

Cantor Property Inspection

San Diego's Number One Inspection Company

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Frank Lew and Wesley and Linda Jung

INSPECTION ADDRESS

7959 Caminito Dia Unit #4, San Diego, CA 92122

INSPECTION DATE

7/2/2026 9:00 am to 11:00 am



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

GENERAL INFORMATION

Inspection Address: 7959 Caminito Dia Unit #4, San Diego, CA 92122
Inspection Date: 7/2/2026 Time: 9:00 am to 11:00 am
Weather: Overcast - Temperature at time of inspection: 70-80 Degrees

Inspected by: Ron Cantor

Client Information: Frank Lew and Wesley and Linda Jung

Seller's Agent: Berkshire Hathaway Home Services
Carol Herstad
Mobile: 858-775-4473
Email: carol@carolherstad.com

Inspection Fee: \$ 495.00

Structure Type: Wood Frame
Foundation Type: Slab
Furnished: Yes
Number of Stories: Two

Structure Style: Condominium

Structure Orientation: East

Estimated Year Built: 1979
Unofficial Sq.Ft.: 927

People on Site At Time of Inspection: Seller's Agent

PLEASE NOTE:

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

The observations and opinions expressed within this report are those of Cantor Property Inspection and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of California Real Estate Inspection Association "CREIA", and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that we make in this report

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should be completed well before the close of escrow by licensed general contractor and or certified specialized, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property. We do not endorse the work preformed by handyman service providers or unlicensed contractor's.

Report File: 7959 Caminito Dia Unit #4

SCOPE OF WORK

You have contracted with Cantor Property Inspection to perform a generalist inspection in accordance with the standards of practice established by, the California Real Estate Inspection Association (CREIA) a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect your home from a booklet published by The environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air then land and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html/>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing

products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the Environmental Protection Agency (EPA), at www.epa.gov/radon/images/hmbuygud.pdf, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it is not an immediate health threat, but as a component of potable water pipes it is a definite health-hazard. Although rarely found in modern use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent within the contingency period.

SECTION NARRATIVES

Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. 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.

Exterior

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, 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 could only be confirmed by a geological evaluation of the soil.

Roof

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their 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 the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, 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 local roofing company.

Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the 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 the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our 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, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. 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 some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

Heat

The components of most heating systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we attempt to apprise you of their age. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle any of the following concealed components: the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of all such systems, but we are not specialists. Therefore, in accordance with the terms of our contract, it is essential that any recommendation that we make for service or a second opinion 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 of warranty or guarantee.

Chimney

The Chimney Safety Institute of America has published industry standards for the inspection of chimneys, and on January 13, 2000, the National Fire Protection Association adopted these standards as code, known as NFPA 211. Our inspection of masonry and factory-built chimneys to what is known as a Level-One inspection, which is purely visual and not to be confused with Level-Two, and Level-Three inspections, which are performed by qualified specialists with a knowledge of codes and standards, and typically involves dismantling components and/or investigations with video-scan equipment and other means to evaluate chimneys.

Living

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of 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. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

Bedrooms

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but 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.

Bathrooms

In accordance with industry standards, 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.

Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, 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 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.

Hallway

Our evaluation of hallways is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

Laundry

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

Garage

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. However, we are not an authority in such matters, and you may wish to discuss this further with a structural engineer. In addition, and inasmuch as garage door openings are not standard, you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

Attic

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 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 conduits, junction boxes, exhaust fans, and other components.

Section 1.0 - Structural

Various Hard Surfaces

Common Observations

Informational Conditions

1.1 - There are common settling, or curing, cracks in the hard surfaces. This is somewhat predictable, and is typically not regarded as being structurally significant, but we are not specialists and you may wish to have this confirmed by one.

Structural Elements

Identification of Wall Structure

Informational Conditions

1.2 - The walls are conventionally framed with wooden studs.

Identification of Floor Structure

Informational Conditions

1.3 - The floor structure consists of a poured concrete slab that should include reinforcing steel.

Identification of Ceiling Structure

Informational Conditions

1.4 - The ceiling structure consists of standard joists.

Identification of Roof Structure

Informational Conditions

1.5 - The roof structure is conventionally framed with rafters, purlins, collar-ties, et cetera.

Home Owners Association (HOA)

Informational Conditions

1.6 - The structural elements of the building are the responsibility of the Home Owners Association (HOA) and were not inspected as part of this report.

Slab Foundation

General Comments

Informational Conditions

1.7 - This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable. Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, 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, and we would be happy to refer one.

Method of Evaluation

Informational Conditions

1.8 - We evaluated the slab foundation on the exterior, by examining the stem walls that project above the footing at the base of the house walls. The interior portions of the slab, which is also known as the slab floor, have little structural significance and, inasmuch as they are covered and not visually accessible, it is beyond the scope of our inspection.

Common Observations

Informational Conditions

1.9 - Anchor bolts attaching the structure to the foundation were not visible, due to wall finishes. Based on the age of construction and building requirements at the time of construction, it may be assumed that anchor bolts were installed when the home was originally constructed. There were no visible or significant abnormalities in the slab foundation.

Section 2.0 - Exterior

Site & Other Observations

Renovations & Additions

Informational Conditions

2.1 - The property has been renovated or remodeled. Therefore, you should request documentation that should include any required building permits and any warranties or guarantees that might be applicable, because we do not approve or tacitly endorse any work done without building permits, and latent defects could exist.

Condominium Disclaimer

Informational Conditions

2.2 - This residential dwelling unit appears to be part of a condominium complex that is managed and maintained by a Home Owners Association (HOA). Therefore, this inspection report only addresses the systems and components located within the unit being inspected. "Common Area Elements" such as, but not limited to, exterior components and systems, stairs, landings, hallways, walkways, railings, balconies, pools and spas, elevators, utility metering, parking stalls, underground garages, building stability, drainage, water heaters, chiller towers, roofs, and driveways shall not be inspected, nor addressed within the written inspection report. Any comments made on said items is done solely as a courtesy to the client and is not considered part of the inspection report. It is recommended, that the client consult the current Unit Owner and the Home Owners Association (HOA) regarding these items. Additionally, it is recommended, that the client obtain and thoroughly review the Conditions, Covenants, and Restrictions (CC&R'S) of the complex and annual meeting minutes for disclosure of pertinent facts effecting the current condition, market value of the unit, complex's "common elements, common areas, and prior, existing, or pending litigation.

Grading & Drainage

General Comments

Informational Conditions

2.3 - Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

Interior-Exterior Elevations

Informational Conditions

2.4 - There is an adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space, but of course we cannot guarantee that.

Flat & Level Pad

Informational Conditions

2.5 - The residence is situated on a lightly sloped lot, which would typically not need a geological evaluation. However, in as much as we do not have the authority of a geologist, you may wish to have a site evaluation.

Drainage Mode

Informational Conditions

2.6 - Drainage is facilitated by soil percolation, hard surfaces, area drains, and full or partial gutters. We did not observe any evidence of moisture threatening the living space. However, the area drains must be kept clean or moisture intrusion could result.

Area Drains

Informational Conditions

2.7 - The property is served by area drains that appear to be in acceptable condition. However, because it is impossible to see inside them, the seller should guarantee that the drains are functional, or they should be flushed through to the street before the close of escrow. Surface water carries minerals and silt that is deposited inside the pipes and hardens in the summer months to the consistency of wet concrete, which can impede drainage and require the pipes to be cleared by a roter service.

House Wall Finish

House Wall Finish Type

Functional Components and Conditions

2.8 - The building walls are finished with stucco.

House Wall Finish Observations

Functional Components and Conditions

2.9 - The building wall finish is in acceptable condition.

Informational Conditions

2.10 - The stucco finish is not original, and you should request the permit from the sellers or any documentation that would include a warranty or guarantee and confirm that the work was done to code and by a specialist.

Other Conditions and or Repairs

2.11 - There are typical cracks in the stucco, which you should view for yourself. All cracks result from movement, and are structural in that respect, but the vast majority of them have only a cosmetic significance. However, you may wish to have this confirmed by a licensed stucco contractor.

2.12 - Patching was noted in the stucco at various locations throughout the building. (Around the sliding glass door to the balcony) Further evaluation and repair by a licensed stucco contractor is advised.



2.13 - Poor or incomplete patching was noted in the stucco around the electrical outlet on the balcony. Proper repair by a licensed contractor or qualified handyman is advised.

Poor or incomplete patching was noted in the stucco around the electrical outlet on the balcony - *Continued*



Exterior Components

General Comments

Informational Conditions

2.14 - It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

Driveways

Informational Conditions

2.15 - The driveway is in acceptable condition.

Other Conditions and or Repairs

2.16 - There are cracks and offsets in the driveway that could prove to be trip-hazards, particularly for children or the elderly, which you may wish to evaluate for yourself.



Walkways

Informational Conditions

2.17 - The walkways are in acceptable condition.

Other Conditions and or Repairs

2.18 - There are several cracks and or offsets in the walkways that could prove to be trip-hazards.

There are several cracks and or offsets in the walkways that could prove to be trip-hazards - *Continued*



Fascia & Trim

Informational Conditions

2.19 - The fascia board and trim are in acceptable condition.

Sliding Glass Doors

Informational Conditions

2.20 - The sliding glass doors are tempered and in acceptable condition.

Exterior Wooden Doors

Informational Conditions

2.21 - The exterior doors are in acceptable condition.

Patio Covers or Gazebos

Informational Conditions

2.22 - The front porch cover is part of the main roof system and is in acceptable condition.

Porches or Stoops

Other Conditions and or Repairs

2.23 - The guardrails do not conform to current standards. They should be a minimum of forty-two inches high with pickets spaced no more than four inches for child safety, and you may wish to have them brought into compliance.



2.24 - There are cracks, damage, and or deterioration in the porch balcony surface. Further evaluation and repair by a licensed deck coating contractor is advised during the contingency period of the escrow.



Steps & Handrails

Informational Conditions

2.25 - The steps are in acceptable condition.

Other Conditions and or Repairs

2.26 - There are cracks, damage, and or deterioration in the waterproof step surface. Further evaluation and repair by a licensed deck coating contractor is advised during the contingency period of the escrow.



Balconies Guardrails etc

Informational Conditions

2.27 - We cannot guarantee that balcony surfaces will not leak, because their waterproof membrane is concealed by tile that was installed over the waterproof deck coating. Therefore, you may wish to ask the sellers if the balcony surface has ever leaked or obtain insurance to cover such an eventuality.

Other Conditions and or Repairs

2.28 - There are cracks, damage, and or deterioration in the balcony surface. Further evaluation and repair by a licensed deck coating contractor is advised during the contingency period of the escrow.



2.29 - There is signs of possible termite and or moisture damage to the balcony railings that should be further evaluated and repaired by a licensed Pest Control Operator.



2.30 - The guardrails do not conform to current standards. They should be a minimum of forty-two inches high with pickets spaced no more than four inches for child safety, and you may wish to have them brought into compliance.

The guardrails do not conform to current standards - *Continued*



Windows

Informational Conditions

2.31 - In accordance with industry standards, we only test a representative sample of windows. The windows appear to be the same age as the building, and will not necessarily function smoothly. However, we do test every unobstructed window in every bedroom to ensure that they facilitate an emergency exit.

Screens

Informational Conditions

2.32 - The window screens are functional.

2.33 - A few of the window screens are damaged, and you may wish to have them repaired.

Outlets

Informational Conditions

2.34 - The outlets that were tested are functional and include ground-fault protection.

Lights

Informational Conditions

2.35 - The lights outside the doors of the residence are functional. However, we do not inspect or evaluate decorative lights.

Section 3.0 - Roof

Composition Shingle Roof

General Comments

Informational Conditions

3.1 - There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.

Method of Evaluation

Informational Conditions

3.2 - The roof is typically the responsibility of the Home Owners Association (HOA) and is not inspected as part of this report.

Flat Roof

General Comments

Informational Conditions

3.3 - The roof is not inspected as part of this inspection report. The roof is a responsibility of the Home Owners Association (HOA) and should be maintained and inspected by the HOA to insure its condition and continued serviceability.

Section 4.0 - Plumbing

Potable Water Supply Pipes

Water Main Shut-off Location

Informational Conditions

4.1 - The 1 1/4" copper main water shut-off valve is located at the front of the residence.

Pressure Regulators

Informational Conditions

4.2 - A functional pressure regulator is in place on the plumbing system.

4.3 - The water pressure was 60 to 62 PSI when tested.



Pressure Relief Valves

Informational Conditions

4.4 - There is a pressure relief valve on the plumbing system, as required.

Copper Water Pipes

Informational Conditions

4.5 - The potable copper water pipes are in acceptable condition.

General Gas Components

Gas Main Shut-Off Location

Informational Conditions

4.6 - There is no gas supply run to the unit.

Electric Water Heaters

General Comments

Informational Conditions

4.7 - There are a wide variety of residential electric water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically

secured and equipped with a pressure/temperature relief valve and discharge pipe plumbed to the exterior.

Age Capacity & Location

Informational Conditions

4.8 - Hot water is provided by a water heater that is located in the kitchen cabinet that access from the dining room side.

Electrical Connections

Informational Conditions

4.9 - The electrical connection to the water heater is functional.

Water Shut-Off Valve & Connectors

Informational Conditions

4.10 - The shut-off valve and water connectors are functional.

Relief Valve & Discharge Pipe

Functional Components and Conditions

4.11 - The water heater is equipped with a mandated pressure-temperature relief valve and discharge pipe, which is run to the exterior of the home.

Drain Valve

Informational Conditions

4.12 - The drain valve is in place and presumed to be functional.

Seismic Straps

Informational Conditions

4.13 - The water heater is seismically secured.

Common Observations

Functional Components and Conditions

4.14 - The water heater is functional.

Section 5.0 - Electrical

Main Panel

General Comments

Informational Conditions

5.1 - National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

Service Entrance

Informational Conditions

5.2 - The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.

Panel Size & Location

Informational Conditions

5.3 - The 100 amp, 220 volt main electrical panel, is located in a building shared electrical closet on the left side of the building.

Main Panel Observations

Informational Conditions

5.4 - The electrical panel and its components have no visible deficiencies.

Panel Cover Observations

Informational Conditions

5.5 - The exterior panel cover is in acceptable condition.

Wiring Observations

Functional Components and Conditions

5.6 - The residence is wired with a modern vinyl conduit known as Romex or non-metallic sheathed cable.

Informational Conditions

5.7 - The visible portions of the wiring has no visible deficiencies. We did not observe any burnt, scorched, or damaged wiring in panel.

Other Conditions and or Repairs

5.8 - The ceiling fan is improperly hard wired, without a required wall switch to power the fans off and on. (Guest bedroom #1) The only way to operate the fans is with a remote or by pulling the chains. Further evaluation and repair by a licensed electrician is advised.



Circuit Breakers

Informational Conditions

5.9 - There are no visible deficiencies with the circuit breakers.

Grounding

Components and Conditions Needing Service

5.10 - The panel-ground to a water pipe, located at the front of the building, is detached, which should be reattached by a licensed electrician.



Sub Panels

General Comments

Informational Conditions

5.11 - Sub-panels are often located inside residences, but they should not be located inside clothes closets, where they might be concealed and could impede an emergency disconnect. Additionally, when they are located outside they are required to be weatherproof, unobstructed, and easily accessible, and their circuits should be clearly labeled.

Sub Panel Location

Informational Conditions

5.12 - The sub panel is located in the hallway.

Sub Panel Observations

Informational Conditions

5.13 - The electrical sub panel has no visible deficiencies.

5.14 - The sub-panels are not an original installation. Therefore, you should request documentation from the sellers, which will confirm that the installations were made with a required building permit and by a licensed contractor.

Panel Cover Observations

Informational Conditions

5.15 - The exterior panel cover is in acceptable condition.

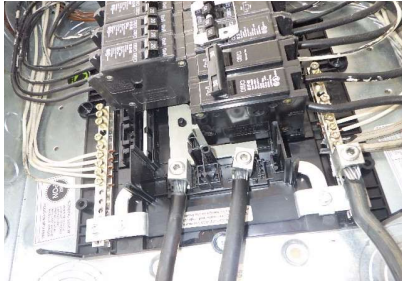
Wiring Observations

Informational Conditions

5.16 - There are no visible deficiencies with the wiring in the sub panel.

Other Conditions and or Repairs

5.17 - There is no anti-oxidant grease on the aluminum wiring connections in the sub panel, which is required by current building standards, but may not have been, when the home was originally built. Installation of anti-oxidant grease, by a licensed electrician is advised.



Circuit Breakers

Informational Conditions

5.18 - The circuit breakers have no visible deficiencies.

Grounding

Functional Components and Conditions

5.19 - The panel grounding is correct.

Section 6.0 - Heat

Electric Wall Heater

Wall Heater

Functional Components and Conditions

6.1 - The home is heated with multiple electric wall heaters, which were functional when tested.

Section 8.0 - Chimney

Living Room Chimney

General Prefabricated

Informational Conditions

8.1 - There are a wide variety of pre-fabricated chimneys, which are constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be viewed without dismantling any portion of them, and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer. For instance, experience has taught us that many prefabricated chimneys have been fitted with architectural shrouds that are not approved by the manufacturer, and which can inhibit drafting and convectional cooling. However, we recommend a level-two inspection by a qualified licensed specialist within the contingency period or before the close of escrow, as recommended by NFPA standards "upon the sale or transfer of a property."

Common Observations

Informational Conditions

8.2 - The chimney walls appear to be in acceptable condition.

Weather Cap-Spark Arrestor

Informational Conditions

8.3 - The chimney has a functional weather cap-spark arrestor.

Crown or Termination Cap

Functional Components and Conditions

8.4 - The metal termination cap is functional.

Chimney Flashings

Informational Conditions

8.5 - The chimney flashings are in acceptable condition.

Chimney Flue

Informational Conditions

8.6 - The portions of the flue that are visible appear to be in acceptable condition.

8.7 - A complete view of the chimney flue is not possible, and you may wish to have it video scanned.

Other Conditions and or Repairs

8.8 - There is minor rust, corrosion, and or stains noted on the bottom of the flue pipe inside the firebox, where the flue pipe attaches to the firebox, which may indicate a previous leak in the spark screen-weather cap, which should be monitored in the future.



Fireplace

Informational Conditions

8.9 - The fireplace is in acceptable condition.

Damper

Informational Conditions

8.10 - The damper is functional and there is a spacer clamped attached to the damper.

Log Starter

Functional Components and Conditions

8.11 - The log starter is functional.

Ornamental

Informational Conditions

8.12 - The ornamental gas log fire is functional.

Glass Doors

Informational Conditions

8.13 - The fireplace screen was functional.

Hearth

Informational Conditions

8.14 - The hearth is in acceptable condition.

Section 9.0 - Living

Indoor Environmental Issues

Environmental Observations

Informational Conditions

9.1 - We did not test for mold or measure indoor air quality, which the Consumer Product safety Commission ranks fifth among potential contaminants. Regardless, a person's health is a truly personal responsibility, and inasmuch as we did not inspect for mold or test for other environmental contaminants we recommend that you schedule an inspection by an environmental hygienist before the close of escrow. And this would be imperative if you or any member of your family suffers from allergies or asthma, and could require the sanitizing of air ducts and other concealed areas.

Note: Mold cannot exist without moisture. Therefore, any moisture whatsoever, whether it be from inadequate grading and drainage, a leaking roof, window, or door, or moisture from a faulty exhaust vent, a condensate pipe, an evaporator coil, or a component of a plumbing system should be serviced immediately, or the potential for mold infestation will remain.

Main Entry

Furnished Residence Comment

Informational Conditions

9.2 - The residence is furnished, and in accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets.

Doors

Functional Components and Conditions

9.3 - The door is functional.

Flooring

Informational Conditions

9.4 - The floor has no significant defects.

9.5 - The floor is worn or cosmetically damaged, which you should view for yourself.

Walls & Ceiling

Informational Conditions

9.6 - The walls and ceiling are in acceptable condition.

Lights

Functional Components and Conditions

9.7 - The lights are functional.

Doorbell

Functional Components and Conditions

9.8 - The doorbell was functional when tested.

Living Room

Flooring

Informational Conditions

9.9 - The floor has no significant defects.

Walls & Ceiling

Informational Conditions

9.10 - The walls and ceiling are in acceptable condition.

Single-Glazed Windows

Informational Conditions

9.11 - The windows are functional.

9.12 - One or more window screens are damaged, which you may wish to have repaired.

Outlets

Functional Components and Conditions

9.13 - The outlets that were tested are functional.

Smoke Alarm

Informational Conditions

9.14 - The smoke detector is functional, but should be checked periodically.

Dining Room

Flooring

Informational Conditions

9.15 - The floor has no significant defects.

Walls & Ceiling

Informational Conditions

9.16 - The walls and ceiling are in acceptable condition.

Single-Glazed Windows

Informational Conditions

9.17 - The windows are functional.

Lights

Informational Conditions

9.18 - The combination ceiling fan and light is functional.

Outlets

Functional Components and Conditions

9.19 - The outlets that were tested are functional.

Section 10.0 - Bedrooms

Master Bedroom

Doors

Informational Conditions

10.1 - The doors are functional.

Flooring

Informational Conditions

10.2 - The floor has no significant defects.

Walls & Ceiling

Informational Conditions

10.3 - The walls and ceiling are in acceptable condition.

Closets

Functional Components and Conditions

10.4 - The closet and its components are functional.

Lights

Functional Components and Conditions

10.5 - The combination ceiling fan and light are functional.

Outlets

Functional Components and Conditions

10.6 - The outlets that were unobstructed and able to be tested are functional.

Smoke Detector

Informational Conditions

10.7 - The smoke detector is functional, but should be checked periodically.

1st Guest Bedroom

Doors

Informational Conditions

10.8 - The doors are functional.

Other Conditions and or Repairs

10.9 - The keyed lock on the exterior sliding glass door could prevent or impede an emergency exit, and should be replaced with a safer latch type.

The keyed lock on the exterior sliding glass door could prevent or impede an emergency exit - *Continued*



Flooring

Informational Conditions

10.10 - The floor has no significant defects.

Walls & Ceiling

Informational Conditions

10.11 - The walls and ceiling are in acceptable condition.

Closets

Functional Components and Conditions

10.12 - The closet and its components are functional.

Lights

Informational Conditions

10.13 - The combination ceiling fan and light is functional.

Outlets

Functional Components and Conditions

10.14 - The outlets that were unobstructed and able to be tested are functional.

Smoke Detector

Informational Conditions

10.15 - The smoke detector is functional, but should be checked periodically.

Section 11.0 - Bathrooms

Hallway Bathroom

Size and Location

Informational Conditions

11.1 - The hallway bathroom is a full, and located off the main hallway.

A Probable Remodel

Informational Conditions

11.2 - The hallway bathroom appears to have been remodeled. Therefore, you should obtain documentation for your records so that you can be assured that the work was done with a required building permit to professional standards, because we do not approve of, or tacitly endorse, any work that was done without building permit, and latent defects could exist.

Doors

Informational Conditions

11.3 - The doors are functional.

Flooring

Informational Conditions

11.4 - The floor has no significant defects.

Walls & Ceiling

Informational Conditions

11.5 - The walls and ceiling are in acceptable condition.

Cabinets

Functional Components and Conditions

11.6 - The cabinets are in acceptable condition.

Sink Countertop

Functional Components and Conditions

11.7 - The sink countertops are functional.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

11.8 - The sinks and their components are functional.

Tub

Functional Components and Conditions

11.9 - The tub is functional.

Informational Conditions

11.10 - There were chips, wear, and or deterioration noted in the bathtub finish.



Other Conditions and or Repairs

11.11 - There are cracks and or loose grout noted around the tub to tile intersection. Proper repair by a licensed contractor or qualified handyman is advised.



Stall Shower

Functional Components and Conditions

11.12 - The stall shower is functional.

Toilet & Bidet

Functional Components and Conditions

11.13 - The toilet is functional.

Exhaust Fan

Functional Components and Conditions

11.14 - The exhaust fan is functional.

Lights

Functional Components and Conditions

11.15 - The lights are functional.

Outlets

Functional Components and Conditions

11.16 - The outlets are functional and include ground-fault protection.

Section 12.0 - Kitchen

Kitchen

A Renovation or Addition

Informational Conditions

12.1 - The kitchen appears to have been remodeled. If so, we recommend that you verify the required building permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a building permit, and latent defects could exist.

Flooring

Informational Conditions

12.2 - The floor has no significant defects.

12.3 - The floor is worn or cosmetically damaged, which you should view for yourself.

Other Conditions and or Repairs

12.4 - The finished flooring is missing under the refrigerator, which you may wish to have replaced.



Walls & Ceiling

Functional Components and Conditions

12.5 - The walls and ceiling are in acceptable condition.

Single-Glazed Windows

Informational Conditions

12.6 - The window is functional.

Sink & Countertop

Informational Conditions

12.7 - The sink and counter tops are functional.

Cabinets

Functional Components and Conditions

12.8 - The cabinets are functional, and do not have any significant damage.

Informational Conditions

12.9 - The cabinets have typical, cosmetic damage, or that which is commensurate with their age.

Other Conditions and or Repairs

12.10 - The cabinets will need service to work well, such as replacing or adjusting drawer glides, pull latches, hinges, catches, etc. (Loose lower shelf in Lazy Susan cabinet)

The cabinets would need hardware service to work well - *Continued*



Valves & Connectors

Functional Components and Conditions

12.11 - The valves and connectors below the sink are functional. However, they are not in daily use and will inevitably become stiff or frozen.

Faucet

Functional Components and Conditions

12.12 - The sink faucet is functional.

Trap and Drain

Functional Components and Conditions

12.13 - The trap and drains are functional.

Garbage Disposal

Functional Components and Conditions

12.14 - The garbage disposal is functional.

Electric Range

Functional Components and Conditions

12.15 - The electric range is functional, but was neither calibrated nor tested for its performance.

Informational Conditions

12.16 - An anti-tip bracket was installed on the range.

Dishwasher

Functional Components and Conditions

12.17 - The dishwasher is functional.

Exhaust Fan or Downdraft

Informational Conditions

12.18 - The exhaust fan is functional and is a type that vents internally.

Built-in Microwave

Functional Components and Conditions

12.19 - The built-in microwave is functional.

Lights

Functional Components and Conditions

12.20 - The lights are functional.

Outlets

Functional Components and Conditions

12.21 - The outlets to the left and right of the sink, that were tested, are functional, and include ground-fault protection.

Other Conditions and or Repairs

12.22 - There are not as many outlets as would be required by current standards, and you may wish to consult a licensed electrician with a view to adding more.

12.23 - One or more cover plates are missing at the kitchen outlets or switches. (Disposal outlet)

One or more cover plates are missing at the kitchen outlets - *Continued*



Refrigerator

Informational Conditions

12.24 - The slide-in refrigerator was not inspected, and is not considered part of this report.

Ice Maker

Informational Conditions

12.25 - There is no ice maker line installed.

Section 14.0 - Hallway

Primary Hallway

Flooring

Informational Conditions

14.1 - The floor has no significant defects.

Walls & Ceiling

Informational Conditions

14.2 - The walls and ceiling are in acceptable condition.

Single-Glazed Windows

Functional Components and Conditions

14.3 - The window is functional.

Lights

Functional Components and Conditions

14.4 - The lights are functional.

Smoke Detector

Informational Conditions

14.5 - The combination carbon monoxide and smoke detector is functional, but should be checked periodically.

Section 16.0 - Laundry

Laundry Area

Doors

Other Conditions and or Repairs

16.1 - The doors have been removed.

The doors have been removed - *Continued*



Flooring

Informational Conditions

- 16.2 - The floor has no significant defects.
- 16.3 - The floor is stained and or cosmetically damaged, which you should view for yourself.



- 16.4 - Due to the machines being in place, the walls are not fully visible, and could not be inspected.

Other Conditions and or Repairs

- 16.5 - There is no overflow pan with a drain run to the exterior in the laundry room, as required by current building standards.

Walls & Ceiling

Informational Conditions

- 16.6 - The walls and ceiling are in acceptable condition.
- 16.7 - Due to the machines being in place, the walls are not fully visible, and could not be inspected.

Valves & Connectors

Functional Components and Conditions

- 16.8 - The valves and connectors are functional. However, because they are not in daily use they typically become stiff or frozen.

Informational Conditions

- 16.9 - Due to the machines being in place the valves and connections are not fully visible and could not be inspected.

Trap & Drain

Informational Conditions

- 16.10 - The standpipe and trap are inside the wall and not visible.
- 16.11 - Due to the machines being in place the drain line is not visible and could not be inspected.

Gas Valve & Connector

Informational Conditions

- 16.12 - Due to the machines being in place, the gas line (If there is one) is not visible and could not be inspected.

220 Volt Receptacle

Informational Conditions

- 16.13 - The 220 volt outlet for the dryer is functional when tested.

16.14 - Due to the machines being in place the outlets are visible and could not be inspected.

Dryer Vent

Informational Conditions

16.15 - The dryer vents vertically. The lint trap must be kept clean, because trapped lint can rapidly turn into a fire hazard.

Other Conditions and or Repairs

16.16 - The dryer vents to the exterior of the home, however, is run improperly under the door to the house. Proper repair by a licensed contractor is advised.

Outlets

Functional Components and Conditions

16.17 - The outlets that were tested are functional.

Section 17.0 - Garage

Single-Car Garage

Slab Floor

Functional Components and Conditions

17.1 - The slab floor is in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.

Walls & Ceiling

Other Conditions and or Repairs

17.2 - There are moisture stains, damage, and or patching on the walls and or ceiling, the cause of which should be explained or explored further by a licensed contractor. (Reported to be from a previous repaired leak from the balcony above)



Ventilation Ports

Other Conditions and or Repairs

17.3 - There are no ventilation ports to vent exhaust fumes. Therefore, vehicle engines should not be left running with the garage door closed or carbon monoxide poisoning could result.

Firewall Separation

Functional Components and Conditions

17.4 - The firewall separating the garage from the residence is functional.

Garage Door & Hardware

Functional Components and Conditions

17.5 - The garage door and its hardware are functional.

Automatic Opener

Functional Components and Conditions

17.6 - The garage door opener is functional, and is equipped with both functional infrared and tension reverse mechanisms.

Other Conditions and or Repairs

17.7 - The infra red auto-reversing sensor mechanisms are functional, but located higher than the recommended six inches above grade.

Lights

Functional Components and Conditions

17.8 - The lights are functional, and do not need service at this time.

Outlets

Functional Components and Conditions

17.9 - The outlets that were tested are functional.

Section 18.0 - Attic

Primary Attic

Attic Access Location

Informational Conditions

18.1 - The attic can be accessed through a hatch in the hallway ceiling.

Method of Evaluation

Informational Conditions

18.2 - We evaluated the attic by direct access, however, due to the configuration of framing, ductwork, and excessive insulation, inspection of the attic was limited.

Framing

Informational Conditions

18.3 - The visible portions of the conventionally stacked roof framing are in acceptable condition, and would conform to the standards of the year in which they were installed.

Other Conditions and or Repairs

18.4 - There are signs of possible termite activity in the attic. Further evaluation and repair by a licensed Pest Control Operator is advised.



18.5 - There is evidence that the roof has leaked in various locations, which should be reasonably explained, or the roof should be further evaluated by a licensed roofer.

There is evidence that the roof has leaked in various locations - *Continued*



18.6 - There are exposed nails sticking through the roof sheathing, which may pose as a hazard.



Ventilation

Informational Conditions

18.7 - Ventilation is provided by a combination of eave, dormer, turbine, or gable vents, and should be adequate.

Electrical

Informational Conditions

18.8 - The electrical components that are fully visible appear to be in acceptable condition.

Plumbing Vents

Informational Conditions

18.9 - The drain pipe vents that are fully visible are in acceptable condition.

Exhaust Ducts

Informational Conditions

18.10 - The visible portions of the exhaust ducts are functional.

Batt Insulation

Other Conditions and or Repairs

18.11 - The attic floor is insulated with approximately four to six-inches of fiberglass, batt insulation. Current standards call for nine and even twelve-inches, and you may wish to consider adding more.

18.12 - Some of the insulation is displaced from when the home was remodeled. Reinstalling the insulation in its proper position is advised.



AFFILIATIONS AND CERTIFICATIONS

Inspector
Ron Cantor

REPORT CONCLUSION

7959 Caminito Dia Unit #4, San Diego, CA 92122

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

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ATTACHMENTS

Inspection Address: 7959 Caminito Dia Unit #4, San Diego, CA 92122
Inspection Date/Time: 7/2/2026 9:00 am to 11:00 am
