Morrison plus®
Property Inspections

America's *Premier* Property Inspection Company!

HOME INSPECTION REPORT

5700 Baltimore Dr, #66, La Mesa, CA 91942



Prepared for: Dan Stoner

Inspection Date: 2/20/2026
Report Number: 2026010220JO
Real Estate Agent: Diana Culver
Home Inspector: William Buendia Maturana



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Date: 2/20/2026	**Time:** 09:00 AM	**Report ID:** 2026010220JO
Property: 5700 Baltimore Dr #66 La Mesa CA 91942	**Customer:** Dan Stoner	**Real Estate Professional:** Diana Culver KW - La Mesa

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:	**Levels:**	**Lot Type:**
Condominium/Townhouse	2nd Level Unit	Sloped
Estimated Age of Home:	**Weather Conditions:**	**Temperature:**
Approximately 41 to 50 years of age	Clear	Approximately 50 to 60 degrees
Rain in last 3 days:	**Occupant Status:**	**Present:**
Yes	Vacant	Seller's agent, Seller/Owner

General Summary

Morrison Plus Property Inspections

4655 Ohio Street
San Diego CA 92116
619-929-1810

Customer
Dan Stoner

Address
5700 Baltimore Dr
#66
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.

2. Exteriors and Grounds

2.4 EXTERIOR DOORS

Recommendation

(1) Door frame is damaged at balcony front. Recommend repair.

(2) Door knob/latch hardware lock is inoperable at front exterior. Recommend repair.

3. Electrical System

3.1 MAIN PANEL & SUB PANEL(S)

Recommendation

(1) Push-O-Matic type breakers observed. These types of breakers have internal components that are spring loaded and are beyond their estimated service life. The main service entrance and wiring are

typically association maintained. Recommend contacting the homeowner association regarding responsibility, condition, and maintenance schedule.

(2) Sub panel is installed in a closet. Recommend relocating.

3.4 OUTLETS & GFCI (Interior/Exterior)

Recommendation

(1) Ground fault circuit interrupter(s) are not installed at front (exterior). Recommend installing.

(2) Cover plate is missing at living room and behind refrigerator. Recommend correcting.

3.6 SMOKE & CARBON MONOXIDE DETECTORS

Recommendation

(2) Smoke detectors are not installed - safety concern. Recommend installing.

(3) Carbon monoxide detectors are not installed - safety concern. Recommend installing.

4. Plumbing System

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

Recommendation

(3) The sink drain drains slowly at bathroom. Recommend correcting.

(4) Fixtures are loose/unsealed at kitchen sink. Recommend correcting.

4.4 SINKS, SHOWERS, TUBS, TOILETS & BIDETS

Recommendation

(1) Cracked/missing grout observed at bathroom tub/shower surround. Recommend repair.

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

6. Heating and Air Conditioning Systems

6.0 HEATING CONDITION

Recommendation

(2) Heating system was being installed during inspection, and was unable to be tested. Recommend further review by a qualified HVAC contractor, prior to the end of the contingency period.

6.1 COOLING CONDITION

Recommendation

(2) Cooling system was being installed during inspection, and was unable to be tested. Recommend further review by a qualified HVAC contractor, prior to the end of continency period.

7. Kitchen Appliances

7.2 EXHAUST FAN/HOOD

Recommendation

A stove cook-top exhaust fan is not installed. Recommend installing.

8. Interior Rooms

8.3 INTERIOR CLOSETS

Recommendation

Bypass tracks are not installed at the bedroom sliding closet doors. Recommend installing.

8.4 CABINETS & COUNTERTOPS

Recommendation

Moisture damage/hole observed at kitchen cabinetry. Hidden damage may not be observable. Recommend further review by a qualified professional, 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 Danielle Wolter

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:	HOA:
Not Visible	Yes

Items

1.0 ROOF COVERINGS

Comments: Not Inspected

1.1 ROOF COMMENTS

Comments: Not Inspected

Roof access was not available at time of inspection. Roofing materials are typically association maintained. Suggest contacting the homeowner association regarding condition and maintenance schedule, prior to the end of the contingency period.

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. 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

Driveway Material:
Concrete
Asphalt

Exterior Wall Cladding:
Stucco
Wood - Shiplap

Trim Material:
Wood

Exterior Wall Structure:
Wood Framing

Exterior Door(s) Type & Material:
Wood - Solid Core

Exterior Window(s) Type & Material:
Sliding

Fencing/Wall Material:
Metal

HOA:
Yes

Items

2.0 WALKWAYS AND DRIVEWAYS

Comments: Inspected

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

Comments: Inspected

Missing or inadequate drainage observed at front exterior. Suggest further review by a qualified contractor, prior to the end of the contingency period.

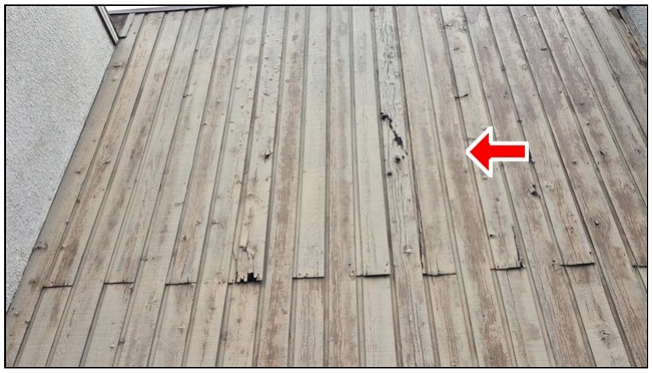


2.1 Item 1 (Picture)

2.2 WALL CLADDINGS

Comments: Recommendation

Deterioration observed at wall cladding at exterior walls. Suggest maintenance.



2.2 Item 1 (Picture)

2.3 TRIM, EAVES & FASCIA

Comments: Inspected

2.4 EXTERIOR DOORS

Comments: Recommendation

(1) Door frame is damaged at balcony front. Recommend repair.



2.4 Item 1 (Picture)

(2) Door knob/latch hardware lock is inoperable at front exterior. Recommend repair.



2.4 Item 2 (Picture)

2.5 EXTERIOR WINDOWS & FRAMES

Comments: Inspected

2.6 EXTERIOR COMMENTS

Comments: Inspected

(1) 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.

(2) Common areas and other exterior components are typically association maintained. Suggest contacting the homeowner association regarding condition and maintenance schedule, prior to the end of the contingency period.

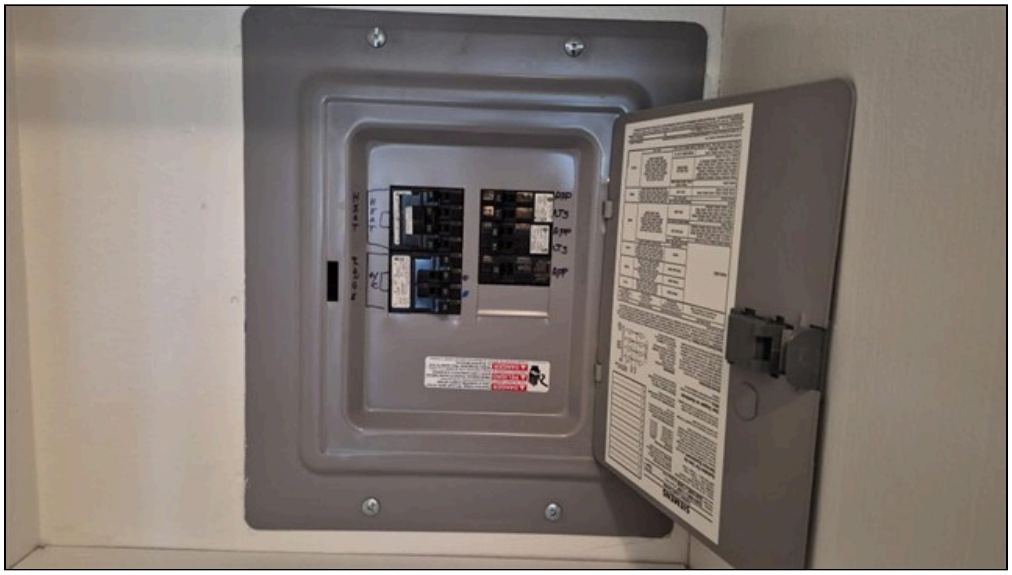
The exterior inspection does not include operating or inspecting screens, storm windows, shutters, awnings, fences, outbuildings, exterior accent lighting, or items not readily accessible from ground level. The inspector does not inspect geological, geotechnical, hydrological, or soil conditions; recreational 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.

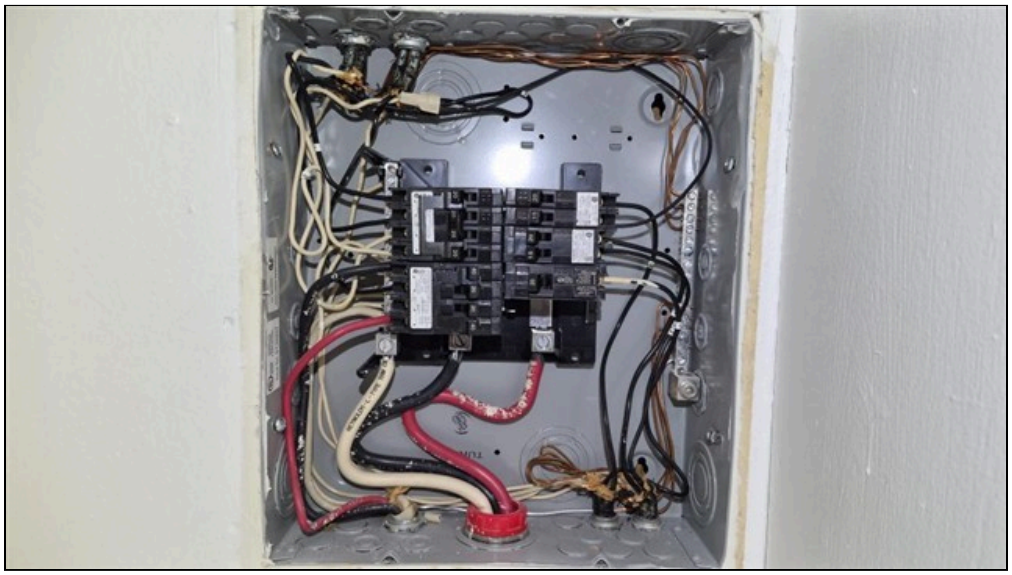
3. Electrical System

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:
Below Ground

Main Service Voltage:
120/240 Volts

Main Disconnect Amperage:
90 AMP

Main Disconnect Location:
Electrical room

Main Panel Manufacturer:
Bulldog Electric/Push-O-Matic

Sub Panel Location:
Interior Closet

Sub Panel Manufacturer:
Siemens

Overload Protection Type:
Circuit breakers

Branch Circuit Wiring Type:
Non-Metallic 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:
Not Installed

HOA:
Yes

Items

3.0 MAIN SERVICE ENTRANCE, WIRING & CONNECTIONS

Comments: Not Inspected

3.1 MAIN PANEL & SUB PANEL(S)

Comments: Recommendation

(1) Push-O-Matic type breakers observed. These types of breakers have internal components that are spring loaded and are beyond their estimated service life. The main service entrance and wiring are typically association maintained. Recommend contacting the homeowner association regarding responsibility, condition, and maintenance schedule.



3.1 Item 1 (Picture)

(2) Sub panel is installed in a closet. Recommend relocating.



3.1 Item 2 (Picture)

3.2 MAIN DISCONNECT & OVERLOAD PROTECTION (Breakers/Fuses)

Comments: Recommendation

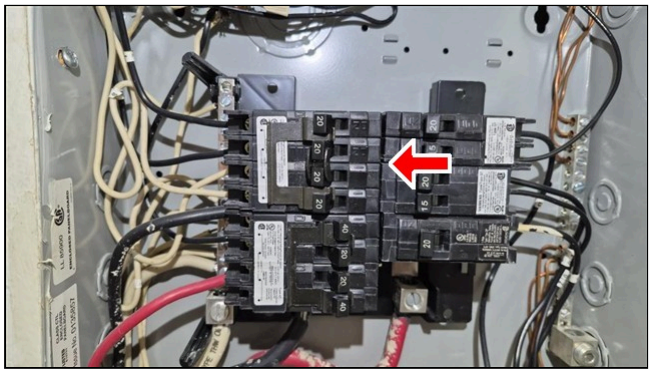
(1) When the main shut-off is under 100 amps, an upgrade may be required if additional electrical appliances or circuits are installed.



3.2 Item 1 (Picture)

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

(3) Breaker(s) observed in the off position at time of inspection. Suggest verifying the condition and location of circuit wiring with a qualified electrician prior to energizing.



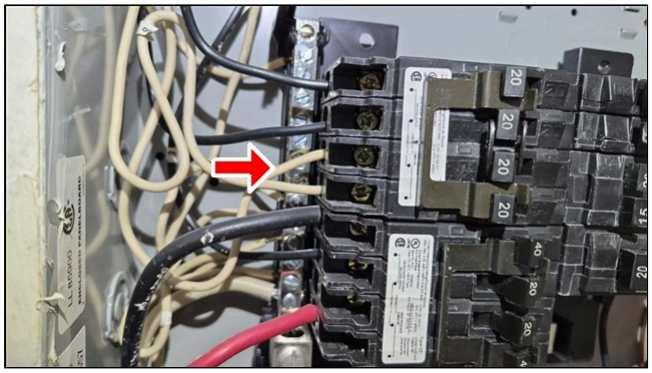
3.2 Item 2 (Picture)

3.3 BRANCH WIRING & GROUNDING

Comments: Recommendation

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

(2) White wire observed at breaker or busbar is not identified with black tape to signify a hot wire. Suggest correction.



3.3 Item 1 (Picture)

3.4 OUTLETS & GFCI (Interior/Exterior)

Comments: Recommendation

(1) Ground fault circuit interrupter(s) are not installed at front (exterior). Recommend installing.

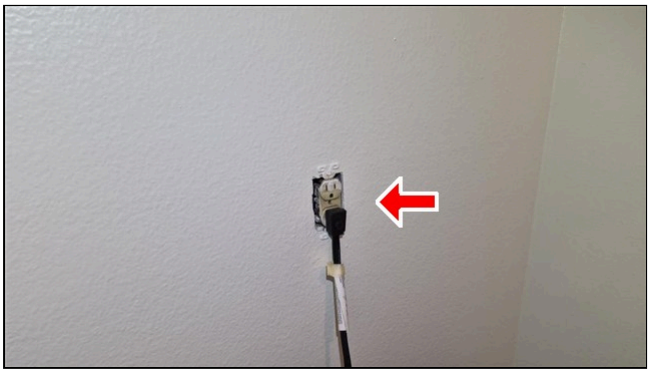


3.4 Item 1 (Picture)

(2) Cover plate is missing at living room and behind refrigerator. Recommend correcting.



3.4 Item 2 (Picture)



3.4 Item 3 (Picture)

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

Comments: Inspected

3.6 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 detectors are not installed - safety concern. Recommend installing.

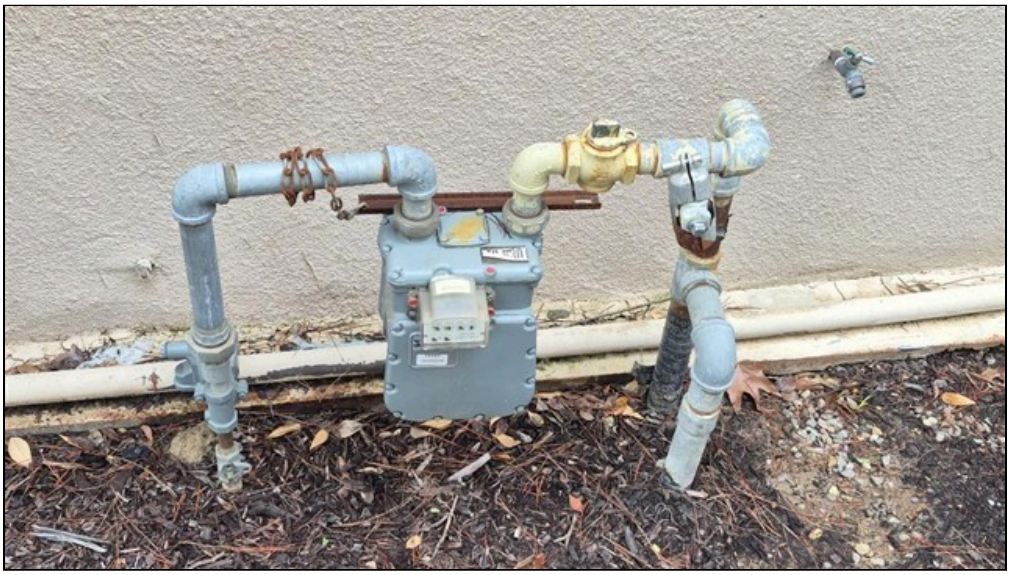
(3) Carbon monoxide detectors are not installed - safety concern. Recommend installing.

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.

4. 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:
Common area
Laundry Area

Pressure Regulator:
Installed

Water Distribution Piping:
Copper
Cross-Linked Polyethylene (PEX)

Drain - Waste - Vent Piping:
ABS

Location of Main Line Clean-out(s):
Not Located

Waste System:
Sewer

Bathroom Exhaust Types:
Fan(s)

Items

4.0 WATER SOURCE

Comments: Inspected

Unable to determine static PSI due to unavailable hose spigots or hose spigot is upstream of the regulator. Suggest correcting and verifying condition with the HOA, prior to the end of the contingency period.

4.1 WATER DISTRIBUTION PIPING

Comments: Inspected

4.2 DRAIN, WASTE, VENT PIPING (Readily visible)

Comments: Inspected

Unable to locate main clean-out access. Suggest verifying location with the HOA.

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

Comments: Recommendation

(1) Testing of sink/tub overflow drains is beyond the scope of the inspection - not tested.

(2) 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.

(3) The sink drain drains slowly at bathroom. Recommend correcting.



4.3 Item 1 (Picture)

(4) Fixtures are loose/ unsealed at kitchen sink. Recommend correcting.



4.3 Item 2 (Picture)

4.4 SINKS, SHOWERS, TUBS, TOILETS & BIDETS

Comments: Recommendation

(1) Cracked/missing grout observed at bathroom tub/shower surround. Recommend repair.



4.4 Item 1 (Picture)

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



4.4 Item 2 (Picture)

4.5 VENTILATION (Bathroom & laundry room)

Comments: Inspected

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.

5. 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

HOA:

Yes

Items

5.0 WATER HEATER COMMENTS

Comments: Not Inspected

Community water heaters are association maintained and beyond the scope of this inspection. Suggest contacting the homeowner association regarding condition and maintenance schedule, prior to the end of the contingency period.

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.

6. 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:
Mini-Split System - Electric Condenser

Air Conditioning Manufacturer:
Unable to determine

Air Conditioning Location:
Balcony

Heating Equipment Type:
Mini-Split System - Electric Heat Pump

Heating Manufacturer:
Unable to determine

Heating Equipment Location:
Bedroom
Living Room

Combustion Air Supply:
Adequate

Thermastat Locations:
Remote control

Primary Condensate Termination:
Exterior

Cooling Differential:
Did not respond to test

Heating Operation:
Unit did not respond to test

Items

6.0 HEATING CONDITION

Comments: Recommendation

(1) A ductless mini-split heat pump is a sealed, compressor-cycle air conditioning system that can operate in reverse. Adequate air flow is important to the efficiency of this unit, therefore, the filter should be kept clean.

(2) Heating system was being installed during inspection, and was unable to be tested. Recommend further review by a qualified HVAC contractor, prior to the end of the contingency period.

6.1 COOLING CONDITION

Comments: Recommendation

(1) A ductless mini-split is a sealed, compressor-cycle air conditioning system. Adequate air flow is important to the efficiency of this unit, therefore, the filter should be kept clean.

(2) Cooling system was being installed during inspection, and was unable to be tested. Recommend further review by a qualified HVAC contractor, prior to the end of continency period.

6.2 CONDENSATE REMOVAL

Comments: Inspected

6.3 AIR FILTER AND REGISTERS

Comments: Not Inspected

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.

7. 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:
Not Installed

Dishwasher Brand:
Maytag

Disposal Brand:
In-Sink Erator

Stove/Oven Brand(s):
General Electric

Refrigerator:
Frigidare

Items

7.0 DISHWASHER
Comments: Inspected

7.1 STOVE/OVEN
Comments: Inspected

7.2 EXHAUST FAN/HOOD
Comments: Recommendation

A stove cook-top exhaust fan is not installed. Recommend installing.



7.2 Item 1 (Picture)

7.3 DISPOSAL

Comments: Inspected

7.4 REFRIGERATOR

Comments: Inspected

7.5 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.



7.5 Item 1 (Picture)



7.5 Item 2 (Picture)



7.5 Item 3 (Picture)



7.5 Item 4 (Picture)



7.5 Item 5 (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.

8. 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:
Carpet
Tile

Walls & Ceiling Material Type:
Drywall/Sheetrock

Interior Door Type:
Hollow core wood

Cabinet Material Type:
Wood

Counter Type:
Granite
Manufactured material

Railings:
Metal

Era of Construction:
Pre-1980 Construction

Items

8.0 FLOORS

Comments: Inspected

Un-level tile observed at living room. Hidden damage may not be observable. Suggest correcting.



8.0 Item 1 (Picture)

8.1 WALLS & CEILINGS

Comments: Recommendation

(1) Baseboard(s) are missing at bedroom closet. Suggest installing.

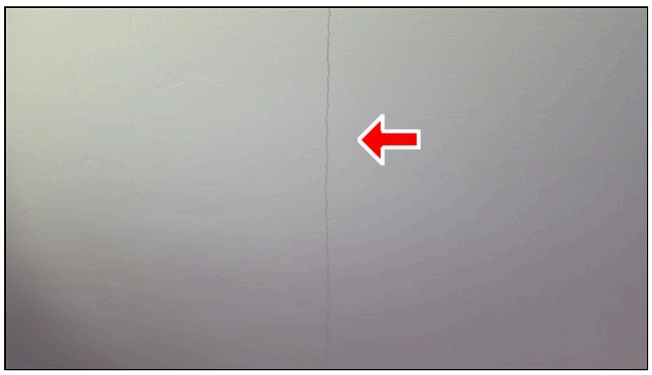


8.1 Item 1 (Picture)



8.1 Item 2 (Picture)

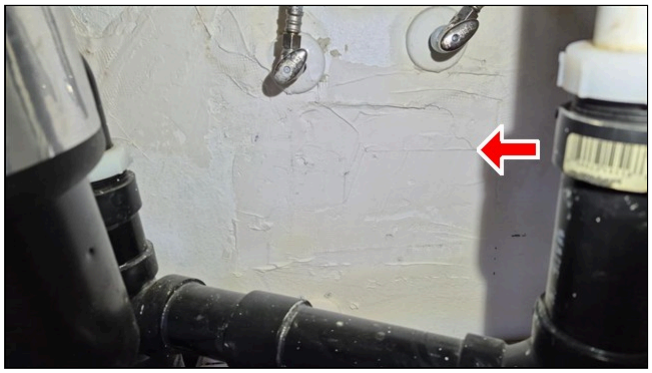
(2) Cracks observed at bedroom ceiling. Suggest repair.



8.1 Item 3 (Picture)

(3) Due to freshly painted walls and or ceilings, we are unable to determine if any moisture stains or damage have been painted or concealed.

(4) Evidence of repairs observed underneath the kitchen sink. We are unable to determine the cause or effectiveness of these repairs. Suggest verifying condition with seller or a qualified professional.



8.1 Item 4 (Picture)

8.2 INTERIOR DOORS

Comments: Recommendation

The door at bedroom does not latch shut. Suggest repair.

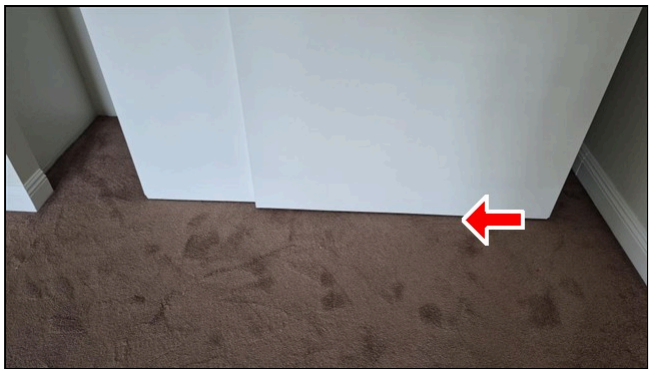


8.2 Item 1 (Picture)

8.3 INTERIOR CLOSETS

Comments: Recommendation

Bypass tracks are not installed at the bedroom sliding closet doors. Recommend installing.

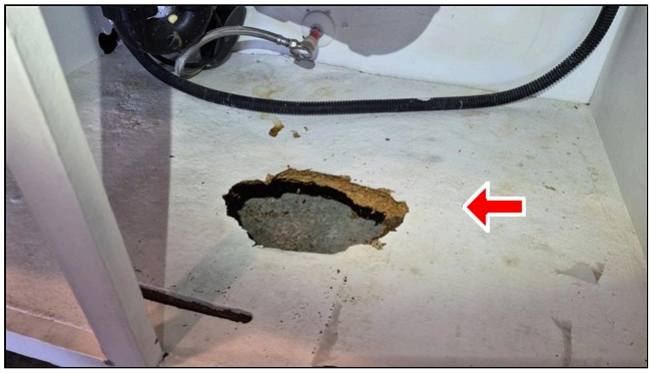


8.3 Item 1 (Picture)

8.4 CABINETS & COUNTERTOPS

Comments: Recommendation

Moisture damage/hole observed at kitchen cabinetry. Hidden damage may not be observable. Recommend further review by a qualified professional, prior to the end of the contingency period.



8.4 Item 1 (Picture)

8.5 STAIRS & RAILINGS

Comments: Inspected

8.6 INTERIOR COMMENTS

Comments: Limited Inspection

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.

9. 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:	HOA:
Concrete Slab	Yes

Items

9.0 EXPOSED FOUNDATION

Comments: Limited Inspection

Concrete slab on grade construction. Houses built with a slab construction may have heating ducts, plumbing, gas, and electrical lines in the slab. We are unable to observe these conditions visually and they are excluded from the scope of this inspection. Interior floor coverings and exterior vegetation limit our view of the slab and the slab edge.

9.1 CRAWLSPACE COMMENTS

Comments: Inspected

Crawlspace's, foundations, and other associated components are typically the responsibility of the homeowner association. Suggest contacting the homeowner association regarding responsibility, condition, and maintenance schedule prior to the end of the contingency period.

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.

10. Repair Estimates

To get a cost breakdown on repairing items listed in the report, we have partnered with TheQwikFix. Morrison Plus customers get $10 off their 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

Morrison Plus Property Inspections
4655 Ohio Street
San Diego CA 92116
619-929-1810
Inspected By: William Buendia Maturana

Inspection Date: 2/20/2026
Report ID: 2026010220JO

Customer Info:	**Inspection Property:**
Dan Stoner **Customer's Real Estate Professional:** Diana Culver KW - La Mesa	5700 Baltimore Dr #66 La Mesa CA 91942

Inspection Fee:

Service	Price	Amount	Sub-Total
Condo	400.00	1	400.00

Tax $0.00
Total Price $400.00

Payment Method:
Payment Status: Paid
Note:

Morrison Plus Property Inspections

4655 Ohio Street
San Diego CA 92116
619-929-1810

Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

Cover Letter

5700 baltimore