

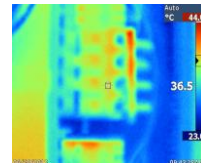
SUBJECT PROPERTY:
777 6th Ave #409, San Diego, CA 92101



PREPARED FOR:
Toni & Joe Egan

INSPECTION DATE:
3/10/2022

INSPECTOR:
Gary Gramling
CREIA Certified Inspector
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Providing Information You Can Rely On.

SUMMARY REPORT

Deficient items or concerns affecting the use of the property were found during the course of the inspection that warrant correction and/or further evaluation. For your convenience, the more significant items are listed below in brief.

LAUNDRY AREA

Laundry Provisions

Laundry Conditions

Advisory: Rubber Hoses are installed on the washing machine. Rubber laundry hoses are susceptible to fail without warning. Recommend installing braided metal hoses when the hoses are replaced.

Dryer Vent Conditions

Advisory: The laundry vent discharge is above the vent on the dryer. This means that the lint must be blown uphill before it is discharged. Most dryer lint motors are too small to efficiently remove the lint from the hose. Recommend that the vent hose be cleaned annually to reduce the possibility of fire originating in the hose.

HVAC

Heating System

Heating Conditions

Advisory: Most HVAC manufacturer's recommend that their units be serviced at least every two years. Recommend that the seller be asked to provide the service records for this HVAC unit. If the service has been more than two years ago, we recommend that the unit receive a routine service during escrow.

Air Filters & Registers

Air Filter Condition

Maintenance: The air filter had accumulated debris which decreased its effectiveness and blocked air flow. This can dramatically decrease efficiency of the system. We recommend that the filter be cleaned or replaced as required.

Further Review: The air filter was the wrong size and/or not properly held down letting unfiltered air through the system. This will cause a buildup on the air conditioning coil which will in turn decrease the efficiency of the unit. The replacement of the air filter and further evaluation of the unit's coil and other components is highly recommended.

ELECTRICAL SYSTEM

Switches Fixtures & Outlets

Lights Condition

Repair: The light fixture at the laundry was not functioning using the normal operating controls. The bulb(s) in this fixture may be burned out. If the bulbs are not burned out, the condition of the fixture and wiring should be verified. We recommend repair as necessary to restore the function of this fixture.

GFCI / ARC Faults

GFCI / Arc Fault Condition

Safety Concern: Two kitchen ground fault circuit interrupter breaker (GFCI) receptacles did not function as intended. These are located on both sides of the kitchen sink. This could pose a serious safety condition and we recommend that these GFCI breakers be replaced as soon as possible.

KITCHEN

Sinks / Cabinets / Countertops

Counter Top Condition

Repair: The caulking or grout for the backsplash behind the sink is in need of touch up. We recommend that caulking be installed and/or gaps filled to prevent possible water intrusion at the wall areas. The counters in the kitchen appeared to be in good condition.

Appliances

Cooktop / Range / Oven Conditions

Safety Concern: The cooktop/range was not equipped with an anti tip hold down. This hold down prevents the tipping of the stove top when a small child attempts to step on the lowered oven door. We recommend that the anti tip device or hold down is installed for safety reasons.

Disposal

Monitor: The garbage disposal was found to be noisy during operation. This may indicate that the unit was nearing the end of useful service life and that replacement in the near future should be expected.

BATHROOM(S)

Sinks / Cabinets

Sink Conditions

Repair: The under sink basin attachment to the countertop at the hall bath needs caulking or sealing. We recommend that this area be caulked to stop moisture from getting to the under cabinet surfaces.

Drain Conditions

Replace: The sink drain line is a flexible, accordion type, plastic pipe. This type of pipe clogs easier than a smooth sided pipe; and, may be cut or dislodged if a plunger is used on them. We recommend replacement.

Cabinet Condition

Monitor: The legs of the bathroom cabinet are propped up with shims. If they get wet often, they may deteriorate and fail to support the cabinet properly. We recommend monitoring the shims and to replace them with any signs of deterioration.

Repair: The bottom of the top drawer in the bathroom cabinet is not in the cabinet. We recommend that the drawer be repaired.

Bathtub / Shower

Tile Condition

Repair: Missing or deteriorated grout was noted at the shower/tub wall area of the bathroom. The possibility of mold growth behind the wall is present. We recommend re-grouting to reduce water penetration and possible damage to the surrounding areas.

Bathtub Condition

Upgrade: It appears that the bathtub may have been replaced with a spa tub. The framing to support the tub is, in our opinion, not properly constructed to securely support the tub. Some framing members are not nailed properly and could fail during a seismic event. We recommend that an appropriate tradesman repair and secure the framing properly.

Spout Condition

Repair: The spout for the bathtub had a large gap that has been caulked; but, could cause leaking in the future. We recommend the spout be tightened and/or joint sealed to prevent future leakage.

Faucet Condition

Repair: The tub/shower diverter was found to be difficult to operate or was not fully operative in the bath. We recommend repair or replacement of the diverter(s).

Advisory: The cover of the access opening fits loosely. Water from the shower could enter the space. We recommend that the cover be studied to determine a method to make it water tight.

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INTRODUCTORY NOTES

REPORT LIMITATIONS:

THE WRITTEN REPORT IS THE PROPERTY OF THE INSPECTOR AND THE CLIENT AND SHALL NOT BE USED BY OR TRANSFERRED TO ANY OTHER PERSON OR COMPANY WITHOUT BOTH THE INSPECTOR'S AND THE CLIENT'S WRITTEN CONSENT. Absent written consent, the transfer of this report for use by a third party would also transfer any and all liabilities associated with the report to the transferee, the person who transmits the report to a party not named in the contract. The client understands that the inspection report is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosures.

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the 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 opinions of the inspector, based on 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, 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 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 the 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 the 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.

This report is **CONFIDENTIAL**, and is furnished solely for the use and benefit of the client. This report is not intended to be relied upon by any other party not named on the report and Inspection Agreement. Refer to the Inspection Agreement for the full terms, conditions and limitations of this inspection. Do not transfer this report to a third party without consulting that agreement as a transfer will in effect make enforceable any and all liabilities attributable to the report to the transferee.

This inspection does not include compliance with building codes. If you want a 'code inspection' you'll need to talk to the local building department since they're the only people with the authority to do a code compliance inspection. We do not search public records and we make no comment on the legal uses of the property.

KEY TO THE TERMS USED IN THIS REPORT:

For your convenience, the following terms have been used in this report along with a suggestion or recommendation for action. All actions indicated should be evaluated and carried out by *appropriate persons*. An appropriate person is a person that is a "licensed" qualified professional, engineer, tradesman, or service technician.

Repair: Specific notation is made that the corresponding issue, item or system needs to be reviewed and corrected by competent repair personnel. This notation may indicate a need for immediate major repair which in most cases an *appropriate person* is needed.

Maintenance: Specific notation is made that the corresponding issue, item or system needs to be reviewed and maintained by competent personnel.

Recommended Upgrade: Specific notation is made that the corresponding issue, item or system should be upgraded to conform with newer safety and/or health standards.

Consult Seller: Consult the seller for past history/performance details and other specific information on the issue, item or system requirements.

Monitor: Item or condition should be monitored for future conditions that would suggest that a repair is needed. Consult an *appropriate person* prior to closing escrow if not familiar with the issue, item or system requirements.

Further Review: Complete confirmation and/or description of an issue, item or system could not be made by the visual observations of this inspector. We recommend additional evaluation by *appropriate persons* for a thorough understanding of the scope of the repairs that may be needed.

Safety Concern: The notation refers to a safety concern evident in an issue, item or system with which immediate correction is recommended. In most cases an *appropriate person* is needed.

"Adverse conditions": This notation refers to unfavorable conditions evident at the time of inspection which will require further evaluation with any necessary correction performed by *appropriate persons*.

"Satisfactory", "Generally acceptable condition" and "Operational": When the report indicates that a component is satisfactory, operational or in generally acceptable condition, that means it appears capable of being used and is considered acceptable for its age and general usefulness. An item which is stated to be satisfactory, operational or in generally acceptable condition may show evidence and/or have additional notations, related to past or present defects. However, the item is considered to be repairable and give generally satisfactory service within the limits of its age.

Further definitions of inspection terms can be found in the glossary of terms provide by the directing Standards of Professional Practice.

Other issues, items or systems not addressed in the standards of practice may be commented on in this report, but only as a courtesy to our client. Issues, items and systems *not* specifically addressed by the standards of practice are not addressable within the confines of the attached contract. Please refer to the attached **Standards of Practice** for general limitations and exclusions applicable to this report. Any and all information relayed or construed outside the Standards of Practice for this report is to be considered incomplete, without certainty, and further review by an *appropriate person* is recommended.

General Notes & Exclusions

The inspection began at approximately 10:00 AM and ended at approximately 12:00 noon on March 10, 2022.

The ground was dry and the skies were clear and bright at the time of inspection with the temperature in the approximate range of 66-70 deg.

The inspection of the building detailed in this report was at the request of Toni & Joe Egan, our clients. Representing our client at the time of inspection was Emmett Egan of Woods Real Estate Services Co..

The client's agent was present at the inspection, but not the client. The inspector of record was Gary Gramling, owner of In-Depth Real Estate Services Co. and David Gramling, Inspector.

The building being inspected is a condominium style building. It is our understanding that the building was constructed in 2005. There is a reported 680 sq. ft. in this house. This information was communicated to the inspector by the available listing documentation, client or representing Realtor at or before the time of inspection.

All the provided major utilities i.e.(gas, water, electric) for the building were on at the time of the inspection.

The building is occupied and has personal possessions blocking the full view and access of the interior surfaces and floor coverings of the structure. Other areas generally blocked from view are the interiors sink base cabinets and closets. The inspection was limited in the areas blocked from view or from lack of access.

This dwelling is a condominium and as such the inspection is limited to areas that our client would normally own and be responsible for. These areas are the condo interior and attached decks, patios or garages that are private to this unit only. All common building components are excluded from the inspection and report. Excluded systems typically consist of the following: foundation, roof, building exterior, drainage, basements, and all exterior common areas such as walks, stairs, elevators, driveways, fences, retaining walls, etc.. The client is advised to investigate the extent of the HOA responsibility and notify us if there are any additional areas that we need to inspect.

The seller's property disclosure sheets were not present at the time of inspection. Property disclosure sheets may have valuable information which may have relevant facts about current condition that cannot be readily seen by the inspector. We recommend that the sellers disclosure sheets be studied in full with any concerns being reviewed by an appropriate person. For purposes of identification, comments in this report are written right, left, front and rear, as if the inspector were standing facing the main entry front door of the property and looking into the building.

SITE AND GROUNDS

SCOPE OF THE SITE INSPECTION:

The vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building. Walkways, patios, and driveways leading to dwelling entrances. Attached decks, balconies, stoops, steps, porches and their associated railings.

Landscaping

Not inspected. HOA responsibility.

The lawn and/or open areas were observed to be in generally acceptable condition at the time of inspection unless otherwise noted below:

Balconies Porches & Decks

The balcony visible supports or structure other than the enclosed main structure consisted of concrete components. If present, the roofing material and condition is described in the main roofing section of this report. The balcony's deck was surfaced with concrete flatwork, covered with artificial grass. The visible surfaces, steps and/or railings were in generally acceptable condition, unless otherwise noted below:

The surface of the deck appeared to be in good condition.

The safety railing around the balcony is made of tubular steel. It was in good condition and securely attached. Maintenance of the railing is believed to be the responsibility of the HOA.



The cover for this deck is integral to the architecture of the building.

FOUNDATION / SUPPORTS

SCOPE OF THE STRUCTURAL INSPECTION:

The structural components including foundation, under-floor crawl space, water penetration and ventilation of crawl space. The visible floor structure and wall structure. Many parts of the structure are concealed behind finished surfaces or are buried below grade. Therefore, much of the structural inspection consists of looking for signs of deterioration or movement. If there are no visible symptoms then hidden problems may go undetected.

Expansive soils may be found in this area. These clay minerals act like a sponge and swell when water is added. This swelling can cause major structural damage. We strongly suggest that you keep dry landscaping or drought tolerant landscaping without irrigation (also called "Xeriscape") for at least the first 5 feet around the house (or more if there are signs of expansive soil problems). Lawn irrigation should be minimized. You should pay particular attention to any gutter and grading improvements that may be identified elsewhere in this report.

Foundation

Not inspected. HOA responsibility.

Floor Structure / Insulation

Structural floor systems other than exposed slabs are concealed by finished flooring and could not be visually inspected.

EXTERIOR STRUCTURE / CLADDING

SCOPE OF THE EXTERIOR INSPECTION:

The structural components including wall structure exterior wall cladding, flashing, trim, eaves, soffits, and fascia.

Many parts of the structure are concealed behind finished surfaces or are buried below grade. Therefore, much of the structural and/or exterior inspection consists of looking for signs of deterioration or movement. If there are no visible symptoms then hidden problems may go undetected.

Exterior - Structure & Cladding

The structure of the building was not inspected. That is the responsibility of the HOA.

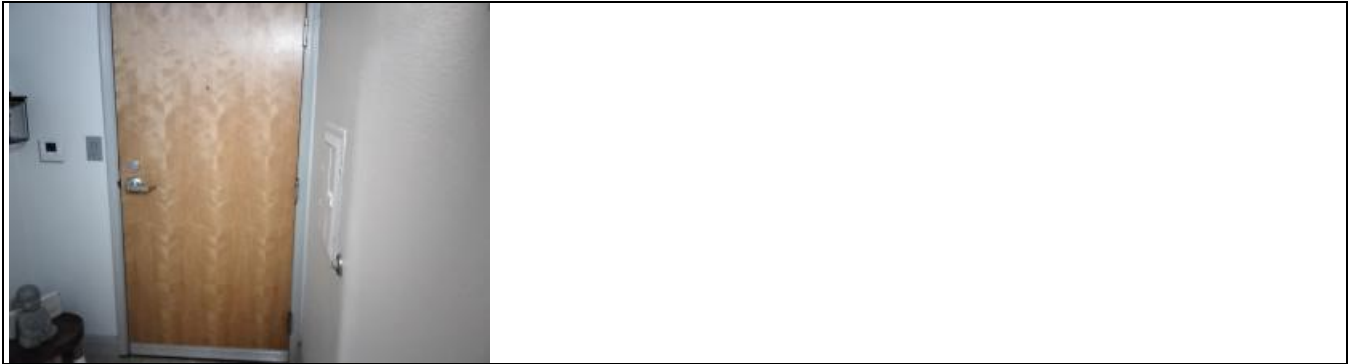
Even though the exterior is the responsibility of the HOA to maintain, you should periodically examine the exterior cladding and trim; and, if you see any damage occurring, you should notify the HOA.

The wall, window and door flashings for the exterior of the building were not fully visible and the inspection was limited to exposed areas for installation issues. We recommend that the flashing areas be monitored for early detection of moisture intrusion. No visible outward signs of failure at the wall covering surfaces were evident at the exterior of the building, unless otherwise noted below:

Doors Exterior

The exterior entrance doors appeared to be properly installed, operated, and found to be in generally acceptable condition unless otherwise noted below.

The front entry door appeared to be in good condition; and, the self closer functioned as required. Safety Glass was observed to be present in all required exterior door locations.



Organisms/Pests

This type of building seldom has any termite issues.

ROOF

SCOPE OF THE ROOF INSPECTION:

The roof coverings, roof drainage systems, flashings, skylights, chimneys, and roof penetrations.

Roof Type Materials & Conditions

Not inspected. HOA responsibility.

PARKING STRUCTURE

SCOPE OF THE PARKING STRUCTURE INSPECTION:

Fire separation, walls, ceilings, floors, doors, door openers, and safety controls.

Parking Structure

Parking for this community is in an underground garage. The garage is maintained by the HOA and was not inspected. This residence is assigned one parking space.

ATTIC

SCOPE OF THE ATTIC, INSULATION & VENTILATION INSPECTION:

The ceiling and roof structures. The insulation and vapor retarder in unfinished spaces. The absence of same in unfinished space at conditioned surfaces. The ventilation of attic, mechanical ventilation systems and water penetration. Extreme heat and space constraints are common limiting factors and therefore the attic may not be fully inspected from the interior, a common practice is to examine from the hatch.

Attic / Structure / Insulation / Ventilation

This residence does not have an attic space.

LAUNDRY AREA

SCOPE OF THE LAUNDRY AREA INSPECTION:

Laundry room ventilation, appliance venting, energy sources, supply valves, drains, fixtures and faucets. Testing and/or the presence of laundry appliances or adequate flow of the drain line is not within the scope of a home inspection. Water valves are not operated or tested for the presence or flow of water as there is no containment for water spray during a test.

Laundry Provisions

Laundry provisions were located at an interior laundry area. A 240 volt receptacle was present at the laundry area for an electric clothes dryer.



Advisory: Rubber Hoses are installed on the washing machine. Rubber laundry hoses are susceptible to fail without warning. Recommend installing braided metal hoses when the hoses are replaced.



Advisory: The laundry vent discharge is above the vent on the dryer. This means that the lint must be blown uphill before it is discharged. Most dryer lint motors are too small to efficiently remove the lint from the hose. Recommend that the vent hose be cleaned annually to reduce the possibility of fire originating in the hose.



Maintenance: The top of the washing machine is missing its spring clips which hold the lid onto the base cabinet. We recommend that the clips be replaced.



WATER HEATER

SCOPE OF THE WATER HEATER INSPECTION:

Water heating equipment, energy source, normal operating controls, automatic safety controls, flues, fresh air vents/combustion air and piping condition.

Water Heater(s)

Not inspected. HOA responsibility.

Hot water can cause severe scalding. After taking occupancy you should have your plumber adjust the water heater so it does not produce water hotter than 120 degrees F. Temperature Pressure Relief valves on water heaters are not tested during the inspection because they can fail to reset. Most manufacturers recommend regular testing to help assure safe performance. You should keep all combustibles away from the water heater; do not store paints or other chemicals in the same room.

HVAC

SCOPE OF THE HEATING AND COOLING SYSTEM INSPECTION:

The installed heating and cooling equipment including, energy source, automatic safety controls, normal operating controls, venting systems, combustion air, solid fuel heating devices, flues and chimneys. Heat exchangers at best are extremely limited to view and are not inspected unless otherwise noted. The heat/cooling distribution systems includes visible fans, air handler, pumps, ducts and piping with supports, dampers, insulation, air filters, registers, radiators, fan coil units and convectors. The presence of an installed conditioned air source in each habitable room.

Heating System

The heating and cooling system for this building was an air to air type electric heat pump.

The location of the heating unit(s) for this building was at the hallway ceiling area of the building. The name of the manufacturer or brand name for the heating unit(s) was BDP. The age of the heating system can usually be found in the serial number or data tag of the unit. This units serial number or data tag indicates that the date of manufacture was 2003.

The general condition of the heat pump appeared to be good. The complete evaluation of an electric heat pump is exhaustive and beyond the scope of a home inspection. The installation requirements and components of the system listed in the scope of the inspection if present, were generally acceptable condition for the unit(s) unless otherwise noted below:

Advisory: Most HVAC manufacturer's recommend that their units be serviced at least every two years. Recommend that the seller be asked to provide the service records for this HVAC unit. If the service has been more than two years ago, we recommend that the unit receive a routine service during escrow.

Cooling System

This building is cooled by a single packaged, central air conditioning system, meaning that the compressor coil, the evaporator coil, and the air handling unit were all contained within one enclosure.

The measure of cooling capacity for the cooling system(s) as measured in tons per unit was 1.5 tons. Based upon the size of the house, the air compressor appears to be properly sized.

The air conditioning system(s) responded to normal operating controls and the air temperature drop observed at the air supply and return was in a range consistent with proper functioning of the system. The HVAC safety disconnect, wiring, suction line insulation, compressor pad or supports and visible condensate drain lines if present, also appear to be in generally acceptable condition, unless otherwise noted below:

Distribution System

The observable distribution ductwork was hard metal 26-28 gauge type. Also, the ductwork where visible, was observed to be properly supported and in generally acceptable condition with no obvious separations or damage, unless otherwise noted below:



Air Filters & Registers

The air filter(s) for the heating and ventilation systems were located at the front of the unit.. The type of air filters servicing the HVAC equipment was observed to be disposable type air filter(s). The register duct diffusers for the heating and cooling system were observed to be in place and properly secured to the surface. Also, the filters and ductwork where visible, were observed to be properly supported and in generally acceptable condition with no obvious separations or damage, unless otherwise noted below:



Maintenance: The air filter had accumulated debris which decreased its effectiveness and blocked air flow. This can dramatically decrease efficiency of the system. We recommend that the filter be cleaned or replaced as required.

Further Review: The air filter was the wrong size and/or not properly held down letting unfiltered air through the system. This will cause a buildup on the air conditioning coil which will in turn decrease the efficiency of the unit. The replacement of the air filter and further evaluation of the unit's coil and other components is highly recommended.

Controls/Thermostats

The type of thermostat(s) for the heating system consisted of one or more wall mounted programmable control. The controls and/or thermostats were returned to the position in which they were found at the time of the inspection. The controls and/or thermostats were operated but not tested for calibration. All of the controls were in operating condition, properly placed and in generally acceptable condition, unless otherwise noted below:

Remarks On Heating & Cooling

HVAC equipment can fail at any time without warning, including the day after the inspection. All systems should be professionally cleaned and serviced on an annual basis to ensure safe, reliable operation and to maximize the life of the equipment. Inspection of the HVAC system consists of visually examining readily accessible areas and verifying that the system responds to the thermostat. A detailed evaluation of the furnace heat exchanger requires specialized equipment and disassembly, and is not included in this inspection. Further evaluation by a heating and cooling professional may reveal defects that were not readily apparent to the inspector.

PLUMBING SYSTEM

SCOPE OF THE PLUMBING INSPECTION:

Interior water supply and distribution systems including materials, supports and insulation, fixtures and faucets. Functional flow, functional drainage, cross connections, anti-siphon devices and leaks. The drain, waste and vent systems including materials, traps, supports, insulation, functional drainage and leaks. The fuel storage and fuel distribution systems including piping, supports and venting. The drainage sumps, sump pumps and related piping. The location of main water and main fuel shut-off valves.

Main Piping

Water service is reported to be provided by a municipal or public community system.

The water meter is in the control of the HOA.

The water shut off is in a wall hatch located in the bedroom closet. The pipe and valve were clean of excessive corrosion.



Distribution Piping & Softener

The visible water supply piping material on the interior the building, used to deliver water to the plumbing fixtures, was copper pipe. Functional flow of the water between the two most remote and/or highest fixtures was judged to be satisfactory. Minor changes in flow when other fixtures are turned on or off is considered normal. The plumbing inspection consists of looking for visible signs of installation problems such as insulation, supports, mixed metals and checking fixtures for functional flow. In other words: "Is it visibly working or not?" Pipes that are concealed in walls, floors and ceilings or that are buried below soil can not be evaluated. Please keep in mind that leaks can and do occur at any time without warning. You should expect to have drips, leaks and toilets fixed from time to time. The visible and accessible distribution piping was generally in acceptable condition with no signs of leakage or failure, unless otherwise noted below:

Drain Waste Vent

Building waste lines sometimes experience blockages due to internal rusting, tree root penetration, laundry waste water lint, etc. A visual inspection cannot determine the condition of underground or hidden DWV pipes. Washing machine drain lines are not within the scope of a home inspection, the drain line at this location is not tested for functional drainage due to water discharge issues covered in the standards of practice for home inspectors.

The visible sanitary system drains through horizontal and vertical waste stacks. Drain piping within walls, ceilings or otherwise hidden can not be inspected as part of a visual inspection. By running the water we attempt to find the visible active leaks. Leakage, blockages or corrosion in underground and concealed piping cannot be detected by a visual inspection or temporary running of water into the system. Blockages may be well downstream and may take hundreds of gallons to backup or detect. Only the condition of the visible and accessible lines are noted in this report. We recommend further review of the DWV system by optical scope specialist if a definite conclusion of the present condition of hidden lines is of concern due to past personal experience, this building's history or age of the system.

The waste discharge was not visible or apparent but is most likely to be to a municipal or community service system. Further review is recommended before close of escrow for a definite conclusion if deemed necessary.

The visible drain, waste, and vent piping material within the building was plastic. Functional drainage was determined to be satisfactory by draining two fixtures simultaneously where possible. The system appeared to be in generally acceptable condition with no apparent signs of leakage or failure unless otherwise noted below or in another section of the report. We do not inspect sewer pipes hidden to normal view, buried under or outside the building or buildings . The likelihood and severity of problems is greater with older pipes. Newer pipes can have installation problems with cracks or separated joints.

If you need more information about the condition of the sewer lines prior to closing you should have a professional plumber make a video inspection of their interior. The visible DWV piping and functional drainage were observed to be in generally acceptable condition unless otherwise noted below.

Gas System Piping

No natural gas meter or other type of gas piping was found on this property.

Remarks On The Plumbing System

The plumbing inspection consists of looking for visible signs of problems and checking fixtures for functional flow and drainage. In other words: "Is it working or not?" Pipes that are concealed in walls, floors and ceilings or that are buried below soil can not be evaluated. Please keep in mind that leaks can and do occur at any time without warning. You should expect to have drips, leaks and toilets fixed from time to time.

ELECTRICAL SYSTEM

SCOPE OF THE ELECTRICAL INSPECTION:

The service drop, service entrance conductors, cables, and raceways. The service equipment, service grounding and locations of main disconnects. The amperage and voltage rating of the service. The interior components of service panels and sub panels including the conductors, over-current protection devices, and ground fault circuit interrupters. A sampling of a representative number of installed lighting fixtures, switches and receptacles. The wiring methods and the presence of solid conductor aluminum branch circuit wiring.

The inspection does not include: low voltage systems, telephone, cable or satellite TV systems, sound systems, intercoms, data/communications wiring, security systems, timers, sensors, lightning or surge protection systems or testing of smoke alarms. The hidden nature of the electrical system prevents inspection of many components.

Service Type & Locations

The service entrance which supplies the power to the building's main electrical service panel was an underground (buried) lateral type service. As such, most of the main service lateral was not visible for inspection.

The electrical meter and/or main panel was located along with others for the units in this building, on or at the buildings.

The visible branch circuit wiring conductors in the 120 volt circuits were made of copper. The 240 volt circuits were installed utilizing copper or aluminum conductors. The use of stranded aluminum conductors in sizes of #8 (ampacity of 30) and larger is a standard acceptable trade practice in electrical systems. The visible type of wiring for the building was a mix of "Romex" and individual wires run through conduit.

Wiring - General

The service voltage available to this building was single phase 120/240 volts. Branch circuit overload protection was provided by circuit breakers and the available ampacity provided through the service was 100 amps.

The grounding wire for the service was partially visible and appeared to be in satisfactory condition. The grounding wire destination(s) were unknown.

An additional distribution panel, or sub panel was located at the hallway area.



Service & Panel Conditions

The electrical service system as described in the electrical inspection scope, including wire sizing, breakers, feed, meter, grounding and panel placement were observed to be correct for the panel being used and appeared to be in generally acceptable condition, unless otherwise noted below:

During a standard home inspection, the breakers are only visually examined. The breakers are not tested for condition or functionality. That requires the training and experience of a licensed electrician.

The reliable service life of circuit breakers is 40-50 years.



No deficiencies were observed.

The circuitry in the main panel was labeled.



Switches Fixtures & Outlets

The building's lights, fan fixtures, exposed wiring and a representative number of switches and outlets were observed to be in generally acceptable condition at the time of inspection, unless otherwise noted below:

Repair: The light fixture at the laundry was not functioning using the normal operating controls. The bulb(s) in this fixture may be burned out. If the bulbs are not burned out, the condition of the fixture and wiring should be verified. We recommend repair as necessary to restore the function of this fixture.



All of the receptacles were grounded.

GFCI / ARC Faults

Ground Fault Circuit Interrupters:

A ground fault circuit interrupter (GFCI) is a special device that will shut off electricity to a circuit when a particular unsafe condition occurs. The GFCI protection device may take the form of a circuit breaker in the electrical panel or be combined with an electrical outlet. These are normally installed to protect outlets near a source of water. Outlets in kitchens, bathrooms, crawlspaces, basements, exterior locations and garages should be GFCI protected. GFCI protection and/or ARC fault protection was checked for all of the receptacles where this type of protection was required when constructed in this geographical area by local building officials or is now required by present day industry trade standards for safety. The circuits were tested and found to be in operating as designed with the manufacturer's test button or outlet tripping device, unless otherwise noted below:

Safety Concern: Two kitchen ground fault circuit interrupter breaker (GFCI) receptacles did not function as intended. This could pose a serious safety condition and we recommend that these GFCI breakers be replaced as soon as possible.



INTERIOR

SCOPE OF THE INTERIOR INSPECTION:

The entry doors, walls, ceilings, and floors. The steps, stairways, balconies and railings. Solid fuel burning systems. The countertops and a representative number of installed cabinets. A representative number of doors and windows. Water penetration and condensation.

Interior Doors

The interior doors were properly installed, operated, and found to be in generally acceptable condition unless otherwise noted below.

Windows

The material used in the construction of the window frames of this building was aluminum. The operational types of windows for this building were single hung windows. The window glazing (number of panes) at the majority of the buildings windows was observed to be two, or double paned windows. Broken seals on double pane window units are sometimes difficult to see and may not be reported. Egress from windows is evaluated at bedrooms and lower levels if present.

We operated a representative sample of the windows and their associated hardware. The windows that were operated and observed were found to be in generally acceptable condition, unless otherwise noted below:

Window screens were installed and appeared to be in good condition.

Window accessories are not inspected during a Standard CREIA home inspection.

Ceilings / Walls / Floors

The finished walls and ceilings inside of the building appear to be gypsum wallboard, commonly called "drywall". Stress cracks if present, are typical and generally a cosmetic condition which will not be reported on unless severe in nature. Many factors contribute to this type of crack. Shrinkage and settlement are the primary causes. The interior walls and ceiling surfaces appear to be in generally acceptable condition, unless otherwise noted below:

All of the exposed interior floor coverings were in a generally acceptable condition at the time of

inspection, unless otherwise noted below:

Smoke & Carbon Detectors

The reachable smoke detectors were operated with their "test" buttons only. All of the tested detectors operated as designed. This method only verifies battery and horn function, but does not test the sensor unit. Smoke detectors are designed so that you can test them yourself on a regular basis (most manufacturers suggest monthly). More importantly, the test button only checks for power, it does not test the sensing mechanism. Older smoke detectors may not work even if they respond to the test button. We strongly suggest that you replace all older smoke detectors as a part of routine maintenance.

This is an all electric residence. CO detectors are not required.

Sprinkler System

Further Review: There was a sprinkler system installed in the building for fire safety. Testing of the sprinkler system is beyond the scope of a home inspection. The HOA is responsible for having the sprinkler system inspected and repaired, if necessary..

Remarks On The Interior

The finished surfaces, hardware, windows and doors of the interior were found to be in generally acceptable condition. Any exceptions are noted above or in other specific areas of the report. Cosmetic flaws such as stained/worn carpet, marred surface finishes and worn paint that are apparent to the average person are not included in this inspection, although we may occasionally report them as a courtesy to our clients. Cosmetic flaws such as minor cracks and nail pops occur in all houses. These are typically cosmetic in nature and are caused by settlement and/or shrinkage of building components. Furnishings are not moved in the inspection process which limits the inspection to free areas, defects may be blocked from view.

KITCHEN

SCOPE OF THE KITCHEN INSPECTION:

The countertops and a representative number of installed cabinets, fixed or attached appliances, lights and outlets. Sinks, fixtures, functional flow, functional drainage and associated drain, waste and vent systems.

Sinks / Cabinets / Countertops

Evidence of past leaks at the cabinet drain or supply connections is a typical condition at sink base cabinet locations and are considered acceptable unless severe in nature. The kitchen cabinets, countertops, sink(s) and all of its related components i.e.(drain line, faucets and water supplies) were operated and appear to be in generally acceptable condition unless otherwise noted below:



The kitchen sink drained properly with no leakage observed.

The kitchen faucet functioned properly.



Repair: The caulking or grout for the backsplash behind the sink is in need of touch up. We recommend that caulking be installed and/or gaps filled to prevent possible water intrusion at the wall areas. The counters in the kitchen appeared to be in good condition.



The cabinet doors and drawers functioned properly.



Appliances

The kitchen appliances were briefly turned on where possible. A complete operational check was not performed nor was any calibration of temperature controlling devices made. A full and complete appliance inspection is beyond the scope of a home inspection. The inspection is not a warranty or guarantee that the appliances will continue to work nor were any attempts made to determine recalls. You should check the appliances again during a pre-closing walk-through. The following appliances were on site during this inspection: Range, Dishwasher, Microwave, Disposal.

No tests were performed to determine the full range of heat settings, calibration or self-cleaning modes. The cooktop, range or oven(s) were turned on with normal controls and found to be operational at the time of inspection, unless otherwise noted below:



Functional. All of the burners ignited.

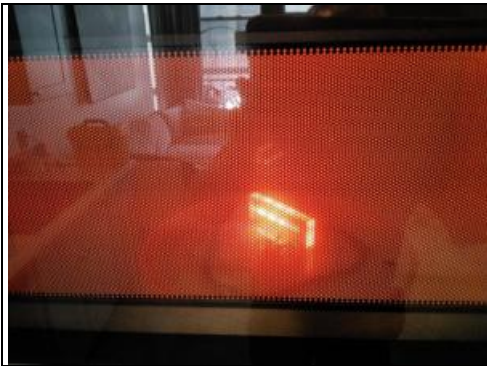
Safety Concern: The cooktop/range was not equipped with an anti tip hold down. This hold down prevents the tipping of the stove top when a small child attempts to step on the lowered oven door. We recommend that the anti tip device or hold down is installed for safety reasons.

The oven appeared to heat appropriately when the control was turned on.



Kitchen ventilation was provided by an exhaust fan at/or under the microwave exhausting back into the room. The kitchen exhaust fan was found to be operational at the time of inspection, unless otherwise noted below:

The microwave was tested using a tester made for this purpose. The microwave functioned appropriately.



The dishwasher was run through a wash cycle and no leaks were observed. The dishwasher drain was either equipped with an internal or external air gap or high loop in the drain line. This assures separation of the potable water supply from the sewer waste water and is an important health safety device or configuration. The dishwasher was operational and responded to normal operating controls at the time of inspection, unless otherwise noted below:

Monitor: The garbage disposal was found to be noisy during operation. This may indicate that the unit was nearing the end of useful service life and that replacement in the near future should be expected.



The presence of water lines and/or icemaker or the condition of water lines and icemaker is not within the scope of a limited appliance courtesy check, these items if present were not inspected. Appliances are not moved during a courtesy inspection. We recommend that the water lines be inspected before use and periodically as these lines are prone to leakage. The refrigerator appears to be in a generally good operating condition, unless otherwise noted below:

General Condition

The finished surfaces, hardware, windows and doors in the kitchen were found to be in generally acceptable condition. Any exceptions are noted above or in other specific areas of this report.

BATHROOM(S)

SCOPE OF THE BATHROOM INSPECTION:

The countertops and a representative number of installed cabinets, lights and outlets. Sinks, plumbing fixtures and associated drain, waste and vent systems. The means of ventilation, functional flow, and functional drainage.

Sinks / Cabinets

Evidence of past leaks at the cabinet drain or supply connections is a typical condition at sink base cabinet locations and are considered acceptable unless severe in nature. All of the bathroom cabinets, countertops, wash basins and related components i.e.(drain lines, stoppers, faucets and water supplies) were operational, and appeared to be in generally acceptable condition, unless otherwise noted below:

There was one bathroom.

Repair: The under sink basin attachment to the countertop at the hall bath needs caulking or sealing. We recommend that this area be caulked to stop moisture from getting to the under cabinet surfaces.



Replace: The sink drain line is a flexible, accordion type, plastic pipe. This type of pipe clogs easier than a smooth sided pipe; and, may be cut or dislodged if a plunger is used on them. We recommend replacement.



Monitor: The legs of the bathroom cabinet are propped up with shims. If they get wet often, they may deteriorate and fail to support the cabinet properly. We recommend monitoring the shims and to replace them with any signs of deterioration.

Repair: The bottom of the top drawer in the bathroom cabinet is not in the cabinet. We recommend that the drawer be repaired.



Bathtub / Shower

The bathtub/shower surrounds, doors if present, and visible plumbing components were operational and appear to be in generally acceptable condition, unless otherwise noted below:

Repair: Missing or deteriorated grout was noted at the shower/tub wall area of the bathroom. The possibility of mold growth behind the wall is present. We recommend re-grouting to reduce water penetration and possible damage to the surrounding areas.



Upgrade: It appears that the bathtub may have been replaced with a spa tub. The framing to support the tub is, in our opinion, not properly constructed to securely support the tub. Some framing members are not nailed properly and could fail during a seismic event. We recommend that an appropriate tradesman repair and secure the framing properly.



The tub appeared to drain properly.

Repair: The spout for the bathtub had a large gap that has been caulked; but, could cause leaking in the future. We recommend the spout be tightened and/or joint sealed to prevent future leakage.



Repair: The tub/shower diverter was found to be difficult to operate or was not fully operative in the bath. We recommend repair or replacement of the diverter(s).



The hydrotherapy tub was filled and activated using the supplied controls. The hydrotherapy tub and associated GFCI circuit were observed to be in generally acceptable condition, unless otherwise noted below:

The mechanical access area for the spa tub was accessible. There is a functioning GFCI receptacle. There was no sign of any previous water leak. The pump appeared to be in good condition.



Advisory: The cover of the access opening fits loosely. Water from the shower could enter the space. We recommend that the cover be studied to determine a method to make it water tight.

Toilets

The toilet bowls, tanks, water supplies, fill valves and related components for the building were operational. The toilet bowls were found to be secure to the floor and to have a flush that appears normal, unless otherwise noted below:

The toilet meets the municipality's low flow requirements (1.6 gpf).

Ventilation

The ventilation of the bathrooms was provided by exhaust fans which were operational at the time of the inspection.

INSPECTION SUPPORT

SUPPORT AFTER THE INSPECTION

Who Should Make Repairs? should be made prior to closing by qualified licensed contractors who will offer a warranty on their work. The contractors should look for additional defects that may not have been apparent during the inspection. Using qualified licensed contractors is the best way to make sure that any additional defects are properly addressed. You should consult the terms of any sales contract to determine who is responsible for making any repairs. In-Depth Real Estate Services Co. offers no representations about your rights or obligations under any sales contract.

Re-Inspection Policy: Our clients sometimes ask us to re-inspect problem areas after repairs are made. We have a minimum fee of \$150 for this service. This fee covers a re-inspection of any documented issues in the summary report.

Criteria: The repair work must be performed by a licensed contractor. The contractor must provide a receipt that indicates the contractor's license number, the type and quantity of materials used, and a description of the work performed. The receipt must also state whether or not the work is warranted, how long the warranty lasts, and whether or not the warranty extends to the new owner. These documents should be available at the house when we arrive for the re-inspection. Items for re-inspection without this documentation can not be verified as to proper installation or repair. Sorry, repairs done by unlicensed contractors or amateurs will not be approved by our inspection services as completed as required. Further review of all work done by unlicensed contractors or amateurs by others, namely licensed contractors is recommended.

Your Questions: We'll do our best to answer your questions during and after the inspection. All we ask is that you read the whole report first including the scope of inspection at each section. Calls during business hours are preferred. Sometimes we're available during the evening, but not always. Most questions can be answered in one call, but sometimes we have to go back to the office to look over your report. We'll do our best to answer any question the day you ask it.

The Questions Of Others: If a seller, a seller's representative, or a seller's repair person calls us with questions about your inspection, we'll politely give them the same information that is contained in the report "verbatim", unless you're in on the conversation. We'll suggest that they call us back after setting up a conference call with you if they wish to consult or infer meaning into the report that is not written. If a seller or repair person calls and asks us how to fix something, we'll politely decline. It's not because we don't know how to fix things, it's because there can be more than one correct way and also the communication of describing how the repair is to be made is always circumstantial. It's also to protect you from unqualified repair people, and to protect us from people who might just forget what we told them between the phone and the actual job.

Common Environmental Concerns

A standard home inspection does not include any screening for potentially hazardous or toxic substances or biological hazards. Here are some things you may want to know. This is presented for your information only, and is not intended to be a representation or warranty by In-Depth Real Estate Services Co..

Carbon Monoxide: Carbon monoxide, which can be fatal, can be produced by any thing with a flame (such as ranges, dryers, fireplaces, furnaces and water heaters). All gas appliances should be professionally serviced on a regular basis (see the manufacturer's instructions). Thorough carbon

monoxide testing of a house is a specialized service, and In-Depth Real Estate Services Co. does not test for carbon monoxide. You are strongly encouraged to install carbon monoxide detectors. They are readily available from hardware stores for a reasonable cost.

Radon Gas: Radon is a radioactive gas that is odorless, tasteless and invisible. It occurs naturally in soils and rocks, and enters houses through the foundation or through well water. The Surgeon General has warned that radon is the second leading cause of lung cancer. The Environmental Protection Agency (EPA) recommends testing for radon in all houses below the 3rd floor and fixing houses with elevated levels of radon. In-Depth Real Estate Services Co. does not test for radon unless otherwise contracted for. For more information read the booklet 'Home Buyer' s and Seller' s Guide to Radon' published by the EPA and available on the internet at <http://www.epa.gov/iaq/radon/pubs/hmbyguid.html#Contents>

Mold: Mildew, mold or fungus growing in any building is a sign of a moisture problem. The source of the moisture should be found and corrected. Some types of mold have been linked to health effects for some people. Effects range from mild to severe. Mold has become a controversial issue among home inspectors, lawyers, and experts in the field. At this time there are no acceptable or unacceptable levels of mold exposure set by the Centers for Disease Control (CDC), the EPA, or any other authoritative source, nor are there widely accepted standards for obtaining a sample. Test results can have varying interpretations, depending on the tester/interpreter' s personal opinion. We believe the testing and interpretation of mold issues should be left to the true experts in the field such as doctors and industrial hygienists. This is why In-Depth Real Estate Services Co. does not inspect or test for mold or other environmental/biological hazards (as stated in the Inspection Agreement). If you have concerns about mold or other indoor air quality issues you should contact specialists in the field such as your doctor, an industrial hygienist, the CDC, the EPA, and other true experts. You should be prepared to receive differing opinions from different experts. You can find more information on the internet from the CDC at <http://www.cdc.gov/nceh/airpollution/mold/default.htm> and from the EPA at <http://www.epa.gov/iaq/pubs/moldresources.html>.