

## SUMMARY

3511 Cameo Dr. Unit 75, Oceanside, CA 92056

Todd Moeller

September 20, 2022

Robert Kruger  
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Client: Todd Moeller

Realtor: Todd Moeller

Inspection Address: 3511 Cameo Dr. Oceanside, CA 75, Oceanside, CA 92056

Inspection Date: 09/20/2022

Inspected By: Robert Kruger

*This inspection Summary Report is intended to provide a convenient and cursory preview of the conditions and components that we have identified. It is obviously not comprehensive, and should not be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of components or features that may not appear in this summary. Also, the service recommendations that we make in this summary and throughout the report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.*

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### *Components and Conditions Needing Service*

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#### 🔴 9.4.1 HEATING & COOLING - Furnace Burners: Not Evaluated

Not evaluated.

#### 🔴 10.5.1 ELECTRICAL - Electrical Sub-Panels: Unsealed openings in electrical panel enclosure

There are unsealed openings in the back of the panel enclosure. This type of panel is rated for both indoor and outdoor use. The openings in the panel enclosure should be sealed to prevent water intrusion into the panel. I recommend evaluation by a licensed electrical contractor.

#### 🔴 10.6.1 ELECTRICAL - Doorbell: Doorbell inoperable

The doorbell did not respond to the controls. I recommend evaluation by a licensed contractor.

#### 🔴 10.7.1 ELECTRICAL - GFCI Protection: Bathroom electrical receptacles not 'GFCI' protected

The bathroom electrical receptacles are not protected by 'GFCI' devices. I recommend evaluation by a licensed electrical contractor.

#### 🔴 10.7.2 ELECTRICAL - GFCI Protection: Exterior electrical receptacles not 'GFCI' protected

The exterior electrical receptacles are not protected by 'GFCI' devices. I recommend evaluation by a licensed electrical contractor.

#### ⊖ 10.8.1 ELECTRICAL - Electrical Notes: Missing Receptacle Cover Plates

There is a missing electrical device cover plate under the kitchen sink. I recommend evaluation and repair.

#### ⊖ 11.4.1 INTERIOR - Windows: Screen Removed

The screens have been removed from all the windows. I recommend replacing the window screens.

#### ⊖ 11.8.1 INTERIOR - Fireplace: Fireplace damper not permanently open

A vented natural gas log set has been installed within the fireplace. The damper has not been blocked permanently open, as required. I recommend evaluation by a licensed contractor.

#### ⊖ 13.6.1 BATHROOM - Tub/Shower Walls: Caulking/grout deteriorated

The caulking and/or grout at the shower floor/walls is deteriorated. I recommend evaluation by a licensed contractor.

#### ⊖ 14.6.1 BATHROOM - MASTER BATHROOM - Tub/Shower Walls: Caulking/grout deteriorated

The caulking and/or grout at the shower floor/walls is deteriorated. I recommend evaluation by a licensed contractor.

#### ⊖ 14.8.1 BATHROOM - MASTER BATHROOM - Bath Ventilation: Not working

The ceiling fan was not operational at time of inspection. Recommend further evaluation by general contractor.

#### ⊖ 15.8.1 GARAGE - Garage Electrical: Garage electrical receptacles not 'GFCI' protected

The garage electrical receptacles are not protected by 'GFCI' devices. I recommend evaluation by a licensed electrical contractor.

#### ⊖ 15.8.2 GARAGE - Garage Electrical: Exposed non-metallic sheathed cable

There is exposed and unprotected non-metallic sheathed cable in accessible locations within the garage. Non-metallic sheathed cable must be protected from damage when installed in exposed and accessible locations. I recommend further evaluation by a licensed electrical contractor.