

Seller Property Questionnaire

6(K) Material facts or defects affecting the Property

1. There is a crack (approximately 1" of separation) in the patio cement under the deck. It was present when we purchased the house in 2015. We noticed it when we had the old deck removed. This area is not part of the house foundation, so we opted to replace the deck rather than repair the crack.
2. The fireplace has a gas line that as far as we know was never connected. We have only used it as a wood-burning fireplace.
3. Pool repairs were completed in July 2024 (see 1.2 The Property Inspection Pros report):
 - a. There are two areas on the floor of the pool that were patched due to rusting of rebar.
 - b. Some areas around the steps were patched due to chipping of plaster.
 - c. There is a horizontal crack in the tile area above the steps that was filled in.
4. The drain between the two upstairs showers has clogged approximately 5-6 times since we moved in (August, 2015).
5. Roots infiltrated the main line shortly after we purchased the house in 2015. We invested in a double-sweep cleanout and replacement of the affected area of the main sewer line (EBP Plumbing, Nov 2017). Since then, the City of San Diego installed another cleanout to the main line in the street.
6. Electrical outlets and wiring were repaired (Feb, 2024) in the wall between the kitchen and the room by the dining area. See attached invoice.
7. We believe that our home is within, but right on the boundary of the Residential Project Block 7T utility undergrounding project. More info can be found at <https://www.sandiego.gov/undergrounding>. As of the latest newsletter (12/1/2023), trenching is estimated to begin Fall 2024.
8. There are some scratches in the family room floor that are completely covered by our couch (see Figure 1, right).



9. There is some water damage to the flooring in the dining area due to overwatering of a potted plant (see Figure 2).



10. Water mitigation in the kitchen was performed in May, 2021 due to a loose overflow pipe in the upstairs bathroom. There was no mold present. The repair was completed by Proform Interiors and paid for by homeowner's insurance. See attached.
11. Vegetation against the house was trimmed back in June, 2024 (see 2.6.2 Triton Home Inspection Report).
12. Damaged drywall in the garage was repaired in June, 2024 (see 4.4.1 Triton Home Inspection Report).
13. Missing cover plates in the garage were replaced in May, 2025 (see 6.5.1 Triton Home Inspection Report).
14. High water pressure was repaired by EBP Plumbing March, 2024 (see 7.4.1 Triton Home Inspection Report).
15. Regarding the recommendation to remove material that may contain asbestos (see 8.2.1, 12.5.1 Triton Home Inspection Report), our HVAC contractor WeCare recommended that we not perform asbestos abatement when they replaced the furnace in 2016. We confirmed that recommendation with the EPA: "Material that is in good condition and will not be disturbed (by remodeling, for example) should be left alone." —<https://www.epa.gov/asbestos/protect-your-family-exposures-asbestos>
16. The main sewer line was cleaned by hydro jet (EBP Plumbing, March 2024). The issue with the pipe appearing to be "delimited [sic]/ deteriorated" was referred to the City of San Diego in July 2024, since this was likely related to a recent repair performed under a City contract within the last few years; an outcome is pending (see 2.4 The Property Inspection Pros report). The City of San Diego replaced a section of the main sewer line where it connects in the street (May 2025).
17. Three upstairs rooms were painted (July 2024)
18. Carpeting and pad were replaced in the stairway and upstairs (June 2024)
19. Shutter repairs are needed in the living/family room and upstairs bedrooms.
20. Drywall repairs and paint completed by homeowners in downstairs bedroom/bonus room (Apr 2025)
21. Upstairs bedroom painted by homeowner (Apr 2024)
22. Upstairs bathroom drywall moisture resolved by Thuro-Dry Flood Services (Sep 2024). See § 10.4.4 WALLS, Home Inspection from Sep 2024.
23. Upstairs bathroom: baseboards replaced and re-painted by homeowner (May 2025)