



COAST TO CACTUS
PROPERTY INSPECTIONS

HOME INSPECTION REPORT

7351 Purdue Ave, La Mesa, CA 91942



**Prepared for:
Sally Hixson**

Inspection Date:	9/4/2026
Report Number:	2026010904

Real Estate Agent: Scott Freitag

Home Inspector: Kevin Mckinney



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Date: 9/4/2026	Time: 08:00 AM	Report ID: 2026010904
Property: 7351 Purdue Ave La Mesa CA 91942	Customer: Sally Hixson	Real Estate Professional: Scott Freitag Keller Williams Realty

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Please note that each office is independently owned and operated. If you have any questions or concerns regarding the report, please contact the office that scheduled the inspection.

Inspected (IN) = The item, component, or unit was visually observed. If no other comments were made, then it appeared to be functioning as intended, allowing for normal wear and tear.

Limited Inspection (LI) = Observation of the item, component, or unit was limited by personal items, obstructions, or conditions listed during the course of the inspection.

Not Inspected (NI) = The item, component, or unit was not inspected, and no representations were made as to whether or not it was functioning as intended. The reason for not inspecting may be stated.

Not Present (NP) = The item, component, or unit was not present in the home or building.

Recommend (RC) = The item, component, or unit was not functioning as intended or needs further inspection by a qualified specialist. Items, components, or units that can be repaired to satisfactory condition may not need replacement.

Structure Type:

Single Family Dwelling

Levels:

1 Story Structure

Lot Type:

Sloped

Estimated Age of Home:

Over 70 years of age

Weather Conditions:

Clear

Temperature:

Approximately 70 to 80 degrees

Rain in last 3 days:

No

Occupant Status:

Vacant

Present:

No

General Summary



Coast to Cactus Property Inspections

**3633 Camino Del Rio S
Suite 205
San, Diego, CA 92108
619-971-6488**

Customer
Sally Hixson

Address
7351 Purdue Ave
La Mesa CA 91942

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roof Coverings

1.0 ROOF COVERINGS

Recommendation

-  (2) Damaged/temporarily repaired ridge cap observed at rear left. Recommend replacement.
-  (3) Damaged shingle observed at front left. Recommend replacement.
-  (4) Exposed nails observed at the gutters. Recommend repair/correcting.

1.1 ROOF VENTS & PENETRATIONS

Recommendation

-  (1) Deteriorated sealant observed at furnace exhaust vent. Recommend re-sealing.

1.3 GUTTERS AND DOWNSPOUTS**Recommendation**

(1) Downspout does not kick outward at rear right side. Recommend correcting and installing splash blocks at the base of the downspouts to divert water away from the foundation.

2. Attic Space

2.5 ATTIC COMMENTS**Recommendation**

(1) Evidence of animal activity/droppings observed. Recommend further review by a qualified pest control specialist, prior to the end of contingency period.

3. Exteriors and Grounds

3.2 WALL CLADDINGS**Recommendation**

(1) Rusted weep screed, excessive deterioration and inadequate clearance from grade/soil observed at front right side wall cladding. Recommend repair.



(2) Vegetation is in direct contact with the wall cladding. Recommend trimming or removal.

3.3 TRIM, EAVES & FASCIA**Recommendation**

Deterioration observed in areas of the eaves/fascia/exterior wood. Recommend further evaluation by a licensed branch 3 pest inspector, prior to the end of the contingency period.

3.6 EXTERIOR WINDOWS & FRAMES**Recommendation**

Front bathroom window latch is damaged/missing. Recommend repair.

4. Garage

4.1 WALLS, CEILINGS & VENTILATION**Recommendation**

(1) Hole observed at the firewall between the garage and living space behind water heater. Recommend repair.

4.4 GARAGE DOOR**Recommendation**

The garage door does not completely close or seal shut - gap observed. Recommend correcting.

4.5 GARAGE DOOR OPERATORS**Recommendation**

(3) Garage door exhibited noisy and/or uneven operation during the time of inspection. Recommend maintenance.

5. Electrical System

5.0 MAIN SERVICE ENTRANCE, WIRING & CONNECTIONS**Recommendation**

The rear shed electrical service conductors clearance from the ground is lower than 10 feet.

Recommend correcting.

5.2 MAIN DISCONNECT & OVERLOAD PROTECTION (Breakers/Fuses)

Recommendation



(1) Circuits are not correctly labeled. Recommend labeling.

5.3 BRANCH WIRING & GROUNDING

Recommendation



(1) Unprotected wiring observed in areas at the garage. Recommend correcting.

5.4 OUTLETS & GFCI (Interior/Exterior)

Recommendation



(1) Ground fault circuit interrupters are not installed at all required locations. Recommend installing as a safety enhancement.



(2) Exterior outlet cover is loose/damaged at crawlspace sump pump. Recommend replacement.



(3) Ungrounded three pronged outlets observed throughout the home. Recommend correcting.



(4) Painted outlets observed at a number of areas throughout the home. Recommend correcting.



(5) Outlet is incorrectly installed directly behind the sink in the rear bathroom. Recommend relocating.

5.6 SMOKE & CARBON MONOXIDE DETECTORS

Recommendation



(2) Smoke and carbon monoxide detectors are not installed at the hallway outside the bedrooms - safety concern. Recommend installing.

6. Plumbing System

6.0 WATER SOURCE

Recommendation



(1) Water pressure at the time of inspection was 95 static PSI . The water pressure is not between the recommended 40 to 80 PSI range. The pressure regulator should be adjusted so the water pressure is between 40 and 80 PSI. Recommend correcting.



(2) Fluctuating water pressure observed throughout the inspection. Recommend verifying pressure regulator with a qualified plumber.

6.2 DRAIN, WASTE, VENT PIPING (Readily visible)

Recommendation



(1) Remaining cast iron/galvanized DWV piping in the crawlspace is beyond its intended service life. Recommend verifying overall condition and remaining service life with a qualified plumber, prior to the end of the contingency period.



(2) Unable to locate main clean-out access. Recommend verifying location or installing where needed.

6.4 WASHER & DRYER CONNECTIONS

Recommendation



(1) Dryer is not vented to the exterior of the home. Excessive lint and moisture damage observed at/ behind dryer. Recommend correcting.

6.5 FAUCETS, DRAINS & SHUT OFF VALVES (Functional flow & drainage)

Recommendation



(1) The sink and tub drain slowly at front bathroom. Recommend correcting.

6.6 SINKS, SHOWERS, TUBS, TOILETS & BIDETS

Recommendation



(1) Toilet does not flush correctly and valve runs at front bathroom. Recommend repair.



(2) Caulking/grout at the front bathroom tub/shower is deteriorated or missing. Recommend repair.

6.9 SUMP PUMPS**Recommendation**

(1) Sump pump did not respond to test. Recommend repair or replacement.



(2) Unable to determine sump pump discharge termination location. Recommend repair/replacement of sump pump and verifying full operation.

7. Water Heaters

7.6 DRIP PAN/DRAIN LINE**Recommendation**

Drip pan with drain line is not installed. Recommend installing.

8. Heating and Air Conditioning Systems

8.2 COOLING CONDITION**Recommendation**

(2) Holes/gaps observed at the air handler. This condition can allow an excessive amount of air to escape the system. Recommend correcting.

8.7 AIR FILTER AND REGISTERS**Recommendation**

Return air filter is dirty. Recommend replacement and servicing of the system.

9. Kitchen Appliances

9.3 DISPOSAL**Recommendation**

The disposal did not respond to test. Recommend repair/replacement.

10. Interior Rooms

10.2 INTERIOR DOORS**Recommendation**

The door at the rear/right bedroom does not open/close correctly. Recommend repair.

11. Foundations, Underfloor Areas, & Basement(s)

11.3 CONDITION OF FRAMING & SUBFLOOR**Recommendation**

Moisture damaged sub floor observed under the rear bathroom shower. Hidden damage may not be observable. Recommend further review by a qualified professional, prior to the end of the contingency period.

12. Sewer Lateral Inspection

12.1 Length of Sewer Line**Recommendation**



The sewer line from the roof vent access to the stoppage point, measured at a length of 51 feet. Stoppage point is not due to any material defects within the line. Stoppage is due to bends within the sewer line and unavailable additional clean-out access points. (Main line clean-out is not installed/buried at front) - Recommend verifying the condition of the remaining line, prior to the end of contingency period.

12.3 Main Sewer Line Condition

Recommendation



(1) Scaling observed at cast iron drain lines. This indicates the cast iron drain lines are beyond their estimated service life. Excessive scaling prevents us from determining if there is a crack or leak from the exterior side of the line. Recommend further review by a qualified plumber to update cast iron drain lines.



(2) Cracking and off-set joints observed in the clay sewer line in the front yard. Recommend further review by a qualified plumber, prior to the end of the contingency period.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a qualified inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Kevin McKinney

1. Roof Coverings

The roof system was inspected from ground level and/or the eaves, as accessible, to observe the roof-covering materials, gutters, downspouts, vents, flashing, skylights, chimney, other roof penetrations, and the general structure of the roof as visible from readily accessible panels, doors, or stairs. The type of roof-covering material was identified. The inspection is intended to report observed indications of active roof leaks present at the time of inspection.





Styles & Materials

Viewed Roof Covering From: Fully Walked	Roof-Types: Sloped - Hip	Roof Covering: Asphalt Composition Shingle - Architectural Type
Number of Layers: 1	Vent Penetrations: Plumbing Vent(s) Heating Vent(s) Air Vent(s)	Flashings: Metal
Gutters & Downspouts: Metal	Skylight-Types: Not Installed	

Items

1.0 ROOF COVERINGS

Comments: Recommendation

(1) We do our very best to inspect all readily accessible areas of the roof system. Be advised we inspect the roof for deterioration, installation methods and materials. Often times observable indication of leaking at the time of inspection are not present and therefore specifically

determining if the roof leaks is beyond the scope.

 (2) Damaged/temporarily repaired ridge cap observed at rear left. Recommend replacement.



1.0 Item 1 (Picture)



1.0 Item 2 (Picture)

 (3) Damaged shingle observed at front left. Recommend replacement.



1.0 Item 3 (Picture)

 (4) Exposed nails observed at the gutters. Recommend repair/correcting.



1.0 Item 4 (Picture)



1.0 Item 5 (Picture)

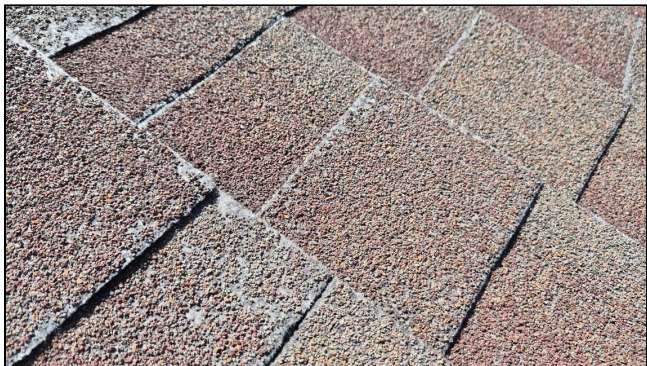
(5) Roof coverings are degranulating in areas. This is an indication that roofing material is approaching the end of its service life.



1.0 Item 6 (Picture)



1.0 Item 7 (Picture)



1.0 Item 8 (Picture)

1.1 ROOF VENTS & PENETRATIONS

Comments: Recommendation

 (1) Deteriorated sealant observed at furnace exhaust vent. Recommend re-sealing.



1.1 Item 1 (Picture)

(2) Loose rain cap observed at abandoned heating vent. Suggest securing.



1.1 Item 2 (Picture)



1.1 Item 3 (Picture)

1.2 ROOF FLASHING

Comments: Inspected

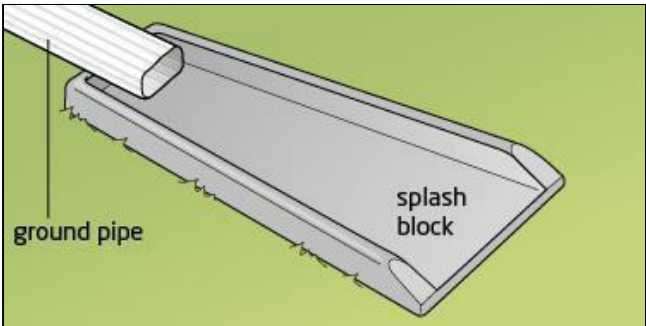
1.3 GUTTERS AND DOWNSPOUTS

Comments: Recommendation

🏠 (1) Downspout does not kick outward at rear right side. Recommend correcting and installing splash blocks at the base of the downspouts to divert water away from the foundation.



1.3 Item 1 (Picture)



1.3 Item 2 (Picture)

(2) Downspout kick-out is crushed/damaged at front right. Suggest replacement.



1.3 Item 3 (Picture)

(3) Vegetation/debris observed in gutters. Suggest cleaning to enhance drainage.



1.3 Item 4 (Picture)

The inspection of the roof does not require walking on any roof surface, predicting the remaining service life, inspecting underground downspout diverter drainage pipes, removing snow, ice, debris, or other conditions that limit visibility, or moving insulation. The inspection does not include antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. The inspector is not required to walk on any roof areas that appear unsafe or could be damaged by access, perform water testing, warrant or certify the roof, or confirm proper fastening or installation of roof-covering materials.

2. Attic Space

The attic and other unfinished spaces were inspected where accessible to observe insulation, ventilation, and mechanical exhaust systems serving kitchens, bathrooms, and laundry areas. The type of insulation observed and the approximate average depth of insulation at the attic floor or roof structure were noted. The inspection is intended to identify the general absence of insulation or ventilation in unfinished spaces as observed at the time of inspection.





Styles & Materials

Method used to observe attic: Restrictive Clearances - Partially Accessed	Access Location: Hallway	Roof & Ceiling Structure: Rafters (2x4)
Insulation: Loose Fill - Cellulose	Air Ventilation Type: Eave Turbine	Sheathing: Solid Planks

Items

2.0 ACCESS

Comments: Limited Inspection

Limited review of the attic space due to restrictive clearances. Suggest verifying overall condition, prior to the end of the contingency period.

2.1 CONDITION OF FRAMING & SHEATHING

Comments: Limited Inspection

2.2 WATER STAINS & EVIDENCE OF LEAKING

Comments: Limited Inspection

2.3 INSULATION

Comments: Inspected

2.4 ROOF VENTILATION (Gables, eaves, fans)

Comments: Inspected

2.5 ATTIC COMMENTS

Comments: Recommendation

📌 (1) Evidence of animal activity/droppings observed. Recommend further review by a qualified pest control specialist, prior to the end of contingency period.



2.5 Item 1 (Picture)



2.5 Item 2 (Picture)

(2) Abandoned transite (asbestos) material observed. Suggest removal.



2.5 Item 3 (Picture)

The inspector is not required to enter attics or unfinished spaces that are not readily accessible or that may pose a safety hazard or risk of damage. The inspection does not include moving, touching, or disturbing insulation or vapor retarders, damaging access panels or weather seals, identifying insulation composition or R-values, activating thermostatically controlled fans, or determining the adequacy of ventilation. The inspector does not identify materials used in insulation or wrapping of pipes, ducts, boilers, or wiring.

3. Exteriors and Grounds

The exterior of the structure was inspected to observe exterior wall-covering materials, eaves, soffits, fascia, a representative number of windows, all exterior doors, flashing, trim, adjacent walkways and driveways, stairs, porches, patios, decks, balconies, carports, railings, guards, handrails, vegetation, surface drainage, retaining walls, and grading where these conditions may adversely affect the structure due to moisture intrusion. The type of exterior wall-covering material was identified. Improper spacing between intermediate balusters, spindles, and rails was reported where observed.







Styles & Materials

Lot Type: Sloped	Walkway Material: Concrete Brick Pavers	Driveway Material: Concrete
Exterior Wall Cladding: Stucco Brick Veneer	Trim Material: Wood Metal	Exterior Wall Structure: Wood Framing
Exterior Door(s) Type & Material: Wood - Windowed Wood - Solid Core	Exterior Window(s) Type & Material: Sliding Stationary	Fencing/Wall Material: Block Wall Wood Chain Link

Items

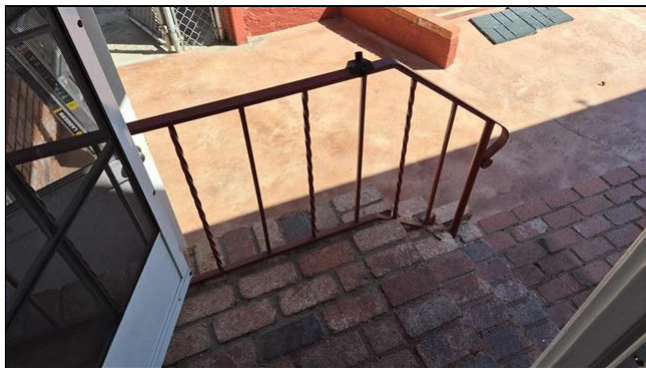
3.0 WALKWAYS AND DRIVEWAYS

Comments: Inspected

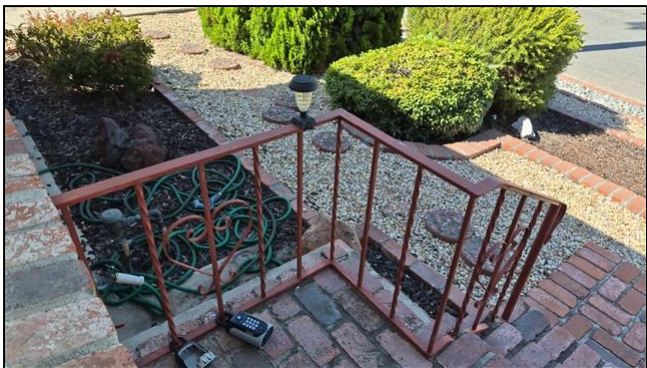
3.1 PORCH, DECKS, BALCONIES, STAIRS/RAILINGS AND PATIO COVERS

Comments: Inspected

(1) Barrier railings are not installed to meet current height standards (42") and baluster spacing is wider than current standards recommend (4") at the front and rear porch. Suggest correcting as a safety enhancement



3.1 Item 1 (Picture)



3.1 Item 2 (Picture)

(2) Cracking and loose bricks observed at porch/patios. Suggest repair.



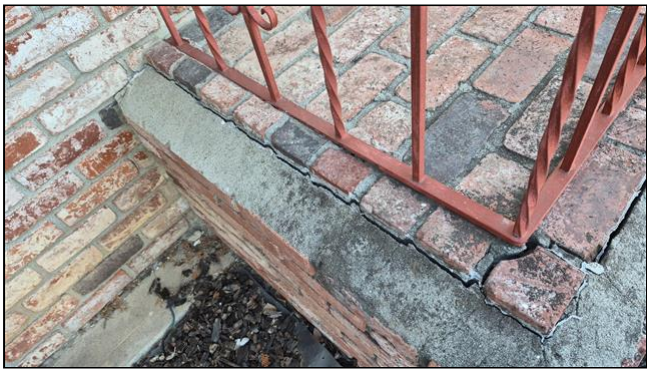
3.1 Item 3 (Picture)



3.1 Item 4 (Picture)



3.1 Item 5 (Picture)



3.1 Item 6 (Picture)



3.1 Item 7 (Picture)

3.2 WALL CLADDINGS

Comments: Recommendation

🏠 (1) Rusted weep screed, excessive deterioration and inadequate clearance from grade/soil observed at front right side wall cladding. Recommend repair.



3.2 Item 1 (Picture)



3.2 Item 2 (Picture)



3.2 Item 3 (Picture)



3.2 Item 4 (Picture)

🏠 (2) Vegetation is in direct contact with the wall cladding. Recommend trimming or removal.



3.2 Item 5 (Picture)



3.2 Item 6 (Picture)

3.3 TRIM, EAVES & FASCIA

Comments: Recommendation

🏠 Deterioration observed in areas of the eaves/fascia/exterior wood. Recommend further evaluation by a licensed branch 3 pest inspector, prior to the end of the contingency period.



3.3 Item 1 (Picture)



3.3 Item 2 (Picture)



3.3 Item 3 (Picture)



3.3 Item 4 (Picture)

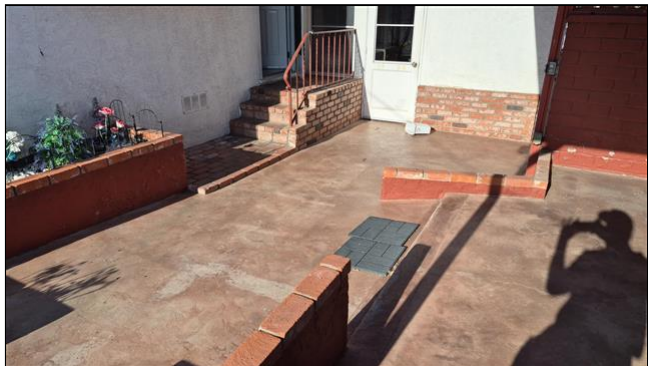


3.3 Item 5 (Picture)

3.4 GRADING/DRAINAGE & PLANTERS

Comments: Inspected

(1) Inadequate grade drainage observed at rear. Regrading, filling low lying areas and/or adding alternative means of drainage is recommended to ensure all water drains away from the foundation and exterior walls.



3.4 Item 1 (Picture)



3.4 Item 2 (Picture)



3.4 Item 3 (Picture)

(2) Insufficient clearance observed between planters/planter beds and the exterior wall. A two inch space between the planter/planter bed and exterior wall is recommended to prevent moisture intrusion. Suggest correcting.



3.4 Item 4 (Picture)

3.5 EXTERIOR DOORS

Comments: Inspected

3.6 EXTERIOR WINDOWS & FRAMES

Comments: Recommendation

 Front bathroom window latch is damaged/missing. Recommend repair.



3.6 Item 1 (Picture)

3.7 FENCING, WALLS & GATES

Comments: Inspected

3.8 EXTERIOR COMMENTS

Comments: Inspected

Regardless of the age of the building we advise inquiring about any permits and inspection records with final signatures for the building and for any changes, remodels or additions that may have been made to the building.

The exterior inspection does not include operating or inspecting screens, storm windows, shutters, awnings, fences, outbuildings, exterior accent lighting, or items not readily accessible from ground level. The inspector does not inspect geological, geotechnical, hydrological, or soil conditions; recreational facilities; seawalls, docks, erosion-control systems, underground utilities, wells, septic systems, irrigation systems, pools, spas, solar, wind, or geothermal systems. The inspection does not determine the integrity of thermal window seals or inspect safety glazing.

4. Garage

The garage was inspected to observe accessible structural components, visible wall and ceiling finishes, vehicle doors, and the operation of garage vehicle door openers using normal operating controls. The garage door was identified as manually operated or equipped with an automatic opener. The inspection is intended to identify observable safety concerns or operational deficiencies present at the time of inspection.



Styles & Materials

Garage Type: Attached	Interior: Limited Review due to personal items/Vehicle(s)	Interior Walls: Partially Finished
Garage Door Type: Single car - automatic	Garage Door Material: Metal - Roll-Up Panel	Auto-opener Manufacturer: Genie
Safety Features: Photo-Electric Sensors Operational		

Items

4.0 ROOF FRAMING & SHEATHING
Comments: Inspected

4.1 WALLS, CEILINGS & VENTILATION**Comments:** Recommendation

📌 (1) Hole observed at the firewall between the garage and living space behind water heater. Recommend repair.



4.1 Item 1 (Picture)

(2) Peeling paint observed at garage walls. Suggest repair.



4.1 Item 2 (Picture)



4.1 Item 3 (Picture)

4.2 FLOOR/SLAB**Comments:** Limited Inspection**4.3 FIRE & SERVICE DOORS****Comments:** Inspected**4.4 GARAGE DOOR****Comments:** Recommendation

📌 The garage door does not completely close or seal shut - gap observed. Recommend correcting.



4.4 Item 1 (Picture)

4.5 GARAGE DOOR OPERATORS**Comments:** Recommendation

(1) As of July 1, 2019 all garage door openers are required to have a battery back up that is designed to operate when activated due to an electrical outage. Replacement of the garage doors connected to an automatic opener requires updating to a battery backup type. Verification of compliance is beyond the scope of this inspection. Client is advised to verify compliance and update if needed.

(2) Photo-electric safety sensors are installed and responded to test.

 (3) Garage door exhibited noisy and/or uneven operation during the time of inspection. Recommend maintenance.

4.6 GARAGE COMMENTS

Comments: Limited Inspection

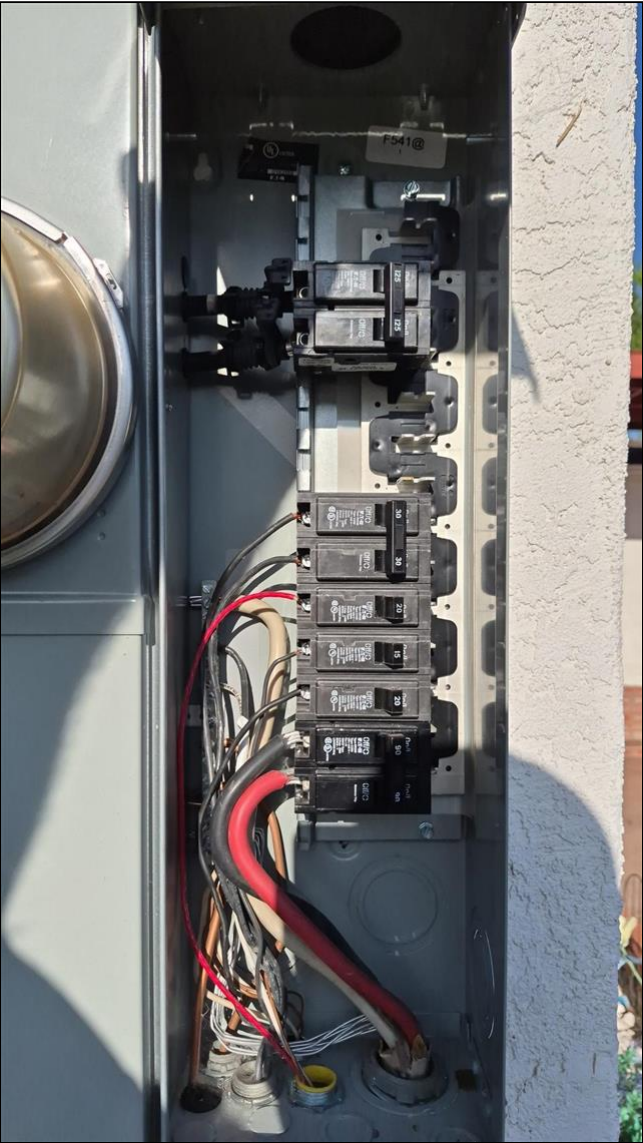
(1) Garage doors should have annual maintenance performed. The client is advised to have the garage door(s) serviced by a qualified garage door specialist.

(2) Limited review due to personal items. Suggest verifying condition prior to the end of the contingency period.

The garage inspection does not include inspecting or operating equipment housed in the garage unless otherwise noted. The inspector is not required to verify or certify the operation of pressure-activated auto-reverse features, operate security bar releases, or evaluate compliance with manufacturer or regulatory standards. Stored items, concealed conditions, and specialty systems are outside the scope of the inspection.

5. Electrical System

The electrical system was inspected to observe the service drop, service conductors, service head and mast, meter and base, service-entrance conductors, main service disconnect, panelboards, over-current protection devices, grounding and bonding, and a representative number of switches, lighting fixtures, and receptacles. Ground-fault circuit interrupter (GFCI) and arc-fault circuit interrupter (AFCI) devices were tested where observed and accessible. The presence of smoke and carbon monoxide detectors was noted. The main service disconnect amperage rating, if labeled, and the type of wiring observed were described. Observed electrical deficiencies and safety concerns were reported as applicable.





Styles & Materials

Electrical Service Entrance: Overhead Service	Main Service Voltage: 120/240 Volts	Main Disconnect Amperage: 125 AMP
Main Disconnect Location: Rear Exterior	Main Panel Manufacturer: Eaton	Sub Panel Location: Garage
Sub Panel Manufacturer: Eaton	Overload Protection Type: Circuit breakers	Branch Circuit Wiring Type: Non-Metallic Sheathed Braided Cloth Sheathed
Branch Circuit Wiring Material (15 and 20 amp): Copper	Surge Protection: Not Installed (2019 or Older)	Grounding Location(s): Unable to verify
Smoke & Carbon Monoxide Detectors: Partially Installed		

Items

5.0 MAIN SERVICE ENTRANCE, WIRING & CONNECTIONS

Comments: Recommendation

🏠 The rear shed electrical service conductors clearance from the ground is lower than 10 feet. Recommend correcting.



5.0 Item 1 (Picture)



5.0 Item 2 (Picture)

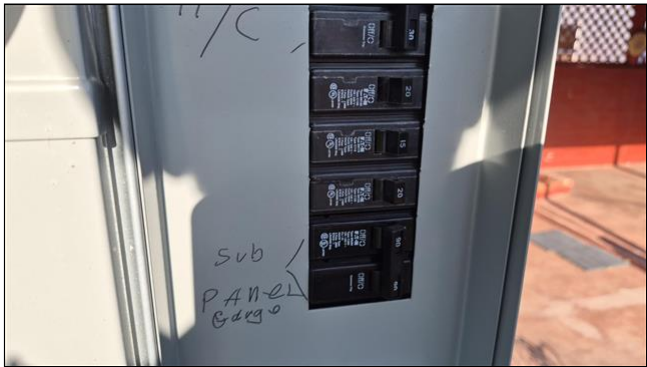
5.1 MAIN PANEL & SUB PANEL(S)

Comments: Inspected

5.2 MAIN DISCONNECT & OVERLOAD PROTECTION (Breakers/Fuses)

Comments: Recommendation

🏠 (1) Circuits are not correctly labeled. Recommend labeling.



5.2 Item 1 (Picture)



5.2 Item 2 (Picture)

(2) A whole house surge protection device is not installed at the main panel. Suggest installing as a safety enhancement.

5.3 BRANCH WIRING & GROUNDING

Comments: Recommendation

📍 (1) Unprotected wiring observed in areas at the garage. Recommend correcting.



5.3 Item 1 (Picture)

(2) Braided cloth wiring observed. Due to the age of this type of wiring, the client is advised to verify overall condition of the wiring with a qualified electrician, prior to the end of the contingency period.



5.3 Item 2 (Picture)

(3) Our inspection is limited to a visual evaluation and does not include destructive testing or verification of concealed/buried grounding components.

5.4 OUTLETS & GFCI (Interior/Exterior)

Comments: Recommendation

📍 (1) Ground fault circuit interrupters are not installed at all required locations. Recommend installing as a safety enhancement.



5.4 Item 1 (Picture)



5.4 Item 2 (Picture)



5.4 Item 3 (Picture)



5.4 Item 4 (Picture)



5.4 Item 5 (Picture)



5.4 Item 6 (Picture)



5.4 Item 7 (Picture)

🏠 (2) Exterior outlet cover is loose/damaged at crawlspace sump pump. Recommend replacement.



5.4 Item 8 (Picture)

🏠 (3) Ungrounded three pronged outlets observed throughout the home. Recommend correcting.



5.4 Item 9 (Picture)



5.4 Item 10 (Picture)



5.4 Item 11 (Picture)

🏠 (4) Painted outlets observed at a number of areas throughout the home. Recommend correcting.



5.4 Item 12 (Picture)



5.4 Item 13 (Picture)

🏠 (5) Outlet is incorrectly installed directly behind the sink in the rear bathroom. Recommend relocating.

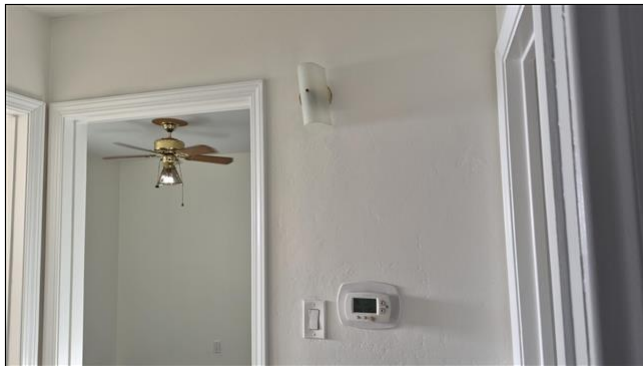


5.4 Item 14 (Picture)

5.5 LIGHT FIXTURES, CEILING FANS & DOOR BELL (Interior/Exterior)

Comments: Inspected

(1) Light fixture did not respond to test or bulb is out at hallway and above kitchen sink. Suggest correcting. K sink



5.5 Item 1 (Picture)



5.5 Item 2 (Picture)

(2) Door bell did not respond or is inoperable. Suggest repair.



5.5 Item 3 (Picture)

(3) Exterior light fixture is deteriorated at covered patio. Suggest replacement.



5.5 Item 4 (Picture)

(4) Light fixture is loose/unsealed at front exterior. Suggest correcting.



5.5 Item 5 (Picture)

5.6 SMOKE & CARBON MONOXIDE DETECTORS

Comments: Recommendation

(1) Testing of smoke and carbon monoxide detectors is beyond the scope of this inspection. The client is advised to have all smoke and carbon monoxide detectors tested annually to ensure a safe living environment.

🏠 (2) Smoke and carbon monoxide detectors are not installed at the hallway outside the bedrooms - safety concern. Recommend installing.



5.6 Item 1 (Picture)

The electrical inspection does not require inserting tools into energized panels, removing dead fronts, operating shut-down systems, resetting breakers, testing smoke or carbon monoxide alarms, or inspecting security or alarm systems. The inspector does not measure voltage or amperage if not labeled, verify grounding adequacy, determine labeling accuracy, inspect low-voltage or specialty systems, inspect generators or renewable energy systems, perform voltage-drop calculations, or inspect exterior lighting, lightning arrestors, or de-icing equipment.

6. Plumbing System

The plumbing system was inspected to observe the main water supply shut-off valve, main fuel shut-off valve, water heating equipment, venting connections, temperature and pressure relief components, interior water supply piping and fixtures, toilets, sinks, tubs, showers, drain, waste and vent piping, and sump pumps with accessible floats. The water supply source type was identified based on observed evidence, and the locations of main shut-off valves were noted. The capacity of the water heater was reported if labeled. Observed plumbing deficiencies, active leaks, and fixture performance concerns were reported where applicable.





Styles & Materials

Main Water Shut-Off:

Front

Drain - Waste - Vent Piping:

ABS
Cast Iron/Galvanized
Copper

Main Gas Shut-Off Location:

Left
Exterior

Washer/Dryer Connection

Location:

Garage

Fire Sprinklers:

Not Installed

Pressure Regulator:

Installed

Location of Main Line Clean-out(s):

Not Located

Gas Distribution Piping:

Galvanized Steel Piping

Dryer Connection Type:

Natural gas (tested)

Water Distribution Piping:

Copper

Waste System:

Sewer

Seismic Shut Off Valve:

Installed

Bathroom Exhaust Types:

Window(s)

Items

6.0 WATER SOURCE

Comments: Recommendation

📍 (1) Water pressure at the time of inspection was 95 static PSI . The water pressure is not between the recommended 40 to 80 PSI range. The pressure regulator should be adjusted so the water pressure is between 40 and 80 PSI. Recommend correcting.



6.0 Item 1 (Picture)

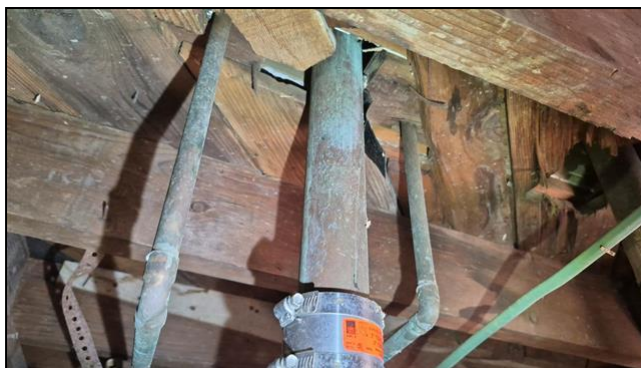
📍 (2) Fluctuating water pressure observed throughout the inspection. Recommend verifying pressure regulator with a qualified plumber.

6.1 WATER DISTRIBUTION PIPING**Comments:** Inspected**6.2 DRAIN, WASTE, VENT PIPING (Readily visible)****Comments:** Recommendation

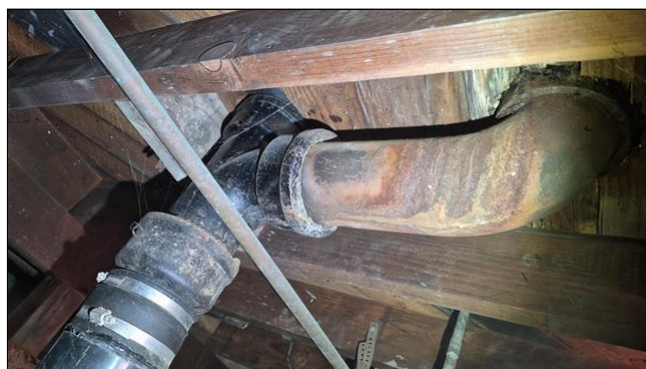
📍 (1) Remaining cast iron/galvanized DWV piping in the crawlspace is beyond its intended service life. Recommend verifying overall condition and remaining service life with a qualified plumber, prior to the end of the contingency period.



6.2 Item 1 (Picture)



6.2 Item 2 (Picture)



6.2 Item 3 (Picture)



6.2 Item 4 (Picture)

📍 (2) Unable to locate main clean-out access. Recommend verifying location or installing where needed.

6.3 MAIN GAS SHUT-OFF & FUEL PIPING

Comments: Inspected

(1) A visual observation of the readily accessible gas lines was performed. Testing for gas leaks is technically exhaustive and is therefore beyond the scope of this inspection. The client is advised to verify condition of the gas lines with the gas company and or a qualified plumber, prior to the end of the contingency period.

(2) Seismic shut-off valve is installed.

6.4 WASHER & DRYER CONNECTIONS

Comments: Recommendation

📍 (1) Dryer is not vented to the exterior of the home. Excessive lint and moisture damage observed at/behind dryer. Recommend correcting.



6.4 Item 1 (Picture)



6.4 Item 2 (Picture)



6.4 Item 3 (Picture)

(2) Dryer is beyond its estimated service life. Suggest replacement.

6.5 FAUCETS, DRAINS & SHUT OFF VALVES (Functional flow & drainage)

Comments: Recommendation

🏠 (1) The sink and tub drain slowly at front bathroom. Recommend correcting.



6.5 Item 1 (Picture)



6.5 Item 2 (Picture)

(2) Shower diverter at the front bathroom no longer blocks water flow sufficiently. Suggest repair or replacement.



6.5 Item 3 (Picture)

(3) Faucet is loose to countertop at kitchen sink. Suggest correcting.



6.5 Item 4 (Picture)

(4) Water shutoff valves were not operated during the inspection. Valves that are not regularly used may leak, fail or break when turned due to age, corrosion or mineral buildup. Operating shutoff valves is beyond the scope of a visible home inspection.

6.6 SINKS, SHOWERS, TUBS, TOILETS & BIDETS

Comments: Recommendation

🏠 (1) Toilet does not flush correctly and valve runs at front bathroom. Recommend repair.



6.6 Item 1 (Picture)

🏠 (2) Caulking/grout at the front bathroom tub/shower is deteriorated or missing. Recommend repair.



6.6 Item 2 (Picture)



6.6 Item 3 (Picture)

(3) Garage sink is deteriorated. Suggest replacement.



6.6 Item 4 (Picture)



6.6 Item 5 (Picture)

6.7 VENTILATION (Bathroom & laundry room)

Comments: Inspected

6.8 YARD SPRINKLER SYSTEMS

Comments: Not Inspected

Irrigation systems are beyond the scope of this inspections. Suggest verifying condition with the seller or a qualified professional.

6.9 SUMP PUMPS

Comments: Recommendation

🏠 (1) Sump pump did not respond to test. Recommend repair or replacement.



6.9 Item 1 (Picture)

🏠 (2) Unable to determine sump pump discharge termination location. Recommend repair/ replacement of sump pump and verifying full operation.

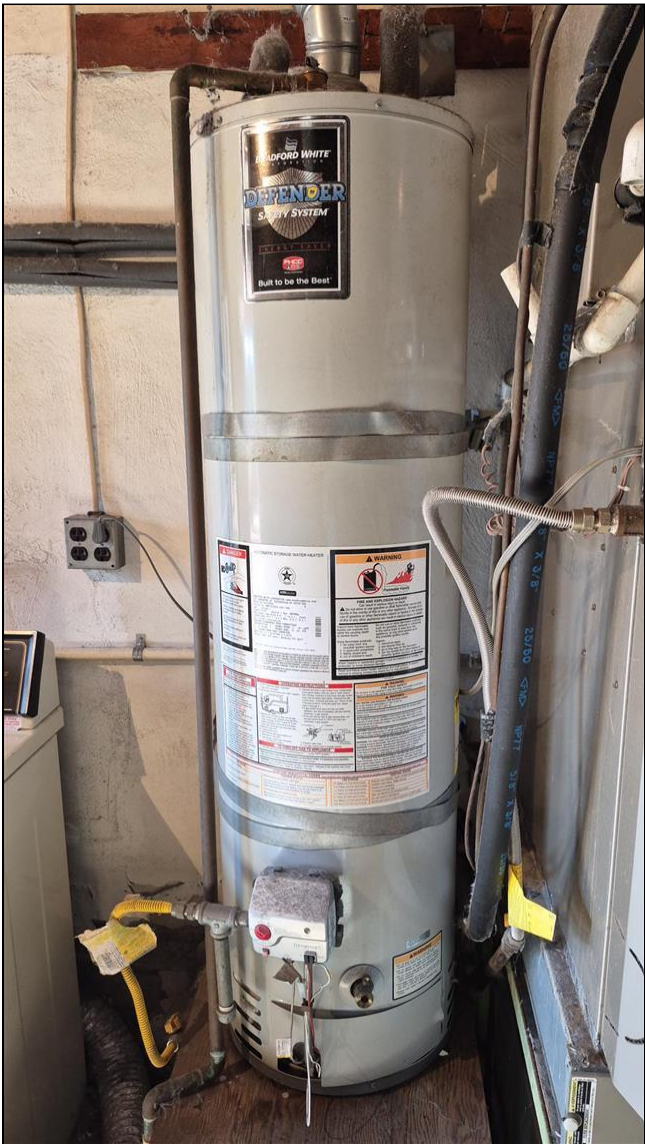


6.9 Item 2 (Picture)

The plumbing inspection does not include igniting pilot flames, measuring water heater age, capacity, temperature, or life expectancy, inspecting interior flues, water treatment systems, well components, sprinkler systems, septic systems, or fuel storage tanks. The inspector does not determine water quality, pressure, or exact flow rates, open sealed access panels, operate valves, test shower pans or enclosures for leakage, inspect appliances, or evaluate compliance with energy or conservation standards. Gas or fuel leak testing and confirmation of pipe material composition are beyond the scope.

7. Water Heaters

The water heating equipment was inspected to observe the unit type, energy source, venting connections, temperature and pressure relief components, seismic bracing where applicable, and general installation conditions. The labeled capacity of the water heater was reported when available. The inspection is intended to identify observable installation deficiencies or active leakage present at the time of inspection.



Styles & Materials

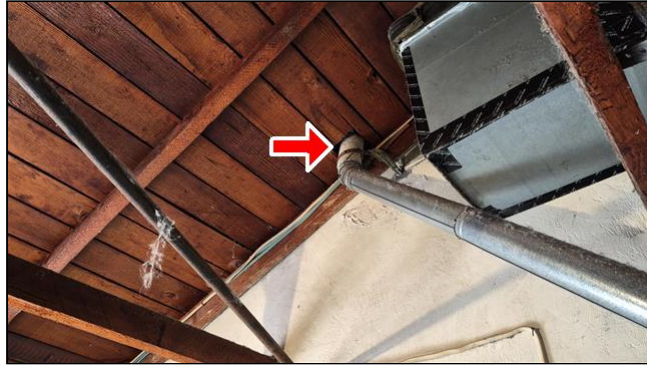
Location: Garage	Manufacturer: Bradford White	Power Source: Natural gas (quick recovery)
Capacity: 30 Gallons	Earthquake Straps: Correct	Connections: Flexible Pipe
Date Manufactured: 2015	Combustion Air Supply: Adequate	Expansion tank: Not installed

Items

7.0 EXHAUST VENT PIPE & COMBUSTION AIR

Comments: Inspected

Transite (asbestos) pipe used for exhaust vent pipe. Suggest removal.



7.0 Item 1 (Picture)

7.1 FUEL PIPING & SHUT OFF VALVE

Comments: Inspected

Sediment trap is not plumbed correctly on the gas line. Suggest correcting.



7.1 Item 1 (Picture)

7.2 WATER PIPING & SHUT OFF VALVE

Comments: Inspected

7.3 TEMPERATURE/PRESSURE RELIEF VALVE & DISCHARGE LINE

Comments: Inspected

7.4 SEISMIC STRAPS

Comments: Inspected

7.5 PLATFORM/COMPARTMENT/CLOSET

Comments: Inspected

7.6 DRIP PAN/DRAIN LINE

Comments: Recommendation

 Drip pan with drain line is not installed. Recommend installing.



7.6 Item 1 (Picture)

7.7 EXPANSION TANK

Comments: Not Present

Expansion tank not installed. Suggest verifying whether installation is required with a qualified plumber.

7.8 WATER HEATER COMMENTS

Comments: Inspected

Water heaters should have annual maintenance performed. The client is advised to have the water heater serviced by a qualified plumber.

The inspection of water heaters does not include determining age, remaining service life, capacity adequacy, efficiency, or internal condition. The inspector does not operate safety valves, dismantle components, test elements, evaluate combustion air adequacy, or inspect solar or auxiliary water-heating systems.

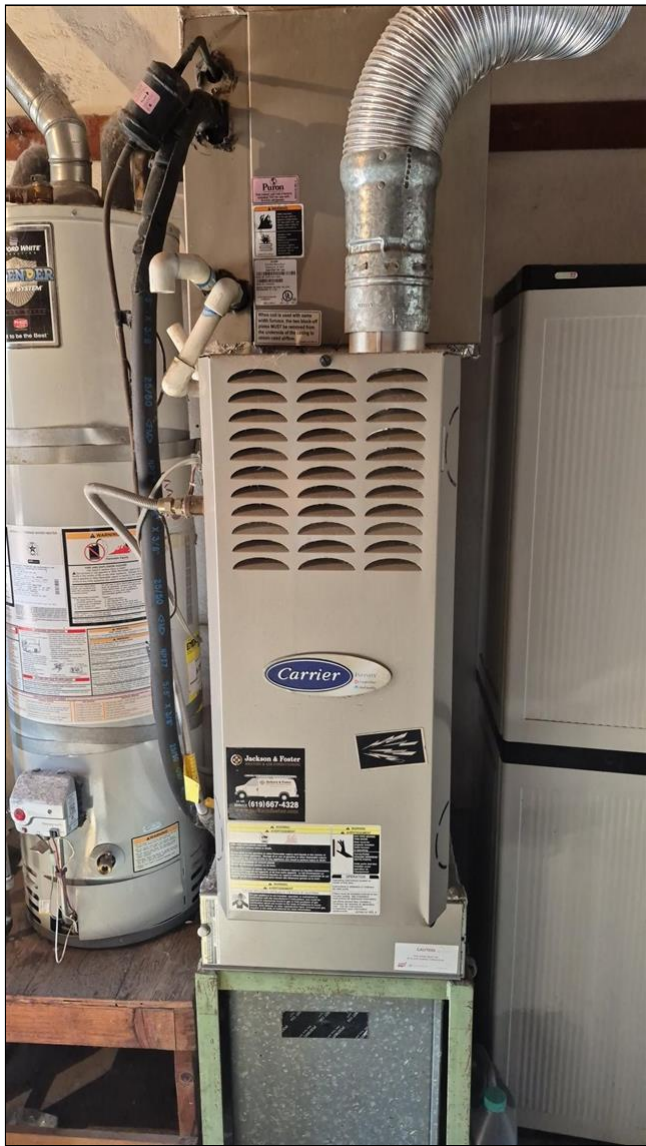
8. Heating and Air Conditioning Systems

Heating System

The heating system was inspected using normal operating controls to observe general operation. The location of the thermostat, energy source, and heating method were identified. Heating systems that did not operate or were inaccessible at the time of inspection were reported as such.

Cooling System

The cooling system was inspected using normal operating controls where ambient conditions permitted safe operation. The location of the thermostat and cooling method were identified. Cooling systems that did not operate or were inaccessible at the time of inspection were reported accordingly.



Styles & Materials

Air Conditioning Equipment Type: Split System/Forced Air - Electric Condenser	Air Conditioning Manufacturer: Carrier	Air Conditioning Location: Rear of home
Heating Equipment Type: Forced air furnace - natural gas	Heating Manufacturer: Carrier	Heating Equipment Location: Garage
Combustion Air Supply: Adequate	Thermostat Locations: Hallway	Primary Condensate Termination: Washing machine stand pipe

Alternate Condensate Termination: Incorrect	Ductwork: Flexible	Cooling Differential: Greater than 15 degrees Fahrenheit
Heating Operation: Unit Provided Heat		

Items

8.0 EXHAUST VENT PIPE & COMBUSTION AIR

Comments: Inspected

8.1 HEATING CONDITION

Comments: Inspected

(1) Unit was tested using normal operating controls and provided heat at the service registers. Changing the air filters, servicing and regular maintenance of the components is necessary to prolong the service life of the system.



8.1 Item 1 (Picture)



8.1 Item 2 (Picture)



8.1 Item 3 (Picture)



8.1 Item 4 (Picture)



8.1 Item 5 (Picture)

(2) Sediment trap is not plumbed on the gas line. Suggest correcting.

8.2 COOLING CONDITION

Comments: Recommendation

(1) The air conditioning system was operated using normal operation controls (thermostat). The difference between the return air vent and the service registers was between the recommended range of 15 to 20 degrees Fahrenheit. Changing the air filters, servicing and regular maintenance of the components is necessary to prolong the service life of the system.



8.2 Item 1 (Picture)



8.2 Item 2 (Picture)



8.2 Item 3 (Picture)



8.2 Item 4 (Picture)

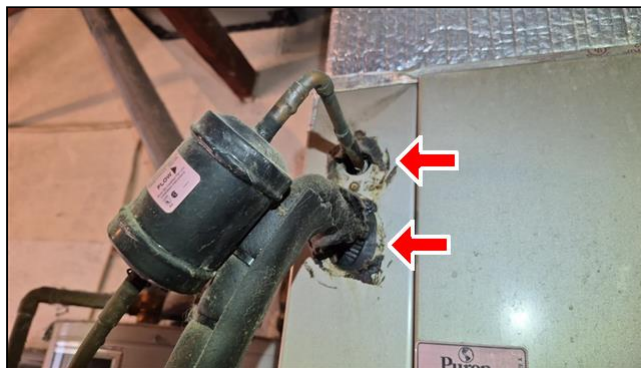


8.2 Item 5 (Picture)



8.2 Item 6 (Picture)

↑ (2) Holes/gaps observed at the air handler. This condition can allow an excessive amount of air to escape the system. Recommend correcting.



8.2 Item 7 (Picture)

8.3 CONDENSATE REMOVAL

Comments: Inspected

8.4 PLATFORM/COMPARTMENT/CLOSET

Comments: Inspected

8.5 THERMOSTATS & AUTOMATIC SAFETY SWITCHES

Comments: Inspected

8.6 DUCTING & PLENUMS

Comments: Limited Inspection

Unable to inspect all ductwork. Ducts may be concealed or installed in an inaccessible area. The buyer is advised to verify the overall condition of the ducting with a qualified HVAC contractor, prior to the end of the contingency period.

8.7 AIR FILTER AND REGISTERS

Comments: Recommendation

↑ Return air filter is dirty. Recommend replacement and servicing of the system.



8.7 Item 1 (Picture)

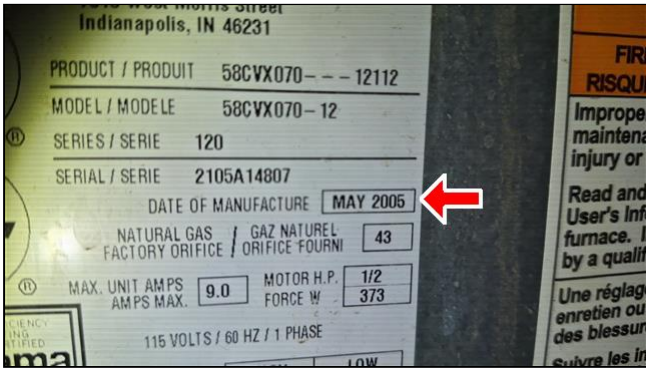
8.8 HEATING & A/C COMMENTS

Comments: Inspected

(1) A "Home Energy Rating System" (HERS®) test checks for air leakage, improper insulation, and if the proper HVAC appliances are installed. In many states and jurisdictions, HERS® Testing is required when an HVAC system is installed, replaced, relocated, or when building an addition. The client is advised testing airflow, pressure, correct zoning and compatibility, insulation, and system component compatibility is beyond the scope of this inspection. Contact a certified

RESNET® rater to see if there has been a test or if a test should be completed, before the end of the contingency period.

(2) HVAC system is nearing the end of its estimated service life. The buyer is advised to verify the overall condition of the system with a qualified HVAC contractor, prior to the end of the contingency period.



8.8 Item 1 (Picture)

Heating System:

The heating inspection does not include inspecting internal components such as flues, heat exchangers, combustion air systems, humidifiers, electronic air filters, geothermal or solar systems, or fuel tanks. The inspector does not determine system capacity, distribution balance, BTU output, fuel quality, thermostat calibration, or combustion air calculations. The inspector does not ignite pilot lights or operate systems when conditions are unsafe or could damage equipment.

Cooling System:

The cooling inspection does not include determining system capacity, distribution balance, or adequacy, inspecting portable or through-wall units, examining refrigerant levels, or inspecting electronic air filters. The inspector does not operate cooling systems when exterior temperatures are below manufacturer or SOP thresholds, inspect thermostat calibration, or test electrical current or refrigerant leakage.

9. Kitchen Appliances

The kitchen was inspected to observe permanently installed fixtures, cabinets, countertops, plumbing fixtures, electrical receptacles, and mechanical exhaust systems. A representative number of fixtures and components were operated using normal controls to identify observable deficiencies or safety concerns present at the time of inspection





Styles & Materials

Exhaust Hood Brand:

Allure

Dishwasher Brand:

Kenmore

Disposal Brand:

In-Sink Erator

Stove/Oven Brand(s):
Kenmore

Refrigerator:
Kitchen Aid

Items

9.0 DISHWASHER

Comments: Inspected

9.1 STOVE/OVEN

Comments: Inspected

Anti-tip bracket is not installed.
Recommend installing.



9.1 Item 1 (Picture)

9.2 EXHAUST FAN/HOOD

Comments: Inspected

9.3 DISPOSAL

Comments: Recommendation

 The disposal did not respond to test. Recommend repair/replacement.

9.4 REFRIGERATOR

Comments: Inspected

Loose trim observed at
refrigerator. Suggest repair.



9.4 Item 1 (Picture)

9.5 APPLIANCE COMMENTS

Comments: Inspected

A visual observation and basic function testing of the appliances was performed and run in normal modes only. The client is advised to verify condition of all modes and functions, prior to the end of the contingency period.



9.5 Item 1 (Picture)



9.5 Item 2 (Picture)



9.5 Item 3 (Picture)



9.5 Item 4 (Picture)

The kitchen inspection does not include inspecting or testing appliances beyond basic operation where noted. The inspector does not operate self-cleaning cycles, test microwave leakage, inspect small appliances, or evaluate fastening of cabinets, countertops, or fixtures. Cosmetic finishes and concealed conditions are outside the scope.

10. Interior Rooms

Interior areas were inspected to observe floors, walls, ceilings, stairs, steps, landings, railings, guards, and handrails. A representative number of doors and windows were operated to assess general functionality. Improper spacing at railings or guards and visibly fogged windows or evidence of failed glazing seals were reported where observed.







Styles & Materials

Flooring Material Type:
Laminate

Walls & Ceiling Material Type:
Drywall/Sheetrock

Interior Door Type:
Hollow core wood

Tile	Lath & Plaster	
Cabinet Material Type:	Counter Type:	Era of Construction:
Wood	Manufactured material	Pre-1980 Construction

Items

10.0 FLOORS

Comments: Inspected

Gaps observed at laminate flooring in areas. Suggest correcting.



10.0 Item 1 (Picture)



10.0 Item 2 (Picture)

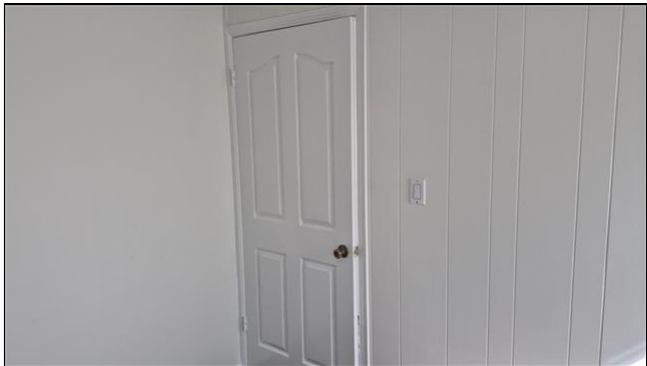
10.1 WALLS & CEILINGS

Comments: Inspected

10.2 INTERIOR DOORS

Comments: Recommendation

 The door at the rear/right bedroom does not open/close correctly. Recommend repair.



10.2 Item 1 (Picture)



10.2 Item 2 (Picture)

10.3 INTERIOR CLOSETS

Comments: Inspected

10.4 CABINETS & COUNTERTOPS

Comments: Inspected

10.5 INTERIOR COMMENTS

Comments: Inspected

Our inspection does not include testing for asbestos, lead based paint or other environmental or hazardous materials. Identification of such substances requires specialized testing and is beyond

the scope of a standard home inspection.

The interior inspection does not include inspecting paint, wallpaper, floor coverings, window treatments, security systems, central vacuum systems, safety glazing, or household appliances. The inspector does not move furniture, rugs, ceiling tiles, or stored items, inspect elevators, operate special-access systems, or determine structural integrity of concealed components. Pools, spas, fountains, and their components are excluded.

11. Foundations, Underfloor Areas, & Basement(s)

The foundation, basement, crawl space, and structural components were inspected where accessible. The type of foundation was identified, and the location of the crawl space access was noted. Observed conditions such as wood in contact with soil, active water penetration, indications of possible foundation movement, and structural modifications that may present a safety or structural concern were reported as applicable.









Styles & Materials

Exposed Foundation: Raised Foundation	Access Method: Fully accessed	Access Location: Rear of home
Perimeter Walls: Concrete stem walls	Floor Structure: Wood framing	Piers & Posts: Concrete footings and wood posts
Sill Plate: Bolted	Insulation: Not installed	Vapor Retarder: Not installed

Items

11.0 EXPOSED FOUNDATION

Comments: Inspected

Interior floor coverings, personal items, wall claddings and exterior vegetation limit our view of the sub floor and exterior stem walls of the raised foundation.

11.1 ACCESS

Comments: Inspected

Crawlspace access doors are deteriorated and do not seal/latch shut. Suggest correcting.



11.1 Item 1 (Picture)



11.1 Item 2 (Picture)

11.2 FOUNDATION STEM WALLS

Comments: Inspected

Efflorescence/spalling observed on foundation walls and piers. This is an indication of excessive moisture intrusion into the crawlspace. See grading/drainage comments in the exterior category.



11.2 Item 1 (Picture)



11.2 Item 2 (Picture)



11.2 Item 3 (Picture)



11.2 Item 4 (Picture)



11.2 Item 5 (Picture)

11.3 CONDITION OF FRAMING & SUBFLOOR

Comments: Recommendation

📌 Moisture damaged sub floor observed under the rear bathroom shower. Hidden damage may not be observable. Recommend further review by a qualified professional, prior to the end of the contingency period.



11.3 Item 1 (Picture)



11.3 Item 2 (Picture)



11.3 Item 3 (Picture)

11.4 PIERS & POSTS

Comments: Inspected

11.5 SILL PLATE

Comments: Inspected

Sill plate is bolted to the foundation. Determining the number of bolts required is beyond the scope of this inspection.

11.6 VENTILATION

Comments: Inspected

The inspection does not require entering inaccessible or hazardous crawl spaces, moving stored items, operating sump pumps with inaccessible floats, identifying structural design parameters, or determining adequacy of framing or support systems. The inspector does not provide engineering or architectural services or report on the overall structural adequacy of the building.

12. Sewer Lateral Inspection

Styles & Materials

Sewer Line Types:	Sewer Access Method:	Main Access Location:
Clay	Sewer vent	Roof
Cast iron (old)		
ABS		
Pipe Size:		
4 inch		

Items

12.0 Main Sewer Line Access

Comments: Inspected

Your video can be viewed by clicking the following link:

[Sewer Video](#)

If you have any questions, please do not hesitate to contact the inspector.

12.1 Length of Sewer Line

Comments: Recommendation

 The sewer line from the roof vent access to the stoppage point, measured at a length of 51 feet. Stoppage point is not due to any material defects within the line. Stoppage is due to bends within the sewer line and unavailable additional clean-out access points. (Main line clean-out is not installed/buried at front) - Recommend verifying the condition of the remaining line, prior to the end of contingency period.



12.1 Item 1 (Picture)



12.1 Item 2 (Picture)

12.2 Root Intrusion

Comments: Inspected

12.3 Main Sewer Line Condition

Comments: Recommendation

🏠 (1) Scaling observed at cast iron drain lines. This indicates the cast iron drain lines are beyond their estimated service life. Excessive scaling prevents us from determining if there is a crack or leak from the exterior side of the line. Recommend further review by a qualified plumber to update cast iron drain lines.



12.3 Item 1 (Picture)



12.3 Item 2 (Picture)

🏠 (2) Cracking and off-set joints observed in the clay sewer line in the front yard. Recommend further review by a qualified plumber, prior to the end of the contingency period.



12.3 Item 3 (Picture)

(3) A portion of the main drain line is composed of clay piping. The estimated service life of clay piping is approximately 100 years depending on site conditions. Clay drain lines are predisposed to offsets, root intrusion and cracking. These lines should be checked annually for any changes in condition.

(4) Acrylonitrile-Butadiene-Styrene (ABS) piping was observed for a portion of the drain line. ABS is made from a thermoplastic resin. This is considered a modern building material. The estimated service life of ABS is 50+ years, depending on site conditions. Due to the flexible nature of ABS piping, bellies in the line can develop from inadequately compacted soil. ABS drain lines should be checked annually for any changes in condition.

13. Repair Estimates

Items

13.0 Repair Estimates

Comments: Inspected

To get a cost breakdown on repairing items listed in the report, we have partnered with TheQwikFix. Coast to Cactus Property Inspections customers get free repair quotes.

TheQwikFix provides estimates for repair costs in under 24 hours! Simply upload this inspection report and receive an accurate, itemized quote you can use to negotiate repair credits and/or hire contractors directly through their platform.

What you get:

- Receive an accurate, detailed, and bindable repair quote in 24 hours or less.
- Negotiate repair credits from a position of strength.
- Upload specialty reports like sewer or roof inspections.
- Hire licensed contractors directly from the platform.
- Pay for repairs via check, card or even escrow.

How to get a quote:

1. When viewing the digital report on your computer, click 'DOWNLOAD' at the top of your screen.
2. On the next screen, click 'SAVE PDF'.
3. A PDF of your inspection will now download and save to your computer.
4. Click the blue 'Get Your Repair Quote Now' button below.
5. Follow the prompts to request your quote (this will only take a couple of minutes).

Eliminate the hassle of coordinating multiple contractors and ensure all repairs are completed efficiently and professionally. Click below to get started!

[Get Your Repair Quote Now](#)



INVOICE

Coast to Cactus Property Inspections
3633 Camino Del Rio S
Suite 205
San, Diego, CA 92108
619-971-6488
Inspected By: Kevin Mckinney

Inspection Date: 9/4/2026
Report ID: 2026010904

Customer Info:	Inspection Property:
Sally Hixson	7351 Purdue Ave La Mesa CA 91942
Customer's Real Estate Professional: Scott Freitag Keller Williams Realty	

Inspection Fee:

Service	Price	Amount	Sub-Total
Single Family Residence	485.00	1	485.00
Sewer Scoping (with inspection)	275.00	1	275.00
Crawlspace AND/OR Pre-70's Build	100.00	1	100.00
			Tax \$0.00
			Total Price \$860.00

Payment Method: Credit Card

Payment Status: Paid

Note: