



**BPG Inspection, LLC**



**645 Front Street unit 604  
San Diego CA 92101**

Client(s): Vanreyk  
Inspection Date: 3/29/2023  
Inspector: Brian Chatfield ,

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<b>Date:</b> 3/29/2023	<b>Time:</b> 01:00:00 PM	<b>Report ID:</b> 991193
<b>Property:</b> 645 Front Street unit 604, San Diego, CA 92101	<b>Prepared By:</b> Brian Chatfield	

## General Information

### Scope

This inspection is a non-invasive examination of readily accessible systems and components as outlined in the Standards of Practice of the American Society of Home Inspectors (ASHI) or your specific state standards. In compliance, our reports are subject to the Definitions, Scope, Limitations, Exceptions, and Exclusions as outlined in the Standards of Practice. A copy of the Standards of Practice may be obtained from your inspector or from the web site identified in our Inspection Agreement.

In general, home inspections include a visual examination of readily accessible systems and components to help identify material defects - as they exist at the time of the inspection. This is **not** a technically exhaustive inspection and will not necessarily list all minor home maintenance or repair items. Latent, inaccessible, or concealed defects are excluded from this inspection. Inspectors do not move furniture, appliances, personal items, or other materials that may limit his/her inspection. We do **not** report on cosmetic or aesthetic issues. Unless otherwise stated, this is **not** a code inspection. We did **not** test for environmental hazards or the presence of any potentially harmful substance.

### Use of Reports

If the inspection is performed in connection with the sale, exchange or transfer of the property, copies of the report may be provided to the principals in the transaction and their agents. However, the report is for your sole information and benefit. We do not intend for anyone but the person(s) listed on this report to benefit, directly or indirectly, from this agreement and inspection report. Our contractual relationship is only to the person(s) purchasing our report/service.

### Inspection Agreement and 90 Day Guarantee

BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING 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 your final inspection report. You should review the liability limitations and terms of the agreement carefully before accepting your inspection report. Should you discover a defect for which we may be liable to you, you must notify us and give us a reasonable opportunity to re-inspect the property before you repair the defect.

We understand the serious nature of real estate transactions and attempt to take reasonable actions to provide value and protect our clients. We provide a limited 90-day guarantee on most of the major components that were inspected. A full explanation of our 90 day guarantee is included on our website with your final inspection report. A more comprehensive one-year home warranty is available if ordered within 30 days of your inspection. As a BPG client you can receive a discounted rate and plan details by calling us at 800-285-3001.

A part of many real estate transactions are contingencies limiting the time available for follow up inspections, repair work, or further inquiries. We are not responsible for any investigations that are not completed prior to the end of the contingency period.

### Report Definitions

The following definitions of comment descriptions represent this inspection report.

**Inspected:** The item was visually observed and appears to be functioning as intended unless otherwise noted.

**Not Inspected:** The item was not inspected (reason for non-inspection should be noted):

**Not Present:** The item was not found or is not present.

**Action Item:** The item is not functioning as intended or needs repair or further evaluation.

**Consideration Item:** The item should be monitored and repair/replacement should be considered. (Includes definitions, helpful tips, recommended upgrades, conditions requiring repair due to normal wear, and conditions that have not significantly affected usability or function - but may if left unattended).

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<b>Style of Home:</b> Condominium	<b>Home Viewed From:</b> Front Door	<b>Building Status:</b> Vacant with Staged Interior Furnishings
<b>Age Of Structure:</b> 20 Years	<b>Age Determination:</b> By Agent	<b>Attendees:</b> No Attendees - Call Inspector for Questions
<b>Weather:</b> Rain	<b>Precipitation:</b> During Inspection Light Rain	<b>Temperature:</b> 55 - 60 degrees
<b>Standards of Practice:</b> Standards and Practices of CREIA		

### 1. Introductory Notes

#### Inspection Items

#### CLIENT ADVICE

-  In an emergency, the locations of the various shut-offs for the utilities should be readily accessible and well known. We strongly recommend familiarizing yourself and other occupants of this building with their exact locations and their operation. You can find information about their locations under this section or in the Plumbing and Electrical systems.
- Please read the inspection report's "Action Summary" for a detailed description of conditions that need immediate attention, and details on repairs that are likely to be costly. Also, please read the report's "Considerations Summary" for a list of definitions, helpful tips, recommended upgrades, items that should be monitored, non-critical conditions requiring repair that arise due to normal wear and tear and the passage of time and conditions that have not significantly affected usability or function - but may if left unattended.

#### INSPECTION SCOPE

- The purpose of this inspection was to evaluate the building for function, operation and condition of its systems and components. The inspection does not include any attempt to find or list cosmetic flaws. You, the client, are the final judge of aesthetic issues. The presence of furnishings, personal items and decorations in occupied structures sometimes limits the scope of the inspection. For instance, the placement of furniture prevents access to every electrical receptacle. The presence or extent of building code or zoning violations is not the subject of this inspection nor is it included in this report. No information is offered on the legal use, or possible uses of the building or property. Information with regard to these issues may be available from the appropriate building and/or zoning agency. Important information about this property may be a matter of public record. However, a search of public records is not in the scope of this inspection. We recommend the buyer review all appropriate public records if this information is desired. We recommend that the buyer conduct a thorough pre-closing walkthrough inspection before closing escrow.

#### PERMITS

- 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.

#### ENVIRONMENTAL

- 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. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

#### PICTURES

- ◆ 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.

### CONDOMINIUM NOTES

- ◆ 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.
- ◆ Common areas, including but not limited to the exterior of the subject unit, stairs, walks, roofing, structure, most exterior systems, parking lots, driveways, etc. were not examined, except where specifically noted in this report. Funds dedicated to maintenance of common areas should be on hand in the accounts of the Owner's Association. Typically, the size of the fund would be based on the annualized maintenance cost of all common area items. Information regarding these issues 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.

### 5. Plumbing

Our inspection of the plumbing system included a visual examination to determine defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. 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, on site and/or private water supply systems, water quality, off site community water supply systems or private (septic) waste disposal systems unless specifically noted.

#### Styles & Materials

<b>Water Source:</b> Public	<b>Main Water Shutoff Location:</b> Not Located	<b>Shut Off Valve Type:</b> Ball Valve
<b>Plumbing Water Distribution Material (inside structure):</b> Copper	<b>Plumbing Waste Material:</b> Galvanized Steel Copper	<b>Gas Type:</b> Natural Gas
<b>Main Sewer Cleanout Location:</b> Unable to Locate	<b>Plumbing Water Supply Material (into home):</b> Copper	<b>Plumbing Water Distribution Material (inside home):</b> Copper

#### Inspection Items

### CLIENT INFORMATION

- ◆ Any plumbing valve that is not operated on a daily basis may fail; that is, start leaking or dripping, when tested. If you want to know if seldom-used valves and faucets are functional, we encourage you to operate them in the presence of the seller, before escrow closing. If the seller is not available for this exercise, we recommend that you have a plumber present so that he can make any repairs or replacements, as needed.
- ◆ We did not test the quality of the water supplied by the municipality. For information concerning water quality, we suggest contacting the municipality or utility company which provides the water, or have the water independently tested.
- ◆ The position of the hot and cold water controls on all plumbing fixtures should meet accepted industry standards. These standards dictate that hot water controls are always located on the left and cold controls are located on the right. With single handle faucets, turning the handle to the left should increase the flow of hot water, while turning the handle to the right should increase the flow of cold water.
- ◆ Natural gas, propane and butane (the latter two are generally known as liquefied petroleum gas, LPG) are odorless in their natural state. A non-toxic chemical odorant is added to these gasses so that a person can tell when there is a leak. All of these gasses are highly explosive, and LP gas is heavier than air. LP gas collects first in the low areas

of a building, often making its odor difficult to detect at nose level. -WARNING: If you notice a strong gas odor, or even suspect the presence of natural or LP gas, do not attempt to find the source yourself. Do not try to light any appliance. Do not touch any electrical switch; do not use any phone. Go immediately to a neighbor's, leaving the doors open to ventilate the building, then call your gas supplier or service provider and follow their instructions. If you cannot reach your gas supplier, call the fire department. Keep the area clear until the service call has been completed.

1. It is not unusual to find plumbing leaks in a building that has been left vacant. Often, such leaks do not become apparent until the building is occupied. Such leaks can include valve stem packing drips, shower or tub seepage, running toilets or pinhole solder joint leaks. Sometimes, leaks will seal themselves as components such as washers and O-rings settle in place. Some leaks may need to be repaired by a plumber.

2. There is a fire sprinkler system in the building. Inspection of this system is not included in the scope of this inspection. Ask the HOA about the service history of the system, or have it evaluated by a qualified fire sprinkler contractor as desired.

LIMITATIONS: PLUMBING WATER SUPPLY

We could not find the main water supply shut-off valve. It is possible that there is no shut-off valve for this unit. - We recommend that you ask the condominium owner's association where the shut-off valve for your unit is located.

PLUMBING FIXTURES and DRAINS [Inspected]

The angle stops and supply & waste lines for the kitchen and guest bathroom fixtures in this home are corroded and may or may not be reliable. These plumbing components are important as they are used to shut off water to fixtures for repair or replacement. If the supply lines or angle stops fail, they can significantly flood the adjacent areas. We recommend that a licensed, qualified plumber evaluate these components and replace them as needed to prevent possible leakage.

The faucet sink aerator is clogged in the guest bathroom.

- All aerators should be cleaned periodically.

WASTE and VENT PIPES:LIMITATIONS

This inspection does not include evaluation of public sewage systems. It does not include private waste disposal systems unless specifically ordered by the client and discussed in this report. The typical scope of our inspection of the plumbing system in all buildings includes the visible water supply piping, fixtures and drain, waste and vent piping physically located in the confines of the building. We do not inspect the building drain between the building and its discharge point at the sanitary district collection system, or private waste disposal system.

WASTE and VENT PIPES [Not Inspected]

WATER HEATER : LIMITATIONS

The hot water is supplied by a community system which was not accessible and could not be inspected.

GAS SYSTEM:LIMITATIONS

The shut-off valve for the gas service could not be located during this inspection. Locate the shut-off and familiarize all occupants with its location and operation of all utility shut-offs.

GAS SYSTEM [Inspected]

GAS PIPES and VALVES [Inspected]

6. Electrical

Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding, bonding and overcurrent protection. 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, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted.

Styles & Materials

Electrical Service Conductors: Under Ground Service	Service Ampacity: 125 AMP	Circuit Protection Type: Circuit Breakers
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<b>Branch Wiring:</b> Copper	<b>Wiring Type(s):</b> Romex	<b>Main Panel Location:</b> Extra Info : Hallway
<b>Main Disconnect Location:</b> Inside of the Main Distribution Panel	<b>Grounding Type:</b> Not Visible	<b>GFCI's:</b> Installed Where Needed
<b>Arc Fault Protection:</b> No		

### Inspection Items

#### LIMITATIONS: ELECTRICAL

**SERVICE ENTRANCE CONDUCTORS/AMPACITY** [Inspected]

**METER AND GROUNDING** [Inspected]

**MAIN DISTRIBUTION PANEL** [Inspected]

**CIRCUIT BREAKERS** [Inspected]

**GFCI CONDITIONS (GROUND FAULT CIRCUIT INTERRUPTERS)** [Inspected]

**WIRING** [Inspected]

**EXTERIOR RECEPTACLES AND FIXTURES** [Inspected]

**INTERIOR RECEPTACLES AND FIXTURES** [Inspected]

**HVAC** [Inspected]

### 7. Heating and Cooling


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. Ceiling fans are not typically inspected as they are not within the scope of the inspection.

#### Styles & Materials

<b>Number of Heat Systems:</b> One	<b>Heat Type:</b> Heat Pump (water to air)	<b>Heat System Location:</b> Hallway Closet
<b>Energy Source:</b> Electric	<b>Filter Type:</b> Disposable	<b>Number of AC Units:</b> One
<b>Cooling Equipment Type:</b> Heat Pump (air to air)	<b>Cooling Equipment Tonnage:</b> Unable to Read Label	<b>Air Handler Age:</b> Unknown 20 years

### Inspection Items


#### CLIENT INFORMATION

- ◆ It is not within the scope of this inspection to determine the optimum design capacity of the cooling equipment. The current air conditioning system may not be adequately sized to cool the house and/or any space addition.
  - If you have concerns about capacity, we suggest you have the system reviewed by a qualified HVAC contractor to determine the capacity of the unit and if it is adequately sized for the building.
-  ◆ Heat pumps are complex pieces of equipment. Invasive, technical analysis of all components of the system is beyond the scope of this inspection.
  - For greatest efficiency and service life, we recommend regular maintenance by an HVAC contractor.

**HEAT - GENERAL CONDITIONS** [Inspected]

**THERMOSTATS** [Inspected]



- DUCTING, FILTERS, PLENUM [Inspected]
- COMBUSTION AIR/RETURN AIR [Inspected]
- HEATING UNIT CLEARANCES AT HVAC & FAU [Inspected]
- LIMITATIONS - A/C [Inspected]
-  ♦ Exterior components of the air conditioning system were inaccessible and were not inspected. - When access is available, the components should be carefully inspected by a qualified air conditioning technician.
- A/C EQUIPMENT [Inspected]
- A/C CONDENSATE SYSTEM [Inspected]




10. Interiors

Our inspection of the interior included a visual examination for structural and safety deficiencies. Please note that only a representative sample of accessible components was inspected.

Styles & Materials

<b>Ceiling Materials:</b> Sheetrock/Drywall/Gypsum Board	<b>Wall Material:</b> Sheetrock/Drywall/Gypsum Board	<b>Floor Covering(s):</b> Carpet Tile Wood
<b>Window Type/Design:</b> Casement	<b>Interior Door Type:</b> Wood	<b>Number of Fireplaces:</b> None
<b>Fire Sprinklers:</b> Yes		

Inspection Items

- CEILINGS [Inspected]
- WALLS [Inspected]
- FLOORS [Inspected]
- WINDOWS [Inspected]
- BEDROOM FIRE SAFETY EGRESS [Inspected]
- DOORS [Inspected]
- CLOSETS/CABINETS [Inspected]
-  ♦ The "HEATPUMP" hallway closet door is rough in operation. A qualified technician should make repairs or modifications as necessary.
- STAIRWAYS AND RAILINGS [Inspected]
-  ♦ The exterior "HOA" railings are climbable. This is a hazard for small children. This installation may have been acceptable at the time of construction.  
- Railings should be upgraded or modified for safety reasons to meet modern standards.
- SMOKE DETECTORS/CO DETECTOR [Inspected]
-  ♦ There are no permanently installed carbon monoxide detectors on the property.  
- As required by law, any property with gas or oil burning appliances such as furnaces, ranges, ovens, space heaters, water heaters or have an attached garage, should have a carbon monoxide detector installed according to the device manufacture's instructions and State guidelines.

11. 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 basic, major built-in appliances using normal operating controls. Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of our testing procedure. Refrigerators or other appliances were not tested or inspected unless specifically noted.

## Styles &amp; Materials

<b>Sink:</b> 1 Bowl Stainless Steel	<b>Cooking Fuel:</b> Natural Gas Electric	<b>Cabinetry:</b> Wood
<b>Countertop:</b> Stone	<b>Range/Cooktop:</b> Yes	<b>Exhaust/Range Hood:</b> Hood Designed to Vent to Exterior
<b>Dishwasher:</b> Yes	<b>Disposal:</b> Yes	<b>High Loop/Air Gap Installed:</b> Yes
<b>Built in Microwave:</b> Yes		


## Inspection Items

## LIMITATIONS ABOUT KITCHEN INSPECTION


- ◆ The kitchen appliances were all tested by activating one of the user control functions. We did not test every function or cycle on each appliance and cannot confirm that every function or cycle is operable. Testing all cycles/functions on each appliance is recommended prior to close of escrow. Obtain a reputable Home Warranty Protection program to insure against future failure of any appliance that may occur after taking possession of the home.
- ◆ The refrigerator and related equipment were not evaluated and is specifically excluded from this report.
- ◆ The operation and condition of the icemaker were not confirmed. Checking icemaker function is beyond the scope of this inspection.

## COUNTERTOP/SINK [Inspected]


## DISHWASHER and AIR GAP [Inspected]

-  ◆ The dishwasher is not securely attached to the cabinet. The dishwasher should be properly secured.

## RANGES/OVENS/COOKTOPS [Inspected]

-  ◆ The right rear burner would not ignite. A qualified technician should repair as needed.

## KITCHEN EXHAUST SYSTEM [Inspected]

-  ◆ The light bulb's for the exhaust fan/range hood did not work when tested. A technician should repair or replace as needed.

## WASTE DISPOSER [Inspected]

## MICROWAVE [Inspected]

## CABINETS [Inspected]

## 12. 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.

## Styles &amp; Materials

<b>Number of Bathrooms:</b> Two	<b>Shower Wall Material:</b> Tile	<b>Bathroom Ventilation:</b> Fan
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## Inspection Items

## WALLS [Inspected]

## FLOOR [Inspected]

## CEILINGS [Inspected]

## WASH BASIN(S) [Inspected]

**SHOWER WALLS** [Inspected]**SHOWER ENCLOSURE(S)** [Inspected]**SHOWER PAN(S)** [Inspected]**TOILET(S)** [Inspected]**BATHROOM VENTILATION** [Inspected]**CABINETS/COUNTERTOP** [Inspected]**IMPORTANT CLIENT INFORMATION** [Inspected]

- ◆ Operating angle stops that have not been tested for function in some time may cause them to leak. Experienced inspectors do not operate them during a standard home inspection. If you chose to check any valve that has not been operated in the past six months, we recommend being prepared to deal with any water leaks.

### 13. Laundry

Testing of clothes washers, dryers, water valves and drains are not within the scope of this inspection. We inspect the general condition and accessibility of the visible water supply, drain and electric and/or gas connections and dryer vent. If present, laundry sink features will be inspected.

#### Styles & Materials

<b>Clothes Washer Hook-Ups:</b> Yes	<b>Clothes Dryer Hook-Ups:</b> Yes	<b>Dryer Power Source:</b> 240 Electric
<b>Clothes Dryer Vent Material:</b> Flexible Metal	<b>Laundry Tub:</b> None Present	

#### Inspection Items

**CLOTHES WASHER CONNECTIONS** [Inspected]

- ◆ The clothes washer overflow pan and/or water sensor is not installed. Because of the location of this laundry, a pan connected to a drain in good repair is advised. We recommend installation of a drained catch pan under the washing machine or water sensor, as an upgrade and preventive measure.

**CLOTHES DRYER CONNECTIONS** [Inspected]**VISIBLE CLOTHES DRYER VENT** [Inspected]

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