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Page 1

Report: MICHAEL JAYOC

Confidential Inspection Report

475-169 MIDWAY DRIVE

Escondido, CA 92027

December 10, 2025



Prepared for: MICHAEL JAYOC

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.



Report: MICHAEL JAYOC **Address:** 475-169 MIDWAY DRIVE

Page 2



Inspection Table of Contents

Summary	4
GENERAL INFORMATION	15
GROUND	18
EXTERIOR - FOUNDATION	20
ROOF SYSTEM	23
ELECTRICAL SYSTEM	25
HEATING - AIR CONDITIONING	28
PLUMBING SYSTEM	31
KITCHEN - APPLIANCES	36
BATHROOMS	41
INTERIOR ROOMS AS A GROUP	44
LAUNDRY AREA	46
GARAGE - CARPORT	47
INTERIOR ROOMS	48



Report: MICHAEL JAYOC Address: 475-169 MIDWAY DRIVE

December 10, 2025

MICHAEL JAYOC
525 ANCHOR WAY
Carlsbad, CA 92008

RE: 475-169 MIDWAY DRIVE
Escondido, CA 92027



Dear MICHAEL JAYOC:

At your request, a visual inspection of the above referenced property was conducted on December 10, 2025 . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. **Hidden or concealed defects cannot be included in this report. Underground and Concealed Drains and Plumbing can not be evaluated by an Inspector.** Plumbing fixture flows are not determined for any fixture units.

We recommend a Video Camera Drain Inspection be performed of all buildings inspected.

Infra Red Imaging and moisture meters are used to evaluate only areas with visible water intrusion and/or Water Release symptoms, at the time of inspection. Such areas may have intermittent water problems.

We do not Guarantee any structure to be leak free.

ANY WATER RELATED SYMPTOMS Identified in this report should be considered active water intrusion and Evaluated by a Licensed Plumbing Contractor.

Inspection of drainage is limited to functional fixture performance within the structure.

No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service. We do not research appliance or product recalls. This inspection is not a code enforcement inspection. **No Determination is made as to permits for past work. Questions regarding Building Permits, must be directed to the Local Building Authority Having Jurisdiction.**

Specific materials identification is beyond the scope of this inspection. If material types such as wood species, wood or laminates or types of tiles, carpets or drywall/plaster are important to you please have an expert in that material make the identification for you.

We recommend that you inquire as to all insurance claims made regarding the entire property as part of due diligence.

No determination is made of which gas, water or Drainage lines are active.

No determination is made of which electrical lines are active.

Always inquire as to previous repair history of the property before the close of Escrow.

Neighboring Tennants should be queried for additional History of Leaks or other Problems, prior to the Close of Escrow if applicable.

THIS FIRM DOES NOT TEST FOR MOLD, LEAD OR ASBESTOS or RADON presence.

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be



Report: MICHAEL JAYOC **Address:** 475-169 MIDWAY DRIVE

addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

IT IS STRONGLY RECOMMENDED, that you have appropriate licensed contractors evaluate each concern further and the entire system mentioned fully examined, for additional concerns that may be outside our INSPECTION STANDARDS or the Scope of our Inspection, BEFORE the close of escrow.

Please call our office for any clarifications or further questions.

Here is a list of major defects that need further evaluation or repair by Appropriately Licensed Contractors.

GENERAL INFORMATION

Client & Site Information:

Special Conditions

I recommend a mold inspection be performed by a certified firm.

Conditions are present that are conducive to the presence of mold.

THIS RESIDENTIAL OR COMMERCIAL inspection is a visual inspection only.

A mold inspection is done by a specialist which should be able to identify the presence of mold and the type of mold.

If mold is found they will specify remedial measures for you.

If the can not do this a company specializing in mold remediation and testing should be consulted, prior to the close of Escrow.

There appears to be active mold growing from walls and ceilings upstairs.

Musty odor noted in the home.

This is almost always caused by water or pet waste.

Water can be in the form of concealed leakage or high humidity due to poor ventilation, as well as other sources.

This inspection is a limited visual only inspection and does not test for mold or pet damage or conditions in concealed areas.

Further evaluation is recommended.

Buildings constructed prior to 1978 may contain **asbestos** or **lead paint** in various building materials.

Some of these materials were still in use for several years after 1978, while inventories were being depleted.

There is no specific cut off date for the presence of these materials.

It is beyond the scope of a visual inspection to identify chemical composition of construction materials

These types of inspections should be conducted by laboratories with trained technicians.

The EPA.gov website is a recommended website for such information and degree of risk.

We urge you to educate your self with the most current EPA data available.

This report does not identify the presence of these materials.

Building Characteristics:

Sewage Disposal:

COMMON AREA SYSTEM

This inspection is limited to areas that are viewable, within the home and above ground.

Evaluation of underground or otherwise concealed pipes, is not part of this inspection.

GROUNDS

Fences & Gates:

Condition:

FENCES, WALLS AND GATES ARE EXCLUDED FROM THE REPORT.

Inspection of these system is not covered by Contract and C.R.E.I.A.

Standards Of Practice as outlined in the Inspection Contract.

Landscaping:

Condition:



Not Inspected.

All sprinkler pipes and their routing should be reviewed with the seller, as well as control operations.

A complete demonstration should be requested prior to the close of escrow.

Landscape lighting and water features as well.

The C.R.E.I.A. Contract and Standards of Practice Specifically Excludes this and other Items.

EXTERIOR - FOUNDATION

Exterior Walls:

Materials & Condition:

Walls are constructed with,

Stucco.

This term is generic.

We do not identify the various stucco types of cladding systems or their coatings.

Identification of these systems requires the knowledge of a stucco application professional.

Determination of color coatings is not determined.

Viewed at from inside the Half bath.

Defects were noted at the time of inspection

Open gaps at the base of the exterior wall noted.

Pest ingress potential.

Repairs needed.

Flashing & Trim:

Weathering Noted.

Repair/Refinish as needed to prevent further deterioration of materials.

Exterior Doors:

Rear Entry Door(s):

Observations-

The threshold is severely deteriorated and needs replacement.

Screen door needs to be installed.

Chimney(s) As A Group:

Flue:

CREOSOTE noted, interior areas of fire place and flue.

Cleaning and re-evaluation needed, by a qualified chimney expert.

Inspection is incomplete due to surfaces being covered.

Foundation:

Materials & Condition:

No visible defects were noted at time of inspection, where viewable.

No structural failure symptoms were noted.

Interior floors, doors, walls and ceilings are checked.

Exterior windows, doors, walls, slabs and footings where viewable, are checked.

Materials which are concealed by Interior wood, tile, linoleum and carpeted flooring are not within the scope of this inspection.

Exterior areas concealed by soils, stored and decorative objects are not checked.

Such un-viewable areas may conceal damage.

Such as Footing Damage..



Therefore, an element of uncertainty exists, as to conditions in unviewable areas.
There is no way to check such concealed areas without removal of surface coverings or objects.

Slab Cracks are noted.

It is beyond the scope of a visual inspection to determine future movement of slab materials or time spans of any movement.

Living Room.

ROOF SYSTEM

Roof:

Condominium

Condominium Roofs are subject to the control of a home owners association.

All questions regarding roofing issues and/or history should be directed to that organization.

Condominium Roofing and Components on the Roof, are excluded from this inspection.

This inspection is limited to viewable areas beneath the roof.

See Walls, Ceilings and Attic sections.

Inspectors are prohibited from walking HOA controlled roof areas.

Gutters & Downspouts:

Type & Condition:

Extend all gutters and downspouts away from foundation areas or to drainage system.

This will help keep soils from softening.

Poor drainage can cause slab and foundation problems as well as water intrusion into the building.

Attic & Insulation:

Access:

None.

ELECTRICAL SYSTEM

Electrical Distribution Panels:

Subpanels:

Sub panel(s) are located at the Air conditioner(s)

Hall, Closet

There is one circuit noted that is not grounded

Improper screws with sharp points noted.

This can penetrate hot electrical wiring and cause an injury.

Labeling Bad.

Insufficient labeling of circuit breaker noted..

Complete labeling is recommended for emergency use.

Improper Grounding can prevent a circuit breaker from tripping when there is a circuit fault.

Potential for fire or shock hazards to occur.

Electrician is needed to further evaluate conditions..

Switches & Fixtures:

General:

Laundry Light fixture is damaged and needs replacement.

The services of a licensed electrician are recommended for further evaluation and corrections.



Missing Fixture bulbs.

Laundry:

The light installed in this room did not function using the wall switch. I did not determine if the switch is bad or if the light bulb is bad.

Electrical Outlets:

General:

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.

Even in the absence of a local code requirement to upgrade to GFCI's it makes safety sense for your protection.

The following locations do not have GFCI protection due to bad GFCI units, or a lack of GFCI units.

Kitchen counter tops.

Disposal

Dishwasher

Missing Trim plates throughout the home on both floors and at laundry.

HEATING - AIR CONDITIONING

Heating Equipment:

General Operation & Cabinet:

Original Equipment same age as home

Equipment is an older unit that has a very limited service life.

Unit is operable and produces appropriate discharge air temperatures in both the heating and air conditioning modes.

Fireplaces / Solid Fuel Heating:

Interior Rooms As A Group

Defects noted at time of inspection.

Further Evaluation is recommended for your safety.

Creosote buildup is noted.

Cleaning and a full inspection is recommended.

Ductwork / Distribution:

Ducts / Air Supply:

Air flow present at all registers

Duct work is mostly concealed from view.

Structures or other building elements inhibit viewing.

Air flow checked only

PLUMBING SYSTEM

Supply Lines:

Condition:

Repipe noted.

Re-piping usually indicates (Not Always) a previous leak in a concrete slab or wall.

Inquire with the seller as to the history of the leakage and the repairs that were made.

Inquire as to how much of the system was replaced.

Pipe is not fully viewable.

Proper repairs and clean up are required to prevent mold and mildew problems from occurring.



Review this information with the seller.

ANGLE STOPS

No Corrosion noted at any fixtures.

No leakage noted at fixtures

All toilet, sink, bathing and appliance valves are checked.

These areas should be checked on a regular basis to prevent water leak damage.

Fixture Connector Hoses

No Corrosion noted.

All hoses at all fixtures are checked for corrosion and physical damage.

No defects found.

Water Filtration

Not Evaluated if present.

Waste Lines:

Material & Condition:

Plastic, where viewable.

A Functional Drainage Flow test of all fixtures is made at the time of the inspection.

This test will not determine concealed sewer line conditions such as underground pipe conditions.

Some times leakage does not occur until full usage of the system and waste solids enter the system.

Therefore observing all drain areas and their paths is recommended, once the home is occupied.

Water Heater:

Condition:

Unit(s) located in the closet.

Drain pan piping is incorrect size

Expansion tank is hanging loose

Seismic straps are the wrong size.

PVC pressure Relief is not connected to exterior of unit.

PVC Pressure Relief pipe is not allowed to be installed

PVC pipe is not glued together.

There is no emergency disconnect means at the unit.

Further evaluation and Corrections Recommended, to current standards.

Most of these problems can cause water damage to the home.

Hose Bibs / Hookups/Sink Faucets:

Laundry:

Rubber hoses noted.

Replacement recommended with steel braided hoses.



KITCHEN - APPLIANCES

Kitchen Sink:

Sink Fixture:

General condition appears serviceable.

The fixtures are fully functional and operate as intended.

Minor calcification and corrosion type cosmetics are common and not reported.

No leakage noted.

Plugged Drain Noted.

Sink Drain(s):

The drain is Clogged drain noted.

Repair as needed.

An 'S' trap is installed. 'S' traps are prone to siphoning the water out of the trap which could let sewer gases into the house.

Range/ Cooktop / Oven:

Type & Condition:

Stove has not been secured as required by manufacturer's installation instructions.

A tip-over hazard exists for small children.

Stove should be properly secured right-away, with manufacturers recommended anti tip device.

Electric

The stove burners are all operable

Oven is operable

The unit(s) cycled off on the thermostat.

Refrigerator:

Type & Condition:

Operable at time of the inspection.

Unit is cold.

No other individual features are tested.

Dents noted.

Dishwasher:

Condition:

Due to the drain being plugged at the sink, I was unable to run the dish washing unit.

I only started it momentarily

Older model appliance. Unit is near the end of its useful life.

Further Evaluation is recommended.

Garbage Disposal(s):

Condition:

Further Evaluation Recommended.



Inoperative.
Repair or replace as needed.

BATHROOMS

Toilet :

Half Bath:

Operable at time of inspection.
No defects or damage noted.
Quick drainage noted.
No wetness noted around fixture floors and walls.
Fixture is stable.

Efficiency ratings are not determined.
Required efficiencies are not determined.
Flow Rates are not determined.

Defects Noted
Improper base bolts noted.
Further Evaluation and Repairs as needed are recommended.

Tub/Shower Fixtures:

Primary Bath(s):

Tub Shower Combination

The following problems were noted;
Very low flow noted to shower head.

INTERIOR ROOMS AS A GROUP

Interior Rooms As A Group

Carbon Monoxide Sensors

Carbon Monoxide Sensors are required in all buildings and rental units.
This statute went into effect on July 31, 2011.
It is a mandatory upgrade
A detector is required on each floor.
Detectors should be positioned between sleeping rooms and any potential flame source such as stoves, furnaces and fireplaces.
All electric buildings are not exempt if there is an attached garage present.
Installation is to be per manufacturers guidance and applicable codes.
Carbon Monoxide detection sensors were not noted during the inspection.
Upgrade is required

Second Floor

More Carbon Monoxide Sensors are recommended.

Stairs And Balconies

Appears Serviceable
No defects noted at time of inspection
All structure is solid and the spindles do not exceed 4 and 3/8 in. gaps
Structure is firmly in place.

Wet Drywall on stair case surfaces.



LAUNDRY AREA

Laundry:

Clothes Washer:

Operable at time of inspection.

Unit is started and stopped only to verify the availability of Electricity.

Full cycling is not performed as part of this inspection.

Unit is not level

Out of balance.

Repairs needed.

Clothes Dryer:

Combination washer dryer

Stackable unit.

INTERIOR ROOMS

Walls:

Primary Bath(s):

Pipe repairs noted

Wall repairs needed.

Half Bath:

Further Evaluation and Repairs as needed are Recommended.

Open wall holes noted.

Interior Rooms As A Group

It is beyond the scope of a visual inspection to identify the presence of mold.

Some people are sensitive to mold and other pathogens.

If this is a concern a mold test is advisable.

Mold appears to be growing on the walls and ceilings.

Upstairs Bedroom.

Open holes on both floors need to be repaired

Further Evaluation and Repairs as needed.

Ceilings:

Interior Rooms As A Group

It is beyond the scope of a visual inspection to determine the presence of mold in a concealed space.

I know some people are sensitive to mold and other pathogens.

If mold is a concern to you, have a mold inspection performed.

Mold appears to be growing on the walls and ceilings.

Upstairs bedrooms.

Open hole in ceiling on first floor.

Floors:

Kitchen Interior:

The floor coverings are; Tiles

Random cracks are noted in the grout/tile area of the floor



Monitoring is recommended.

If cracks become longer or wider a foundation or installation problem is developing.

Interior Rooms As A Group

Slab Crack noted on first floor

Living Room.

The crack is covered and cannot be evaluated.

Missing Floor Coverings noted

Throughout home

Upstairs

Stairs.

First Floor.

Water stains noted on sub flooring.

Both bedrooms

Hall

Stairs.

Doors:

Laundry:

Damage viewed.

Closets:

Interior Rooms As A Group

Missing Doors and loose doors noted in some closet areas.

Laundry closet door is water damaged and needs replacing.

Closets.

Phone / Computer Access Or Jack:

Interior Rooms As A Group

Phone, Data, Audio/Visual cabling and security equipment, as well as water detection systems, are specifically excluded from this inspection report.

Smart Devices should be demonstrated if present.

Software driven appliances and systems are excluded from this report. Request a demonstration, Training and/or manufacturers operational literature .

They are not evaluated.

Smoke / Fire Detector:

Interior Rooms As A Group

Missing Detector(s) noted.

Replacement recommended.

Old units should be replaced at manufacturers recommended frequency.

This is typically every ten years.

These appear to be due for replacement

The current smoke detector standard is a detector on every level and in each sleeping room, corridor and stairwell. I strongly recommend this practice regardless of mandatory code requirements to upgrade, or not.



Report: MICHAEL JAYOC **Address:** 475-169 MIDWAY DRIVE

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the building inspected and the majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home/building physical inspection. If you have any questions regarding the inspection report or the building inspected, please feel free to call us.

Sincerely,

JON JOHNSON, C.C.I.

JON JOHNSON REAL ESTATE INSPECTIONS



GENERAL INFORMATION

Client & Site Information:

Special Conditions

OK MM RR
☐ ☒ ☐

I recommend a mold inspection be performed by a certified firm. Conditions are present that are conducive to the presence of mold. THIS RESIDENTIAL OR COMMERCIAL inspection is a visual inspection only. A mold inspection is done by a specialist which should be able to identify the presence of mold and the type of mold. If mold is found they will specify remedial measures for you. If the can not do this a company specializing in mold remediation and testing should be consulted, prior to the close of Escrow.

There appears to be active mold growing from walls and ceilings upstairs.

Musty odor noted in the home. This is almost always caused by water or pet waste. Water can be in the form of concealed leakage or high humidity due to poor ventilation, as well as other sources. This inspection is a limited visual only inspection and does not test for mold or pet damage or conditions in concealed areas. Further evaluation is recommended.

Buildings constructed prior to 1978 may contain **asbestos** or **lead paint** in various building materials. Some of these materials were still in use for several years after 1978, while inventories were being depleted. There is no specific cut off date for the presence of these materials. It is beyond the scope of a visual inspection to identify chemical composition of construction materials. These types of inspections should be conducted by laboratories with trained technicians. The EPA.gov website is a recommended website for such information and degree of risk. We urge you to educate your self with the most current EPA data available. This report does not identify the presence of these materials.

Inspection Date:
December 10, 2025.

Inspection Time:
9:00 AM.

Client:
MICHAEL JAYOC
525 ANCHOR WAY
Carlsbad, CA 92008

Inspection Site:
475-169 MIDWAY DRIVE
Escondido, CA 92027

People Present:
Buyers Agent.

On Site Review
On site Review

Yes, An On site review was
Given at the Time of
Inspection,

Verbal Review

REVIEW CAUTION

The review is based on the
inspectors notes.



Report: MICHAEL JAYOC **Address:** 475-169 MIDWAY DRIVE

Very often there are addition items discovered in the photography.
Please Read the report and summary areas, thoroughly.

Building Characteristics:

Main Entry Faces:

Inquire with your Realtor or seller.

Estimated Age:

1979.

Building Style & Type:

1 Family.

Stories:

Two Stories.

Space Below Grade:

None, construction is on grade level.

	OK	MM	RR	
Water Source:	☒	☐	☐	Public.
Sewage Disposal:	☐	☒	☐	COMMON AREA SYSTEM This inspection is limited to areas that are viewable, within the home and above ground. Evaluation of underground or otherwise concealed pipes, is not part of this inspection.
Utilities Status:	☒	☐	☐	All utilities on.

Climatic Conditions:

Outside Temperature (f):

60-70.

About Rated Items:

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time.

Please read the entire report for important details.

Inspected items may be generally rated as follows:

OK = "Serviceable" = Item is functional and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report.

MM = "Marginal/Maintenance" = Item warrants attention or monitoring, or has a limited remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation or servicing may be needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

RR = "Repair or Replace" = Item, component, or unit is not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home/building, 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 of equipment, opening of walls, Testing of any type, moving of furniture, appliances or stored items, or excavation was performed. **All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.** The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request. Destructive testing of any type is beyond the standard of this inspection. Testing of any type that could result in component failure are beyond the scope of this inspection. Devices of any type that Fail during an Inspection, are Random Failures. This Firm has No Financial Responsibility for such Failures unless due to Negligence.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: the presence of 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; 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 identification of any and all materials is beyond the scope of this inspection. The terms wood and wood laminates is used interchangeably. If specific identification is important, we recommend you contact an installation specialist for that specific material. Woods, stones, metals for an example.

The inspection report should not be construed as a compliance inspection of 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. 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.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company 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.

**THIS REPORT IS FOR THE SOLE AND EXCLUSIVE USE OF THE CONTRACTED PARTY.
CONVEYANCE TO UNCONTRACTED, THIRD PARTIES IS STRICTLY PROHIBITED.
USE OR CONVEYANCE OF THIS REPORT TO THIRD PARTIES RESULTS IN THE SEVERANCE OF
RESPONSIBILITY FOR THIS REPORT BY THIS FIRM.
ANY PARTY CONVEYING A REPORT ASSUMES LIABILITY FOR THE REPORT LEGALLY AND FINANCIALLY.**



GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. **Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems drainage.** Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, sprinkler systems, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Paving Conditions:

Driveway:

OK MM RR
☒ ☐ ☐

No defects were noted
Closed cracks with no displacement are typical if present.

Driveways of condominium complexes are excluded from this report.
Comments are limited to areas within 10 feet of entry to the unit assigned garage.



Walks:

☒ ☐ ☐

Sidewalk type- Concrete

No defects were noted at the time of inspection
Closed cracks with no displacement are considered non-defective conditions, typical of concrete construction.

Exterior Steps / Stoops:

☒ ☐ ☐

No defects noted at time of inspection.

Patio / Porch:

Slab:

☒ ☐ ☐

No defects were noted where viewable, at the time of inspection
Typical hairline cracks with no displacement are not reported as defects.

Fences & Gates:

Condition:

☐ ☒ ☐

FENCES, WALLS AND GATES ARE EXCLUDED FROM THE REPORT.
Inspection of these system is not covered by Contract and C.R.E.I.A. Standards Of Practice as outlined in the Inspection Contract.

Grading:

Site:

☒ ☐ ☐

The building site is generally flat

Grade at foundation appears serviceable
No damage noted due to poor drainage.
No determination of drain locations and functionality was performed.
As part of ongoing maintenance, we recommend that all drain inlets and



Report: MICHAEL JAYOC **Address:** 475-169 MIDWAY DRIVE

flow be verified at regular intervals for correct operation.



Landscaping:

Condition:

OK MM RR
☐ ☒ ☐

Not Inspected.
All sprinkler pipes and their routing should be reviewed with the seller, as well as control operations.
A complete demonstration should be requested prior to the close of escrow.
Landscape lighting and water features as well.

The C.R.E.I.A. Contract and Standards of Practice Specifically Excludes this and other Items.



EXTERIOR - FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. **However, minor cracks or deteriorated surfaces are common in many foundations and most 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 for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible.

However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs or Moisture Intrusion at Ground Level.

Exterior Walls:

Materials & Condition:

OK MM RR
☐ ☒ ☐

Walls are constructed with,

Stucco.

This term is generic.

We do not identify the various stucco types of cladding systems or their coatings.

Identification of these systems requires the knowledge of a stucco application professional.

Determination of color coatings is not determined.

Viewed at from inside the Half bath.

Defects were noted at the time of inspection

Open gaps at the base of the exterior wall noted.

Pest ingress potential.

Repairs needed.



Flashing & Trim:

☐ ☒ ☐

Weathering Noted.

Repair/Refinish as needed to prevent further deterioration of materials.

Exterior Doors:

Types Of Doors

☒ ☐ ☐

Standard Type

Sliding Type.

Main Entry Door:

☒ ☐ ☐

Hardware is operational.

Door(s) lock and Latch properly.

Door(s) are square and plumb



No sticking or binding is noted.



Rear Entry Door(s): ☐ OK ☒ MM ☐ RR **Observations-**

The threshold is severely deteriorated and needs replacement.
Screen door needs to be installed.



Exterior Thresholds ☒ ☐ ☐ No Moisture intrusion symptoms noted.

Exterior Windows:

Overall Condition: ☒ ☐ ☐ Satisfactory overall.
No defects were noted around the entire exterior perimeter of the window assemblies.
Window frames are square and level.
No Broken Panes Viewed.



Type And Condition Of Sills: ☒ ☐ ☐ Satisfactory overall
No damage, stains or defects noted around the window or sills at exterior locations.



Chimney(s) As A Group:

Please Note:

There are a wide variety of chimneys and interrelated components. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist.

However, significant areas of chimney flues cannot be adequately viewed during a Home Inspection.

Therefore, because our inspection of chimneys is limited to areas easily viewed and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be more thoroughly evaluated by a qualified chimney specialist before the close of escrow.

Video Camera Inspections are routinely and highly recommended.

This type of inspection can view areas of the chimney interior not readily viewable by the Home Inspectors viewing.

OK MM RR

☒ ☐ ☐ No defects were noted to the chimney exterior.

Chimney Exterior:



Flue:

☐ ☒ ☐ CREOSOTE noted, interior areas of fire place and flue. Cleaning and re-evaluation needed, by a qualified chimney expert. Inspection is incomplete due to surfaces being covered.

Chimney Cap:

☒ ☐ ☐ There is a metal rain hat installed. It will help keep rain from entering the flue.

Height & Clearance:

☒ ☐ ☐ The chimney installation appears to meet clearance requirements.

Foundation:

Materials & Condition:

☐ ☒ ☐ No visible defects were noted at time of inspection, where viewable. No structural failure symptoms were noted. Interior floors, doors, walls and ceilings are checked. Exterior windows, doors, walls, slabs and footings where viewable, are checked. Materials which are concealed by Interior wood, tile, linoleum and carpeted flooring are not within the scope of this inspection. Exterior areas concealed by soils, stored and decorative objects are not checked. Such un-viewable areas may conceal damage. Such as Footing Damage.. Therefore, an element of uncertainty exists, as to conditions in unviewable areas. There is no way to check such concealed areas without removal of surface coverings or objects.

Slab Cracks are noted.

It is beyond the scope of a visual inspection to determine future movement of slab materials or time spans of any movement.

Living Room.



ROOF SYSTEM

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance.

We can only offer an opinion of the general condition of the Top Surface Covering roof material at the time of the Inspection.

Roofing fasteners are concealed and are not evaluated.

There are companies that will certify Roofs.

Roof certifications are not what we provide.

There are companies that provide this service for a fee.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage.

Roof Section of this report is limited to observations of the viewable Surface Roof Materials.

This inspection is not a roof certification.

The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material.

Roofing Moisture Barriers are excluded from this report.

We recommend talking to the seller and a Licensed Roofing Contractor to determine Roof Covering Age and Roofing Paper Age and Conditions as this is the moisture barrier material.

An invasive inspection of this material can be performed by a Licensed roofer, we recommend this procedure.

Although roof covering condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. **We evaluate every roof conscientiously, but we will not predict its remaining life expectancy, or guarantee that it will not leak.** Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established Licensed local roofing company. We do not inspect attached accessories including but not limited to solar electric or water systems, antennae, and lightning arrestors.

We do not inspect or determine fire retardant material ratings and smoke ratings of any components, characteristics or treatments.

We Do Not Determine Age of any Roofing Materials.

Roof:

Condominium

OK MM RR
☐ ☒ ☐

Condominium Roofs are subject to the control of a home owners association.

All questions regarding roofing issues and/or history should be directed to that organization.

Condominium Roofing and Components on the Roof, are excluded from this inspection.

This inspection is limited to viewable areas beneath the roof.

See Walls, Ceilings and Attic sections.

Inspectors are prohibited from walking HOA controlled roof areas.

Gutters & Downspouts:

Type & Condition:

☐ ☒ ☐

Extend all gutters and downspouts away from foundation areas or to drainage system.

This will help keep soils from softening.

Poor drainage can cause slab and foundation problems as well as water intrusion into the building.

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which



Report: MICHAEL JAYOC **Address:** 475-169 MIDWAY DRIVE

case we would inspect them as best we can from the access point.
In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification.
Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical wiring and conduits, junction boxes, exhaust fans, and other components.

Attic & Insulation:

Access:

OK MM RR
☐ ☒ ☐ None.



ELECTRICAL SYSTEM

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor.

Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility.
Any electrical repairs or upgrades should be made by a licensed electrician.
Aluminum wiring requires periodic inspection and maintenance by a licensed electrician.
Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Allowable locations for services is specifically excluded from this inspection.
This is the domain of the Power provided and the Local building Depaartment.
These items should be reviewed with the building department and utility.

Operation of time clock motors is not verified.
Inoperative light fixtures often lack bulbs or have dead bulbs installed, there may be improper wiring associated with the problem as well
No wire tracing or electrical circuit diagnostics are performed as part of this inspection.
The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels.
Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

THIS FIRM EXCLUDES FINANCIAL RESPONSABILITY FOR ANY ELECTRICAL COMPONENTS THAT FAIL DURING INSPECTIONS AND RESULTING LOSES OF ANY TYPE.

Service:

Type & Condition:	OK	MM	RR	
	☒	☐	☐	Underground Service Conductors
				110/220 Volt
				Circuit breakers
				Appears serviceable
				No defects noted
				No scorching is noted
				Circuit breakers match their conductor sizes
				All connections are proper.
Grounding Equipment:	☒	☐	☐	Grounding provided by Ufer system.

Electrical Distribution Panels:

Main Panel Location:	☒	☐	☐	Exterior of Building
				End of building.
				This area is padlocked and not inspected.
Subpanels:	☐	☒	☐	Sub panel(s) are located at the Air conditioner(s)
				Hall, Closet
				There is one circuit noted that is not grounded
				Improper screws with sharp points noted.



This can penetrate hot electrical wiring and cause an injury.

Labeling Bad.
Insufficient labeling of circuit breaker noted..
Complete labeling is recommended for emergency use.

Improper Grounding can prevent a circuit breaker from tripping when there is a circuit fault.

Potential for fire or shock hazards to occur.

Electrician is needed to further evaluate conditions..



Conductors:

Entrance Cables:	OK	MM	RR	
Branch Wiring:	☒	☐	☐	Aluminum- OK.
	☒	☐	☐	Copper where viewable
				Aluminum (220 volt OK)

Switches & Fixtures:

General:	☐	☒	☐	Laundry Light fixture is damaged and needs replacement. The services of a licensed electrician are recommended for further evaluation and corrections.
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Missing Fixture bulbs.



Half Bath:	☒	☐	☐	All are operable.
Laundry:	☐	☒	☐	The light installed in this room did not function using the wall switch. I did not determine if the switch is bad or if the light bulb is bad.

Electrical Outlets:

General:	☐	☒	☐	Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets. Even in the absence of a local code requirement to upgrade to GFCI's it makes safety sense for your protection. The following locations do not have GFCI protection due to bad GFCI units, or a lack of GFCI units.
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Kitchen counter tops.
Disposal



Dishwasher

Missing Trim plates throughout the home on both floors and at laundry.

Ceiling Fans:

<i>Interior Rooms As A Group</i>	OK	MM	RR	All ceiling fans are operable
	☒	☐	☐	

Living Room.





HEATING - AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This 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. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

No Fuel Gas system leakage test is performed.

Heating Equipment:

Type OK MM RR
☒ ☐ ☐ Forced Air.

Roof HVAC unit.



Brand: ☒ ☐ ☐ Rheem brand.
Fuel Source: Electric.
General Operation & Cabinet: ☐ ☒ ☐ Original Equipment same age as home
Equipment is an older unit that has a very limited service life.

Pump / Blower Fan: ☒ ☐ ☐ Unit is operable and produces appropriate discharge air temperatures in both the heating and air conditioning modes.
Air Filters: ☒ ☐ ☐ General condition appears serviceable.
LOCATION, Ceiling Location(s)

The filter (s) need cleaning or replacement.
Replacing or cleaning filters every 30 to 45 days is recommended.
If air conditioning is present a dirty filter can cause the unit to leak water.
Dirty filters cause inefficient operation and longer running times.



This results in higher operating cost.



Normal Controls:

OK MM RR
☒ ☐ ☐

Good - Electronic thermostat control(s) for central heating and air conditioning are installed.
Installation of automatic programmable controls are a desirable energy saving device.

General condition appears serviceable
Unit(s) operated appropriately in all modes of operation.

Fireplaces / Solid Fuel Heating:

Interior Rooms As A Group

☐ ☒ ☐

Defects noted at time of inspection.
Further Evaluation is recommended for your safety.
Creosote buildup is noted.
Cleaning and a full inspection is recommended.



Air Conditioning:

Fuel Source:

220 Volt.

Air Temp Differentials:

☒ ☐ ☐ 18 F Good cooling
95 F Heating.



Condensate Line:

☒ ☐ ☐

A condensate drain line is installed.
General condition appears serviceable.
There are no water stains noted along the pipe path or around and under the cooling coil and Air handling unit.
Pipe is sloped properly.



Ductwork / Distribution:

Ducts / Air Supply:

OK MM RR
☐ ☒ ☐

Air flow present at all registers

Duct work is mostly concealed from view.
Structures or other building elements inhibit viewing.
Air flow checked only



PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection.

All underground and concealed piping related to water supply, waste, or sprinkler use are excluded from this inspection.

Leakage or corrosion in underground and concealed piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume.

Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, Underground spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials or internal conditions.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Local water supply pressures can vary greatly. Therefore a pressure regulator is always recommended, to protect against over pressurization.

Waste and drainpipes pipe condition is usually directly related to their age. Older pipes are subject to damage through decay and root movement. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection.

Nonetheless, Blockages and Leakage will still occur in the life of any system.

A walk through and re-testing of all pipes and fixtures is Highly Recommended prior to the close of Escrow to see if conditions have changed from the time of this report.

For Multi-Tenant Homes we recommend speaking with tenants in all neighboring units prior to the close of escrow.

Adjacent Tenants may be aware of History of Leaks or other Problems you should know about to make an informed decision.

We recommend a Video Camera Scope Inspection be performed on all buildings with drainage systems.

This is the best way to determine concealed pipe conditions.

Roots, settlement and aging pipe material may be concealed in un-viewable buried pipes.

NO LEAKAGE TESTING OF FUEL GAS PIPES, WATER LINES AND SEWER SYSTEMS IS PERFORMED AS PART OF THIS INSPECTION.

LOCATIONS OF GAS PIPING AND METERS AND TANKS IS THE SOLE DOMAIN OF THE FUEL GAS VENDOR, THEREFORE EXCLUDED FROM THIS INSPECTION.

THESE ITEMS SHOULD BE REVIEWED WITH THE VENDOR PRIOR TO CLOSE OF ESCROW TO PREVENT SUPPLY STOPPAGES.

Main Line:

	OK	MM	RR	
Shut Off:	☒	☐	☐	LOCATION, Exterior.
Material:	☒	☐	☐	Copper where viewable The material was viewable at; Exterior Wall area.
Pressure:	☒	☐	☐	Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range. 70 PSI

There is a water pressure regulator valve correctly installed.
This allows adjustment of the incoming water pressure.



Remote area.



Supply Lines:

	OK	MM	RR	
Material:	☒	☐	☐	Supply lines are Copper where viewable, Plastic- PEX
				Viewed at;
				Water Heater
				Opening in walls at water heater.
				First Floor Ceiling.
Condition:	☐	☒	☐	Repipe noted.
				Repiring usually indicates (Not Always) a previous leak in a concrete slab or wall.
				Inquire with the seller as to the history of the leakage and the repairs that were made.
				Inquire as to how much of the system was replaced.
				Pipe is not fully viewable.
				Proper repairs and clean up are required to prevent mold and mildew problems from occurring.
				Review this information with the seller.

ANGLE STOPS

No Corrosion noted at any fixtures.
No leakage noted at fixtures
All toilet, sink, bathing and appliance valves are checked.
These areas should be checked on a regular basis to prevent water leak damage.

Fixture Connector Hoses

No Corrosion noted.
All hoses at all fixtures are checked for corrosion and physical damage.
No defects found.

	OK	MM	RR	
Water Filtration	☐	☒	☐	Not Evaluated if present.

Waste Lines:

	OK	MM	RR	
Material & Condition:	☐	☒	☐	Plastic, where viewable.
				A Functional Drainage Flow test of all fixtures is made at the time of the inspection.
				This test will not determine concealed sewer line conditions such as underground pipe conditions.
				Some times leakage does not occur until full usage of the system and waste solids enter the system.
				Therefore observing all drain areas and their paths is recommended, once the home is occupied.



Water Heater:

OK MM RR

Capacity: ☒ ☐ ☐ 40 Gallons

The unit tag indicates the unit was made in the year, 2020
Date code nomenclature varies by manufacturer.
I defer to Installation permits and Invoices as the best determination of unit age.



Condition: ☐ ☒ ☐ Unit(s) located in the closet.

- Drain pan piping is incorrect size
- Expansion tank is hanging loose
- Seismic straps are the wrong size.
- PVC pressure Relief is not connected to exterior of unit.
- PVC Pressure Relief pipe is not allowed to be installed
- PVC pipe is not glued together.
- There is no emergency disconnect means at the unit.
- Further evaluation and Corrections Recommended, to current standards.
- Most of these problems can cause water damage to the home.



Improper Strapping noted.



PVC Pipe



PVC Pipe



Un Glued pipe joints



Improperly Mounted Expansion Tank noted

See Bathrooms section of report for information about plumbing and fixtures in those areas.

Hose Bibs / Hookups/Sink Faucets:

Laundry:

OK MM RR
☐ ☒ ☐

Rubber hoses noted.
Replacement recommended with steel braided hoses.



Waste Lines/Sink Drains:

Laundry:

OK MM RR
☒ ☐ ☐

General condition appears serviceable
No previous leakage or water damage is noted at the drain and water
line point of connections.
The floor and wall area is clear of water and stains.
Drains are not flow tested.



KITCHEN - APPLIANCES

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

Kitchen Sink:

Sink(s):

OK MM RR
☒ ☐ ☐ General condition appears serviceable
Minor wear is typical



Sink Fixture:

☐ ☒ ☐ General condition appears serviceable.
The fixtures are fully functional and operate as intended.
Minor calcification and corrosion type cosmetics are common and not reported.
No leakage noted.

Plugged Drain Noted.





Plugged Drain

Sink Drain(s):

OK MM RR
☐ ☒ ☐

The drain is Clogged drain noted.
Repair as needed.

An 'S' trap is installed. 'S' traps are prone to siphoning the water out of the trap which could let sewer gases into the house.



S Trap

Sink Cabinet(s):

☒ ☐ ☐

General condition appears serviceable
There are no signs of previous damage, stains or leakage present.
The undersides of all cabinetry and drawers were fully viewed.
No wet surfaces were found during the inspection.
Advisory Only
Consider water proofing this area while it is undamaged.
Rubber liner material can prevent or minimize future leaks.



Counter Top Surface

☒ ☐ ☐

No defects to counter top surfaces noted at time of inspection, where viewable.



Range/ Cooktop / Oven:

Type & Condition:

OK MM RR
☐ ☒ ☐

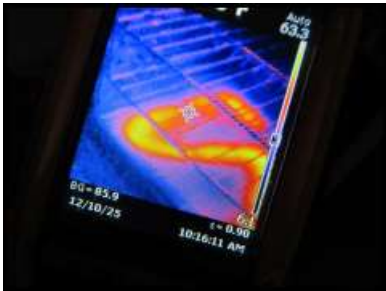
Stove has not been secured as required by manufacturer's installation instructions.

A tip-over hazard exists for small children.
Stove should be properly secured right-away, with manufacturers recommended anti tip device.

Electric

The stove burners are all operable

Oven is operable
The unit(s) cycled off on the thermostat.





Ventilation:

Type & Condition:

OK	MM	RR	
☒	☐	☐	Ventilation is present.
			Either a fan or an operable window are present.

Refrigerator:

Type & Condition:

☐	☒	☐	Operable at time of the inspection.
			Unit Is cold.
			No other individual features are tested.
			Dents noted.



Dishwasher:

Condition:

☐	☒	☐	Due to the drain being plugged at the sink, I was unable to run the dish washing unit.
			I only started it momentarily
			Older model appliance. Unit is near the end of its useful life.
			Further Evaluation Is recommended.

Garbage Disposal(s):

Condition:

☐	☒	☐	Further Evaluation Recommended.
			Inoperative.
			Repair or replace as needed.



Other Built-ins:

Microwave:

OK MM RR
☒ ☐ ☐

General condition appears serviceable
The unit is operable.
It heated a wet paper towel.



Kitchen Interior:

Counters & Cabinets:

☒ ☐ ☐

No defects were noted within the interior or undersides of the cabinets and drawers.
No stains, damage or water related damage are noted in these areas
Hardware is operable.
No wet surfaces were found during the inspection.



BATHROOMS

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Sink & Cabinetry:

Primary Bath(s):

OK ☒ MM ☐ RR ☐

The fixtures are fully functional.
Minor corrosion is typical.



Half Bath:

☒ ☐ ☐

The fixtures are fully functional.
Minor corrosion is typical.



Toilet :

Primary Bath(s):

☒ ☐ ☐

Operable at time of inspection.
No defects or damage noted.
Quick drainage noted.
No wetness noted around fixture floors and walls.
Fixture is stable.

Efficiency ratings are not determined.
Required efficiencies are not determined.



Report: MICHAEL JAYOC Address: 475-169 MIDWAY DRIVE

Flow Rates are not determined.



Half Bath:

OK MM RR
☐ ☒ ☐

Operable at time of inspection.
No defects or damage noted.
Quick drainage noted.
No wetness noted around fixture floors and walls.
Fixture is stable.

Efficiency ratings are not determined.
Required efficiencies are not determined.
Flow Rates are not determined.

Defects Noted
Improper base bolts noted.
Further Evaluation and Repairs as needed are recommended.



Tub/Shower Fixtures:

Primary Bath(s):

☐ ☒ ☐ Tub Shower Combination

The following problems were noted;
Very low flow noted to shower head.

Tub/Shower Pans And Walls:

Primary Bath(s):

☒ ☐ ☐ Tub/Shower walls appear serviceable
No stains, damage were noted during the inspection.
Adjacent wall areas out side of the bathroom(s) are inspected for moisture as well.

Enclosure(s) appears serviceable

Tub

No Defects noted.
Typical wear.
No Cracks noted.

Bath Ventilation:

Primary Bath(s):

☒ ☐ ☐ Either an operable exhaust fan or an operable window are present as required.

Half Bath:

☒ ☐ ☐ Either an operable exhaust fan or an operable window are present as



required.



INTERIOR ROOMS AS A GROUP

Our inspection of living space/office space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

General Comments:

Walls and ceilings have extensive damage which is consistent with pipe leak repairs , on both floors.

Mold testing is needed for your safety.

Interior Rooms As A Group

Carbon Monoxide Sensors

OK MM RR
☐ ☒ ☐

Carbon Monoxide Sensors are required in all buildings and rental units. This statute went into effect on July 31, 2011. It is a mandatory upgrade. A detector is required on each floor. Detectors should be positioned between sleeping rooms and any potential flame source such as stoves, furnaces and fireplaces. All electric buildings are not exempt if there is an attached garage present. Installation is to be per manufacturers guidance and applicable codes. Carbon Monoxide detection sensors were not noted during the inspection. Upgrade is required

Second Floor

Stairs And Balconies

☐ ☒ ☐

More Carbon Monoxide Sensors are recommended.

Appears Serviceable
No defects noted at time of inspection
All structure is solid and the spindles do not exceed 4 and 3/8 in. gaps
Structure is firmly in place.

Wet Drywall on stair case surfaces.





LAUNDRY AREA

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

Laundry:

	OK	MM	RR	
Location:	☒	☐	☐	Laundry is located at the Exterior Location on the 1st Floor.
Fuel System:	☒	☐	☐	220 Volt outlet is present.
Clothes Washer:	☐	☒	☐	Operable at time of inspection. Unit is started and stopped only to verify the availability of Electricity. Full cycling is not performed as part of this inspection. Unit is not level Out of balance. Repairs needed.
Clothes Dryer:	☐	☒	☐	Combination washer dryer Stackable unit.



GARAGE - CARPORT

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

Type:

OK MM RR
☒ ☐ ☐ Detached, Carport.



INTERIOR ROOMS

Windows:

Kitchen Interior:

OK MM RR
☒ ☐ ☐

No damage noted to windows.
All are checked.

General condition appears serviceable, with no defects noted.
Windows are operable.

Frames are checked for squareness and plumb framing.

No broken out window panes noted at time of inspection.

Small hairline cracks and imperfections are difficult to see, they are excluded from this inspection.

Every effort is made to discover glass imperfections in your behalf.

This report is not a guarantee or warranty.

IF THEY ARE PRESENT

Dual pane window are checked for signs of fogging, which indicates seal failure.

This condition may not be evident at certain temperatures and humidity levels.

Therefore, Determining the integrity of hermetic window seals at multi-pane windows is specifically excluded from this report.

Normal surface wear is not reportable as a defect.

All Windows Are inspected.

Be aware that some operational defects are intermittent.

This inspection is not a warranty of on going performance.

Interior Rooms As A Group

☒ ☐ ☐

No damage noted to windows.
All are checked.

General condition appears serviceable, with no defects noted.
Windows are operable.

Frames are checked for squareness and plumb framing.

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Normal surface wear is not reportable as a defect.

All Windows Are inspected.

Be aware that some operational defects are intermittent.

This inspection is not a warranty of on going performance.

Walls:

Kitchen Interior:

☒ ☐ ☐

General condition appears serviceable, where viewable
There are no stains, previous damage or previous water damage noted on wall surfaces where viewable.



All interior walls and their base areas are inspected 100 percent with the exception of areas concealed by furnishings and stored items.
The Inspector is not qualified to determine the presence of mold.
If this is a concern a Certified Microbial Consultant is recommended.

Primary Bath(s):

OK MM RR
☐ ☒ ☐

Pipe repairs noted
Wall repairs needed.



Half Bath:

☐ ☒ ☐

Further Evaluation and Repairs as needed are Recommended.
Open wall holes noted.



Interior Rooms As A Group

☐ ☒ ☐

It is beyond the scope of a visual inspection to identify the presence of mold.
Some people are sensitive to mold and other pathogens.
If this is a concern a mold test is advisable.

Mold appears to be growing on the walls and ceilings.
Upstairs Bedroom.

Open holes on both floors need to be repaired

Further Evaluation and Repairs as needed.



Wet Staircase drywall noted.

	OK	MM	RR	
Laundry:	☒	☐	☐	General condition appears serviceable, where viewable. No damage, stains or moisture intrusion noted on side or rear of machines or other walls.

Ceilings:

Kitchen Interior:	☒	☐	☐	General condition appears serviceable No stains, damage or moisture intrusion is noted. No previous repairs are noted. All rooms are checked 100 percent.
Primary Bath(s):	☒	☐	☐	No damage, stains or moisture intrusion noted.
Half Bath:	☒	☐	☐	No damage, stains or moisture intrusion noted.
Interior Rooms As A Group	☐	☒	☐	It is beyond the scope of a visual inspection to determine the presence of mold in a concealed space. I know some people are sensitive to mold and other pathogens. If mold is a concern to you, have a mold inspection performed.

Mold appears to be growing on the walls and ceilings.
Upstairs bedrooms.

Open hole in ceiling on first floor.





Laundry:

OK MM RR
☒ ☐ ☐

General condition appears serviceable
No damage, stains or moisture intrusion noted.

Floors:

Kitchen Interior:

☐ ☒ ☐

The floor coverings are; Tiles
Random cracks are noted in the grout/tile area of the floor
Monitoring is recommended.
If cracks become longer or wider a foundation or installation problem is developing.



Primary Bath(s):

☒ ☐ ☐

No Viewable previous Damage, stains or moisture intrusion noted.
Only readily accessible, viewable surfaces are checked.



Half Bath:

OK MM RR
☒ ☐ ☐

No Viewable previous Damage, stains or moisture intrusion noted.
Only readily accessible, viewable surfaces are checked.



Interior Rooms As A Group

☐ ☒ ☐

Slab Crack noted on first floor
Living Room.
The crack is covered and cannot be evaluated.

Missing Floor Coverings noted
Throughout home
Upstairs
Stairs.
First Floor.

Water stains noted on sub flooring.
Both bedrooms
Hall
Stairs.



Water Stains.



Slab Crack



Slab Crack at door

Doors:

	OK	MM	RR	
Primary Bath(s):	☒	☐	☐	Hardware operational
Interior Rooms As A Group	☒	☐	☐	Doors are square with no rubbing or sticking noted. Hardware operational Locks and hinges performed well
Laundry:	☐	☒	☐	The doors are plumb and square. No rubbing or sticking noted. Damage viewed.

Closets:

Interior Rooms As A Group	☐	☒	☐	Missing Doors and loose doors noted in some closet areas. Laundry closet door is water damaged and needs replacing. Closets.
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Phone / Computer Access Or Jack:

Interior Rooms As A Group	☐	☒	☐	Phone, Data, Audio/Visual cabling and security equipment, as well as water detection systems, are specifically excluded from this inspection report. Smart Devices should be demonstrated if present. Software driven appliances and systems are excluded from this report. Request a demonstration, Training and/or manufacturers operational literature . They are not evaluated.
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Smoke / Fire Detector:

Interior Rooms As A Group	☐	☒	☐	Missing Detector(s) noted. Replacement recommended. Old units should be replaced at manufacturers recommended frequency. This is typically every ten years.
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Report: MICHAEL JAYOC **Address:** 475-169 MIDWAY DRIVE

These appear to be due for replacement

The current smoke detector standard is a detector on every level and in each sleeping room, corridor and stairwell.

I strongly recommend this practice regardless of mandatory code requirements to upgrade, or not.



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CURRENT CALIFORNIA LICENSES VIEWABLE AT CSLB.GOV # 781017

HVAC -C-20

ELECTRICAL C-10

PLUMBING C-36

GENERAL CONTRACTOR "B"

REFRIGERATION C-38

BOILERS AND STEAM SYSTEMS C-4

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