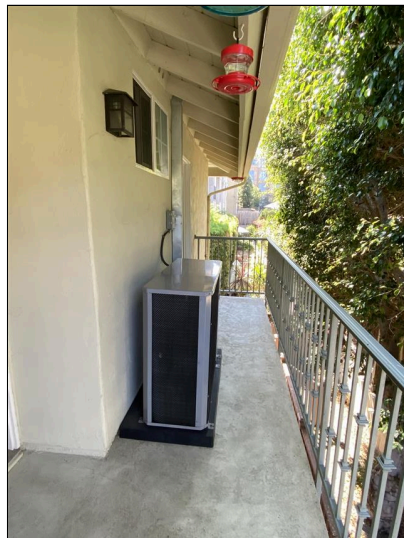
MANUFACTUR DATE - 07/2016

TON CAPACITY - 3 TON

MODEL # NH4A436AKA100

SERIAL # X163088302

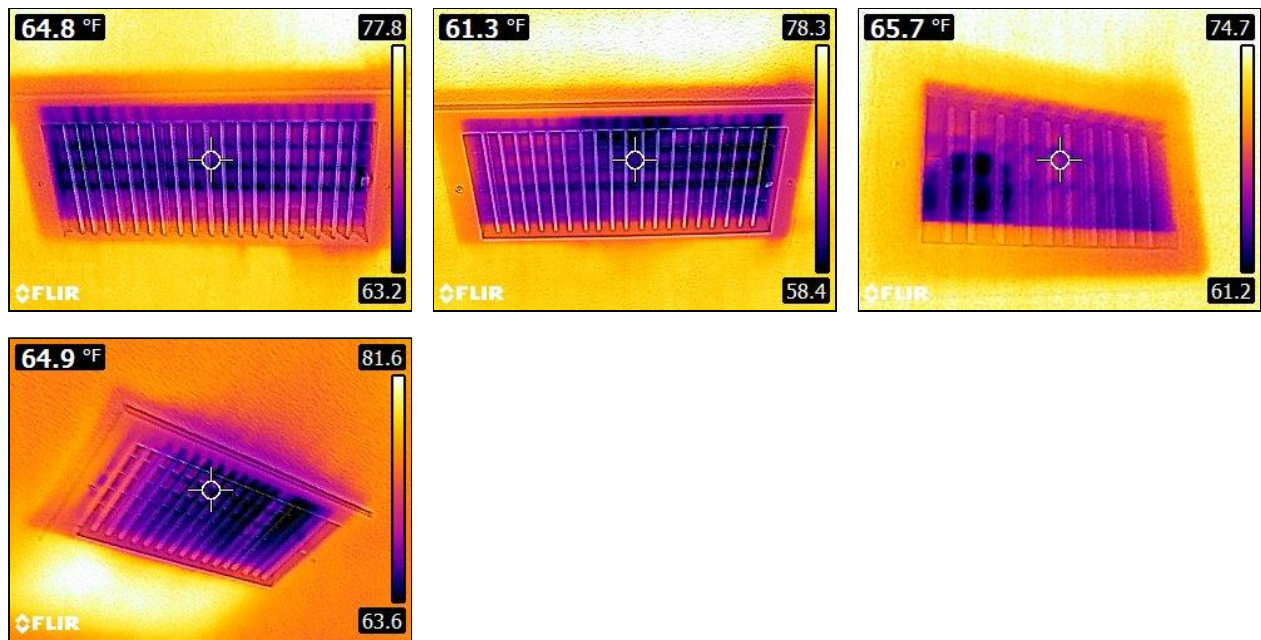
HFC - 410A



7.5 Presence of Installed Cooling Source in Each Room

Comments: Acceptable

Registers delivering adequate cool air.



7.6 Evaporator / Drip pan / Condensate pump

Comments: Acceptable

Primary and secondary condensation lines present. Primary line is a drain, secondary is a moisture kill switch. Kill switch in the pan as well.



7.7 Air Distribution (including ducts and piping, air filters, registers, radiators)

Comments: Acceptable

Insulated ductwork, no signs of defect.



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.

Marginal Summary



Only Choice Inspections

**PO Box 232807
Encinitas, CA 92023-2807
760-822-0477**

Customer
Gavin Grant

Address
4090 Falcon St
Unit 2B
San Diego CA 92103

3(B) . Master Bath

3.9.B Floors

Marginal

Crack in the bathroom tile.



Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Mike Denny

Defective Summary



Only Choice Inspections

**PO Box 232807
Encinitas, CA 92023-2807
760-822-0477**

Customer
Gavin Grant

Address
4090 Falcon St
Unit 2B
San Diego CA 92103

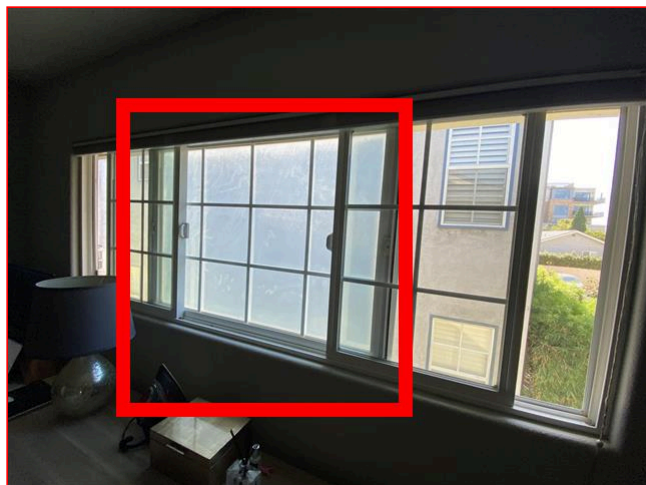
The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations 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(C) . Master Bedroom

2.2.C Windows (representative number)

Defective

The seal/dessicant between glass panes are failing at some windows. This has compromised the space between the panes of glass and may allowed moisture in, causing discoloration and haze. Window contractor to advise.



4. Kitchen

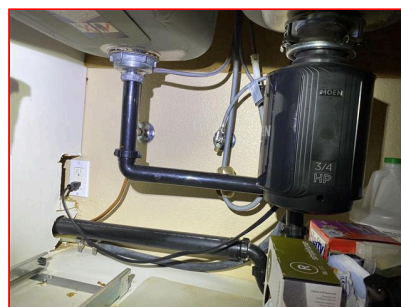
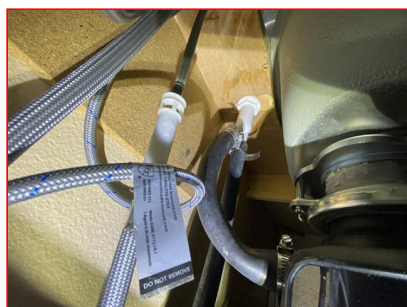
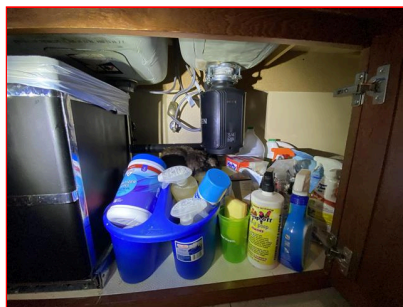
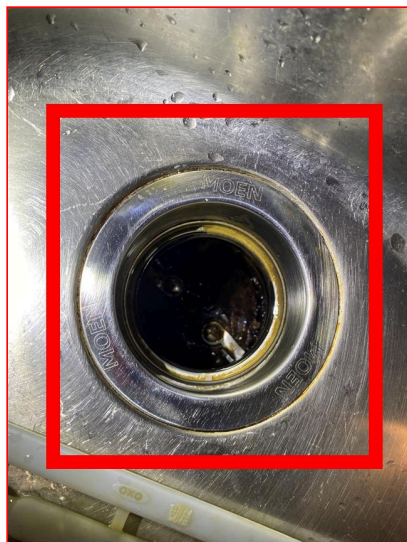
4.6 Plumbing Drain, Waste Disposal

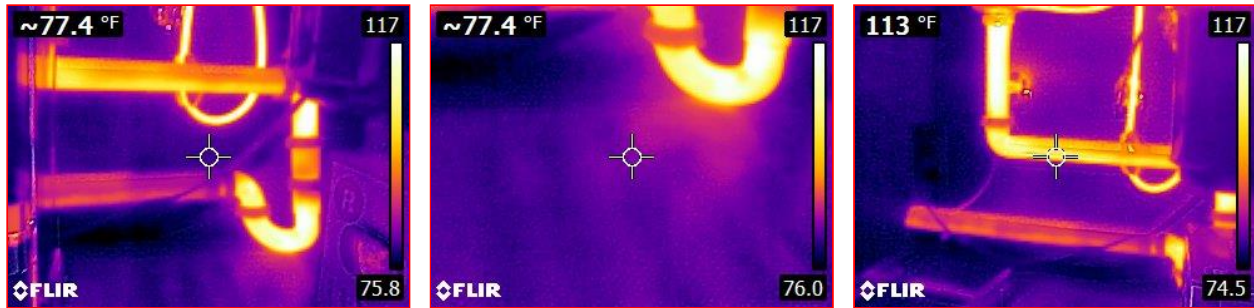
Defective

Garbage disposal splash guard is missing. This is a life safety concern. The splash guard prevents items from being ejected out of the disposer when turned on. Recommend plumber to repair.

Area viewed through Infra Red Camera. No indications of a current leak at time of inspection.

An IR camera enhances surface temperature variation making it a very effective tool to identify moisture. It cannot help to determine where an old leak existed if the area has dried. It also cannot predict leaks that may happen in the future.





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

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Mike Denny



Only Choice Inspections

**PO Box 232807
Encinitas, CA 92023-2807
760-822-0477**

Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[HVAC Permit](#)