



BPG Inspection, LLC



**6364 Caminito Luisito
San Diego CA 92111**

Client(s): Flores
Inspection Date: 5/1/2022
Inspector: Mark Heckl ,


Thank you for choosing BPG for your property inspection. We value your business and are available should you have any follow-up questions regarding your report.

This report represents our professional opinion regarding conditions of the property as they existed on the day of our inspection. We adhere to the Standards of Practices as outlined in our Inspection Agreement.

Your **INSPECTION REPORT** includes three sections: **1) Key Findings**, **2) Property Information**, and **3) Inspection Agreement**. It is important to evaluate all three sections in order to fully understand the property and general conditions. The following definitions may be helpful in reviewing your reports.

 Action Items may include:

- Items that are no longer functioning as intended
- Conditions that present safety issues
- Items or conditions that may require repair, replacement, or further evaluation by a specialist
- Items that were inaccessible

 Consideration Items may include:

- Conditions that may require repair due to normal wear and the passage of time.
- Conditions that have not significantly affected usability or function- but may if left unattended.

SECTION I. KEY FINDINGS

This section is designed to summarize the findings and conditions that may require your immediate attention. Typically, the Key Findings Summary is used to help prioritize issues with other parties involved in the real estate transaction. *It is important to review carefully all sections of your report and not rely solely on the Key Findings summary.*

SECTION II. PROPERTY INFORMATION

This section contains our detailed findings on all items inspected. Component locations, system types and details, maintenance tips, and other general information about the property will be included as appropriate.

SECTION III. INSPECTION AGREEMENT

This section details the scope of the inspection. 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.

To retrieve your full PROPERTY INSPECTION REPORT (all 3 sections) from our Web site:

- Point your web browser to <http://www.bpginspections.com>
- Click on **View Your Inspection Report**
- Enter the **Report Id** and **Client Last Name** (shown below)
 - Report Id:
 - Client's Last Name: Flores
- Follow the instructions to either view the report online or download it to your computer.

Again, thank you for selecting us as your inspection company. Please contact our Customer Service Center at 800-285-3001 should you have any questions about your reports or desire additional assistance.

Action Items

1. Introductory Notes

CLIENT ADVICE

Inspected

- 1
- ✗

When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. 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.

5. Plumbing

PLUMBING WATER SUPPLY

Inspected

- 2
- ✗

The water volume at some of the fixtures drops noticeably when multiple fixtures are operated simultaneously at the bathroom. A technician should evaluate and repair as needed.



Item 2 - Item 1 (Picture)

6. Electrical

MAIN DISTRIBUTION PANEL

Inspected

- 3
- ✗

The main distribution 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 panel be evaluated by a qualified electrician to determine if upgrading the panel is warranted.



Item 3 - Item 1 (Picture)



Item 3 - Item 2 (Picture)

GFCI CONDITIONS (GROUND FAULT CIRCUIT INTERRUPTERS)

Inspected

Action Items

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

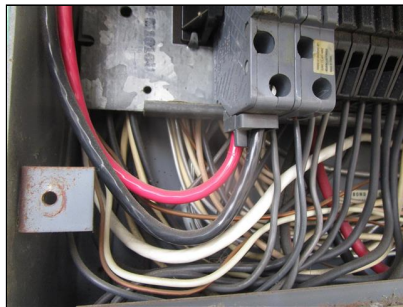


Item 4 - Item 1 (Picture)

WIRING

Inspected

- 5 Aluminum wire is installed on 120 VAC branch electrical circuits in the subject house. These single strand, branch circuit ☒ aluminum wires were used widely in houses during the mid 1960s and 1970s. According to the U.S. Consumer Product Safety Commission, problems due to expansion can cause overheating at connections between the wire and devices (switches and outlets) or at splices, which has resulted in fires. For further information on aluminum wiring contact the U.S. Consumer Product Safety Commission via the Internet at <http://www.cpsc.gov/> . It is recommended that the electrical system be evaluated by a licensed electrician.



Item 5 - Item 1 (Picture)

10. Interiors

CEILINGS

Inspected

- 6 Water stain/damage is present in the master bedroom ceiling. The source of the leak should be identified and necessary ☒ repairs performed before any attempt is made to restore surface appearance. A technician should repair as needed.

Action Items



Item 6 - Item 1 (Picture)




Item 6 - Item 2 (Picture)

11. Kitchen


DISHWASHER and AIR GAP

Inspected

- 7  The dishwasher door springs are damaged. A qualified technician should repair/replace as needed.

MICROWAVE

Inspected

- 8  The microwave oven door is damaged. A qualified technician should repair or replace as needed.



Item 8 - Item 1 (Picture)




Item 8 - Item 2 (Picture)

12. Bathrooms

SHOWER ENCLOSURE(S)

Inspected

- 9  The shower enclosure door at the downstairs guest bathroom shower/tub hits the towel rack. The glass door could be broken. A qualified technician should repair or replace the enclosure as needed.



Item 9 - Item 1 (Picture)



Item 9 - Item 2 (Picture)


Action Items

Consideration Items

1. Introductory Notes


PERMITS

Inspected

- 1  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

Inspected

- 2  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.

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.

SHOULD I TEST FOR MOLD?

The Environmental Protection Agency does not recommend testing as a first step to determine if you have a mold problem. Reliable air sampling for mold can be expensive and requires expertise and equipment that is not available to the general public. Property owners generally will need to pay a contractor to carry out such sampling, because insurance companies and public health agencies seldom provide this service. Mold inspection and cleanup is usually considered a housekeeping task that is the responsibility of the owner or landlord, as are roof and plumbing repairs, house cleaning, and yard maintenance. Another reason the health department does not recommend testing for mold contamination is that there are few available standards for judging what is an acceptable quantity of mold for any of the thousands of species. In all locations, there is some level of airborne mold both indoors and outdoors. Because individual susceptibility varies so greatly, sampling is at best a general guide.

The simplest way to deal with a suspicion of mold contamination is, if you can see or smell mold, you likely have a problem and should take steps outlined below. Mold growth is likely to recur unless the source of moisture that is allowing mold to grow is removed and the contaminated area cleaned.

If you have concerns about mold and or other indoor air quality issues we recommend that you contact specialists in the field such as the Centers for Disease Control, the Environmental Protection Agency and other true experts. Be prepared to receive differing opinions from different experts.

For further information regarding mold and other indoor air contaminants we recommend that you visit the CDC website at: <http://www.cdc.gov> or the EPA at: <http://www.epa.gov/iaq/molds>

3. Exterior

LIMITATIONS: EXTERIOR

Inspected

Consideration Items

- 3 The wall at the both sides of the property is a common wall attached to the adjoining property. The wall is concealed by finished surfaces and was not inspected.

PATIOS and COVERS

Inspected

- 4 The patio has cracks. The damaged areas should be evaluated and repaired as needed.



Item 4 - Item 1 (Picture)

WALL CLADDING AND TRIM

Inspected

- 5 Sections of the stucco at the front of the building are deteriorated.
- A qualified plastering technician should evaluate the stucco and make repairs or modifications as necessary.



Item 5 - Item 1 (Picture)

WINDOWS

Inspected

- 6 A window screen is damaged at the front entry. All window screens should be repaired or replaced as necessary.



Item 6 - Item 1 (Picture)

FENCES and GATES

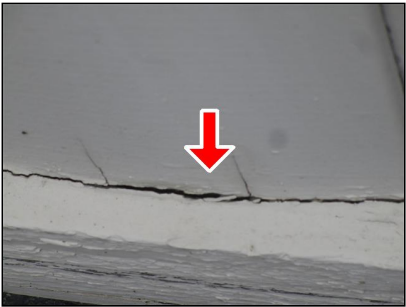
Inspected

- 7 The sliding gate at the front of the property is damaged and deteriorated.
- The gate should be repaired or replaced as needed.

Consideration Items



Item 7 - Item 1 (Picture)




Item 7 - Item 2 (Picture)

4. Roofing


CLIENT INFORMATION

Inspected

- 8  Branches from the surrounding trees are overhanging the roof, or are in contact with the roof surface. This can provide a route onto the roof and into the attic for pests. Nearby trees should be kept pruned.



Item 8 - Item 1 (Picture)


- 9  There is an accumulation of vegetation on the roof. This can promote deterioration of the roofing materials. Removal of the vegetation is recommended.



Item 9 - Item 1 (Picture)

LIMITATIONS: ROOFING

Inspected

- 10  The roof over this building is a common area element. It was not inspected.
- We strongly suggest that you consult with the Owner's Association regarding financial reserves and maintenance schedules for all common area elements.

Consideration Items



Item 10 - Item 1 (Picture)

5. Plumbing

CLIENT INFORMATION

Inspected

- ☒ 11 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.
- ☒ 12 Our inspections may only detect the presence of visible leaks, i.e. leaks may go undetected within wall, floor, or ceiling cavities, or may go undetected at exterior and underground locations.

MAIN WATER SHUT-OFF

Inspected

- ☒ 13 The main water shutoff valve is located at the rear of the building. We note the type of shutoff valve (gate / ball valve) and its location only. Testing the valve to determine if it functions and shuts off all of the water to the house is outside the scope of an inspection.



Item 13 - Item 1 (Picture)

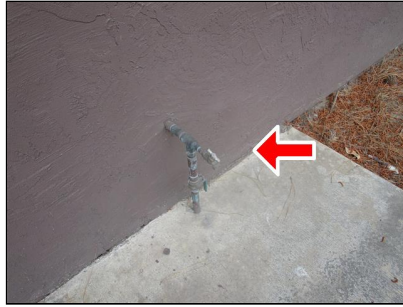
- ☒ 14 The lack of a pressure regulator on the water supply could hasten the deterioration of packing nuts and seat washers in the valves in the plumbing system and appliances attached to it. In addition, high pressure can cause water hammer and other damage to fixtures related to hydraulic shock. Consideration should be given to installation of a pressure regulator in the water supply in accordance with present industry standards.

PLUMBING WATER SUPPLY

Inspected

- ☒ 15 Backflow prevention devices are now required on exterior hose bibbs to prevent contamination of the domestic water supply. These devices are inexpensive and available at most hardware stores. Consider upgrading the hose bibbs by installing backflow devices.

Consideration Items



Item 15 - Item 1 (Picture)

WATER HEATER : LIMITATIONS

Inspected

- 16 Valves may leak when operated after a period of inactivity. For this reason, we did not test valves during the inspection.
17 The design of electric water heaters does not lend itself to internal inspection. We cannot estimate its life expectancy.
18 The water heater was functional at the time of the inspection.

WATER HEATER

Inspected

- 18 There is no exterior routed catch pan drain installed at the water heater. A pan with an exterior routed drain is required by some jurisdictions when the appliance is located inside the foundation foot print of the structure. If the water heater leaks, the water will flood the floor or crawlspace. Consider installing a properly routed drain pipe.



Item 18 - Item 1 (Picture)

6. Electrical

CLIENT INFORMATION

Inspected

- 19 Testing the function of the main disconnect is not in the scope of this inspection.

LIMITATIONS: ELECTRICAL

Inspected

- 20 One or more light fixtures on the exterior of the structure is controlled by a sensor. The sensors work by motion or photo cells that come on at darkness. Testing of these devices is not within the scope of this inspection. Verification of their function at night is recommended.

Consideration Items



Item 20 - Item 1 (Picture)

- 21 Because of the presence of personal belongings, access was restricted and some of the receptacles were not inspected.

7. Heating and Cooling

ELECTRIC and RADIANT HEAT SYSTEMS

Inspected

- 22 The electric heater at the bedrooms and living room worked when tested.

8. Attic

LIMITATIONS OF ATTIC ACCESS

Inspected

- 23 The roof structure is inaccessible, and not available to view anywhere in the structure. Thus, the structural components of the roof, and the insulation if any, could not be identified.

9. Garage

LIMITATIONS ABOUT INSPECTING the GARAGE

Inspected

- 24 The presence of personal items limited access to the garage at the time of this inspection.
- A "walk through" is recommended when the areas is cleared and accessible, prior to the close of escrow.

10. Interiors

INTERIOR INSPECTION LIMITATIONS

Inspected

- 25 We could not confirm or rule out the presence of proper fire-rated walls between the units. The original plans and specifications might be available for review to verify that such protection was originally intended. Or, the client can consult with the Owner's Association to determine whether or not adequate firewalls are in place.

CEILINGS

Inspected

- 26 There is evidence of previous patching and/or repairs to the finished ceiling at the water heater closet. Ask the owner what caused the damage and what repairs were done.

Consideration Items



Item 26 - Item 1 (Picture)

WALLS

Inspected

- 27 The drywall is damaged at the water heater closet. A qualified technician should make any needed repairs.



Item 27 - Item 1 (Picture)

DOORS

Inspected

- 28 One or more interior doors have no door stop. A stop or bumper should be installed on each door to help prevent damage to the surfaces behind the door.



SMOKE DETECTORS/CO DETECTOR

Inspected

- 29 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.



12. Bathrooms

WASH BASIN(S)

Inspected

- 30 The drain at the downstairs guest bathroom sink is slow. The trap on the wash basin should be cleaned or snaked. A qualified technician should do the work.




Consideration Items



Item 30 - Item 1 (Picture) LEFT BASIN

SHOWER WALLS

Inspected


- 31  Joint caulking in and around the tub/shower at the downstairs guest bathroom is mildewed. Mildewed joints should be scraped clean, treated to eliminate the mildew, and then re-caulked. This should reduce the potential for moisture penetration into the walls.



Item 31 - Item 1 (Picture)

BATHTUB(S)

Inspected

- 32  The first floor guest bathroom bathtub drain stop and/or related parts are missing. A qualified technician should make repairs or modifications as necessary.




Item 32 - Item 1 (Picture)

13. Laundry

CLIENT INFORMATION

Inspected

- 33  We did not test the clothes washer hot and cold water faucets because they were inaccessible, blocked by or connected to the occupant's appliances, or had no means of turning on the water supply without risk of wetting the wall or floor. Have the owner demonstrate the function of the faucets if there is any question.

Consideration Items

- 34** The clothes washer drain was not tested because it was inaccessible, blocked by or connected to the occupant's appliances, or had no means of turning on the water supply without risk of wetting the wall or floor. Have the owner demonstrate the function of the drain if there is any question.

VISIBLE CLOTHES DRYER VENT

Inspected

- 35** The clothes dryer vent clogged with lint or debris. A qualified technician should make any needed repairs or modifications



Item 35 - Item 1 (Picture)

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