



PIVOT PROPERTY INSPECTION

714-992-6363

rob@pivotpropertyinspection.com

<http://www.pivotpropertyinspection.com>



PROPERTY INSPECTION REPORT

3511 Cameo Dr. Unit 75
Oceanside, CA 92056

Todd Moeller
SEPTEMBER 20, 2022



Inspector

Robert Kruger

InterNACHI Certified Home Inspector

714-992-6363

rob@pivotpropertyinspection.com



Agent

Todd Moeller

Seven Gables Real Estate

(714) 404-9540

todd@theocexperts.com

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SUMMARY

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.

This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

Components and Conditions Needing Service

- ⊖ 9.4.1 HEATING & COOLING - Furnace Burners: Not Evaluated
- ⊖ 10.5.1 ELECTRICAL - Electrical Sub-Panels: Unsealed openings in electrical panel enclosure
- ⊖ 10.6.1 ELECTRICAL - Doorbell: Doorbell inoperable
- ⊖ 10.7.1 ELECTRICAL - GFCI Protection: Bathroom electrical receptacles not 'GFCI' protected
- ⊖ 10.7.2 ELECTRICAL - GFCI Protection: Exterior electrical receptacles not 'GFCI' protected
- ⊖ 10.8.1 ELECTRICAL - Electrical Notes: Missing Receptacle Cover Plates
- ⊖ 11.4.1 INTERIOR - Windows: Screen Removed
- ⊖ 11.8.1 INTERIOR - Fireplace: Fireplace damper not permanently open
- ⊖ 13.6.1 BATHROOM - Tub/Shower Walls: Caulking/grout deteriorated
- ⊖ 14.6.1 BATHROOM - MASTER BATHROOM - Tub/Shower Walls: Caulking/grout deteriorated
- ⊖ 14.8.1 BATHROOM - MASTER BATHROOM - Bath Ventilation: Not working
- ⊖ 15.8.1 GARAGE - Garage Electrical: Garage electrical receptacles not 'GFCI' protected
- ⊖ 15.8.2 GARAGE - Garage Electrical: Exposed non-metallic sheathed cable

1: REPORT LIMITATIONS

Information

About this Inspection

This report is intended only as a general guide to help the client make his/her own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. **No disassembly or equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed.** All components and conditions, which by the nature of the location are concealed, camouflaged or difficult to inspect, are excluded from the report. Regardless of the age of the building we recommend inquiring with the local building authority regarding any permits and inspection records with final signatures for the original building and for any changes, remodels or additions that may have been made to the building or its component systems.

ITEMS NOT INSPECTED: Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity); zoning ordinances; intercoms; security systems; lawn sprinkler systems; structural engineering; geological or soil conditions; sump pumps; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection. The inspection report should not be construed as a compliance inspection or any governmental or non-governmental codes or regulations.

The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts, but performed to the industry standards as set by the CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION (CREIA). This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience. We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

DISPUTE RESOLUTION: Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration by an arbitrator who is familiar with the home inspection industry, and shall be submitted for binding, non-appealable arbitration to Construction Dispute Resolution Services, LLC or Resolute Systems, Inc. **REINSPECTION RIGHT:** In the event of a claim, the Client will allow the Inspection Company three (3) working days to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

REPORT TERMINOLOGY

APPEARS SERVICEABLE: An item, system or area that based on our visual observation of the accessible areas looks like it was properly installed and is in a condition capable of being used without needed immediate repairs. There are often several steps involved in the proper installation of components or systems that cannot be determined by a visual inspection.

DAMAGED: An item, system or area that is typically beyond repair and must be replaced.

DETERIORATED: An item, system or area that reached the end of its useful life, or sometimes prematurely due to improper installation or care. It may be possible to repair the item at this stage to maximize its service life. **REPAIR OR REPLACE:** An item, system or area that is damaged or deteriorated. While some items can be repaired, it may be more cost effective to replace with a newer modern or safer item or system.

2: CLIENT AND SITE INFORMATION:

Information

Date of Inspection:

09/20/2022

Time of Inspection:

10:00 am

Client:

Todd Moeller

Realtor/Buyers Agent:Todd Moeller ~ (714) 404-9540
todd@theocexperts.com**Inspection Location:**3511 Cameo Dr. Oceanside, CA
75, Oceanside, CA 92056**Inspected By:**

Robert Kruger

Weather:

Clear

Soil Conditions:

Dry

Temperature:

78 degrees

Type of Property:The property is an attached
condominium/townhome**The Property is:**

Occupied

Water Source:

Public

Sewage Disposal:

Public

Utilities Status:Power/Electric is on at the main
panel., The natural gas service is
on., The water service is on.**Age of house:**The property was built in
Unknown.**Age of Roof:**

25 years

Present for Inspection:

Sellers Agent, Seller

3: GROUNDS

Information

Grounds

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any references to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Testing and evaluation of the barbeque is beyond the scope of this inspection.

Driveway: Materials

Asphalt

Driveway: Driveway Serviceable

The driveway appears to be in serviceable condition.

Sidewalk: Materials

Concrete

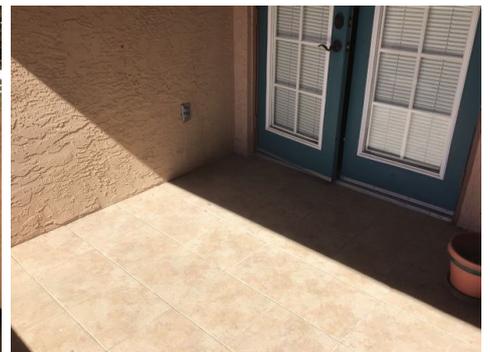


Sidewalk: Serviceable

The sidewalk(s) appear to be in serviceable condition.

Patio: Materials

Concrete



**Patio: Serviceable**

The patio areas appear to be in serviceable condition. There is cracking in the concrete.

4: EXTERIOR

Information

Exterior

Areas hidden from view by vegetation or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in all stucco surfaces. Foundations may have minor cracks and typically do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow surface and roof water to flow away from the foundation. All concrete experiences some degree of cracking due to shrinkage in the drying process.

Testing and evaluation of the sprinkler and irrigation system operation are beyond the scope of this inspection.

Association Maintained

THE EXTERIOR PORTIONS OF THE PROPERTY THAT ARE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (WALLS, TRIM, GUTTERS/DOWNSPOUTS, SUB-SURFACE DRAIN PIPING, ETC.) ARE NOT A PART OF THIS INSPECTION. ANY ISSUES REGARDING THESE ITEMS SHOULD BE BROUGHT UP TO THE HOMEOWNER'S ASSOCIATION.

Exterior Walls: Structure

Wood Frame

Exterior Walls: Cladding Materials

Stucco

Exterior Walls: Serviceable

The exterior walls appear to be in serviceable condition.

Exterior Trim: Material

Stucco

Exterior Trim: Serviceable

The exterior trim appears to be in serviceable condition.

Chimney: Material

Metal

Chimney: Serviceable

The chimney appears to be in serviceable condition.

Hose Faucets/Spigot: Serviceable

The hose faucets/spigot(s) appear to be in serviceable condition. The hose faucets are not the anti-siphon type.

5: FOUNDATION, GRADING AND DRAINAGE

Information

Grading, Drainage, and Foundation

Sections of the foundation and structural components of the building are inaccessible because they are installed below grade or behind walls. Assessing the structural integrity of a building is beyond the scope of a typical home inspection. We make no representations as to the internal conditions or stabilities of the soils, concrete footings and foundations. The inspector's evaluation takes into account the age of the building and the typical construction standards of that time, older structures lack many of the modern frame and seismic connections.

Grading and Surface Drainage: Level Site

The building site is a level location. The grading and surface drainage adjacent to the house appears to be in serviceable condition.

Grading and Surface Drainage: Site drainage and geological conditions

Evaluation of the site drainage and geological conditions are beyond the scope of this inspection. Additional information regarding the site drainage and geological conditions can be obtained by consulting with a licensed geotechnical engineer.

Sub-Surface Drainage: Beyond the scope

A sub-surface drainage system is noted around the exterior of the house. Testing and evaluation of the sub-surface drainage system is beyond the scope of this inspection.

Foundation: Type

Poured concrete; slab on grade

Foundation: Slab on grade - Serviceable

The slab on grade foundation is not visible due to tile, carpet and floor covering. However, there is no readily visible problem noted today and the foundation appears to be in serviceable condition.

6: ROOF SYSTEM

Information

Roof System

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. Testing of gutters, downspouts and sub surface drain piping is beyond the scope of our inspection.

Roof : Association Maintained

THE ROOF WAS NOT INSPECTED AT THIS TIME. MAINTENANCE OF THE ROOF IS THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. ANY ISSUES REGARDING THE ROOF SHOULD BE BROUGHT TO THE ATTENTION OF THE HOMEOWNER'S ASSOCIATION.



Roof : Materials

One-piece clay tiles

Roof : Style

Hip and Gable roof

Roof Flashings and Penetrations: Serviceable

The exposed flashings appear to be in serviceable condition.

7: PLUMBING

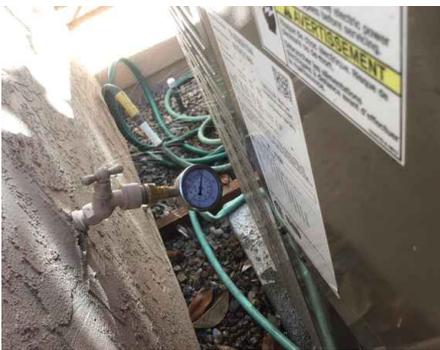
Information

Plumbing

Water quality of hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. Private waste disposal systems (septic) are not part of our inspection. Review of these systems requires a qualified specialist. Older fixtures should be budgeted for replacement.

Testing and evaluation of the water filtration system is beyond the scope of this inspection.

The water pressure was approx
45-50 psi



Main Water Supply Piping & Shut-Off Valve: Location

Southwest corner of house

Ask homeowner or HOA what valve controls the unit.



Main Water Supply Piping & Shut-Off Valve: Material

1" Copper piping

Water Supply Piping: Material

Copper piping

Water Supply Piping: Serviceable

The visible water supply piping appears to be in serviceable condition.

Waste Piping: Material

ABS plastic

Waste Piping: Serviceable

The visible waste and vent piping appears to be in serviceable condition.

Fuel System Meter: Type

Natural gas

Fuel System Meter: Serviceable

The natural gas meter and shut off valve appear to be in serviceable condition.

8: WATER HEATER

Information

Water Heater: Water Heater Photo with Make/Model

Model #GU6140T 400

Serial #1720106175680

Mfg. Date: 05/2017



Water Heater: Serviceable

The water heater appears to be in serviceable condition.

Size and Type

40 gallon - Natural gas - tank type

Location

Exterior closet at east side of house

Manufacturer

American Water Heater Company

Burner Flame: Status

Appears Typical

Combustion Air: Status

Available

Fuel System: Gas service operable

The natural gas supply to the water heater is operable.

Strapped/Braced: Properly strapped

The water heater is property strapped to resist seismic activity.

Water Shut off Valve: Serviceable

The water shut off valve appears serviceable.

Water supply connections : Serviceable

The hot and cold water supply connections at the top of the water heater appear to be in serviceable condition.

Vent Piping: Serviceable

The vent system appears serviceable.

Temperature Pressure Relief Valve: Serviceable

The temperature pressure relief valve appears serviceable with proper discharge piping installed.

Drip Pan: Drip Pan Installed

A drip pan has been installed below the water heater and appears to be in serviceable condition.

9: HEATING & COOLING

Information

Heating & Cooling

The inspector is not equipped to fully inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector cannot light pilot lights. Safety devices are not tested by the inspector. NOTE: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. We do not perform pressure tests on A/C systems, therefore, no representation is made regarding coolant charge or line integrity. Subjective judgement of system capacity is not a part of this inspection. Normal service and maintenance is recommended on a yearly basis.

Make/Model - Furnace

Advanced

Model #AM3608T

Serial #7114F13295



Make/Model - Air Conditioner

York

Model # YHJD36S41S4A

Serial #W1D4577474

Mfg. Date: 4/2001



Furnace: Location

Hallway

Furnace: Approximate BTU's

36000

Furnace: Heating type

Hydronic heat with forced air fan coil

Furnace: Fuel type

Electric

Furnace: Serviceable

The furnace appears to be in serviceable condition.

Furnace Venting: Serviceable

The vent system appears to be in serviceable condition.

Combustion Air: Available

Combustion air is available.

Air Distribution System: Serviceable

Air distribution is achieved by ducts and registers. The air distribution system appears to be in serviceable condition.

Furnace Air Filters: Serviceable

The air filter appears to be in serviceable condition.

Thermostat: Serviceable

Hallway

The thermostat appears to be in serviceable condition.



Air Conditioning: Location

South side of exterior

Air Conditioning: Type

Split system

Air Conditioning: Electrical

There is an electrical disconnect present.

Air Conditioning: Serviceable

The air conditioning condenser appears to be in serviceable condition.

Observations:

9.4.1 Furnace Burners

NOT EVALUATED

Not evaluated.

10: ELECTRICAL

Information

General: Electrical Systems

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection. Smoke alarms should be installed in accordance with the manufacturer's instructions, and tested regularly. Testing and evaluation of the low voltage landscape lighting and security system is beyond the scope of the inspection.

A representative sample of switches and receptacles were tested and appear to be in serviceable condition with any exceptions noted below.

Electrical Service: Type

Underground

Electrical Service: Serviceable

The electrical service appears to be in serviceable condition. There is a ground present.

Main Electrical Panel: Location

Exterior - west side of the house

Main Electrical Panel: Main

breaker
100 amp



Main Electrical Panel: Main panel cabinet

Doors were locked at time of inspection. Contact HOA for keys and evaluation.

Main Electrical Panel: Grounding

There is a ground present

Main Electrical Panel: Breakers installed

There are breakers installed in the main electric panel.

Electrical Conductors: Entrance cables

Copper

Electrical Conductors: Branch wiring

Copper

Electrical Sub-Panels: Location

Hallway



GFCI Protection: GFCI at kitchen countertops - Serviceable (All)

The 'GFCI' receptacles at the kitchen countertops responded to the test buttons and appear to be in serviceable condition.

Electrical Notes: Representative sample of switches and receptacles checked

A representative sample of switches and receptacles were evaluated and appear to be in serviceable condition.

Observations:

10.5.1 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 Doorbell

DOORBELL INOPERABLE

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

10.7.1 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 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 Notes

MISSING RECEPTACLE COVER PLATES

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



11: INTERIOR

Information

Interior Components

The condition of the walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of the visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected.

Main Entry Door: Serviceable

The main entry door appears to be in serviceable condition. The hardware and weather stripping are serviceable.

Other Ext. Doors: Sliding Glass Door - Serviceable

The sliding glass door appears to be in serviceable condition.

Interior Doors: Serviceable

The interior doors appear to be in serviceable condition.

Windows: Type

Single glazed

Windows: Serviceable

The windows appear to be in serviceable condition.

Floors: Material

Tile, Engineered wood

Floors: Serviceable

The interior flooring appears to be in serviceable condition.

Interior Walls: Material

Drywall

Interior Walls: Interior walls serviceable

The interior walls appear to be in serviceable condition.

Ceilings: Material

Drywall

Ceilings: Serviceable

The interior ceilings appear to be in serviceable condition.

Fireplace: Location

Living room

Fireplace: Material

Factory Built

Fireplace: Valve location

On the wall adjacent to fireplace

**Smoke Alarm: Smoke Alarms - Single level Serviceable**

Current building safety standards require smoke alarms within each bedroom and in the hallway area immediately outside the bedroom. The smoke alarms are placed in the appropriate locations and within their useful lifespans.

Carbon Monoxide Alarm: Carbon monoxide alarms - Single level Serviceable

Current building safety standards require a carbon monoxide alarm in the hallway immediately outside the bedrooms. Carbon Monoxide alarms are placed in the appropriate locations.

Laundry: Location

Hallway

**Laundry: Water valves serviceable**

The hot and cold water shutoff valves appear to be in serviceable condition.

Laundry: Electrical

The 120-volt electrical receptacle appears serviceable and properly grounded.

Laundry: 220 volt Not Provided to Laundry Area

220-volt power is not provided to the laundry area.

Laundry: Gas Service and Shut off Valve

Natural gas service to the laundry room appears serviceable. There is a shut off valve present.

Laundry: Dryer venting

Dryer venting is provided.

Observations:

11.4.1 Windows

SCREEN REMOVED

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



11.8.1 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.



12: KITCHEN & APPLIANCES

Information

Kitchen

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. 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. Obtain a reputable Home Warranty Protection program to insure against future failure of any appliance that may occur after taking possession of the home.



Kitchen Sink: Serviceable

The kitchen sink appears to be in serviceable condition.



Kitchen Sink Plumbing: Water Serviceable

The water supply piping appears to be in serviceable condition.

Kitchen Sink Plumbing: Faucet Serviceable

The faucet appears to be in serviceable condition.

Kitchen Sink Plumbing: Waste serviceable

The waste piping within the cabinet below the sink appears to be in serviceable condition.

**Garbage Disposal: Serviceable**

The garbage disposal appears to be in serviceable condition.

Dishwasher: Serviceable

The dishwasher appears to be in serviceable condition. The top and bottom racks appear to be serviceable.

**Ranges/Ovens/Cooktops:
Cooktop**

Gas

Ranges/Ovens/Cooktops: Oven
single oven**Microwave Oven: Serviceable**

The microwave appears to be in serviceable condition.

**Kitchen - General: Cabinets**

The kitchen cabinets appear to be in serviceable condition.

Kitchen - General: Flooring

The kitchen flooring appears to be in serviceable condition.

Refrigerator: Limitation

Testing and and evaluation of the refrigerator is beyond the scope of this inspection.

13: BATHROOM

Information

General: Bathrooms

Shower pans are visually checked for leakage but leaks do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.



Sink(s): Serviceable

The sink appears to be in serviceable condition.

Sink Plumbing: Water Supply Piping Serviceable

The water supply piping under the sink(s) appear to be in serviceable condition.

Sink Plumbing: Waste piping Serviceable

The waste piping under the sink(s) appears to be in serviceable condition.



Sink Plumbing: Faucet Serviceable

The faucet(s) appear to be in serviceable condition.

Toilet: Serviceable

The toilet appears to be in serviceable condition.

Tub/Shower Fixtures: Serviceable

The tub/shower fixture appears to be in serviceable condition.

**Shower Enclosure: Serviceable**

The shower enclosure appears to be in serviceable condition. The glass appears to be tempered safety glass.

Bath Ventilation: Serviceable

The bathroom ventilation appears to be in serviceable condition.

Counter and Cabinet: Serviceable

The countertop and cabinets appear to be in serviceable condition.

**Observations:**

13.6.1 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: BATHROOM - MASTER BATHROOM

Information

General: Bathrooms

Shower pans are visually checked for leakage but leaks do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.



Sink(s): Multiple Sinks

The sinks appear to be in serviceable condition.



Sink Plumbing: Water Supply Piping Serviceable

The water supply piping under the sink(s) appear to be in serviceable condition.

Sink Plumbing: Waste piping Serviceable

The waste piping under the sink(s) appears to be in serviceable condition.



Toilet: Serviceable

The toilet appears to be in serviceable condition.

Tub/Shower Fixtures: Serviceable

The tub/shower fixture appears to be in serviceable condition.

**Shower Enclosure: Serviceable**

The shower enclosure appears to be in serviceable condition. The glass appears to be tempered safety glass.

Counter and Cabinet: Serviceable

The countertop and cabinets appear to be in serviceable condition.

Observations:

14.6.1 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 Bath Ventilation

NOT WORKING

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



15: GARAGE

Information

Description

Single-car

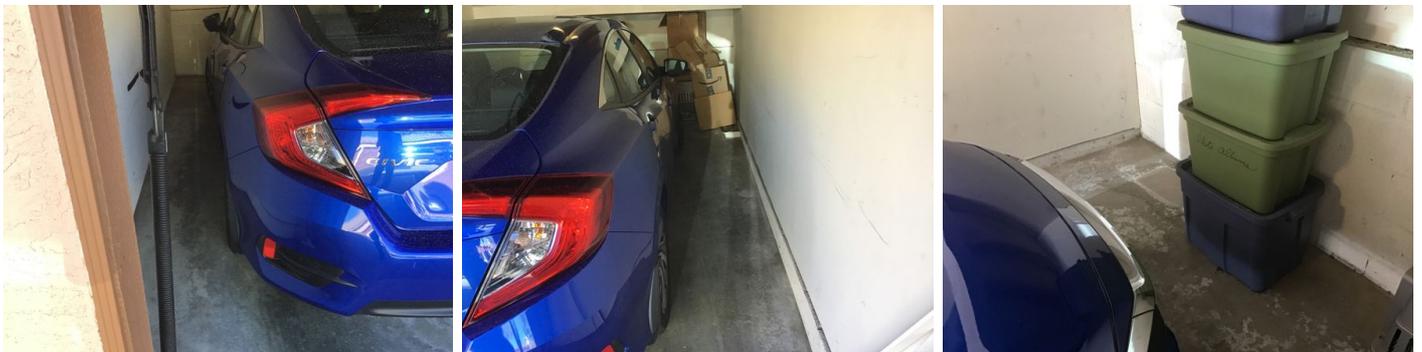


Garage Floor: Materials

Concrete

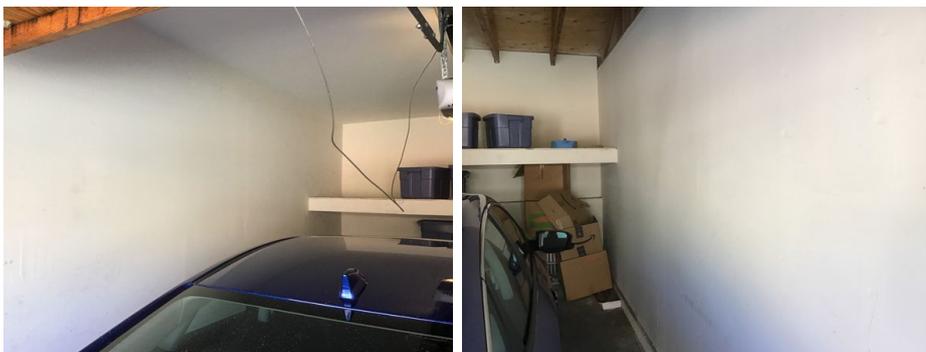
Garage Floor: Visible portions serviceable

The visible portions of the garage floor appear to be in serviceable condition. The view is partially blocked by the current occupants' personal belongings. There is cracking in the concrete. I recommend carefully checking the entire garage once the current occupants' belongings are removed and prior to the close of escrow.



Garage Walls and Ceiling: Walls - Serviceable

The garage walls appear to be in serviceable condition.



Garage Walls and Ceiling: Ceilings - Serviceable

The garage ceiling appears to be in serviceable condition.

Garage Ventilation: Serviceable

Garage ventilation is provided and in serviceable condition.

Door to Living Space: Not Applicable

Not applicable.

Exterior Door: Not Applicable

Not applicable.

Vehicle Door: Serviceable

The roll-up garage doors appear to be in serviceable condition.

Automatic Opener: Serviceable

The garage door openers appear to be in serviceable condition. The automatic reverse features functioned properly.

Garage Electrical: Serviceable

The garage electrical appears to be in serviceable condition.

Observations:

15.8.1 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 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.