



HomeSite Inspection Co.  
Division of DeBerry Inspection Services  
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**\*\*\*\*Several of these items have been corrected since the purchase in 2020. See 2024 Disclosures (TDS, SPQ).\*\*\*\***

# DeBerry / HomeSite Inspections



5702 Baltimore Drive, #255  
La Mesa, CA 91942  
File #: 201006-S1  
October 6th, 2020

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## Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection.

Acceptable	The component/item had no visible defects or evidence of being defective and was either operational, in working condition, and/or was performing its' intended function.
Marginal	Item(s) warranting additional attention or repair: Item is not properly functional, may require further monitoring, shows abnormal wear, is damaged, was installed incorrectly, is a safety concern or may require repair(s). Customer may be advised to seek further evaluation by a qualified licensed contractor. These items will be In BLUE.
Defective	Recommend further review & repair(s) by a licensed contractor or other specialist: The item is unable to adequately perform its' intended function, is at/near the end of its' life span, is a significant safety concern and/or a potentially expensive repair. The item needs further evaluation by a qualified licensed specialist and then repair or replacement as recommended. These comments will appear in RED.

Any and all areas where moisture intrusion and/or damage is either readily visible or suspected, will be labeled as "Defective". It will always be strongly recommended that a qualified indoor air quality specialist be contacted for comprehensive investigation and repair recommendations. Moisture intrusion can cause damage to the structure, as well as promote the growth of harmful mold and mildew. Determining the presence of mold and mildew is beyond the scope of a standard residential home inspection. These comments will appear in RED.

Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Not Present	Item not present or not found.

## General Information

### Property Information

Property Address: 5702 Baltimore Drive, #255  
City: La Mesa State: CA Zip: 91942

### Client Information

Client Name: Cherri Cary  
Phone: N/A  
E-Mail:  
File Number: 201006-S1  
Inspector: Steve Lettow  
Inspection Fee: \$355.00  
Payment Method: Check Check #: 1026. Thank you very much for your payment.  
Invoice #: 201006-S1

### Inspection Company

Inspector Name Steve Lettow, Ray Salcido  
Company Name HomeSite Inspection Co.  
HomeSite Inspections - Division of DeBerry Inspection Services  
Inspection Company Mailing Address: PO Box 1938, Carlsbad State: CA Zip: 92018  
Inspection Company Phone: (760) 942-9207  
Inspection Company E-Mail: debinspect@aol.com  
Office Address: 2725 Jefferson Street, Suite #6-115, Carlsbad, CA 92008  
Note: Please Make Checks Payable to "HomeSite Inspections"

### Conditions

## General Information (Continued)

Others Present: Vacant. Other. Buyer's Agents & Buyer.

Estimated Age: 44 Years Entrance Faces: Northwest, For inspection reference - Front door facing North

Estimated Age Of Roof: Unknown

Inspection Date: 10/06/2020

Start Time: 9:30 am End Time: 11:00 am

Electric On: Yes

Gas/Oil On: Not Applicable

Water On: Yes

Approximate Temperature: Approximately 80 - 85 Degrees.

Weather: Sunny

Building Type: Condo

Note: It is always wise to check with the building department for permit information, especially if additions or alterations are noted.

## Notice To Client

**INTRODUCTION:** A Home Inspection report is intended to establish the general condition and serviceability of the dwelling prior to transfer of ownership. The inspection is performed in accordance with the Standards of Practice of the California Real Estate Inspection Association (CREIA) in effect at the time of the inspection. These standards and the inspection agreement/contract have been agreed upon as per the signed agreement/contract. This report is the exclusive property of the HomeSite Inspection Company and the client(s) listed in the report. The inspection report prepared for the client is solely and exclusively for the client(s) own information and may not be relied upon by any other person. This report is not transferable.

**SPECIALTY EVALUATIONS:** The Client is advised that a Home Inspector is a generalist. Throughout this report, recommendations may be made for further evaluation by an appropriately qualified specialist. The Client is advised that such specialty evaluations often result in the discovery of additional defects. Any such specialty evaluations should therefore be completed before removing any investigation contingency and prior to the close of escrow to avoid incurring unforeseen repair costs which may have been identified during such specialty evaluations.

**PHOTOGRAPHS:** Photographs are inserted in places throughout the report. The majority of these photos are intended to provide an enhanced understanding of defects described in the report, including defects which would typically be difficult for the Client to view directly. In some instances, one photo may be used to depict multiple similar defects. The use of photographs is not intended to imply relative importance of defects and some defects not photographed may be of more importance to the Client than photographed defects. Not all defects will be supported with photographs.

**LIMITATIONS:** Please note that home ownership carries with it some degree of risk and not all problems show warning signs before the problem arises. The inspection report is a snap shot of the condition of the property at a specific time. Numerous components of the home are not visible during the inspection. Generally, very little historical information is provided prior to the inspection. While a home inspection can reduce risks associated with the purchase, risks cannot be entirely eliminated. Even the most comprehensive inspection cannot be expected to reveal every condition one may consider to be of significance.

## Notice To Client (Continued)

**EXCLUSIONS:** In accordance with the Standard Residential Inspection Agreement, the inspection does not include operating systems or components with other than normal user controls and does not include auxiliary features beyond the basic function. Examples of such auxiliary features would be oven self-cleaning features and programmable functions of heating/cooling thermostats.

Some homes contain numerous systems and components which are excluded from a residential inspection. Examples of such systems and components would be security systems, irrigation systems, and outdoor barbecue facilities. Most, if not all homes also contain systems or components which are generally thought to be commonplace minimum features but which are excluded from a standard residential inspection. Examples of such commonplace systems and components would be telephone and TV wiring. The Client is advised that any systems not included in this report were not inspected.

The Client may desire to have evaluations conducted by individuals specializing in areas which are beyond the scope of this inspection, such as mold and mildew, asbestos, lead paint, radon, or other areas which may be of interest to the Client. This Inspector is not qualified to detect the presence of Chinese Drywall. Accordingly, the issue of Chinese Drywall (and its potential problems) is beyond the scope of the inspection report.

**REPAIR METHODS:** Repair recommendations may be made in this report. While some recommendations may appear to be relatively detailed and technical in nature, it is not the intent of this report to provide repair instructions. The party performing the repairs is expected to be knowledgeable regarding the proper repair methods and will retain total responsibility for performing the repairs in a proper and satisfactory manner. It is highly recommended that all repairs, maintenance and or further evaluations only be performed by qualified and licensed contractors.

**WARRANTY:** The HomeSite Inspection Company provides no warranty or guarantee regarding future performance of the property. The Client should consider obtaining a home warranty in order to reduce the probability of unforeseen maintenance and repair costs. Some home warranties do not cover the cost of upgrading components and systems to meet current code requirements in the course of performing covered repairs and such costs may be chargeable to the Homeowner. It is recommended that the Client consider purchasing a home warranty which covers such upgrade costs.

**CLOSING:** The Client is reminded that a home inspection is limited to visually accessible areas. Under the best circumstances some portions of the dwelling, such as inside the walls, are inaccessible. Other portions of the dwelling are often rendered inaccessible by the presence of furniture and other personal property and can therefore not be inspected.

In order to gain maximum benefit from the home inspection process, the Client must fully understand the contents of the inspection report. The Client should read the entire inspection report when it is received and promptly call the Inspector with any questions or concerns regarding the inspection or the inspection report.

## Grounds & Exterior

Structure: Wood Frame Not fully visible

Acceptable Grading: Level site- Exterior Grading: Slopes down sharply at the South and East. Up at the North and West.

Exterior Surface Drains: No surface drains noted at time of inspection.

Marginal Exterior Surface: Stucco- Please Note: The exterior siding is part of the Home Owners' Association: Due to height and angle restrictions, the entire exterior was not able to be fully inspected at this time.

Minor damage to the stucco weep screed in areas. Ensure that grading is positively sloped away from the foundation / siding. Ensure water doesn't pool or pond against the foundation or siding. Keep moisture / water from hitting against the exterior siding.

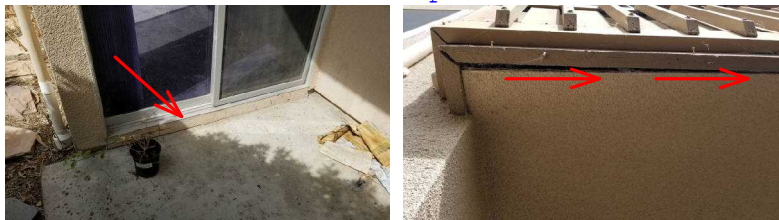
Hairline settlement cracking noted - patched and repaired cracks visible. Seal cracks and voids to prevent moisture intrusion and damage. Items warrant attention and repair.



Marginal

Trim(Eaves,Soffits,Fascia): Wood- Please Note: The exterior trim is part of the Home Owners' Association. Due to height and angle restrictions, the trim was not able to be fully inspected at this time.

Weathered wood along the threshold of the sliding glass door. Seal voids between the trim and stucco beneath the balcony situated over the patio. Ensure all exterior wood kept well painted and sealed. Items warrant attention and repair.



Marginal

Exterior Lighting: Surface mount- Unable to get exterior lights to function. May be due to sensor functionality or bulbs burned out at time of inspection. Items warrant attention and repair.

Not Present

Electrical: No receptacles noted at the time of inspection.

## Grounds & Exterior (Continued)

Marginal      **Patio: Concrete-** Soil is slightly undermined beneath the patio slab. Recommend corrections to grading and drainage. Recommend actively monitoring. Items warrant attention and repair.



Marginal      **Vegetation: Trees & Shrubs-** Plants touching exterior - planted close to the structure. Recommend roots be actively monitored. Cut vegetation back away from the exterior. Items warrant attention and repair.

## Slab-On-Grade

Notice: All slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Floor coverings are not removed during this inspection.

Slab Visible: No

Post Tension Slab: No

Acceptable      **Manometer Survey:** A Manometer was used to perform a random floor level survey to determine the possibility of any differential settlement or movement which may have occurred. In our experience, the variation in elevation of floor slabs in dwellings of typical size is usually 3/4 inch or less. The variation of the floor level was determined to be approximately 3/4 inch.

Acceptable      **Exterior Foundation:** Not fully visible

## Plumbing

Notice: Underground pipes or pipes inside walls cannot be judged for sizing, leaks or corrosion. Water quality testing or testing for hazards such as lead is not part of this inspection. Supply valves / shut-offs are not tested for functionality.

Notice: Be advised that some "Polybutelene" piping systems have experienced documented problems. Contact the manufacturer or an expert for further information and evaluations.

Marginal      **Main Water Shutoff:** Not accessible / Not fully visible. Unable to locate local unit shut-off. Recommend inquiring with the selling party / local HOA regarding the location of a local water shut-off valve or water shut-off procedures. Item(s) warrant attention & repair.

Drain cleanout/s noted in the following location/s:

Water Softener: No

Marginal, Not Inspected      **Water Pressure:** Could not be determined. Water pressure could not be determined due to the absence of a local hose faucet(s.) Functional flow was noted throughout the dwelling. Item/s warrant continued monitoring, attention & possible repair/s.

Not Present      **Hose Faucets:**

Lawn Sprinklers: \*Sprinklers / Irrigation systems are not part of this inspection.

## Plumbing (Continued)

Acceptable Supply Lines: Not fully visible, Copper, PEX - PEX-Like Plastic Water Supply Lines- Not Fully Visible. Water supply lines noted in following locations: At the supply lines beneath fixtures. Recessed ceiling heat pump compartment.



Marginal Waste Lines: Not fully visible, ABS, Possible Cast Iron- Not fully visible.

Older drain lines. Although drainage appeared adequate at the time of inspection. No determination as to the overall condition of the drain lines can be made at this time. It is recommended that a licensed plumbing contractor with camera capability determine the condition of the interior of the lines. Recommend further review & repairs of the drainage system by a licensed plumbing contractor.

Notice: City sewer service, septic systems and all underground pipes are not a part of this inspection. Future drainage performance is also not determined.

Notice: Be advised that some "ABS" plastic piping systems have experienced documented problems. Contact the manufacturer or a plumbing expert for further information & evaluations.

Drain Cleanouts: Notes No localized drain cleanouts noted at the time of inspection.

Fire Sprinklers: No

Notice: Underground pipes cannot be judged for breaks or possible root intrusions. Association-maintained systems are not tested. Grove systems are not tested.

Notice: Underground piping & fuel tanks cannot be judged. Pipes inside walls or pipes concealed from view cannot be judged and the inspector does not perform tests for gas leaks or pipe sizing.

Notice: Verification of the location or condition of underground fuel storage tanks is not part of this inspection.

Environmental risks, if any, are also not included.

## Electrical

Main Disconnect Inspected At: Common area closet: Locked. Unable to inspect.

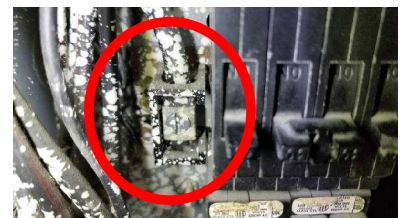
Service Line: Underground. 240V / 120V.

Marginal, Not Inspected Service Amps: Unable to determine. Common area locked closet. Common area closet - Unable to locate - Maintained by HOA. Recommend inquiring with the selling party / local HOA regarding location and access.



Acceptable Panel Rating: 125 Amps.

Defective Conductors - Service Wiring: Aluminum- Heavy paint over-spray noted inside panel & on the feeder wires to the sub-panel at the connections to the bus bar. This condition can lead to overheating inside the panel. Recommend further review & repairs by a licensed electrical contractor.





## Electrical (Continued)

Notice: Six or fewer breakers usually do not require a main breaker, however this may indicate light electrical capacity.

Notice: If the service amperage is less than 100, upgrade may be needed to operate larger electrical appliances.

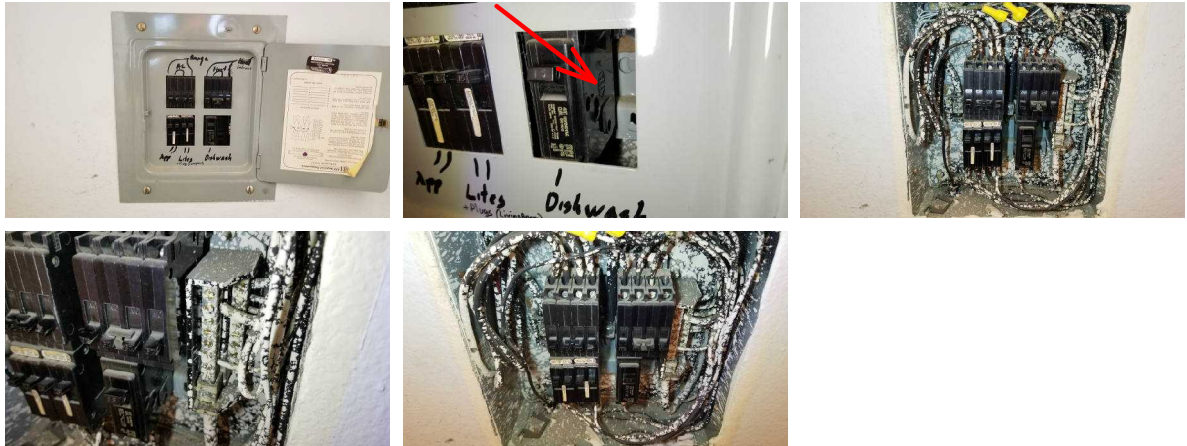
Notice: Aluminum connections should be checked by a licensed electrician, familiar with aluminum wire.

Marginal Ground: [Grounding system not fully visible.](#)

In the Northeast bedroom Electric Panel

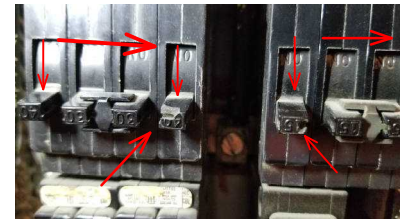
Defective Panel Notes: Sub-Panel- The following defects observed, include but are not limited to the following: Missing "twist-out" on the dead-front cover. This is a safety hazard. Cap should be placed over the opening.

Heavy paint over-spray noted inside panel. This condition can lead to overheating inside the panel. Recommend further review and repairs by a licensed electrical contractor.



Defective Breakers: See "Panel Notes" regarding the electrical panel and panel components. Further evaluation is recommended.

Cracked / chipped breaker toggles. Missing 240 VAC handle ties between corresponding breakers. Recommend further review and repairs by a licensed electrical contractor.



Defective Conductors - Branch Wiring: Aluminum. Aluminum wiring noted at the general 120 volt circuits, return neutral wires and ground wires. This is a safety hazard. Aluminum connections should be checked by a licensed electrician familiar with aluminum branch wiring.

See "Panel Notes" regarding the electrical panel and panel components. Further evaluation is recommended. Recommend further review and repairs by a licensed electrical contractor.



## Electrical (Continued)

Conductors - Branch Wiring: (continued)



Acceptable Wiring Methods: Non-metallic sheathed cable

## Interior

Not Inspected Item(s) Installed - Not Tested Building Security / Fire Alarm System.

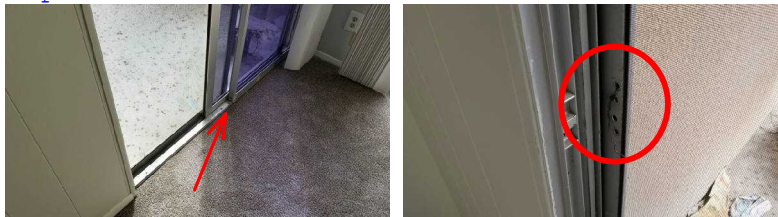
Marginal Doors (Entry:) Damage to the front door around the latching and locking hardware. Self closing mechanism on the screen door needs adjustment. Items warrant attention and repair.



Acceptable Doorbell Worked: Yes.

Marginal Doors (Exterior) Sliding Glass- The sliding glass door has been installed backwards. The fixed section of the door is situated on the inner track, leaving the sliding door on the exterior track. These doors should be reversed.

Damage to the screen door frame - handle missing. Corrosion / damage to the frame of the sliding glass door. Items warrant attention and repair.



Marginal Doors (Interior:) Doorstops missing throughout the interior.

Door would not latch - Door hardware not operational: Northeast bedroom. Closet door removed: Southeast bedroom. Item/s warrant attention & repair.

Notice: Determining condition of all thermopane windows is not possible due to temperature, weather and lighting variations. Check with owner for further information.

Acceptable Floor: Wood/Wood Like, Tile, Carpet- General wear & tear noted to the flooring throughout the interior.

## Interior (Continued)

Marginal

Interior Walls: Drywall, Paneling- General wear & tear noted to the walls and baseboards throughout the dwelling. Some marred / worn sections of wall noted. Visible drywall seams in isolated areas. Items warrant attention and repair.



Notice: The condition of walls behind wallpaper, paneling and furnishings cannot be judged.

Marginal

Ceiling: Acoustic spray- Minor settlement cracking noted at the upper Southwest corner of the living room. Items warrant attention and repair.



Marginal

Windows: Aluminum, Sliding- Difficultly operating windows - Cleaning, lubrication and/or repair of the rollers - tracks may be necessary: Southeast bedroom.



Difficult to latch and lock the West window at the South side of the living room. Adjustment and/or repair is needed. Items warrant attention and repair.

Southeast bedroom blinds broken - difficult to operate blinds. Items warrant attention and repair.

Defective

Electrical: 120 VAC outlets and lighting circuits- Missing cover plate over the light switch junction box at the entry to the Southeast bedroom.

Reverse polarity noted at outlets. Correction needed: West side of the Southeast bedroom.

Worn outlets, creating intermittent contact should be replaced: South side of the Southeast bedroom. East side of the living room. At the front entry.

Missing protective cover over light fixture: Southeast bedroom closet.

Recommend further review & repairs by a licensed electrical contractor.



Acceptable

Ceiling Fans:

## Interior (Continued)

Notice: Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For information contact the American Lung Association or an asbestos specialist.

Notice: Determining odors or stains is not included. Floor covering damage / stains may be hidden by furniture. The condition of wood flooring below carpets is not inspected.

Acceptable Smoke Detectors: Located in hallway and in bedroom/s

Marginal, Not Present Carbon Monoxide Alarms(s): None noted / not installed- Carbon monoxide alarm may be required in the hallway between bedrooms.

Please note: Effective July 1, 2011 the installation of carbon monoxide (CO) alarms was required in all single family dwellings throughout the State of California having a fossil fuel burning heater or appliance, fireplace, or an attached garage. CO alarms are required outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit including basements.

Please Note - Any dwelling that has had any work performed, which would require a permit, is mandated to conform to the current carbon monoxide alarm code requirements. Recommend the placement of CO alarms in the appropriate areas. Item(s) warrant attention & repair.

## Kitchen

### Main floor Kitchen

Marginal

Counter Tops: Solid surface- Wear to the counter tops. Sealant needed at junctions between the countertops and back-splashes. Item/s warrant attention & repair.



Marginal

Cabinets: Hinges on cabinet doors are loose and need to be secured. Drawers are difficult to operate. Adjustment and/or repair is needed. Item(s) warrant attention & repair.

Not Present

Windows:

Acceptable

Floor: Tile

Defective

Electrical: 120 VAC- Kitchen - Non-GFCI receptacles noted. This is a safety hazard. Local codes require all outlets that serve kitchen counters to be GFCI protected. This is inclusive of kitchens that have been remodeled.

Receptacle located beneath the sink is loosely secured. This is a safety hazard.

Light fixture over the sink loosely secured. Recommend further review & repairs by a licensed electrical contractor.

## Kitchen (Continued)

Electrical: (continued)



Marginal

Lighting: Light box diffuser cover cracked and damaged. Cover does not adequately fit over the fixture. Replacement may be necessary. Items warrant attention and repair.



Acceptable  
Defective

Kitchen Sink(s):

Faucet(s): Faucet housing is cracked at the base of the neck. Spray wand diverter is not functioning properly. Water coming out of both the faucet and the sprayer at the same time. Audible squealing sound noted during operation of the fixture. Recommend further review & repairs by a licensed plumbing contractor.



Defective

Plumbing: Moisture staining and damage in the cabinet beneath the sink. Please see additional information within: Kitchen / Disposal.

- - The cause for the condition(s) could not be determined by visual inspection. Because of the condition/s the area/s was tested for the presence of elevated moisture with a "Protimeter Surveymaster" electronic moisture meter and was found to be moist-wet at the time of inspection.

Water intrusion can cause damage to the structure, as well as promote the growth of mold and mildew. It is beyond the scope of this inspection to determine the presence of potentially harmful mold and mildew.

It is recommended that a qualified indoor air quality specialist be contacted for comprehensive investigation and for repair recommendations.



## Kitchen (Continued)

Defective

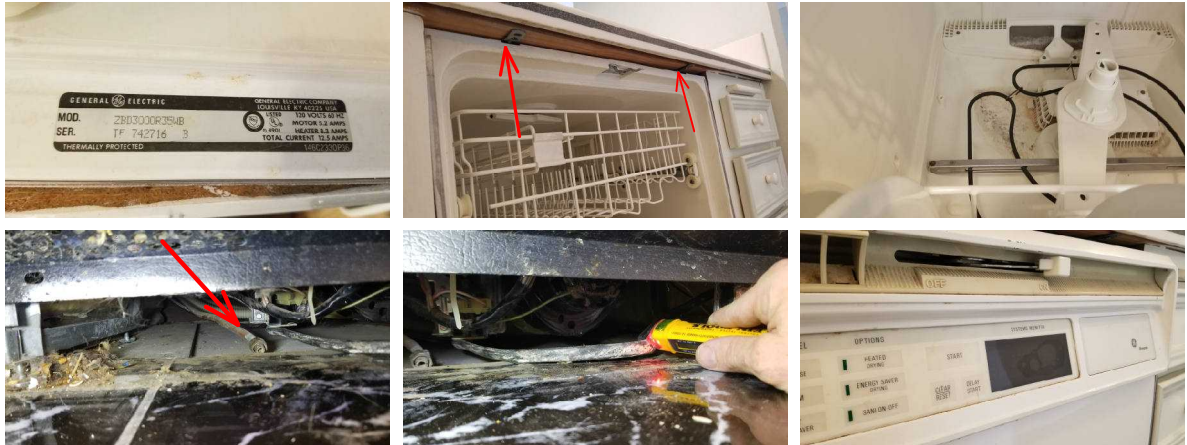
**Disposal(s):** Bucket situated beneath the disposal at the time of inspection. Interior of the disposal is corroded / rusted. Blades frozen. Water leaked from the underside of the unit when testing. Disposal is at the end of its life-span. Recommend replacement. Recommend further review & repairs by a licensed plumbing contractor.



Defective

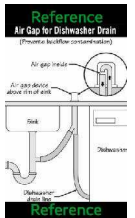
**Dishwasher:** Inoperative at time of inspection. Unable to test. No power to the display at the dishwasher controls. Base panel beneath the unit was removed. Power detected at the electrical cord to the unit however the hot water supply line was found to be disconnected.

Corrosive build-up at the interior of the unit. Dishwasher not adequately secured to the cabinetry / countertop. Dishwasher may at the end of its useful life. Replacement may be necessary. Recommend further review & repairs by a licensed contractor.



Marginal

**Air Gap Present?** Please note - As the dishwasher was unable to be run at this time, the functionality of the air-gap could not be determined.



Acceptable  
Defective

**Range: Electric**  
**Oven: Electric-** Oven is missing an anti-tip bracket. This is a safety hazard. Item(s) warrant attention & repair.



## Kitchen (Continued)

Oven: (continued)



Notice: Self - and/or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved.

Acceptable Fan / Hood: Re-circulation Type

Notice: Determining adequacy of washing and drying functions of dishwasher is not part of this inspection.

Not Present Microwave:

Not Inspected Items Installed - Not Tested: Refrigerator.



Notice: Refrigerators, freezers and built-in ice makers are not part of this inspection.

## Bathroom

Marginal

Moisture Damage Prevention: Moisture damage can be costly and a potential hazard. A battery operated moisture alarm is a relatively inexpensive device that can be very effective in alerting home owners' of leaks when they occur. Such units can be purchased on-line or in home improvement stores.



Client is strongly recommended to consider placement of battery operated moisture alarms in the vicinity of the various bathroom fixtures for preventative measure; Sinks, Toilets, Bath/ Shower Enclosures, etc.

Additional areas where placement of moisture alarms can be beneficial; beneath / around all sink basins & water fixtures inclusive of the kitchen, laundry service area, wet bars and in the vicinity of water heaters.

Hallway Bathroom Bathroom

Marginal

Sink: Hallway Bathroom- Drain stopper not functioning properly. Adjustment and/or repair is needed. Item(s) warrant attention & repair.

Defective

Faucet/Traps: Hallway Bathroom- Leak from the drain line connections. Improper slope of drain line. Should continually fall.

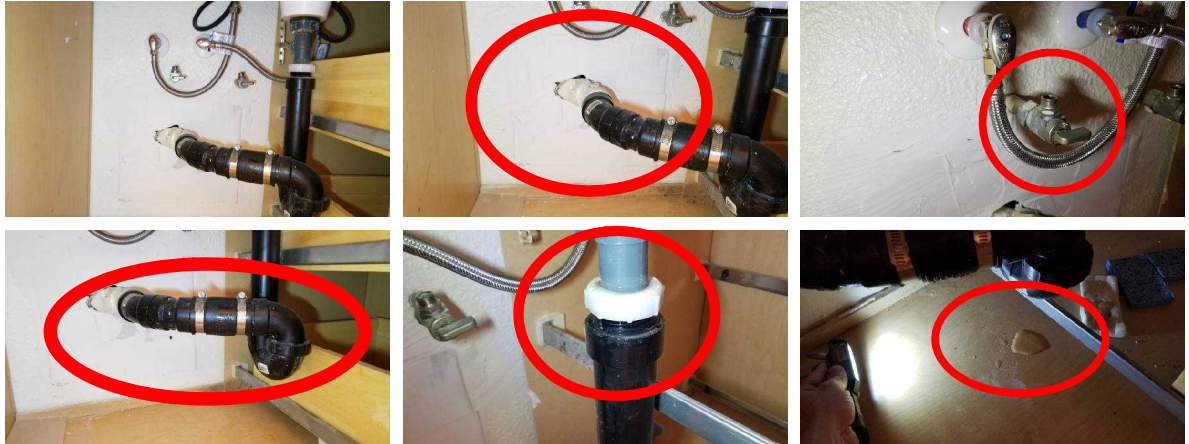
Patched / repaired section of wall around the plumbing lines. No evidence of moisture noted at the time of inspection. Evidence of rerouting of water supply lines. Recommend capping off terminated lines / valves.

## Bathroom (Continued)

### Faucet/Traps: (continued)

Corrosion on the faucet fixtures. Water control valve handles slightly difficult to operate. Faucet is slightly loose at the base connection. This should be secured in place & sealed.

Recommend further review & repairs by a licensed plumbing contractor.



Acceptable  
Defective

Counter/Cabinet: Hallway Bathroom

Electrical: Hallway Bathroom, 120 VAC- Non-GFCI receptacles noted. This is a safety hazard. Replace with GFCI protected receptacles. Loose outlets should be properly secured. Recommend further review and repairs by a licensed electrical contractor.



Notice: A Ground Fault Circuit Interruptor (G.F.C.I.) is protection for safety in wet areas - older homes will commonly not be equipped with this device. An upgrade is advised.

Marginal

Toilet: Hallway Bathroom- Toilet tank not situated level. Item/s warrant attention & repair.



Marginal

Ventilation: Hallway Bathroom- Exhaust fan dirty & needs cleaning. Although functional at this time, the unit may be at or nearing the end of its life span based on the average expected useful life of such units. Item/s warrant attention & repair.

Not Present

Windows: Hallway Bathroom

Notice: Bathtub(s) / Spas / Whirlpool tub(s) are inspected for functional flow and drainage only. Filling these fixtures and testing overflow(s) is beyond the scope of this inspection.

Notice: "Roman-style" tile bathtubs are often problematic in nature. It is recommended that a licensed plumbing contractor further evaluate for water-tightness.

Notice: Determining whether shower pans are water-tight is beyond the scope of this inspection. Showers are tested for functional flow and drainage only.

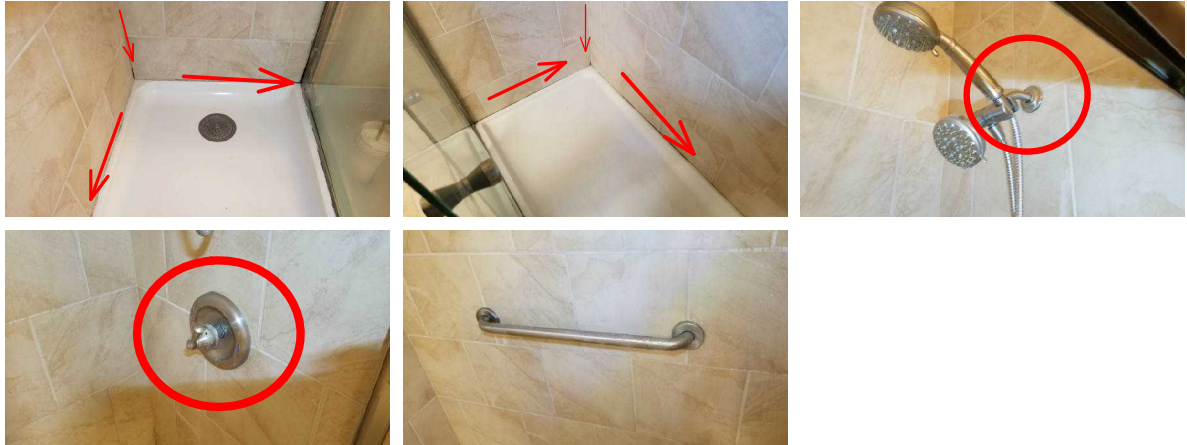


## Bathroom (Continued)

Notice: "Roman-style" tile showers are often problematic in nature. It is recommended that a licensed plumbing contractor further evaluate for water-tightness.

Marginal Shower: Hallway Bathroom- Grout / caulking needed @ the floor of the shower. Grout / caulking needed @ the shower walls.

Seal around all fixture connections to the enclosure walls. Corrosion noted on the shower fixtures. Ensure all tiles & fixtures inside the shower are kept well sealed. Notice: Shower pan not leak tested. Item(s) warrant attention & repair.



Marginal Enclosure: Hallway Bathroom- Corrosion on the enclosure / door. Caulking needed @ doors / enclosure. Item/s warrant attention & repair.

## Heating & Air Conditioning

Southeast bedroom. Living Room Heating System

Type: Radiant Ceiling Heat Capacity: Not applicable

Fuel Type: Electric

Marginal Condition: Please note: No controls located in the Northeast bedroom. Unable to determine if radiant heating present in this room.

Southeast bedroom / Living room : Although functional at this time, the units may be at or nearing the end of their life spans based on the average expected useful life of such units. Item(s) warrant attention & repair.



## Heating & Air Conditioning (Continued)

Condition: (continued)



Notice: Inspector does not light pilots. If pilots are "off," a full inspection is not possible. It is suggested that heating systems be activated and fully inspected prior to close of transaction.

Notice: The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit or other technical procedures. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. Safety devices are not tested by this company.

Notice: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can only be performed by laboratory testing and is beyond the scope of this inspection.

Notice: It is required that all homes with fuel burning heating systems have a carbon monoxide detector installed for added safety.

Marginal Normal Controls Southeast bedroom / Living room : Although functional at this time, the units may be at or nearing the end of their life spans based on the average expected useful life of such units. Item(s) warrant attention & repair.

Notice: Thermostats are not tested for calibration or timed functions. Adequacy, efficiency or even heat distribution of the system through the house is not part of this inspection.

Notice: Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual.

Recessed ceiling compartment. Heating System

Type: Heat pump / Water source Capacity: Not applicable

Fuel Type: Electric

Marginal Condition: Although functional at this time, the unit may be at or nearing the end of its life span based on the average expected useful life of such units. Interior of compartment dirty. Recommend a thorough cleaning. Heavy paint overspray across the heat pump and components. Items warrant attention and repair.



Notice: Inspector does not light pilots. If pilots are "off," a full inspection is not possible. It is suggested that heating systems be activated and fully inspected prior to close of transaction.

## Heating & Air Conditioning (Continued)

Defective

Condensate Lines: Not fully visible- No secondary condensate line installed. Should the primary condensate line become obstructed, this could result in moisture damage. Recommend the installation of a secondary "Safe-T" switch emergency cut-off. Recommend complete system evaluation by a licensed HVAC contractor.



Acceptable

Distribution: Ducts/Registers- Not fully visible.

Notice: The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit or other technical procedures. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. Safety devices are not tested by this company.

Notice: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can only be performed by laboratory testing and is beyond the scope of this inspection.

Notice: It is required that all homes with fuel burning heating systems have a carbon monoxide detector installed for added safety.

Acceptable

Normal Controls

Notice: Thermostats are not tested for calibration or timed functions. Adequacy, efficiency or even heat distribution of the system through the house is not part of this inspection.

Marginal

Air Filters: Suggest changing filters. Item/s warrant attention & repair.



Notice: Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual.

## Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Grounds & Exterior

1. Exterior Surface: Stucco- Please Note: The exterior siding is part of the Home Owners' Association: Due to height and angle restrictions, the entire exterior was not able to be fully inspected at this time.

Minor damage to the stucco weep screed in areas. Ensure that grading is positively sloped away from the foundation / siding. Ensure water doesn't pool or pond against the foundation or siding. Keep moisture / water from hitting against the exterior siding.

Hairline settlement cracking noted - patched and repaired cracks visible. Seal cracks and voids to prevent moisture intrusion and damage. Items warrant attention and repair.



2. Trim(Eaves,Soffits,Fascia): Wood- Please Note: The exterior trim is part of the Home Owners' Association. Due to height and angle restrictions, the trim was not able to be fully inspected at this time.

Weathered wood along the threshold of the sliding glass door. Seal voids between the trim and stucco beneath the balcony situated over the patio. Ensure all exterior wood kept well painted and sealed. Items warrant attention and repair.



3. Exterior Lighting: Surface mount- Unable to get exterior lights to function. May be due to sensor functionality or bulbs burned out at time of inspection. Items warrant attention and repair.

## Marginal Summary (Continued)

4. Patio: Concrete- Soil is slightly undermined beneath the patio slab. Recommend corrections to grading and drainage. Recommend actively monitoring. Items warrant attention and repair.



5. Vegetation: Trees & Shrubs- Plants touching exterior - planted close to the structure. Recommend roots be actively monitored. Cut vegetation back away from the exterior. Items warrant attention and repair.

## Plumbing

6. Main Water Shutoff: Not accessible / Not fully visible. Unable to locate local unit shut-off. Recommend inquiring with the selling party / local HOA regarding the location of a local water shut-off valve or water shut-off procedures. Item(s) warrant attention & repair.
7. Water Pressure: Could not be determined. Water pressure could not be determined due to the absence of a local hose faucet(s.) Functional flow was noted throughout the dwelling. Item/s warrant continued monitoring, attention & possible repair/s.
8. Waste Lines: Not fully visible, ABS, Possible Cast Iron- Not fully visible.

Older drain lines. Although drainage appeared adequate at the time of inspection. No determination as to the overall condition of the drain lines can be made at this time. It is recommended that a licensed plumbing contractor with camera capability determine the condition of the interior of the lines. Recommend further review & repairs of the drainage system by a licensed plumbing contractor.

## Electrical

9. Service Amps: Unable to determine. Common area locked closet. Common area closet - Unable to locate - Maintained by HOA. Recommend inquiring with the selling party / local HOA regarding location and access.



10. Ground: Grounding system not fully visible.

## Interior

11. Doors (Entry:) Damage to the front door around the latching and locking hardware. Self closing mechanism on the screen door needs adjustment. Items warrant attention and repair.



12. Doors (Exterior) Sliding Glass- The sliding glass door has been installed backwards. The fixed section of the door is situated on the inner track, leaving the sliding door on the exterior track. These doors should be reversed.

## Marginal Summary (Continued)

Damage to the screen door frame - handle missing. Corrosion / damage to the frame of the sliding glass door. Items warrant attention and repair.



13. Doors (Interior:) Doorstops missing throughout the interior.

Door would not latch - Door hardware not operational: Northeast bedroom. Closet door removed: Southeast bedroom. Item/s warrant attention & repair.

14. Interior Walls: Drywall, Paneling- General wear & tear noted to the walls and baseboards throughout the dwelling. Some marred / worn sections of wall noted. Visible drywall seams in isolated areas. Items warrant attention and repair.

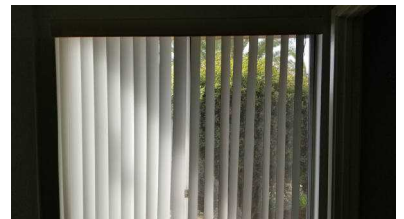


15. Ceiling: Acoustic spray- Minor settlement cracking noted at the upper Southwest corner of the living room. Items warrant attention and repair.



16. Windows: Aluminum, Sliding- Difficultly operating windows - Cleaning, lubrication and/or repair of the rollers - tracks may be necessary: Southeast bedroom.

Difficult to latch and lock the West window at the South side of the living room. Adjustment and/or repair is needed. Items warrant attention and repair.



Southeast bedroom blinds broken - difficult to operate blinds. Items warrant attention and repair.

17. Carbon Monoxide Alarms(s:) None noted / not installed- Carbon monoxide alarm may be required in the hallway between bedrooms.

Please note: Effective July 1, 2011 the installation of carbon monoxide (CO) alarms was required in all single family dwellings throughout the State of California having a fossil fuel burning heater or appliance, fireplace, or an attached garage. CO alarms are required outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit including basements.

Please Note - Any dwelling that has had any work performed, which would require a permit, is mandated to conform to the current carbon monoxide alarm code

## Marginal Summary (Continued)

requirements. Recommend the placement of CO alarms in the appropriate areas. Item(s) warrant attention & repair.

### Kitchen

18. Main floor Kitchen Counter Tops: Solid surface- Wear to the counter tops. Sealant needed at junctions between the countertops and back-splashes. Item/s warrant attention & repair.

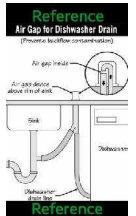


19. Main floor Kitchen Cabinets: Hinges on cabinet doors are loose and need to be secured. Drawers are difficult to operate. Adjustment and/or repair is needed. Item(s) warrant attention & repair.

20. Main floor Kitchen Lighting: Light box diffuser cover cracked and damaged. Cover does not adequately fit over the fixture. Replacement may be necessary. Items warrant attention and repair.



21. Main floor Kitchen Air Gap Present? Please note - As the dishwasher was unable to be run at this time, the functionality of the air-gap could not be determined.



### Bathroom

22. Moisture Damage Prevention: Moisture damage can be costly and a potential hazard. A battery operated moisture alarm is a relatively inexpensive device that can be very effective in alerting home owners' of leaks when they occur. Such units can be purchased on-line or in home improvement stores.



Client is strongly recommended to consider placement of battery operated moisture alarms in the vicinity of the various bathroom fixtures for preventative measure; Sinks, Toilets, Bath/ Shower Enclosures, etc.

Additional areas where placement of moisture alarms can be beneficial; beneath / around all sink basins & water fixtures inclusive of the kitchen, laundry service area, wet bars and in the vicinity of water heaters.

23. Hallway Bathroom Bathroom Sink: Hallway Bathroom- Drain stopper not functioning properly. Adjustment and/or repair is needed. Item(s) warrant attention & repair.

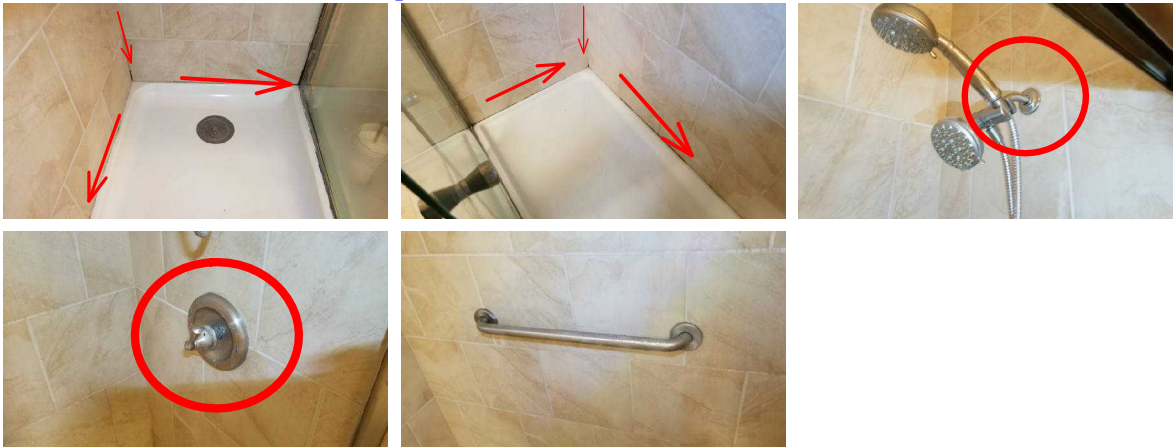
## Marginal Summary (Continued)

24. Hallway Bathroom Bathroom Toilet: Hallway Bathroom- Toilet tank not situated level. Item/s warrant attention & repair.



25. Hallway Bathroom Bathroom Ventilation: Hallway Bathroom- Exhaust fan dirty & needs cleaning. Although functional at this time, the unit may be at or nearing the end of its life span based on the average expected useful life of such units. Item/s warrant attention & repair.
26. Hallway Bathroom Bathroom Shower: Hallway Bathroom- Grout / caulking needed @ the floor of the shower. Grout / caulking needed @ the shower walls.

Seal around all fixture connections to the enclosure walls. Corrosion noted on the shower fixtures. Ensure all tiles & fixtures inside the shower are kept well sealed. Notice: Shower pan not leak tested. Item(s) warrant attention & repair.



27. Hallway Bathroom Bathroom Enclosure: Hallway Bathroom- Corrosion on the enclosure / door. Caulking needed @ doors / enclosure. Item/s warrant attention & repair.

## Heating & Air Conditioning

28. Southeast bedroom. Living Room Heating System Condition: Please note: No controls located in the Northeast bedroom. Unable to determine if radiant heating present in this room.

Southeast bedroom / Living room : Although functional at this time, the units may be at or nearing the end of their life spans based on the average expected useful life of such units. Item(s) warrant attention & repair.





## Heating & Air Conditioning (Continued)



29. Southeast bedroom. Living Room Heating System Normal Controls Southeast bedroom / Living room : Although functional at this time, the units may be at or nearing the end of their life spans based on the average expected useful life of such units. Item(s) warrant attention & repair.
30. Recessed ceiling compartment. Heating System Condition: Although functional at this time, the unit may be at or nearing the end of its life span based on the average expected useful life of such units. Interior of compartment dirty. Recommend a thorough cleaning. Heavy paint overspray across the heat pump and components. Items warrant attention and repair.



31. Recessed ceiling compartment. Heating System Air Filters: Suggest changing filters. Item/s warrant attention & repair.

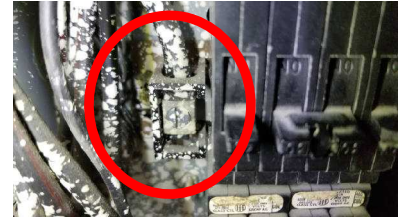


## Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Electrical

1. Conductors - Service Wiring: Aluminum- **Heavy paint over-spray noted inside panel & on the feeder wires to the sub-panel at the connections to the bus bar. This condition can lead to overheating inside the panel.** Recommend further review & repairs by a licensed electrical contractor.



2. In the Northeast bedroom Electric Panel Panel Notes: Sub-Panel- **The following defects observed, include but are not limited to the following: Missing "twist-out" on the dead-front cover. This is a safety hazard.** Cap should be placed over the opening.

Heavy paint over-spray noted inside panel. This condition can lead to overheating inside the panel. Recommend further review and repairs by a licensed electrical contractor.



3. In the Northeast bedroom Electric Panel Breakers: See "Panel Notes" regarding the electrical panel and panel components. Further evaluation is recommended.

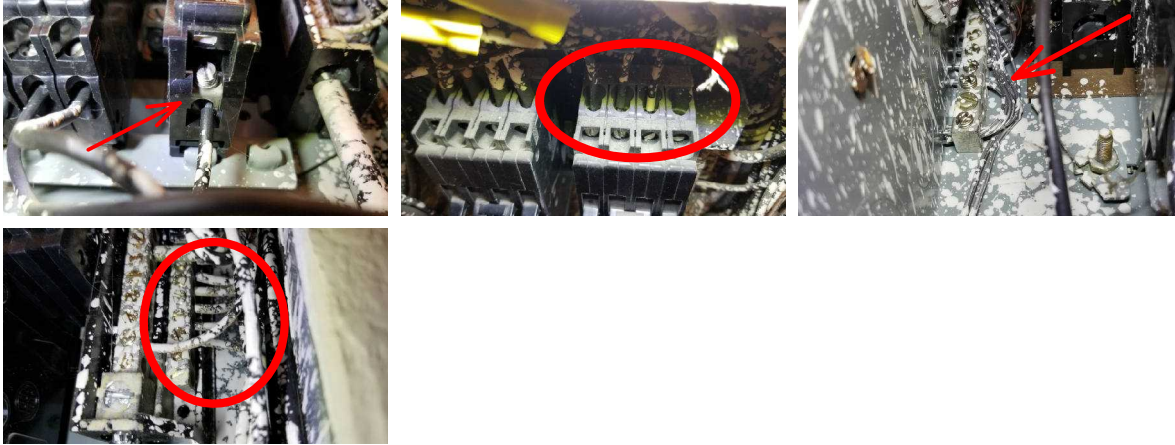
**Cracked / chipped breaker toggles. Missing 240 VAC handle ties between corresponding breakers.** Recommend further review and repairs by a licensed electrical contractor.



4. In the Northeast bedroom Electric Panel Conductors - Branch Wiring: Aluminum. Aluminum wiring noted at the general 120 volt circuits, return neutral wires and ground wires. This is a safety hazard. Aluminum connections should be checked by a licensed electrician familiar with aluminum branch wiring.

See "Panel Notes" regarding the electrical panel and panel components. Further evaluation is recommended. Recommend further review and repairs by a licensed electrical contractor.

## Electrical (Continued)



### Interior

5. Electrical: 120 VAC outlets and lighting circuits- Missing cover plate over the light switch junction box at the entry to the Southeast bedroom.

Reverse polarity noted at outlets. Correction needed: West side of the Southeast bedroom.

Worn outlets, creating intermittent contact should be replaced: South side of the Southeast bedroom. East side of the living room. At the front entry.

Missing protective cover over light fixture: Southeast bedroom closet.

Recommend further review & repairs by a licensed electrical contractor.



### Kitchen

6. Main floor Kitchen Electrical: 120 VAC- Kitchen - Non-GFCI receptacles noted. This is a safety hazard. Local codes require all outlets that serve kitchen counters to be GFCI protected. This is inclusive of kitchens that have been remodeled.

Receptacle located beneath the sink is loosely secured. This is a safety hazard.

Light fixture over the sink loosely secured. Recommend further review & repairs by a licensed electrical contractor.

## Kitchen (Continued)



7. Main floor Kitchen Faucet(s): Faucet housing is cracked at the base of the neck. Spray wand diverter is not functioning properly. Water coming out of both the faucet and the sprayer at the same time. Audible squealing sound noted during operation of the fixture. Recommend further review & repairs by a licensed plumbing contractor.



8. Main floor Kitchen Plumbing: Moisture staining and damage in the cabinet beneath the sink. Please see additional information within: Kitchen / Disposal.

- - The cause for the condition(s) could not be determined by visual inspection. Because of the condition/s the area/s was tested for the presence of elevated moisture with a "Protimeter Surveymaster" electronic moisture meter and was found to be moist-wet at the time of inspection.

Water intrusion can cause damage to the structure, as well as promote the growth of mold and mildew. It is beyond the scope of this inspection to determine the presence of potentially harmful mold and mildew.

It is recommended that a qualified indoor air quality specialist be contacted for comprehensive investigation and for repair recommendations.

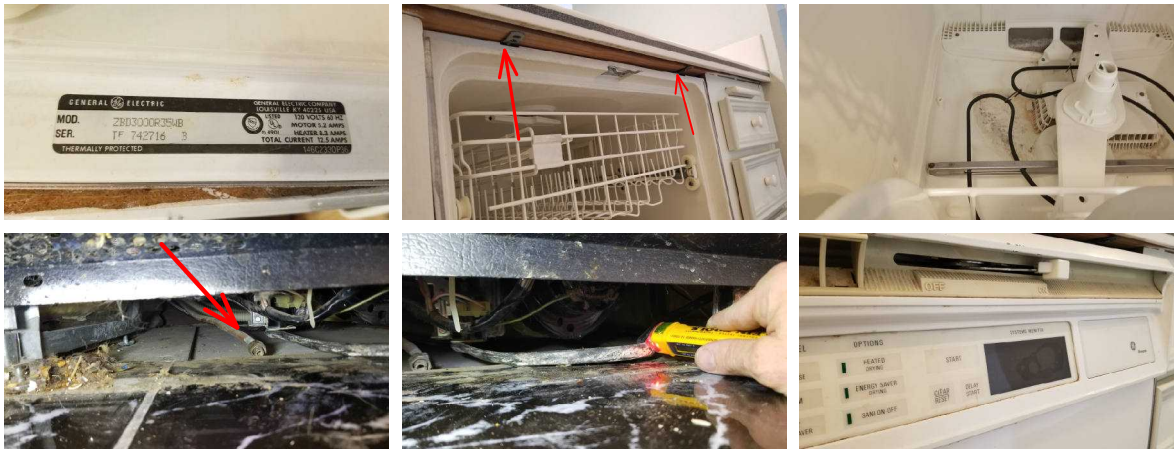
9. Main floor Kitchen Disposal(s): Bucket situated beneath the disposal at the time of inspection. Interior of the disposal is corroded / rusted. Blades frozen. Water leaked from the underside of the unit when testing. Disposal is at the end of its life-span. Recommend replacement. Recommend further review & repairs by a licensed plumbing contractor.



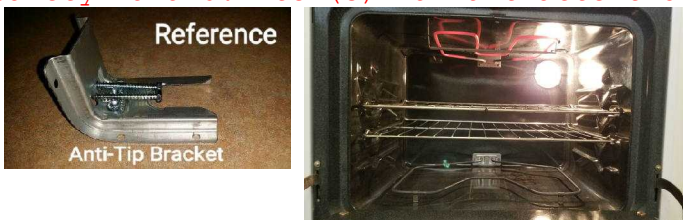
## Defective Summary (Continued)

10. Main floor Kitchen Dishwasher: **Inoperative at time of inspection. Unable to test. No power to the display at the dishwasher controls. Base panel beneath the unit was removed. Power detected at the electrical cord to the unit however the hot water supply line was found to be disconnected.**

Corrosive build-up at the interior of the unit. Dishwasher not adequately secured to the cabinetry / countertop. Dishwasher may at the end of its useful life. Replacement may be necessary. Recommend further review & repairs by a licensed contractor.



11. Main floor Kitchen Oven: Electric- Oven is missing an anti-tip bracket. This is a safety hazard. Item(s) warrant attention & repair.



## Bathroom

12. Hallway Bathroom Bathroom Faucet/Traps: Hallway Bathroom- **Leak from the drain line connections.** Improper slope of drain line. Should continually fall.

Patched / repaired section of wall around the plumbing lines. No evidence of moisture noted at the time of inspection. Evidence of rerouting of water supply lines. Recommend capping off terminated lines / valves.

Corrosion on the faucet fixtures. Water control valve handles slightly difficult to operate. Faucet is slightly loose at the base connection. This should be secured in place & sealed.

Recommend further review & repairs by a licensed plumbing contractor.

## Bathroom (Continued)



13. Hallway Bathroom Bathroom Electrical: Hallway Bathroom, 120 VAC- Non-GFCI receptacles noted. This is a safety hazard. Replace with GFCI protected receptacles. Loose outlets should be properly secured. Recommend further review and repairs by a licensed electrical contractor.



## Heating & Air Conditioning

14. Recessed ceiling compartment. Heating System Condensate Lines: Not fully visible- No secondary condensate line installed. Should the primary condensate line become obstructed, this could result in moisture damage. Recommend the installation of a secondary "Safe-T" switch emergency cut-off. Recommend complete system evaluation by a licensed HVAC contractor.

